

Mr. Mike Coulton
New Lodge,
141 Northampton Road,
Earls Barton,
Northamptonshire
NN6 0HF

Sent by e-mail and post

29th August 2014

Dear Sir / Madam,

Earls Barton Neighbourhood Plan — Submission Draft Public Consultation

I am writing in specific relation to the 'New Lodge' site and the wider 'New Lodge Vineyards'. I represent the owners of this site which lies to the south west of Northampton Road (B573) and Main Road crossroads (also known as Earls Barton Turn); please refer to attached Appendix A for a site location plan. I originally made representations to the Consultation Draft of the Neighbourhood Plan in a letter dated 30th April 2014 during the previous period of public consultation. I note that within the Earls Barton Neighbourhood Plan Consultation Statement Appendix 12 to the Submission Draft version, under response reference **PC1**, the Council's response to those original representations submitted was as follows:

“Include New Lodge and New Lodge Vineyard property within the boundary line but exclude the extended garden area and vineyard due to 6.1 (d).”

Whilst I welcome the opportunity to provide further comments on the document and wish to express continued 'in principle' support for the majority of policies contained within Section 6 of the Plan, I still do not agree with the criteria for the Village Boundary, as provided within Section 6.1 of the document, which has not been changed since my previous representations made to the Consultation Draft of the Neighbourhood Plan earlier this year.

The Earls Barton Proposals Plan is located within Figure 3 on page 16 of the Draft Submission version. This erroneously excludes the New Lodge site, whilst this was recognised by the Parish Council's Planning Consultant James Wilson in an e-mail to me dated Tuesday 18 March (see attached Appendix B). Mr Wilson stated that he had revised the line of the boundary to incorporate the buildings within the New Lodge site. However, having reviewed the document it is apparent that the New Lodge buildings and gardens are still not included within this boundary.

I do not support either the criteria contained within Section 6.1 of the plan, nor the limited extent to which the boundary had anticipated to be extended to incorporate (only part) of the New Lodge site. I request that the boundary is extended to align the curtilage of the New Lodge site properties and their gardens, for the following reasons:

- § Part D of Section 6.1 states that 'the curtilages of dwellings will be included unless the land has the capacity to extend the built form of the village'. I suggest that assessing the capacity for a piece of land to extend the built form of the village would be a subjective and overtly complex exercise. The way in which the current Neighbourhood Plan Boundary is drawn up does not align with these intentions, this is apparent in the way in which it extends up Mears Ashby Road; this therefore does not seek to contain the boundary within just the current built

form of Earls Barton. I would question how the Neighbourhood Plan Group would plan to assess this issue, and therefore suggest that Part D is deleted from the final document.

- § The amended boundary aligns with the perimeter line of the rear gardens of dwellings on Mears Ashby Road. Whilst this line aligns with the ownership boundaries of those properties, for New Lodge and the New Lodge Vineyard it is an arbitrary line which simply cuts across the centre of the rear gardens. This is not a 'defensible' boundary and so would be impractical to enforce legally. This conflicts with the need for the Neighbourhood Plan to be robust and sound. Regardless of Part D of Section 6.1, there is no reason why the wider part of the New Lodge Vineyards should be excluded, in fact splitting the site by the boundary will inevitably cause more problems in the future in terms of assessing development proposals.

I also note, that public response reference **PC76** (within the Consultation Statement Appendix 12) reiterates our principal point of including "the large house by the A4500 traffic lights" within the village boundary. The response to this comment is to "for the New Lodge and New Lodge Vineyard properties to be included within the boundary line." It is evident that this has not been implemented within the Draft Submission version of the Neighbourhood Plan and it further conflicts with the response made by the Council in relation to our representations (public comment reference PC1).

In light of this, I would be grateful if this point was revisited and amended, and I would like you to reconsider your position on Part D of Section 6.1 and incorporate the entirety of the gardens in to the Neighbourhood Plan boundary.

Summary

Whilst I support the general principles of the Draft Neighbourhood Plan, I request that in order to ensure the Plan is robust and enforceable, Part D of Section 6.1 is deleted, and the Neighbourhood Plan boundary is extended to incorporate the entirety of the rear gardens of New Lodge and New Lodge Vineyard rather than part thereof.

In light of the above, I wish to reserve the right to present my case to the Planning Inspector in person at the examination hearing. Please therefore include me in any correspondence relating to the examination hearing arrangements.

I trust that these comments are helpful and look forward to engaging with the Parish Council and the Neighbourhood Plan Steering Group regarding the ongoing progress of the Plan.

If you have any queries or require any further information with regard to these comments, please do not hesitate to contact me. In the meantime, I would be grateful if you could confirm receipt of this submission.

Yours sincerely,

Mike Coulton

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