

Community update

Buckton Fields Newsletter – November 2007

Contents:-

1. Buckton Fields: Planning application update
2. Buckton Fields: Shaping the planning application
3. Buckton Fields East: Emerging proposals
4. Buckton Fields East: Consultation programme



Indicative Masterplan Key:

 Study area (50.04 Ha)	 Employment (2.1ha)
 Residential (30.48ha) includes 2,222 ha of LEAPs (209 47ha), 1,250 dwellings @ 641/dw	 Park & Ride (1.50ha)
 Primary School (1.29ha)	 Brampton Valley Way
 Local Centre (1.0ha)	 Public Right of Way
 Greenway links (Pedestrian/cyclist only route)	 Strategic buffer planting
 Primary foot/cycleway links	 Existing vegetation
 Bus stop / bus route	 Public open space and proposed tree planting (8.2ha)
 SUDS	 NEAP
 Flood attenuation areas	 LEAP (LAP's integrated within housing or adjoining LEAP's)

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

Before plans were finalised, Ensign delivered a wide-ranging consultation programme including a public exhibition at Kingsthorpe Community College that was attended by over 300 people. Andrew Wilson, Director of the Ensign Group, comments: "This was a successful public consultation programme. It enabled members of the public to communicate directly with Ensign, voice their concerns and feed back on the emerging proposals for development at Buckton Fields."

"A huge amount of work has been done to clearly identify and understand specific issues including traffic congestion, flood risk and the retained presence of Smith's Farm Shop in the immediate locality. Ensign has subsequently worked hard to address the points raised and, where possible, constructive comments have been taken on board to help shape the final outline planning application for the site."

CONTACT US

Once Ensign's outline planning application for Buckton Fields is registered by Daventry District Council, the council will notify the public of its formal 21-day consultation process. If you would like Ensign to advise you directly when Daventry District Council has registered the application contact us on our hotline telephone number on:

0800 988 9141

(between 09.00-18.00 weekdays) or email: contact@bucktonfields.co.uk

NEWS FLASH



Buckton Fields East

On 24 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 area.

In order to assist with the timely delivery of housing in and around Northampton, Ensign has decided 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.

For more information, see page 3.

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 consultant team.

Recognising that development is frequently controversial, 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, a media outreach programme and the development of a website.

Where possible, constructive comments received during the consultation programme have been taken on board to help shape the outline planning application for the site. The masterplan shown here gives more information about the proposals.



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

Q. How successful was the community engagement programme?

A. The consultation programme played an integral role in creating the right development at Buckton Fields and it enabled us to speak to over 300 Northampton and Daventry residents regarding our development proposals for the site.

Q. What were the key points raised during the consultation?

A. During the consultation, it became apparent that there were several issues of particular concern to local residents and we have worked hard to address these in our final planning application. For example, our original proposals outlined the delivery of 1,500 homes at Buckton Fields however, as a direct result of concerns raised about the density of the development, we have subsequently reduced this to 1,250. Understandably, local residents were concerned about the future of Smith's Farm Shop, which forms a valuable local resource. As a result, the planning application seeks to retain Smith's Farm Shop in its current location.

Q. Where can I find out more about the consultation programme?

A. Following the consultation programme, we prepared a Statement of Community Engagement setting out how, where and when the community was involved in the preparation of Ensign's planning application for Buckton Fields. It also demonstrates how the consultation has helped to shape the planning application. This report was submitted as part of the planning application for Buckton Fields, and a copy of the final document is available from the Buckton Fields website.

Q. What is the next stage of the planning process?

A. Once the application has been registered it will be available for the public to view on the Daventry District Council website. The council will then go through a formal consultation process over a 21-day period, during which members of the public will be able to feed back their comments on the plans. The council's planning committee will take all relevant feedback into account when making its decision.

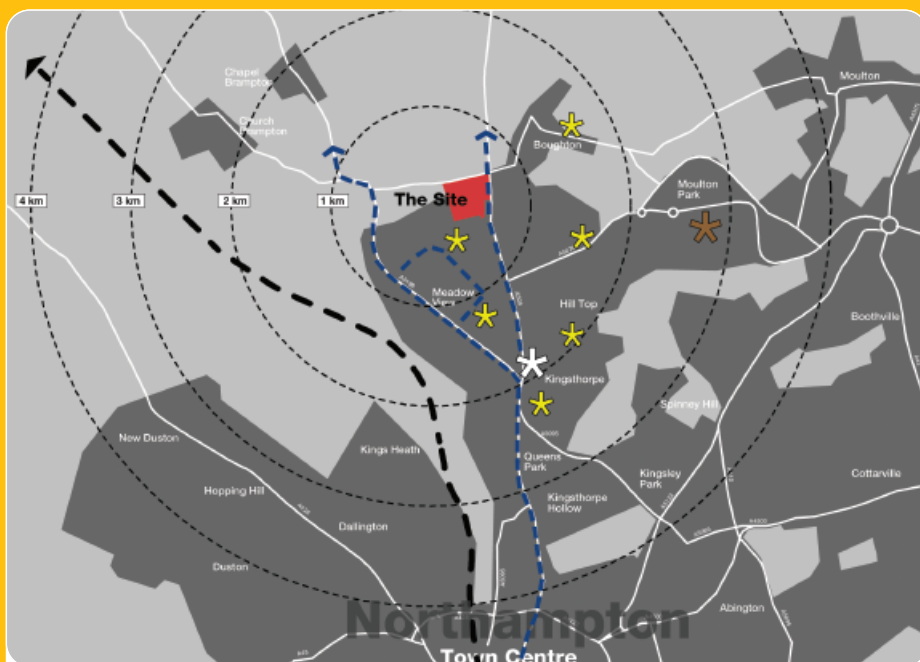
Buckton Fields East

On 24 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 area.

Buckton Fields East: View North



Regional Location Map



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

In order to assist with the timely delivery of housing in and around Northampton, Ensign has decided to submit a separate outline 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.

Development Overview

At Buckton Fields East, Ensign is seeking to create a purely residential development of approximately 500 homes. The scheme will offer a mix of high quality homes ranging from two to five bedrooms, open public spaces and children's play areas.

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 a community with character

The Buckton Fields East development would create a vibrant community by incorporating a mix of housing styles in neighbourhood areas with distinct 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.

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 development, a wider variety of development styles will be adopted to create an interesting and varied street scene. Mixing townhouses, smaller terraces, mews-style homes and apartments 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.

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

Buckton Fields East

Come and have your say

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

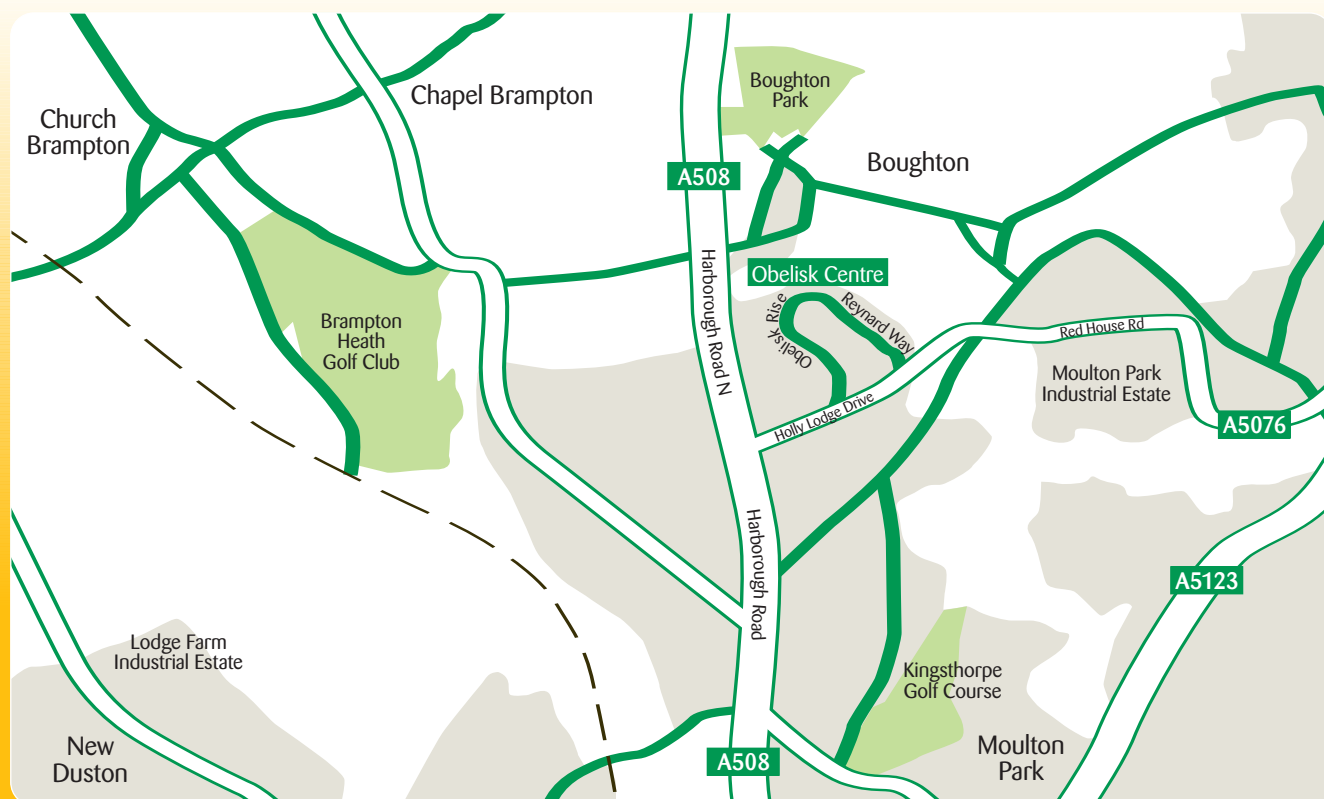
Ensign plans to submit a planning application for Buckton Fields East in early 2008 and will be undertaking a pre-application consultation programme during November and December 2007.

Recognising the importance of pre-application consultation, Ensign invites members 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

scheme. This will give people the opportunity to talk directly with members of the planning team, and feed back their comments.

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

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



If you are unable to attend, additional information regarding the proposals will be available at: www.bucktonfields.co.uk
Copies of the exhibition boards will be available to download from the website as PDFs from 12 December 2007.

CONTACT US

For all enquiries regarding Buckton Fields and Buckton Fields East contact us on our hotline telephone number on: 0800 988 9141 (between 09.00-18.00 weekdays) or email: contact@bucktonfields.co.uk - Visit our website at: www.bucktonfields.co.uk