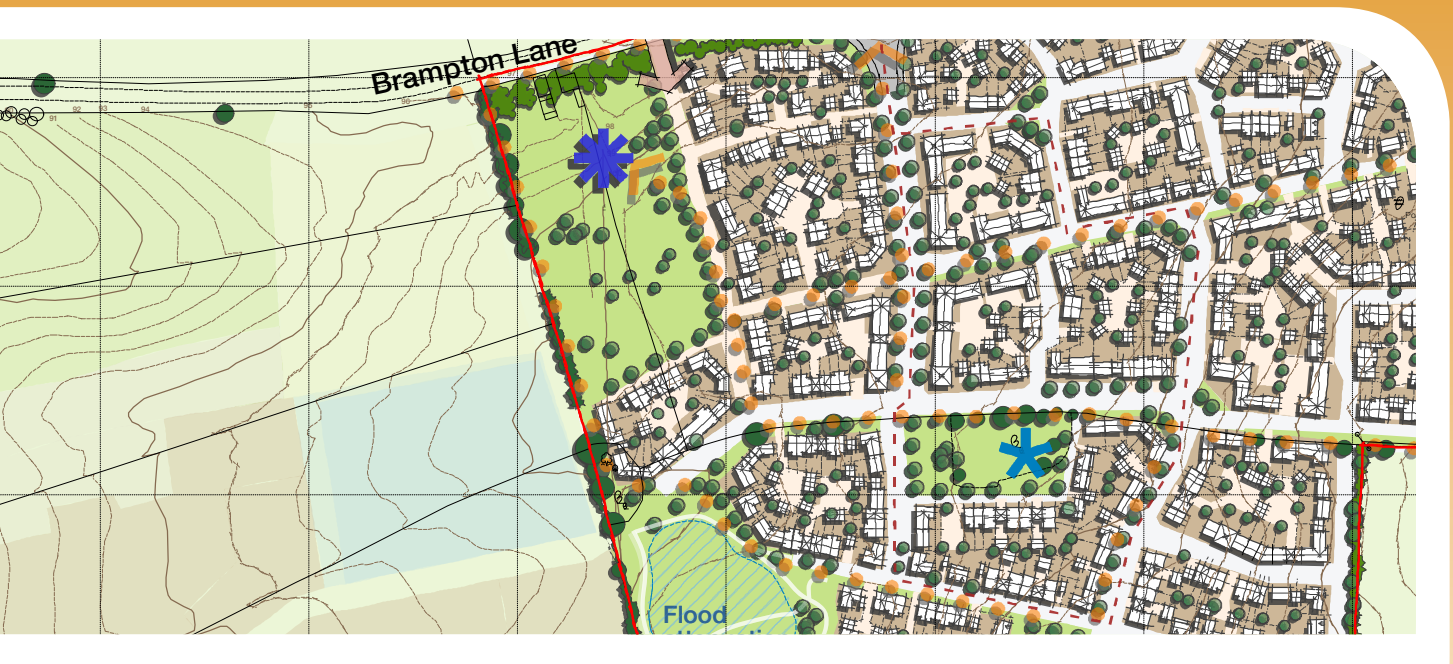


Buckton Fields East, Northamptonshire

Stakeholder Engagement Report

April 2008



Prepared by Camargue (Cheltenham) Ltd.
On behalf of Ensign Group Ltd.





Ensign Group Limited

STAKEHOLDER ENGAGEMENT REPORT

**ENSIGN GROUP LIMITED
PUBLIC ENGAGEMENT ON PROPOSALS FOR A
DEVELOPMENT AT BUCKTON FIELDS EAST**

Summary of stakeholder involvement, public consultation and responses

March 2008

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INTRODUCTION

Public consultation and community engagement have become increasingly important in the planning and development process. This reflects the valuable contribution local people can make in helping to create more integrated and sustainable communities.

This Stakeholder Engagement Report (SCE) sets out how Ensign Group Limited (Ensign) has engaged with local residents, stakeholders and interested parties in the planning and development of its proposals for Buckton Fields East. Whilst this area of land broadly corresponds with the area referred to as Phase One in the wider Buckton Fields planning application (DA/2007/1400), Buckton Fields East constitutes a separate application for a stand alone development.

Therefore, this document sets out the methodology and results of a consultation programme specific to Buckton Fields East, which should also be set in the context of the consultation programme carried out for the wider Buckton Fields site as the two applications are closely linked.

Background to the application

Northampton has been identified as a regional growth centre and as such is expected to provide substantial new housing and employment as part of a Government strategy for sustainable growth.

The Buckton Fields site has been specifically allocated for new housing in the Daventry District Local Plan and has been confirmed as a sustainable location for development to address the housing needs of Northampton. The Secretary of State wrote to Daventry District Council on 24 September 2007 confirming that the Buckton Fields site will remain allocated for development in Daventry's Local Plan to support the delivery of housing within the Milton Keynes and South Midlands Sub-Region and identified growth area.

Ensign acknowledges the Government's agenda in respect of meeting housing needs for the area. Therefore, to assist with the timely delivery of housing for Northampton, Ensign has decided to submit a separate planning application for Buckton Fields East.¹

The Consultation Process

Ensign recognises that development is frequently controversial. However, to ensure the best possible proposals for the site, feedback from stakeholders and the local community is vital.

Already aware of key issues raised by members of the public whilst undertaking pre-application consultation activity in relation to emerging proposals for the wider Buckton Fields site from March to July 2007, Ensign committed to undertake further public consultation specifically relating to the proposals for the Buckton Fields East site. This took place between November 2007 and January 2008.


¹ **Buckton Fields East** is an area of land approximately 16.4 hectares in size that sits within the boundary of the wider Buckton Fields site delineated in a planning application submitted by Ensign to Daventry District Council. This application was registered by the Council on 20 December 2007 (Ref: DA/2007/1400).

In developing the outline planning application for Buckton Fields East, Ensign has - where possible – been able to draw on comments and feedback raised during both consultation programmes that have taken place in relation to Buckton Fields during the course of 2007.

Specifically relating to Buckton Fields East, the second round of pre-application consultation has served to fulfil four primary objectives:

- To provide clear and up-to-date information on the emerging Buckton Fields East proposals for the local community and political stakeholders involved with the site – in advance of submitting an outline application.
- To set out the proposals for Buckton Fields East in the context of the outline planning application made for the wider Buckton Fields site.
- To engage with the local community and provide the residents living near to the proposed site with an opportunity to give feedback on the plans, prior to the submission of a planning application.
- For the consultant team to take on board, as far as is reasonable, feedback from the local community and organisations in the evolving plans for the proposed development.

All consultation was carried out on behalf of Ensign Group Limited.



CONSULTATION METHODOLOGY

The Buckton Fields East site falls within the jurisdiction of Daventry District Council. For this reason, the form of the public consultation programme undertaken by Ensign was specifically developed with reference to the Daventry District Council Statement of Community Involvement (adopted March 2006).

The consultants acting on behalf of Ensign actively sought the advice and feedback of Richard Wood, Daventry District Council Planning Policy and Housing Strategy Manager, and Keith Thursfield, Daventry District Council Development Control Manager, when it came to finalising the shape of the consultation.

Furthermore, as the Buckton Fields East site sits immediately adjacent to the boundary of Northampton Borough Council, and development of this site would essentially create an urban extension to Northampton, the consultation programme also took into account the importance of effective communication with Northampton Borough Council, the local community and wider Northampton stakeholders.

Building on the lessons learnt during the consultation programme to support the planning application for the wider Buckton Fields site, a proposed consultation strategy was subsequently circulated and executed in a systematic way that would ensure Ensign's scheme is understood by elected members, officers and the community. Mr Wood and Mr Thursfield were informed of the confirmed details for the consultation programme, including the date and venue for a public exhibition, and provided with the details of all media and marketing collaterals being produced to inform members of the public and key stakeholders about the consultation process.

Having already recognised the importance and value of engaging with key stakeholders in Northampton, the consultant team continued to build on previous communications and contacts with elected members from Northampton Borough Council throughout the course of the second round of public consultation. This included elected members and representatives from Northampton Borough Council's Area Partnership 3 (including Lindsey Ambrose, the Area Partnership 3 Co-ordinator) plus local community and residents groups.

Our initial proposal for consultation can be found at *Appendix 1*.

Consultation toolkit

The following tools were created/utilised by Ensign to assist in consulting with the community on its proposal for Buckton Fields East. They represent a considered response to Daventry District Council's Statement of Community Involvement (adopted March 2006):

- Scheme website – the format of the existing website, www.bucktonfields.co.uk, was extensively revised and updated to include information specific to the Buckton Fields East site
- Scheme newsletter – distributed to 10,000 homes in the area
- Continued promotion and use of the existing Buckton Fields e-mail contact address and hotline phone number (detailed in all scheme materials)
- Exhibition panels – displayed at a public exhibition and available to download from the Buckton Fields website
- Stakeholder matrix to identify who should be addressed and in what way/s

- Residents' database – created and updated with contact details upon request of individuals so they can be contacted directly by e-mail or post to update them on progress of the planning application
- Letters to stakeholders
- Direct Mail newsletter and letter mailing to 4,000 residents living adjacent to the site to ensure receipt of information relating to the emerging proposals and pre-application consultation process – in direct response to concerns about distribution raised during the previous consultation programme,
- Press releases – to communicate the consultation process through the key local media
- Adverts in key local journals highlighting the date and time of the exhibition

KEY CONSULTATION ACTIVITIES

Targeted correspondence to elected representatives

Ensign **identified and wrote to elected members** including;

- **Tim Boswell MP** (Conservative – Daventry), **Sally Keeble MP** (Labour - Northampton North), **Philip Hollobone MP** (Conservative - Kettering), **Chris Heaton-Harris MEP** (East Midlands).
- The ward members for the site on both Daventry and Northamptonshire Councils.
- Members of Daventry District, Northampton Borough and Northamptonshire County Councils as well as Boughton, Chapel & Church Brampton, Pitsford Parish Councils, and West Northamptonshire Development Corporation members.

The letters advised them of the dates for the public exhibition and details of the supporting advance publicity and marketing collaterals including the website www.bucktonfields.co.uk. Upon publication, copies of the newsletter being distributed to members of the public were also forwarded to these contacts for information.

A follow-up letter was sent in February 2008, giving an overview of the consultation activity to date following the exhibition in December 2007 and outlining the anticipated next steps in the planning process regarding the Buckton Fields East proposals.

Creation and distribution of scheme newsletter

Approximately 10,000 newsletters advertising the Buckton Fields East exhibition and providing an update on the status of the planning application for the wider Buckton Fields site (see *Appendix 3*) were distributed to properties in Boughton, Church Brampton, Chapel Brampton, White Hills and Kingsthorpe.

The newsletter provided information on Ensign's emerging proposals for the Buckton Fields East site, the rationale for the public consultation and details of the public exhibition, venue and contact details. It also provided residents with an update on the status of the earlier public consultation programme relating to the development of the wider Buckton Fields site and how it helped shape the final planning application submitted to Daventry District Council. (See *Appendix 4* for map of leaflet distribution area and *Appendix 5* for the distribution company witness delivery reports).

The leaflet also served to advise people of additional information available to them from the **website** www.bucktonfields.co.uk prior to the exhibition and that PDF downloads of the exhibition boards would be available once the exhibition had started. Individuals were invited to **register their contact details** with Ensign via the **e-mail feedback address** or **hotline number** to directly receive updates on the status of the planning application.

Taking into account feedback received following the public exhibition held in May 2007 when some residents said they had not received a leaflet advertising the exhibition, **a direct mail comprising of a newsletter with a covering note from Ensign was posted to 4,000 residents** living adjacent to the site.

A separate distribution company was also employed to execute the delivery of approximately 1,500 newsletters to **key local community venues and businesses within the NN2 postcode** district of Northampton. (See *Appendix 5* for distribution company newsletter witness delivery report).

Updated website

A dedicated Buckton Fields website www.bucktonfields.co.uk was created to support the public consultation programme for the wider Buckton Fields site delivered on behalf of Ensign March - July 2007. The website was subsequently updated with specific Buckton Fields East pages to provide more detailed information on the emerging proposals prior to the exhibition, as well as the consultation process. PDF downloads of the exhibition display boards were made available on the website once the exhibition had taken place and press releases issued to the local media were, and will continue to be, uploaded.

The scheme's **e-mail feedback address** (accessible via the website) and **hotline number** continue to be available for queries relating to both Buckton Fields East and the wider Buckton Fields site.

These communications tools will continue to remain in place once the outline planning application for Buckton Fields East has been submitted to, and registered by, Daventry District Council, providing interested parties with updates on the status of the application throughout the post submission phase.

Advertisements in the local media

Prominent advertisements for the public exhibition were placed in both *the Northampton Chronicle and Echo* and the *Daventry Express* newspapers which, with a combined circulation of 34,475, are widely read by residents from across both Daventry district and Northampton borough.

The advertisements appeared in the Northampton Chronicle & Echo on Wednesday 28 November and Wednesday 05 December 2007 and in the Daventry Express on Thursday 29 November 2007 (see *Appendix 6*). An additional advertisement was booked to appear in the Daventry Express on Thursday 06 December 2007. However, due to an administrative error on the part of the publication it failed to appear (see *Appendix 7* for copy of e-mail from Daventry Express).

Proactive media relations

The **news editors from the Northampton Chronicle and Echo, the Daventry Express and BBC Radio Northampton were contacted directly by phone**, and given a press release, to advise them of the forthcoming exhibition, provide any additional information about the Buckton Fields East proposals, and answer any specific questions they had about the planning process.

The same **press release was issued to the wider regional print and broadcast media** on 23 November 2007 (see *Appendix 8* for copy of press release issued) to gain additional coverage and encourage more people to attend the public exhibition and engage with Ensign on the proposals for Buckton Fields East. Editorial coverage detailing the exhibition appeared in the Northampton Chronicle and Echo on 26 November, 03 December and 10 December 2007. This was followed by an article that appeared post-exhibition on 13 December 2007 (see *Appendix 9* for resulting press coverage). BBC Radio Northampton covered the exhibition as a news item on 12 December 2007 and, at their request, a statement from Ensign outlining the reasons for the proposed development at Buckton Fields East was provided.

A second press release (see *Appendix 10*) issued to the same regional print and broadcast media in February 2008 resulted in an article that appeared on 01 March 08 (see *Appendix 11*). This communicated the completion of the consultation programme and gave an overview of the public exhibition. It also served to update a wider audience on the next steps in the planning process regarding the Buckton Fields East proposals and again detailed the hotline telephone number and email address should members of the public wish to register their contact details with Ensign in order to receive updates.

Public exhibition to explain and discuss the proposals

A **public exhibition was held** on Wednesday 12 December 2007 from 2pm to 9pm at The Obelisk Centre, Obelisk Rise, Northampton.

Members of the planning team and key consultants covering Highways, Planning, Landscape, Flooding and Ecology were on hand throughout the course of the exhibition to answer specific questions and discuss the overall plans.

Exhibition boards explaining the proposals and providing illustrative plans of the development proposed for the Buckton Fields East site were on show at the exhibition (see *Appendix 12*). These boards were also available to download as PDFs from the scheme website www.bucktonfields.co.uk from the day following the exhibition.

Feedback forms were available at the exhibition and details of a freepost address provided for people who wished to write at a later date with further feedback (see *Appendix 13*). Copies of the feedback form were also available to download as a PDF from the scheme website www.bucktonfields.co.uk.

All communications materials contained the **hotline telephone number** and **monitored e-mail feedback address** to enable further comment by people unable to attend the exhibition on the day.

Ongoing engagement

All enquiries made via the telephone hotline and dedicated email address continue to receive an acknowledgement of receipt post-exhibition. In the event of soliciting specific questions relating to the development, Ensign has committed appropriate members of the consultant team to provide detailed responses. In one instance, a meeting was set up with a local resident unable to attend the public exhibition to discuss her concerns and issues.

The consultant team has provided updates on the status of the planning application to WASPRA (Whitehills and Spring Park Residents Association) who published details of the public exhibition in its December 07 newsletter (see *Appendix 2*).

In addition, in February 2008, members of the consultant team met two WASPRA representatives to discuss in detail the group's specific areas of concern. These included flood risk at the site and the impact the proposed development could have on traffic congestion and local services.

Ensign has undertaken to keep all stakeholders and interested parties, who were happy to provide their contact details, updated on the progress of the proposals for Buckton Fields East and final submission of the application to Daventry District Council. In addition to responding directly to enquiries, this Statement of Community Engagement will be made available as a PDF from www.bucktonfields.co.uk once the final planning application is registered by Daventry District Council.

Summary of Methodology:

- Review of lessons learnt from previous consultation programme for the wider Buckton Fields site
- Discussion and confirmation of consultation methodology with Keith Thursfield and Richard Wood
- Writing to key Daventry District Councillors and key stakeholders from Daventry District Council, Northampton Borough Council, Area Partnership 3, WNDC, Tim Boswell MP, Phil Hollobone MP, Sally Keeble MP and Chris Heaton-Harris MEP, Northamptonshire County Councillors, Boughton Parish Council, Chapel & Church Brampton Parish Councils and other key stakeholders both pre and post consultation
- Letterbox distribution of 10,000 newsletters
- Direct postal mailing of newsletter to approximately 4,000 local residents
- Bulk newsletter distribution to 80 per cent of community venues and business in NN2 postcode district
- Updating website
- Contacting news editors at Daventry Express, Northampton Chronicle and Echo and BBC Radio Northampton both pre and post consultation
- Press release mailing to all regional print and broadcast media
- Advert and press release regarding the Public Exhibition published in the local media
- Individual meeting with local resident upon request (12 December 2007)

- Public exhibition held on 12 December 07
- Meeting with two WASPRA representatives (4 February 2008)
- Commitment to ongoing communication programme to keep interested parties informed of planning application status post exhibition
- Regular updates to www.bucktonfields.co.uk to reflect the on-going status of the planning process

ANALYSIS OF RESPONSES

The Buckton Fields East exhibition was attended by around 250 people, with a total of **109** attendees completing response forms either at or immediately after the event and many more putting queries and concerns directly to members of the consultant team present. On the whole, the discussions were lively and carried out in a constructive manner.

Ensign has committed to keeping those people who provided contact details updated on when the application is submitted and further developments with the scheme.

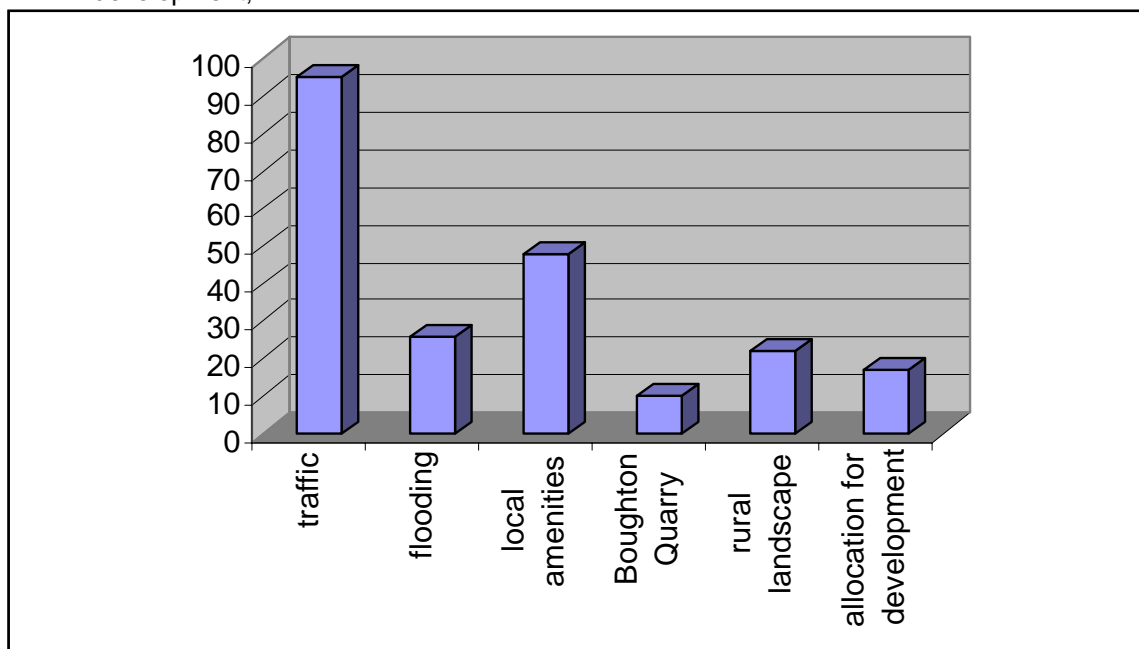
A summary of the issues relating to the proposals that were raised during the consultation programme is set out below. Where, possible, constructive comments have been taken on board by Ensign and were used to shape the outline planning application submitted to Daventry District Council.

Given the significant interest in transport issues, a separate section has been set out covering this in more depth.

Concerns about development

The main reservations concerning development at Buckton Fields East can be broken down into the following areas:

- The principal of allocating the site for development per se;
- Traffic implications for Brampton Lane, Boughton village, and Harborough Road;
- Flood risk to the proposed site and surrounding area;
- Pressure on local amenities, particularly primary and secondary schools, doctors' surgeries, dentists brought about by increase in population associated with development;



Other issues highlighted in feedback included:

- A potential negative effect on the value of existing houses in the surrounding area caused by the development;
- Balancing the need for new houses built on a greenfield site against the refurbishment of empty properties in the town and the development of brownfield sites; and
- The possibility that local business may re-locate to other areas of the town if traffic problems in the Kingsthorpe area are exacerbated.

Of those who completed feedback forms during and after the exhibition, **16 per cent** expressed strong views in opposition to development at the Buckton Fields East site and the wider Northampton area.

In addition, **11 per cent** of the respondents were unhappy that the Buckton Fields site falls within the remit of Daventry District Council and that the planning application is therefore submitted to Daventry's planning officers. It was widely felt that, as the impact of any development at the site will primarily impact on Northampton, Northampton Borough Council should have more influence over the outcome of the planning process.

The provision of local amenities, particularly school and healthcare facilities, was raised as an issue in **44 per cent** of the feedback forms received. It was also a frequently asked question at the exhibition. The key concern relating to this was that there is insufficient capacity at existing primary and secondary schools, healthcare facilities and dentists surgeries to support the increase in the local population that would be created by development at Buckton Fields East.

Many people attending the exhibition, and **24 per cent** of completed feedback forms received, also wanted reassurance that development at Buckton Fields East would not increase the chance of flood risk in the local area. Following the widespread flooding in areas of the UK in summer 2007, this is understandably a key concern wherever new development is planned and a consultant able to cover the issue of flooding was present at the exhibition.

The exhibition was an important opportunity to address these issues and discuss in more detail the impact and benefits that the proposed development would bring.

Wider responses

Ensign recognises that many local residents have a long-standing concern about development at Buckton Fields, as well as at other sites located around Northampton.

However, a number of other comments regarding the proposals were received:

- A number of exhibition attendees indicated that they **would not oppose** development at Buckton Fields if adequate improvements were made to the local transport infrastructure to mitigate the increase in traffic that would arise from development in the area.
- A few people also expressed interest in the availability of affordable housing in the area.

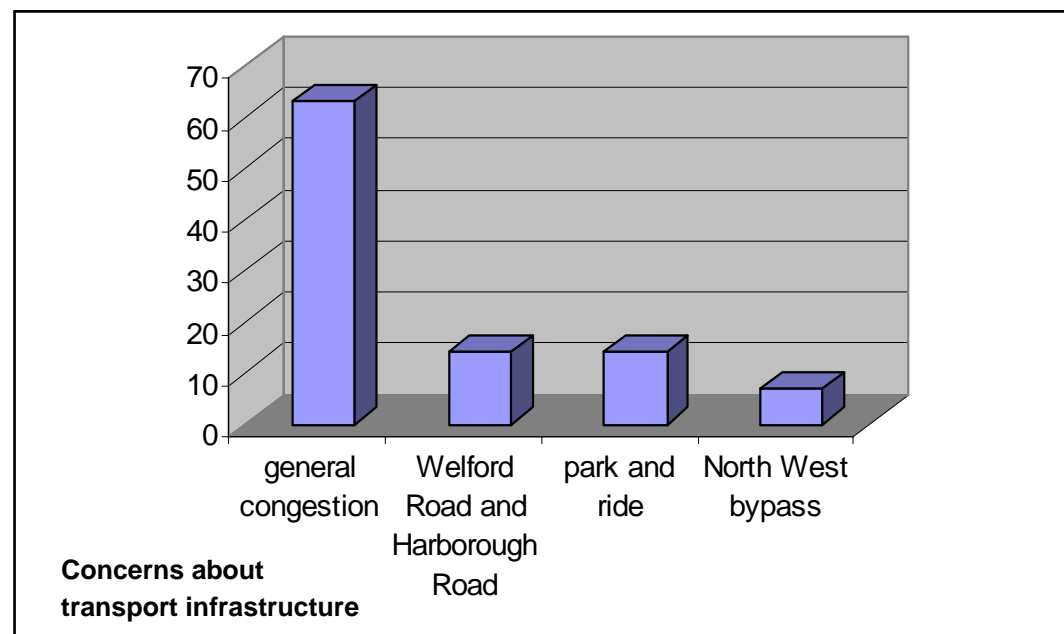
In addition, many people attending the exhibition, and **nine per cent** of the feedback forms received, were interested to know how the proposals for an **in-vessel composting facility at Brampton Quarry** might impact on development at Buckton Fields East.

ANALYSIS OF PUBLIC CONCERNS REGARDING TRANSPORT INFRASTRUCTURE

It became clear during the consultation programme for the wider Buckton Fields site that traffic is a key issue for local residents and this was again a key issue at the Buckton Fields East public exhibition. As part of the planning application for the wider Buckton Fields site a detailed Transport Assessment was carried out along with surveys to assess how best to minimise the impact of development on the existing transport network.

The key concerns and comments relating to transport infrastructure raised during the exhibition included:

- Increases in general levels of traffic congestion as a result of development at Buckton Fields East;
- Congestion specifically on Harborough Road North and Welford Road;
- Provision of a Park & Ride;
- Completion of the proposed North West bypass.



The impact that development at Buckton Fields East could have on general levels of congestion in the area was highlighted as a concern by **58 per cent** of attendees who completed feedback forms. An additional **13 per cent** of feedback forms agreed that traffic congestion in the specific areas of Welford Road and Harborough Road North is unmanageable at current levels without the additional traffic that would result from development at Buckton Fields East.

The planning application for the wider Buckton Fields site indicates the provision of a Park & Ride scheme. However, whilst this Park & Ride scheme does not feature in the development proposals for Buckton Fields East site, **13 per cent** of respondents at the Buckton Fields East exhibition were still keen to express their belief that any such scheme would not alleviate traffic congestion on the grounds that it would not be utilised sufficiently to make it a viable proposition.

Other concerns relating specifically to transport infrastructure that were raised during the exhibition included:

- A perceived lack of adequate parking both in the town centre and in the area of the proposed development;
- A belief that additional bus services will not be used and will be too slow to become a suitable alternative to travelling by car.

HOW ENSIGN HAS RESPONDED TO THE CONSULTATION

Public consultation was an important stage in the development of Ensign's planning application for Buckton Fields East. Ensign welcomed the opportunity to engage with a wide range of stakeholders before and during the public exhibition and has worked hard to robustly address the local issues raised.

Previous consultation undertaken by Ensign from March to July 2007 played an important role in the development of the outline planning application for the wider Buckton Fields site. The issues identified during this first round of public consultation (outlined in the Stakeholder Engagement Report submitted as part of planning application DA/2007/1400) have also helped to inform and shape the emerging proposals for Buckton Fields East.

However, Ensign recognised that Buckton Fields East constitutes a separate application for a stand-alone development. Therefore, a second round of community engagement needed to be undertaken to:

- Reaffirm issues of primary concern to residents
- Identify separate concerns arising in relation to proposed development of Buckton Fields East
- Further establish Ensign's commitment to maintaining ongoing communication

Rather than highlight any new issues arising specifically in context of the proposed development relating to Buckton Fields East, feedback received during this second round of consultation has served to reinforce the continued importance of those issues identified previously.

In light of the further feedback received during the Buckton Fields East pre-application consultation process Ensign has been able to respond in detail to further queries relating to areas of on-going concern about the possibility of flooding, giving reassurances that the risk of flooding has been comprehensively assessed and a strategy developed which will meet the requirements of the Environment Agency.

Like flood risk, the impact of the proposals on the local and strategic highways network has been extensively assessed. As highlighted through previous consultation many consultees have more faith in new road programmes than in policy changes to secure a modal shift to public transport. Nevertheless, Ensign has reviewed responses on this subject from both rounds of consultation and in context of both development of the wider Buckton Fields site and Buckton Fields East specifically is looking at:

- Proposals to include bus routes to employment areas; and
- A commitment to phasing so that improved public transport measures are in place before development; and

- A willingness to work with stakeholders to ensure any traffic calming measures are honed to reflect local concerns.

CONCLUSION

This was a successful programme of consultation, with over 100 members of the public providing specific feedback on the emerging proposals for development at Buckton Fields East and around 250 people attending the public exhibition on 12 December 07.

Ensign has acknowledged the issues raised and endeavoured to take constructive feedback on board in its final planning application. Should this outline planning application be successful, the feedback received during the consultation programme will also help inform subsequent detailed applications for the site.

In addition, Ensign has committed to keeping the wider stakeholders informed of the progress of its plans by:

- Writing/e-mailing where addresses have been passed on
- Updating the website when relevant
- Continuing to engage with key local media
- Keeping elected representatives informed

Prepared by Camargue on behalf of Ensign Group Ltd – March 2008

APPENDIX 1 – Buckton Fields Proposal for Public Engagement

18 October 2007

Overview

Camargue is working on behalf of Ensign Group Ltd, which is considering submitting an application for residential development at Buckton Fields East, Boughton in Northamptonshire.

The application site is approximately 16.4ha in total and Ensign would be proposing a purely residential development of approximately 500 homes. The scheme would offer a mix of high quality homes ranging from two to five bedrooms, open public spaces and children's play areas.

The site falls within the jurisdiction of Daventry District Council, but is on the border of Northampton Borough Council. We recognise the importance of ensuring both councils are kept up to speed with our development proposals and welcome the opportunity to discuss and engage with elected members, officers and the community.

Having spoken with officers at Daventry District Council, this document sets out a proposed programme of public engagement, including a review of the tools that Ensign would seek to use.

Programme assumptions and approach

Ensign is committed to carrying out appropriate and effective pre-application consultation. In addition, Ensign recognises that it is important to give all interested parties a chance to view the proposals and discuss their thoughts with members of the consultant team.

The programme is based on the assumption that an application for Buckton Fields East will be submitted in Spring 2008.

Phase one – Preparatory work

- Ongoing update of the existing political and community matrix, including database of key local figures and close neighbours (for mailouts and for tracking the consultation process as it progresses)
- Ongoing communication with established contacts including key councillors, parish councillors and site neighbours as well as business organisations, regional and national influencers

- Preparation of a media holding statement that can be issued in the event of any media enquiries regarding the second application, and can be updated on a regular basis
- Update and confirmation of media handling guidelines/rules of engagement for distribution to the development team (to ensure consistency of messaging and a single point of contact for the media)
- Preparation of a key messages document
- Identifying additional material to add to the scheme Questions and Answers document
- Monitor local media for issues

Phase two – Active engagement

- Inform key stakeholders and elected members of pending application and consultation process
- Undertake meetings/briefings/presentations to key stakeholders
- Preparation of exhibition materials (adverts / newsletter / exhibition boards)
- Development of updated scheme website
- Preparation of letters/press releases etc. at key junctures
- Overall logistical arrangements for the public participation exercise – venues, advertising etc.
- Preparation of pro-active press release and setting up media briefings

Phase three – Public exhibition

- Deliver newsletter / letters promoting scheme and inviting people to attend exhibition
- Organise exhibition venue and set up and man exhibition
- Capture comments and update the existing Statement of Community Engagement

Phase four – Post exhibition

- Respond to any outstanding questions – including issues raised on the helpline and website
- Amend scheme as appropriate and communicate the changes
- Develop Statement of Community Engagement for submission with application
- Hold follow-up meetings with key stakeholders as appropriate

APPENDIX 2 – WASPRA leaflet

News on Dallington Heath

Northampton Borough Council have again deferred their decision until February on whether or not to sell their section of land on Dallington Heath for the WNDC's planned 3,500 house development. NBC own approx. 135 acres (a quarter of the site). This must be a quandary for a cash-strapped Council who were elected to office on a campaign promising to preserve greenfield sites. For those of you who may not be too familiar WNDC stands for West Northamptonshire Development Corporation who are a Government Quango appointed to consider and fast-track development in our area. They are unelected by voters, unrepresentative of local public opinion and therefore undemocratic. If the development is approved by WNDC the result will be an increase in traffic, congestion, and local infrastructure as well as loss of green space - familiar? Dallington Heath and Buckton Fields both drain into the same watercourse the Brampton Branch of the River Nene; increased top water runoff from these estates could cause flooding in parts of the town lower downstream, such as St James. The increase in traffic in our area will mean perpetual gridlock. There is no investment planned for new roads in this area. The Sandy Lane Relief Road, if approved, will have a capacity of upto 21,000 vehicles a day. Currently the Market Harborough Road takes 18,000+ vehicles a day. What does the future hold?

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Your News, Views and Pictures

Please send us your News & Views. We would also like any pictures you have of the area, a nice traffic jam near you perhaps. Why not take your camera when you're out and about and send us a picture of what that our area is already dealing with... without the extra burden of new housing estates. email: editor.wasptra@googlemail.com Post: WASPRA, 25 Greenhills Road, Whitehills, Northampton NN2 2BL (Tel: 845379)

the groom room contact Xenena Boom: tel: 01604 511877 or 07876 252650 or email: enquiries@thegroomroom.co.uk the groom room 32 Harborough Road North Northampton NN2 8LL. Professional dog grooming on your doorstep!

WASPRA News Newsletter of the Whitehills and Spring Park Residents Association December 2007

WISHING ALL OUR FELLOW RESIDENTS MERRY CHRISTMAS AND A HAPPY PROSPEROUS NEW YEAR

Ensign finally show their colours

Well at last it happened, Ensign finally submitted their planning application for Buckton Fields on 29th October to Daventry District Council. It will shortly have a planning number and as soon as it has this, we, the public, will be able to protest. Please see page 2. Ensign have also circulated their own newsletter to members of the community called the 'Community Update', the front cover is depicted here. It contains information on their amended plans for the fields, as well as an Exhibition at the Obelisk Centre on Wednesday 12th of December from 2pm until 9pm. We are somewhat cynical about the whole timing of the application, at a time when the public will be distracted with Christmas parties & shopping plus the scheduling and location of their exhibition; mid-week when most people will be at work and at the Obelisk centre, not really at the heart of the community most affected by these plans! Despite this, we strongly urge residents to go. The Newsletter goes on to advise the reader that they wish to submit a second application for what they call 'Buckton Fields East'. This is apparently a separate application to 'fast-track' 500 houses onto the site, because apparently Northampton is in dire need of housing! The local press proves different and we know that newly built 'affordable' houses have stood empty for months on other developments around the town. We feel that their newsletter puts across a degree of finality to the reader, as if this is a foregone conclusion and backed by the Government. Let us assure you THIS IS NOT THE CASE! It has to undergo proper planning process by democratically elected councillors; no WNDC whitewash here!

Buckton Fields Continued...

When Daventry District Council have validated Ensign's Planning Application it is given a number. This number MUST be quoted on all correspondence. We will let you all know this number as we will distribute a flyer which gives you all the details you will need if you want to protest this application. This information, plus other useful stuff is on the WASPRA sponsored website at www.bucktonfields.com. The leaflet will also contain details of our own open day we are planning which will allow you to find out more about the plans, what our own independent experts know and also how to submit a successful letter of objection; we also plan to have a supervised area for kids to free up the adults! Spend a moment thinking of how this will affect all our lives. There will be approx. 1,500 extra cars on local roads as a result of this development, which results in 8,750 daily car Journeys. Imagine how this will affect us all? There will be immense impact on our hospital, healthcare, schools, and local services plus crime and more flooding. We just won't cope! REMEMBER, WE HAVE ONLY 21 DAYS TO PROTEST AFTER PLANNING IS APPLIED FOR!



- Some Useful Dates... 20/12 - Last posting date for 1st class post to UK 21/12 - Northampton Schools, term ends 24/12 - NCC Boughton Quarry consultation ends 07/01 - Northampton Schools, pupils return 26/01 - WASPRA Open Day, Pastures (proposed) 15-24/02 Northampton Schools, Half term 10-13/04 Easter Weekend

FEEDBACK YOUR COMMENTS & VIEWS Following our first edition of NW we received instant feedback from local residents; condensed below. SCOPED THE POOP! Dog owners please, please, please pick up after your pooch. We can all do our bit to make our environment a nicer place, so Bag It, Tie It and Bin It! CUT BACKS... of a different nature. Residents please manicure your overhanging trees and bushes if they are obstructing a public path, they may be forcing pedestrians onto busy roads etc. Whilst you're out there hanging up the festive lights why not give the shrub a trim! SLOW DOWN Drivers please REDUCE YOUR SPEED! KILL YOUR SPEED NOT A CHILD or anyone else for that matter!

URGENT!!! We Need Your Memories!!! In fact we need over 20 years worth. Can you recall just how long you have been walking on Buckton Fields? Have you any photos of times gone by, walking your dog, playing football, cycling, picnics with the family? If your answer is yes then will you please contact us ASAP. Call Jan on 845379. This may prove invaluable information so please contact us.

2 Visit www.bucktonfields.com to sign the on-line petition and for current news and views.

Boughton Quarry Update

Peter Bennie's application to turn Boughton Quarry into an In-Vessel Composting Facility has been sent back for re-consultation after additional information was submitted by the applicants. This means that if you missed your chance to object first time round you now can make your feelings known. Remember that what they propose is a unique facility, no other exists in the UK, and none in world have been allowed to be built so close to residential areas. This means that the NCC have really no UK template to use for their risk assessment of this facility; how will the residents be assured that risks will be appropriately measured if permission is granted. The plant will process catering and bio-degradable refuse into compost and will be a 24/7 operation. Local residents are concerned that this plant will not only belch noxious fumes and noise into the atmosphere, but could also be attractive to vermin like rats, gulls and flies. If you wish to object to this potentially hazardous development, then send letters to: James Griffin, Development Control, Growth Management, PO Box 163, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX by 24th December 2007, Ref: DA/07/0309.

Remember you MUST quote this number on all correspondence about this. Further details can be viewed on line, follow the links from the Bucktonfields.com website.

Editors message editor.wasptra@googlemail.com

May I take the opportunity to wish all our readers a Happy Christmas and we hope that you all have a rewarding seasonal break! My apologies for such a word intensive newsletter, but we seem to have a lot to report this quarter. Remember to check our website for updates if you are able, and I urge you to make your voices heard at the Ensign Exhibition. We would like to welcome you all to our own 'open day' event which we plan for January 26th 2008. We will let you know the details once finalised, which will be after the Ensign application has been given a registration number and proper timescales imposed.

Please bear in mind that this is a community newsletter and we want feedback from YOU. Let us know your news, views, pictures and your gripes, yes your gripes.

Wishing you all a very Happy Christmas, and a Merry New Year!



3

APPENDIX 3 – Residents’ newsletter

Buckton Fields East

Come and have your say


Public consultation and community engagement play an important role in the planning and development process. Design recognizes the valuable contributions local people can make in helping to create more integrated and sustainable communities.

Design plans to submit a planning application for Buckton Fields East in early 2008 and will be undertaking a pre-application consultation programme during November and December 2007.

Recognising the importance of your opinions, consultation, Design invites residents of the local community and interested parties to attend a public exhibition to find out more about the emerging proposals for the Buckton Fields East.


Exhibition dates: 2.00 - 9.00pm on 12th December 2007

Exhibition venue: The Church Centre, Church Way Northampton NN2 6LR



Community update

Buckton Fields Newsletter – November 2007



Having submitted a thorough pre-application public consultation programme on the proposals for Buckton Fields, Design Group Ltd (Design) has now submitted an outline planning application for the site to Daventry District Council.

Before plans were drafted, Design delivered a site-visiting consultation programme involving a public exhibition in Daventry Community College that was attended by over 200 people. Andrew Milner, Director of the Design Group, comments: "This was a valuable public consultation programme. A useful number of the public in comments on design with Design, via their comments and feedback on the emerging proposals for development at Buckton Fields."

Design aimed at such feedback to already existing and additional specific issues including public consultation. Feedback was the highest priority of David O'Keefe MP at the time of the local election. Design has subsequently undertaken additional public consultation and other public consultation activities have been taken on board to help shape the final outline planning application for the site.

CONTACT US

Design Group is a public planning department of Daventry District Council. For information on the planning process, or to contact us, please visit the public consultation website: www.designgroup.co.uk or contact Design Group on 01535 533333. Design Group is a registered company limited by guarantee. Registered in England. Registered office: Design Group, Church Way, Northampton NN2 6LR. Design Group is a limited liability company. Registered in England. Registered office: Design Group, Church Way, Northampton NN2 6LR.

NEWS FLASH


On 26 September 2007 the Secretary of State wrote to Daventry District Council confirming that the Buckton Fields site will remain allocated for development in Daventry's Local Plan to support the delivery of housing within the Milton Keynes and South Midlands Sub-Region and identified growth areas.

It is our aim to be able to deliver a housing and employment-led, Design-led solution to create a vibrant, planning-led community for Buckton Fields East. www.bucktonfields.co.uk

CONTACT US

The all enquiries regarding Buckton Fields East please contact Design Group on the helpline telephone number on 0800 588 9117. E-mail: enquiries@bucktonfields.co.uk. Web site: www.bucktonfields.co.uk

Visit the website at: www.bucktonfields.co.uk





Buckton Fields: Shaping the planning application

Due to the size, location and importance of the Buckton Fields development for the strategic growth of Northampton, it was vital that all interested parties were given the chance to view Ensign's proposals and discuss their thoughts with members of the consultation team.

Recognising the importance of transparency, Ensign took a number of steps to ensure that all interested parties were given the opportunity to view the development and discuss their thoughts with members of the consultation team.

Where possible, consultation sessions were held in person to help shape the consultation process. The consultation sessions were held in person to help shape the consultation process.



An interview with Andrew Wilson - Director of Ensign Group Ltd



Andrew Wilson - Director of Ensign Group Ltd



Visit the website at:
www.bucktonfields.co.uk

1. How successful was the consultation programme?
 - A. The consultation programme allowed us to engage with the public and shape the development in a way that was best for the community. We received a lot of feedback and were able to address the concerns of the public.
2. What were the key points raised during the consultation?
 - A. During the consultation, it became apparent that there were several areas of particular concern for the residents and we have worked hard to address these in our final planning application.
3. What is the next stage of the planning process?
 - A. Once the application has been approved it will be available for the public to view on the Planning Portal website. We would still have to go through a formal consultation process over a 75 day period. During which members of the public will be able to send back their comments on the plans. The council's planning committee will take all relevant feedback into account when making its decision.



On 24 September 2017 the Secretary of State wrote to County Down Council confirming that the Buckton Fields East will continue to be developed in keeping with the Local Plan to support the delivery of housing for the Millers Square and Brookmillbank job targets and associated growth areas.

Buckton Fields East, View North



Development Overview
The Buckton Fields East, is a large scale residential development of approximately 1,000 dwellings. The scheme will also include a mix of open spaces, local shopping facilities and community infrastructure.

Approximately 12.5 hectares of the Buckton Fields East site is the responsibility of the local authority. The remainder is owned by the developer.

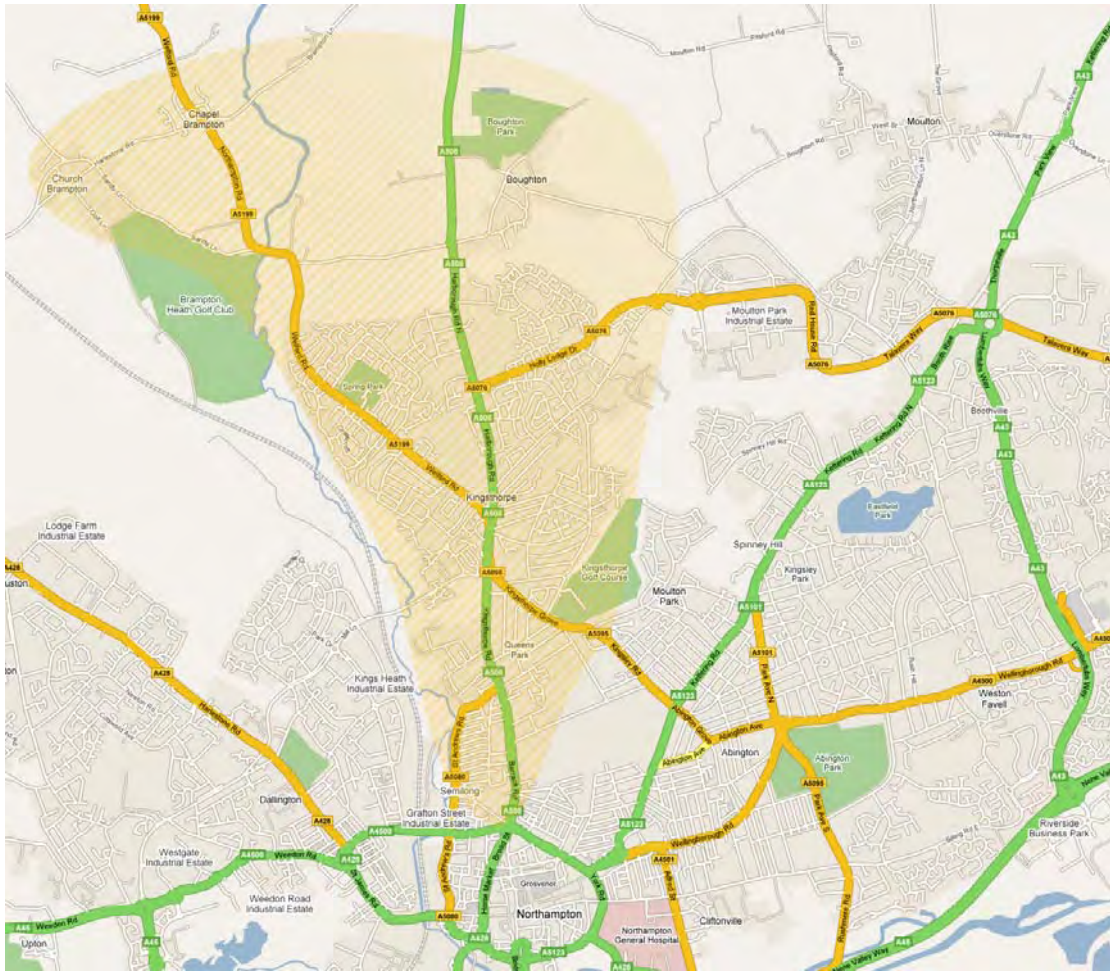
Creating a community with character
The Buckton Fields East development is a large scale residential development. It will include a mix of open spaces, local shopping facilities and community infrastructure.

Regional Location Map



Visit the website at:
www.bucktonfields.co.uk

APPENDIX 4 – Map of the Newsletter Distribution Area (highlighted area shows distribution)



APPENDIX 5 – Distribution Company Newsletter Witness Delivery Report

CERTIFIED DISTRIBUTION

Customer **CAMARGUE**
Distribution Dates **NOV 07**
Team Leader **R.FELL**

Street / Road Name	Street/Road Name
JENNER CL	OSLER CL
PASTEUOR CL	GORSE CL
ACRE LANE	ARCHERS LANE
PLOUGH LANE	STUBBLE LANE
THE PASTURES	ROOKERY LANE
CLOVER LANE	PLOUGHMANS WLAK
CORNFIELD CL	HEDGE ROW
TURN FURLONG	PHEASANTS WAY
MAYSTOCK WALK	KINGSMEAD
GREENHILLS CL	CENTRAL AV
SANDHILL RD	ASH GROVE
FALLOW WALK	SHERWOOD AV
HARROW WAY	COPSE CL
HARVEST WAY	MEADOW VIEW
THE AVENUE	HOWARD LANE
SPINNEY CL	DEVONSHIRE CL
HUMFREY LANE	CROKDALE CL
WENSLEYDALE	CLOVERDALE
ARNDALE	FLYINDALE
GARSDALES	WESTERDALE
MARTINDALE	KENSTONE CL
DELTA WAY	LARWOOD CL
RINGWOOD CL	TONEWOLD CL
BADGERS WALK	LYNTON AV
LINK RD	CHARLTON CL

The streets listed above are a sample of the streets where the literature was delivered and are streets where our team leader has certified the distribution of the literature. This is NOT a list of ALL the streets to which the literature was delivered.

ACTIVITY EVALUATION REPORT

Client: Drena Cox / Beth Motley @ Camargue PR
Brand: Camargue PR
Activity Title: Solus Door to Door Distribution Campaign
Campaign Dates: Tuesday 27th November
Location: Northampton



Description of the activity:

Community Locations and Businesses – Solus Door to Door Leaflet Delivery

- Newsletter distribution staff executed solus (individual) door to door delivery of newsletters to community locations and businesses in the NN2 area of Northampton, raising awareness of a new building development in Northampton.

Did the activity answer the brief?

LOCATION

- The team covered 80% of the NN2 postal sector before running out of print. The areas covered can be seen in the coverage list section in the latter part of this report.

CUSTOMER FEEDBACK

- The staff interacted with the shop owners / business workers; the reaction from them was positive taking interest in the newsletter information.

VOLUMES

- The quantity of print supplied was good enabling the team to ensure all print was used in the allocated time frame.

Problems Encountered

- There were no problems encountered during the execution of this campaign.

Recommendations

It would be beneficial to try the following

- Target other demographics through hand to hand distribution of print material, such as:
 - Professionals during lunch time on busy offices area walkways and/or outside upmarket bars/restaurants during the early evening.
- Schedule further activity to continue to build brand awareness within the local area.
- Provide the team with branded uniforms to increase the visual impact of the campaign. This is particularly important if any hand to hand activity is included in future campaigns.
- Roll out this activity to other large towns and cities across the UK.

Coverage List

<u>Kingsthorpe Grove</u> - Gillian Goode Hairdresser, Chequers Hairdresser, The Romany Pub, fms-ltd.com (car dealer), Kingsthorpe Golf Club,
<u>Cecil Road</u> - Groomers Shop & Nisa Local Shop
<u>Balmoral Road</u> - Gary Wilson Ltd, Northampton Sailboats
<u>Aukland Close</u> - Medical Centre, Chemist
<u>Greenview Drive</u> - Lloyds Pharmacy, Greens View Surgery, Amisha Newsagent
<u>St. Matthews Parade</u> - Jeep - Car Dealer
<u>Reynard Way</u> - Obelish Stores, Northampton University - Reception & Library,
<u>Lockwood Close</u> - Krates Shop
<u>Kings Park Road</u> - Gilt Edges Diaries, Hendersons, Hendersons, Topmark Cleaning, ISAMS. Fibre Systems, Trident, Red World Designs, Armstrong Optics, MK Medicals, PC Clinic, CD Consulting Limited
<u>Duncan Close</u> - Crawford, PSG, Oakleaf, Ham Precisions, Jubilee House, Encon EMLC, Custard Creative, TAP, Society of Homeopaths, Budworth Hardcastle, Clifford Roberts, Fox & Hound Pub
<u>Welford Road Area</u> - Your Move Estate Agents, Horts Estate Agents, Connells Estate Agents, The Frog & Fiddlers Pub, Kingsthorpe Library, O'Riordon Bond Estate Agents

Public Exhibition

To assist with the timely delivery of housing in and around Northampton, Ensign Group Ltd plans to submit a separate planning application for Buckton Fields East – which broadly corresponds with the area adjacent to Harborough Road North referred to as Phase One in the outline planning application for the full Buckton Fields site.

Ensign is seeking to create a purely residential development of approximately 500 homes, as well as public open spaces and children's play areas.

Local residents and members of the community are invited to attend a public exhibition to find out more about the emerging proposals for the Buckton Fields East scheme. The exhibition will also give you the opportunity to talk directly with members of the planning team and feed

back comments prior to the application being submitted to Daventry District Council.

Exhibition Date:
12 December 2007 (2pm-9pm)

Exhibition Venue:
The Obelisk Centre, Obelisk Rise,
Northampton, NN2 8UE

We hope to see you at the public exhibition and look forward to finding out your views on our proposals.

Ensign has now submitted an outline planning application for the wider Buckton Fields site to Daventry District Council, who will undertake a formal consultation process over a 21-day period once the application is registered.

For further information on the Buckton Fields East consultation process or the status of the wider Buckton Fields planning application please contact us on 0800 988 9141 (between 09.00-18.00pm weekdays) or e-mail contact@bucktonfields.co.uk

Visit the website: www.bucktonfields.co.uk



Buckton Fields East

APPENDIX 7 – Email from Daventry Express

From: Amanda Parry [amanda.parry@ccnltd.com]

Sent: 08 January 2008 14:06

To: Verity Ottesen

Subject: Daventry Express Advert

Hi Verity

Just a quick e-mail regarding our telephone conversation this afternoon.

The advert for the public meeting for two weeks in December was booked by yourselves. It appeared in the paper the first week but due to a planning error it did not appear the second week. A full credit has been raised for the second week booking, i do apologise for this.

If you have any other questions please do not hesitate to call me.

Thanks

Amanda Parry
Entertainments Representative
Daventry Express
63 High Street
Daventry
Northampton
NN11 4BQ
01327 708297

 Please don't print this e-mail unless you really need to.



Ensign Group Limited

PRESS RELEASE

Ref. number: 16579-BF-PR

Issue date: 23 November 2007

Public invited to second Buckton Fields exhibition

The Ensign Group Ltd is inviting local residents from Northampton and the surrounding area to give feedback on emerging proposals relating to a separate planning application for a high quality residential scheme of approximately 500 homes at Buckton Fields.

The proposals relate to Buckton Fields East, a 16.4hectare site located on the eastern side of the wider Buckton Fields site, adjacent to Harborough Road North. Emerging plans will be available for the public to view at an exhibition taking place on Wednesday 12 December from 2pm to 9pm at The Obelisk Centre, Obelisk Rise, Northampton, NN2 8UE. They will also be available to view on the recently updated Buckton Fields website – www.bucktonfields.co.uk.

Andrew Wilson, Director of The Ensign Group Ltd, comments: “Ensign’s decision to submit a separate application for Buckton Fields East comes after the Secretary of State wrote to Daventry District Council confirming that the site will remain allocated for development in the adopted Daventry Local Plan.

Buckton Fields is regarded as key to supporting the delivery of housing within the Milton Keynes and South Midlands Sub-Region and identified growth area, and Ensign believes that development of the Buckton Fields East site will assist with the timely delivery of housing in the Northampton area.”

Members of the planning team and key consultants acting on behalf of Ensign will be on hand throughout the exhibition to answer questions and provide an insight into details of the emerging proposals. Where possible, constructive comments will be taken on board to help shape the outline planning application that is due to be submitted in early 2008.

An outline planning application to create a mixed-use development across the wider Buckton Fields has now been submitted by Ensign to Daventry District Council following a wide-ranging consultation programme that took place throughout April, May, June, and July 2007. That application will be registered

in due course and local residents will subsequently be formally consulted directly by the Council.

Wilson continues: "Prior to submitting the outline planning application for Buckton Fields, a huge amount of work was done to work with the local community to clearly identify and understand specific issues regarding development at the site. Where possible, constructive comments have been taken on board to help shape the outline planning application for the wider site, and will also serve to inform the outline application for the Buckton Fields East site.

"This second round of consultation relating to emerging proposals for Buckton Fields East builds on previous consultation, and is an important step in helping Ensign shape the best possible solution for the area."

- ENDS -

FOR ALL MEDIA ENQUIRIES, PLEASE CONTACT

Beth Motley or Verity Ottesen at Camargue PR, on behalf of Ensign Group Ltd.

T: 01242 577277 F: 01242 527277

E: bmotley@camarguepr.com / vottesen@camarguepr.com

Notes to Editors:

1. BUCKTON FIELDS

i. Pre-application consultation

Ensign has worked hard to robustly address the points and issues raised by members of the public during the pre-application consultation programme undertaken prior to submitting the outline planning application for the full Buckton Fields site to Daventry District Council. Over 300 people attended a public exhibition held in May 2007 and, where possible, constructive comments have been taken on board. These include:

- Reducing the proposed number of homes for the site from 1,500 – 1,250 to help achieve lower housing densities, as well as creating a green buffer zone between Kingsthorpe and the site to ensure that existing homes bordering the site retain their privacy; and
- Acknowledging public concerns about the future of Smith's Farm Shop, Ensign has been engaged in discussions with the proprietors to identify different options that could enable the shop's continued presence at Buckton Fields in the event development goes ahead.

ii. Buckton Fields Planning Application

- **Status:** Ensign has now submitted a planning application for Buckton Fields to Daventry District Council
- **Daventry District Council** is due to register Ensign's outline planning application for the wider Buckton Fields development shortly. Once registered the full application will be available to view at: www.daventrydc.gov.uk/atoz/planning/index.shtml. There follows a formal 21-day consultation period undertaken by the council when members of the public are invited to feed back their comments on the plans.
- **Statement of Community Involvement:** A detailed summary of all stakeholder involvement and the public consultation programme (including responses) regarding the proposals relating to the wider Buckton Fields planning application is available to view at the Buckton Fields website: www.bucktonfields.co.uk
- **Post-submission Consultation:** As part of its commitment to post-submission public consultation, Ensign is directly contacting all those people who have registered their contact details with the company to advise them once the Buckton Fields planning application is registered. To received communication from Ensign regarding the planning process please register your contact details with the company using one of the following methods:
Hotline: 0800 988 9141
E-mail: contact@bucktonfields
Address: Freepost RRRG-AZTG-JCJX, Camargue (Buckton Fields), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

2. ENSIGN GROUP LTD

Ensign Group Ltd is a subsidiary of Martin Grant Homes - a privately owned company, founded in 1978 with a reputation for constructing high quality homes and apartments throughout the Home Counties. The company has expanded its operations throughout the south of England, building a reputation as a major force in both strategic land acquisition and new home development.

Maintaining their original philosophy each Ensign property is meticulously planned and professionally built to the highest possible standard. Attention to detail and strict supervision combine to produce individually designed homes that complement the existing environment and surroundings. www.martingranthomes.co.uk

APPENDIX 9 – Press Coverage (relating to exhibition)

Northampton Chronicle and Echo – 26 November 2007

Plans due for 500 more houses at Buckton Fields East site

PLANS to build 500 houses in Buckton Fields East in Whitehills will be on display at a second public exhibition.

Development company, Ensign, is expected to submit the planning application to develop the 16.4 hectare site to Daventry District Council early in 2008, alongside proposals to build more than a thousand

houses on the Buckton Fields site next to Harborough Road North.

Residents in the area have already raised objections to the first application on the grounds that it would damage the environment and farmland. More than 200 residents, including Councillor John Yates (*Lib Dem, Boughton*

Green) voiced their opposition at a meeting in June.

Andrew Wilson, director of The Ensign Group Ltd, said: "Ensign's decision to submit a separate application for Buckton Fields East comes after the Secretary of State wrote to Daventry District Council confirming that the site will remain allocated for develop-

ment in the adopted Daventry Local Plan.

"Buckton Fields is regarded as key to supporting the delivery of housing within the Milton Keynes and South Midlands Sub-Region and identified growth area.

"This second round of consultation builds on previous consultation and is an impor-

tant step in helping Ensign shape the best possible solution for the area."

Members of the public can look at the new application at the exhibition on Wednesday, December 12 in The Obelisk Centre, Obelisk Rise from 2pm until 9pm. Details of the plan are also available online at www.bucktonfields.co.uk.



Northampton Chronicle & Echo – 03 December 2007

FOR one day only, a public exhibition of further development plans relating to Buckton Fields is being held on December 12 from 2pm to 9pm in the Obelisk Centre, Obelisk Rise, Northampton. The proposal is for 500 homes, plus open spaces and children's play area in Buckton Fields East, which is within an area adjacent to Harborough Road North. The Ensign Group has submitted an additional planning application to Daventry District Council. This exhibition allows members of the public to find out more about the emerging proposals for the scheme. You will also be able to talk directly to members of the planning team and pass your comments to them prior to the application being sub-

mitted. Once the application is registered, Ensign will undertake a formal consultation process over a 21-day period. For further information call 0800 9889141 any weekday between 9am and 6pm, e-mail Contact@bucktonfields.co.uk or visit www.bucktonfields.co.uk

Northampton Chronicle & Echo - 08 December 2007

Developer reduces number of houses and farm shop is saved

Public outcry cuts size of housing plan



Adrian and Margaret Smith are delighted their farm shop has been saved
CE picture by LOUISE O'CALLAGHAN 071207LOC44

By Wayne Bontoft
Politics Reporter

THE NUMBER of houses in a controversial scheme have been cut back and a threatened farm shop has been saved from closure following a public backlash.

The *Chronicle & Echo* revealed in May this year that controversial plans to build 1,500 houses on an area of land in Whitehills known as Buckton Fields were back on, despite campaigners winning a fight against them in 2002.

The news was met with mass disapproval from Whitehills residents who set up a campaign to fight against the development for a second time.

And following the backlash, Surrey based developer the Ensign Group, has announced a cut in the housing numbers.

A spokesman for the company said: "The number of new houses we're proposing now has been cut from 1,500 to 1,250.

"That was as a direct result of the public feedback we got from the consultation process in May."

The company has also announced that the threatened Smith's Farm Shop, which has been based on the potential development site for almost 50 years, will be allowed to stay.

Farmer Adrian Smith, who runs the shop said: "The plans clearly state the shop will be retained now and it's good to know we're now considered part of the scheme.

"We'll have to look for new farmland because we'll lose that, but the location of the shop was always the most important thing.

"It's a lot easier to find farmland than another site for a shop, so it looks



The *Chronicle & Echo* has covered the story since it began

like we will keep going."

Campaigners against the housing development have also given a grudging welcome to the reduction in new home numbers.

Whitehills resident Ian Suter, who is organising the campaign, said: "The only real victory would be if they weren't going to build anything at all.

"But it's good they've said the farm shop can remain and I suppose we should be happy about the reduction in new houses. But it's not a huge reduction."

Ensign will display its latest proposals for the land at the Obelisk Centre in Obelisk Rise, Kingsthorpe, from 2pm until 9pm on Wednesday, December 12.

wayne.bontoft@northantsnews.co.uk



THIS is your last chance: for one day only, a public exhibition of further development plans relating to Buckton Fields is being held on December 12 from 2pm to 9pm in the Obelisk Centre, Obelisk Rise, Northampton. The proposal is for 500 homes, plus open spaces and children's play area in Buckton Fields East, which is within an area adjacent to Harborough Road North. The Ensign Group has submitted an additional planning application to Daventry District Council.

This exhibition allows members of the public to find out more about the emerging proposals for the scheme. You will also be able to talk directly with members of the planning team and pass your comments to them prior to the application being submitted. Once the application is registered, Ensign will undertake a formal consultation process over a 21-day period. For further information call 0800 9689141 any weekday between 9am and 6pm, or email contact@bucktonfields.co.uk or visit www.bucktonfields.co.uk.

■ Kingshorpe Townswomen's Guild has its Christmas party this afternoon at 2pm in the Baptist Church Rooms, entrance Waitrose rear car park. Details on Northampton 844684.

■ At the same venue today, at 7pm, Northampton Tinnitus Group has an open discussion evening. Details on Northampton 495249.

■ Tomorrow Northampton Rose of the Shire Flower Club meets at the Baptist Church Rooms at 7.30pm. The guest, Diane Singleton, gives a demonstration on arrangements of 'Home for Christmas'. Visitors will be very welcome to attend. For further information call Northampton 463732.

■ Meanwhile, over the road at the Public Library, Welford Road, the Bookchat Reading Group has its monthly meeting and the main book under discussion is 'A Wedding in December' by Anita Shreve. Light refreshments will be provided. For more information pick up a leaflet from the reception desk or phone Northampton 714021.

■ On Wednesday, Holy Trinity Fellowship has a get-together in the Church Rooms, Edinburgh Road, at 7.30pm. Details on Northamp-

ton 715388 or 711597.

■ The same evening, starting at 8.30pm, Kingshorpe Jazz Club at The Headland, Longland Road, presents an music from the swing era, played by a six-piece group, aptly named the Swingshift. Admission is free, call Northampton 416131.

■ Kingshorpe Baptist Church, High Street, invites you to come and share a Great Big Christmas Sing on Friday at 7.30pm. This informal evening will feature carols and seasonal songs, and tea or coffee and mince pies.

On Sunday, December 16, a Christmas family service is being held in the church from 10.45am followed by tea and coffee.

■ A traditional candlelight carol service is being held from 6.15pm on Sunday, December 23, and on Christmas Day a United Christmas Day Service is being celebrated at the Methodist Church at 10.30am. For further information call Northampton 842347.

■ St John the Baptist Church, in the heart of the village, is opening on Saturdays during December and January, with tea, coffee and biscuits available from 9am to noon. This gives you a chance to call in and see the architecture or spend a few moments in quiet prayer and contemplation.

On Sunday, December 16, services in St John's will be Said Communion at 10am, followed with Holy Communion and Baptisms at 11.30am. On Sunday, December 23, Said Communion will be at 8am, Parish Communion at 10am, and a Service of Nine Lessons and Carols at 6pm. On Christmas Eve there will be a Christingle Service at 5pm and Midnight Mass from 11.30pm. On Christmas Day Said Communion is at 8am and Family Communion at 10am.

■ Northampton and Lamport Railway, based at Pitsford Station, is running a timetable of Santa Specials on Saturday and Sunday, December 15 and 16. Visit the

station and the super Winter Wonderland, where each child meets Santa and receives a gift, then get aboard the train and take a trip and be served mince pie and sherry, with soft drinks and biscuits for the children. Advance booking is strongly advised, call Northampton 820327.

Northampton Chronicle & Echo – 13 December 2007

Councillors and residents oppose development

Homes scheme gets rough ride



■ Buckton Fields housing application exhibition at the Obelisk Centre

CE picture 071212KA22

DOZENS of concerned residents attended an exhibition of proposals for 500 new homes in Buckton Fields, to the north of Northampton.

This is the first phase of a plan which developers have slightly scaled down following the first consultation.

An outline application has been submitted to Daventry District Council for 1,250 homes in the area instead of 1,500, and a planning application for the first phase is expected early next year.

The exhibition at The Obelisk Centre in Obelisk Rise, Northampton, outlined the 16.4 hectare site where developer, Ensign, hopes to build 500 homes near Harborough Road North.

Residents and councillors met members of the planning team to voice their concerns over increased traffic and lack of provision for youngsters.

Tony and Francis Coutts, who have lived in Reynard Way near the proposed site for 37 years, said traf-

By Donna Bowater
Chronicle Reporter

fic and congestion between Boughton and Kingsthorpe was already bad enough.

Mr Coutts, 80, said: "We have just waited for 12 cars to go by before we could get off our drive. Traffic is queuing all the way up to Moulton Park and how are we going to stop people having more than one car? We have to queue for 35 minutes just to get into Kingsthorpe, and why are they building here if it's for Daventry?"

Councillor Sally Beardsworth, who sits on the borough council's housing strategy steering panel, was also concerned.

She said: "We will have the whole of the impact on our doorstep and the council tax will go to Daventry. I think it's unreasonable of them to dump this on our doorstep. What is Daventry giving to Northampton in return?"

Consultation documents have been sent to 6,000 homes and residents

who attended the exhibition gave their thoughts in a feedback form. The second and third phase of the plans would include a new primary school, a small retail centre and the possibility of a park and ride scheme alongside more houses.

County councillor for Moulton, Judy Shephard, said: "It's something we've been fighting for years. It's absolutely ridiculous to put a development of that size on the north side of Northampton when it hasn't got the structure to support it. It's doomed to fail and we will fight it every step of the way."

Andrew Wilson, land director of Ensign, said: "The need to increase the UK's housing supply is now at the top of the government's agenda and as part of the wider strategy for sustainable housing growth, substantial housing and employment targets have been set for Northampton.

"The Secretary of State wrote to Daventry District Council confirming that the Buckton Fields site remains part of Daventry's Local Plan as an allocated site for housing."

The plans can be seen online at www.bucktonfields.co.uk.

donna.bowater@northantsnews.co.uk

Add your views www.northamptonchron.co.uk

Email letters@northantsnews.co.uk, for other ways to contact us see page 11

PRESS RELEASE

Ref. number: 16798-BF-PR

Issue date: 27 February 08



Ensign Group Limited

Public consultation to shape Buckton Fields East outline planning application

Public consultation on emerging proposals from Ensign Group Ltd for Buckton Fields East² has now closed.

Building on the lessons learnt during the consultation programme relating to its proposals for the wider Buckton Fields site, Ensign engaged with members of the public for a second time so they could voice their concerns and feed back on the emerging proposals specifically relating to the Buckton Fields East site.

Over 14,000 newsletters were delivered to homes in the surrounding area to advise people of the consultation process and invite them to attend a public exhibition that took place on 12 December 2007.

Andrew Wilson, Director of the Ensign Group, comments: "Public consultation and community engagement have become increasingly important in the planning and development process. Over 250 people attended the exhibition on 12 December, with many taking the opportunity to talk directly with members of our planning team and ask specific questions relating to the proposed development at Buckton Fields East.

"Following the exhibition Ensign received feedback forms from over 100 people. All of the concerns raised have been thoroughly reviewed and, where possible, constructive comments will be taken on board to help shape the outline planning application for Buckton Fields East."

Ensign anticipates submitting an outline planning application for Buckton Fields East to Daventry District Council this spring. Members of the public who are interested in receiving communication from Ensign updating them on the planning process as it progresses are invited to register their contact details with the company using any one of the methods detailed below:

Call us on freephone: 0800 988 9141

E-mail us: contact@bucktonfields.co.uk

Write to us: Freepost RRRG-AZTG-JCJX, Camargue (Buckton Fields), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

² The Secretary of State wrote directly to Daventry District Council confirming that the Buckton Fields site would remain allocated in the Daventry Local Plan in September 2007 to support the delivery of housing in the Milton Keynes and South Midlands identified growth area. Following this announcement Ensign decided to submit a separate outline planning application for Buckton Fields East – an area of land that lies within the wider Buckton Fields site adjacent to Harborough Road North – to assist with the timely delivery of housing in and around Northampton.

A full Statement of Community Engagement (SCE) will be submitted as part of the final planning application. This will be available for interested parties to view at www.bucktonfields.co.uk

- ENDS -

FOR ALL MEDIA ENQUIRIES, PLEASE CONTACT:

Verity Ottesen or Gemma Rae at Camargue PR, on behalf of Ensign Group Ltd.

T: 01242 577277 F: 01242 527277

E: vottesen@camarguepr.com / grae@camarguepr.com

EDITORS NOTE:

1. BUCKTON FIELDS EAST: Pre-application consultation Programme

The following tools were created/utilised by Ensign to assist in consulting with the community on its proposal for Buckton Fields East. They represent a considered response to Daventry District Council's Statement of Community Involvement (December 2006):

- Scheme website – the format of the existing website, www.bucktonfields.co.uk was extensively revised and updated to include information specific to the Buckton Fields East site
- Scheme newsletter – distributed to 10,000 homes in the area
- Continued promotion and use of the existing Buckton Fields e-mail contact address and hotline phone number (detailed in all scheme materials)
- Exhibition panels – displayed at a public exhibition and available to download from the Buckton Fields website
- Stakeholder matrix to identify who should be addressed and in what way/s
- Residents' database – created and updated with contact details upon request of individuals so they can be contacted directly by e-mail or post to update them on progress of the planning application
- Letters to stakeholders
- Direct Mail newsletter and letter mailing to 4,000 residents living adjacent to the site to ensure receipt of information relating to the emerging proposals and pre-application consultation process – in direct response to concerns about distribution raised during the previous consultation programme
- Press releases – to communicate the consultation process through the key local media
- Adverts in key local journals highlighting the date and time of the exhibition

2. STATEMENT OF COMMUNITY ENGAGEMENT (SCE)

A Statement of Community Engagement setting out how, where and when the community has been involved in the preparation of our proposal for development at Buckton Fields East will be prepared following the consultation period. This will be prepared by Camargue Group - external consultants acting on behalf of Ensign – demonstrating how feedback gathered from the community over the course of the exhibition has helped shape our formal outline planning application for Buckton Fields East.

The SCE will be submitted as part of Ensign's outline planning application for Buckton Fields East. It will be available to download from www.bucktonfields.co.uk once the application has been submitted to, and registered by, Daventry District Council.

3. ENSIGN GROUP LTD

Ensign Group Ltd is a subsidiary of Martin Grant Homes - a privately owned company, founded in 1978 with a reputation for constructing high quality homes and apartments throughout the Home Counties. The company has expanded its operations throughout the south of England, building a reputation as a major force in both strategic land acquisition and new home development.

Maintaining their original philosophy each Ensign property is meticulously planned and professionally built to the highest possible standard. Attention to detail and strict supervision combine to produce individually designed homes that complement the existing environment and surroundings.

www.martingranthomes.co.uk

Northampton Chronicle & Echo - 01 March 2008

Plan for 500 new homes to be built

OUTLINE plans to build 500 homes to the north of Northampton are expected to be submitted to Daventry District Council in the spring.

Construction firm Ensign Group has set out the first phase of proposals for Buckton Fields, off Harborough Road, and has completed the second public consultation of the plans.

Hundreds of concerned residents attended a public exhibition in December to question Ensign – a subsidiary company of Martin Grant Homes – about transport plans and

new schools.

Andrew Wilson, director of the Ensign Group, said: “Following the exhibition, Ensign received feedback forms from over 100 people.

“All of the concerns raised have been thoroughly reviewed and, where possible, constructive comments will be taken on board to help shape the outline planning application for Buckton Fields East.”

Residents interested in keeping track of the planning process can sign up for updates from Ensign by calling 0800 988 9141.

APPENDIX 12 – Exhibition Display Boards

A track record in creating new communities



WHO WE ARE

The Ensign Group is a subsidiary of Martin Grant Homes - a privately owned company, founded in 1978 with a reputation for constructing high quality homes and apartments. The company has expanded its operations across the south of England, building a reputation as a major force in both strategic land acquisition and new home development.

ENSIGN'S COMMITMENT TO SUSTAINABLE DEVELOPMENT

Working with Martin Grant Homes has given Ensign a sympathetic understanding of the environment both in terms of the external appearance of its homes and its consideration for the surrounding

countryside. Wherever possible the designs incorporate regional characteristics ensuring homes complement the architecture of the surrounding area.

Maintaining their original philosophy, each property is meticulously planned and professionally built to the highest possible standard. Attention to detail and strict site supervision combine to produce individually designed executive, family and first time buyers' homes that enhance their existing surroundings and are renowned for their elegance and lasting quality.

Ensign recognises the ambitions of the Daventry and Northampton authorities, and the Government

in respect of meeting housing needs. Drawing on a breadth of experience as a developer of sustainable communities, the company understands the importance of maintaining the vitality of the local economy, as well as delivering affordable homes for local residents.

COMMITTED TO CONSULTATION

Working together with the local community and interested parties is integral to creating the right development at Buckton Fields East.

Feedback received over the course of this exhibition, and throughout the ongoing consultation programme for Buckton Fields East, will be used by Ensign to help shape the emerging proposals for the site.



Visit the website at: www.bucktonfields.co.uk



Why Buckton Fields East?



WHY BUCKTON FIELDS EAST?

The need to increase the UK's housing supply is now at the top of the Government's agenda. The Housing Green Paper states that the first challenge is to provide more homes, delivering three million dwellings by 2020. The defined Growth Areas will play a significant role in this.

As part of the wider strategy for sustainable housing growth, the Government has set substantial housing and employment targets for Northampton. On 24 September 2007 the Secretary of State wrote to Daventry District Council confirming that the Buckton Fields site remains part of Daventry's Local Plan, being required to support the delivery of housing within the Milton Keynes and South Midlands Sub-Region, which is a Growth Area.

On 28 November 2007, the Panel who examined the East Midlands Regional Plan published their report and recommended that 40,375 homes be delivered in the Northampton area between 2001 and 2026 in support of the town's important role as a Principal Urban Area in the East Midlands.

Ensign acknowledges the Government's agenda for Northampton and recognises its role as a regional growth centre set to accommodate substantial new housing and employment.

To assist with the sustainable growth strategy and the timely delivery of new housing, Ensign has therefore decided to submit a separate outline planning application for Buckton Fields East. This broadly corresponds to the area adjacent to Harborough Road North referred to as Phase One in the outline planning application for the full Buckton Fields site.



Visit the website at: www.bucktonfields.co.uk


Ensign Group Limited

Application status overview



BUCKTON FIELDS PLANNING APPLICATION UPDATE

In November 2007, Ensign submitted an outline planning application to Daventry District Council to create a sustainable urban extension to Northampton at Buckton Fields.

Approximately 50 hectares in size, the proposed development at Buckton Fields would create a high-quality mixed-use development of approximately 1,250 homes. The scheme would offer a mix of two, three and four bedroom houses and apartments with provision for retail and commercial sector elements, a primary school, Park & Ride and open public spaces facilities to create a fully functioning vibrant community.

To help shape the planning application, Ensign undertook a comprehensive programme of pre-application community engagement on its emerging

plans for the development from March to July 2007. This included a series of meetings, a public exhibition attended by over 300 people, a media outreach programme and the development of a website. Wherever possible, constructive comments received during the consultation programme were taken on board to help develop the outline planning application for the site. For example, as a direct result of concerns raised about the density of the development, the number of proposed homes has been reduced from 1,500 to 1,250.

The registered application will be available to view on the Daventry District Council website and will be subject to a formal, 21-day consultation process whereby members of the public can feed back their comments on the plans. The Council's planning committee will take all relevant feedback into account when making its decision.

Indicative Masterplan Key:

- Empty sites (2004-10)
- Proposed G11 (G11) (2004-10)
- Primary School (2,200sqm)
- Local Centre (2,500sqm)
- Community Hall (2,500sqm) (approx. 2000)
- Primary health centre (approx. 2000)
- Bus stop / bus route
- Public open space
- Paved pedestrian routes
- Employment (2,500sqm)
- Park & Ride (2,500sqm)
- Children's play area
- Public open space and amenity (approx. 2,500sqm)
- WSP (Watershed) (approx. 2,500sqm)
- LAMP (Local Area Management Plan) (approx. 2,500sqm)

Visit the website at: www.bucktonfields.co.uk



Our Proposals

Buckton Fields East



Buckton Fields East Location and Facilities Key:

Train link	Neighbourhood
Local centre	Major employment area
Distance from site	Bus links
Education facilities	Major highway

BUCKTON FIELDS EAST: OUR PROPOSALS

The Ensign Group is preparing a planning application to create a purely residential development at Buckton Fields East, providing a sustainable urban extension to Northampton. The proposal is to build approximately 500 homes, ranging from two to five bedrooms, as well as creating open public spaces and children's play areas.

WHERE IS BUCKTON FIELDS EAST?

Approximately 16.4 hectares in size, Buckton Fields East lies on the eastern edge of the wider Buckton Fields site, bordered by Harborough Road North to the east and Brampton Lane to the north.

CREATING SUSTAINABLE COMMUNITIES

The Buckton Fields East development would create a vibrant community by incorporating a mix of housing styles in neighbourhood areas with distinctive characteristics. Careful landscaping and tree planting will seek to soften the appearance of the development and provide the local scenery with focal points and variety.

In accordance with Daventry District Council SPD, all homes at Buckton Fields will be built to Level 3 standard in accordance with the Code for Sustainable Homes - the national standard for sustainable design and construction of new homes. The aim is to reduce CO₂ emissions by 25 per cent throughout the site compared with 2006 Building Regulations. In addition, low water use appliances would be fitted in homes to reduce water consumption and appropriate recycling facilities and storage would be provided.



Visit the website at: www.bucktonfields.co.uk



Ensign Group Limited

Our Proposals



WHAT TYPE OF HOMES WILL BE BUILT?

Homes fronting Harborough Road North will be sensitively developed to retain continuity with the existing property along the road. A mix of two storey detached and semi-detached houses with three to five bedrooms would be set back from Harborough Road North behind a screen of newly planted trees.

Moving deeper into the scheme, a wider variety of development styles incorporating landmark building will be provided to create an interesting and varied street scene. Mixing townhouses, small terraces, news style-homes rising to two and a half to three storeys. Buckton Fields East will provide the range of accommodation needed to create a sustainable and vibrant community.

Homes will be constructed using materials and colours that reflect and build on the character of the local community and surrounding environment. A variety of materials will be used within the development to differentiate areas of the community and give impact to landmark buildings.

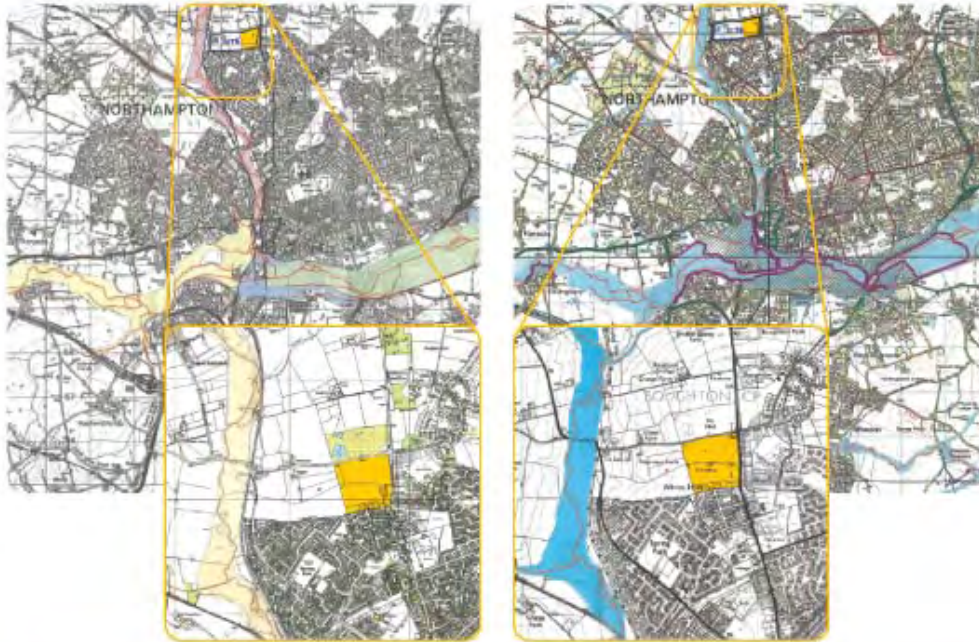
HOW WILL THE DEVELOPMENT BE ACCESSED?

Buckton Fields East will be accessed at Brampton Lane by a three-armed roundabout. Street layout will focus on the creation of Homezones that give priority to pedestrians and cyclists - encouraging a lower level of traffic movement by using traffic calming measures and promoting on-street parking - whilst localised road narrowing at intervals will also help to slow traffic.

Buckton Fields East Indicative Masterplan Key

	Boundary (D. 1000)		Emergency access
	Residential (D. 1000)		Primary boundary line
	Main site access		Planning boundary and line width
	Streetscape buffer planting		BMAP (Buckton Fields East)
	Boundary vegetation		Local L2/L3 (proposed) zone
	Public open space and proposed tree planting		Flood alleviation areas
	Public footpath		Public Right of Way
	Harborough Valley Way		

Flood risk assessment



FLOOD RISK ASSESSMENT

The Environment Agency has identified that the Buckton Fields East site sits outside the floodplain. Having modelled the effects of extreme rainfall conditions, including the effects of climate change on the River Nene, the Agency has identified that the site sits above the predicted 1 in 1,000 - year flood level.

Ensign has however, carefully evaluated the Environment Agency's data to ensure it has a true understanding of the nature of the site in relation to the issue of flooding in the construction of the proposed scheme. A Flood Risk Assessment has been undertaken to confirm that flooding will not be a constraint upon development at Buckton Fields East.



Minimising environmental impact

Buckton Fields East



MINIMISING ENVIRONMENTAL IMPACT

Ensign is committed to ensuring that any development at Buckton Fields will include measures to protect and enhance the existing local ecology and minimise the environmental impact of construction work.

DELIVERING A SUSTAINABLE DEVELOPMENT

In accordance with Daventry District Council SPD, all homes at Buckton Fields East will be built to Level 3 standard in accordance with the Code for Sustainable Homes - the national standard for sustainable design and construction of new homes. In order to meet this standard, Ensign will incorporate the following measures where possible:

- Improved energy efficiency;
- Grey water harvesting;
- Use of renewable energy resources;
- Recyclable building materials;
- Construction waste recycling; and
- Sustainable urban drainage systems (SUDs).

Wherever possible, reclaimed materials sourced from local sites or suppliers would be used during construction, a site waste management plan would be developed to reduce waste on site and the developers would register the site with the Considerate Contractors scheme.

While work is in progress, every effort will be made to ensure that disruption to local residents is kept to a minimum. Ensign would also work with Daventry District Council to ensure reasonable hours of work to minimise any impacts of construction traffic, especially at peak times.

PRESERVING THE SITE'S ECOLOGY

The enhancement of existing ecology is inherent to the proposals and has been given full consideration in the development of the masterplan which includes the following commitments:

- Retention of existing hedgerows to establish wildlife corridors through the site;
- New scrub and managed grassland habitats in the proposed public open space areas to encourage and promote biodiversity and species enhancement. This also provides opportunities for existing and new species to be incorporated into the development, for example, opportunities for reptiles, foraging bats and birds.
- Measures to encourage bat activity, for example, bat boxes.
- The provision of an Ecological Construction Method Statement (ECMS) during the construction phase and a long term Ecological Management Plan (EMP) will both be developed to ensure conservation and maintenance of habitats and species within the site.

Visit the website at: www.bucktonfields.co.uk


Ensign Group Limited

Delivering transport infrastructure



DELIVERING TRANSPORT INFRASTRUCTURE

The Buckton Fields East site is well served by existing transport routes and facilities, including bus routes and the Sustrans national cycle network. A comprehensive traffic strategy will be put in place to reduce the level of traffic generated by development at Buckton Fields East.

Ensign is carrying out careful studies to look at the accessibility and sustainability of the site, the traffic flows generated and the impact on the surrounding roads and junctions. As well as minor road improvements, providing a comprehensive, balanced range of transport improvements will ensure the delivery of a truly sustainable urban extension.

INCREASES IN TRAFFIC COULD BE HANDLED BY:

- New bus services to key employment and retail areas including the town centre, Kingsthorpe and Moulton Park;
- Measures to improve the overall quality of the bus journey, such as improved shelters;
- New crossings of the main roads and other initiatives to promote walking and cycling;
- Contributions towards traffic calming measures in villages surrounding the site; and
- Small scale highway improvements to increase capacity at key locations

PROVIDING WIDER BENEFITS FOR NORTHAMPTON

The development at Buckton Fields will deliver a transport strategy that will also result in significant benefits for the wider area in Northampton.

New bus services and bus enhancement measures will significantly improve the level of public transport provision from the town centre through Kingsthorpe.

THIS WILL:

- Improve the level of service to the town centre and allow it to grow sustainably;
- Provide improved alternatives to the car for existing residents in Kingsthorpe;
- Provide better connections to the town centre, and to a range of employment, retail, leisure, health and other facilities in the area; and
- Brampton Lane will be improved along the site frontage to meet current design standards and assist traffic flows.



Visit the website at: www.bucktonfields.co.uk



APPENDIX 13 – Exhibition Feedback Form



Feedback Form

We value the views of the community and invite you to record any suggestions on our proposals for Buckton Fields East. All comments will be considered individually and will assist us in developing the plan further in line with the community's wishes.

Please complete the form and leave it on the table as you leave. Alternatively, you can post your feedback form to: Verity Ottesen, Camargue, Eagle Tower, Montpellier Drive, Cheltenham, Glos, GL50 1TA or email contact@bucktonfields.co.uk.

The development team will consider all comments as the plan evolves in preparation for submitting a planning application early 2008.

1. General Comments

Please note that your name and address details will not be passed on to any other organisation and will only be used expressly in connection with this consultation.

Name	_____
Address	_____

Phone	_____
Email	_____