

Our Ref: REWW/1480
Your Ref: JM/3.152



22 February 2018

Irchester, Knuston and Little Irchester
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Dear Sirs

**LAND OFF AUSTIN CLOSE, IRCHESTER
IRCHESTER, KNUSTON AND LITTLE IRCHESTER NEIGHBOURHOOD PLAN 2011 – 2031 :
CONSULTATION STATEMENT DECEMBER 2017.
RESPONSE ON BEHALF OF S C LEVERIDGE ESQ**

I am writing on behalf of my firm's client, Mr S C Leveridge, in relation to the above consultation on the Irchester, Knuston and Little Irchester Neighbourhood Plan 2011-2031 (the Neighbourhood Plan).

Our response is as follows:-

We confirm that the land owned by our client forms part of the Land off Austin Close allocation in Policy 3 of the Neighbourhood Plan remains available and deliverable for residential development. We also confirm that our client continues to support the emerging Neighbourhood Plan in general, and the allocation of his land for residential development in particular.

We have previously reported that, in undertaking initial feasibility studies, we have worked closely with James Paynter of Sherwill, Forbes, Drake, representing the adjoining landowners Messrs W W Old & Son and, through the Steering Group and the Parish Council in respect of their landowning interests in the Austin Road site.

In this regard we have noted the Minutes of the Parish Council dated 20th July 2016 (attached) which, inter alia, record :

'It was unanimously RESOLVED that the parish council agrees in principle to the creation of an access road over the Austin Close play area to enable the development of up to 75 dwellings subject to the negotiation of terms to achieve best consideration for the land.'

The proposed overall scheme comprises a housing mix based on 75 units that meets the requirements of the emerging Neighbourhood Plan, takes in to account the character of the local area and is in accordance with the policies of the Borough Council of Wellingborough and North Northamptonshire Joint Planning Committee.

The proposed scheme has been prepared in line with the requirements set out within the Policy 30

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of the North Northamptonshire Joint Core Strategy 2011-2031 and meets the threshold of affordable housing: being 40% of the total dwellings, the scheme favours small and medium sized households, being households with less than 3 bedrooms, whilst still maintain provision for some larger family households. Household types have also been considered and the site has the capacity to include a variety of types including houses, flats, and bungalows. We therefore consider that the scheme, subject to viability, meets the requirements of the local Policy 30.

Together with Messrs Sherwill, Drake, Forbes, we have carried out investigations into the connections to services and confirm that these are available to serve the site through Western Power Distribution (electricity), Anglian Water (foul, surface and potable) and National Grid (gas).

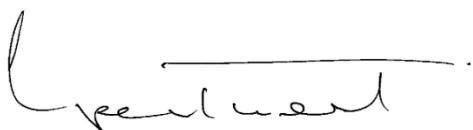
As previously reported an investigation into a highway connection has also been undertaken following confirmation from Northamptonshire County Council that vehicular access off Austin Close may be acceptable with relatively minimal infrastructure subject to assessment. A subsequent assessment carried out by Matrix Transport and Infrastructure Consultants Ltd duly confirmed that a safe connection is possible off Austin Close with adequate visibility to serve the site.

Further investigations included the preparation and submission of a highways access statement undertaken by WSP UK. This tested inter alia the potential trip generation of the site and the impact on local highways. The report concluded that the volume of trips was unlikely to impact on the local highway network.

We have also previously reported that Acoustic Air Limited carried out an assessment of the noise and vibration survey which demonstrated no significant impacts arising from the proximity of the proposed development to the railway. The report concluded that it would be possible to satisfy all internal and external noise standards subject to including mitigation measure where required; none of the mitigation measure are considered unusual for new developments near transportation sources.

We continue to believe consider that the support through earlier phases of the consultation process and the conclusions reached in the various surveys and investigations demonstrate the suitability of the site to be included in the Neighbourhood Plan.

Yours faithfully



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