



Wootton SDA, Northampton

A report on the Residents' Workshops

2 February and 9 February 2008

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1. Introduction

The Consortium, which comprises David Wilson Homes, English Partnerships, Harcourt Developments, Martin Grant Homes and Twigden Homes controls land to the south-east of Northampton and considers it to be a suitable location to accommodate future growth.

The Consortium is holding a series of public consultation events to consider the views of local stakeholders, councillors and residents. The first event was a stakeholder workshop held on Tuesday 4th December from 10am to 2pm at the Wootton Community Sports Centre, close to the proposed development area. Key stakeholders were invited in order to gain an understanding at an early stage of the main issues.

This event was followed by residents' workshops. Engage Planning invited households along the boundary of the proposed site, giving residents the opportunity to come to one of two sessions held on Saturday 2 February and Saturday 9 February 2008. 140 people asked to attend, 80 attended over the course of the two sessions detailed in this report with 60 due to attend a third session for those unable to attend the first two.

Please see Appendix One for a copy of the invitation letter.

Following an initial presentation outlining the background and site constraints, participants were invited to break out into groups and discuss the key issues in turn.

The groups were organised along four themes:

1. Transport and Movement Strategy

- Walking and Cycling
- Public Transport
- Vehicular Access

2. Drainage Strategy

- Flooding
- Drainage Strategy

3. Environmental Matters

- Landscape
- Ecology
- Archaeology
- Energy

4. Community Facilities and Amenities

- Education
- Sports Facilities
- Local Centres – Shopping and Employment
- Health

2. Summary of Feedback

Below is a summary of the feedback received over the course of the two sessions. The Consortium will seek to address these issues in the development of a masterplan for the area.

2.1 Transport and Movement Strategy

Local roads and traffic

- Local residents said that the A45 and J15 were congested and that further development around Northampton would make matters worse. They also expressed concern over capacity issues regarding the Newport Pagnell Road (B526) Quinton Road and Wooldale Road and the impact on the Queen Eleanor roundabout. This was a particular concern as Northampton has seen one of the largest rises in traffic in the country.
- Residents said that both the B526 and Quinton Road were used as alternative commutes to Milton Keynes and said that these roads would become congested if there was to be a development of 5000 homes. Residents asked to see detailed plans for transport and road improvements to allow the network to cope with this development. They wanted to see what the Consortium was capable of delivering.
- Concern was also expressed over the safety of the Wooldale Road which local residents said suffered from excessive speeding and was used by HGVs on route to Brackmills. It was also mentioned that it was becoming a 'rat-run' for Duston and Hunsbury.
- The pedestrian crossing and roundabout near Caroline Chisholm School was also criticised for being dangerous. Some residents requested a footbridge or an underpass at this point and for people to be discouraged from using cars at CCS; a 'walking bus' to reduce the impact of the school run was suggested.
- Some of those present said that there was 'only so much tweaking' to the highway network you could do and that the solution was to build a new town somewhere else with access to the M1. The question was then asked as to whether there were going to be new motorway junctions along the M1.
- Residents said that Northampton was not the hub of activity – it was Milton Keynes and that the many people attracted to Northampton would be looking to work in Milton Keynes or London. There was a general feeling that Northampton was being asked to take too much growth and people were worried that sufficient infrastructure to support the growth would not be forthcoming.
- However, some people said that if the Consortium could learn from the mistakes of the past and ensure that infrastructure does accompany development then it would be acceptable. Residents asked if the Consortium

could go to the authorities and stress that infrastructure needed to be delivered first.

Parking and Street Scene

- In terms of the general 'street scene' there was a strong view that roads should not be as narrow as in parts of Grange Park and that there must be adequate parking to prevent people parking on the roads. Residents also asked how quickly the roads would be adopted, Thrupp Bridge was mentioned as a road which was still to be adopted and this was a concern for local residents.
- It was said that when calculating parking spaces, allowance should be made for people with commercial vehicles such as 'white vans' and not just domestic vehicles.

Public Transport and Cycling

- Residents asked how 20 per cent modal shift can be achieved with some expressing scepticism that it can be achieved. They said that people don't like using buses especially if they are unreliable, expensive, don't go to the destinations people want and if people are loaded down with shopping. It was mentioned that even if buses went directly to the railway station, it would still take too long for people to consider using it as an alternative means of commuting. A few residents said that social attitudes needed to change to support public transport and leave the car at home.
- In terms of rail travel, residents asked if there was to be a new parkway station and said that people in the area tend to go to Milton Keynes or Wolverton to catch a train to London, rather than go into Northampton. They also said that the trains themselves were becoming overcrowded at peak times.
- Residents said that cycle paths should not just be a strip of painted road, but separated from the highways so that people feel safe to cycle. The Netherlands was cited as a good example of this.

Other Issues

- Noise pollution, light pollution and construction traffic were also issues residents sought assurance over.
- There was a specific question relating to the Twigden Homes' application in regard to access from the B526 and whether emergency vehicles would be able to access the rest of the development if an accident happened to block the B526.

2.2 Drainage Strategy

Many of the comments in the Drainage Strategy groups related to specific questions over specific locations. These points included:

'Poppy Ridge Estate'

- Houses on 'Poppy Ridge Estate' especially in Longmeadow along the boundary with the Twigden Homes site, experience flooding in gardens during heavy rain (especially during the floods of summer 2007) and the gardens in this area are always 'boggy'.
- The effect/impact of new development on existing homes in the surrounding area in terms of flooding and drainage – water will run down the slope from development in northern and north eastern parts of the proposed site towards the Poppy Ridge Estate and other residential development immediately to the west/south west.
- Will the drainage measures and flood mitigation measures as part of the proposed development just ensure that the new houses do not experience problems or will they improve the situation for existing residents (Poppy Ridge Estate) too?
- The balancing pond, spinney and pocket park near Wooldale Road, to the south west of the Poppy Ridge Estate, were all full/flooded last summer – barely coping now and will be worse if this development comes forward.
- Concern that the spinney and balancing pond near Wooldale Road, to south-west of Poppy Ridge Estate, will be built over as included within red-line boundary on plan.
- The Poppy Ridge Estate is a brownfield site – was once an abattoir and when the land was developed for housing the topsoil was removed for contamination reasons and the land now does not drain properly and is permanently boggy. During periods of very heavy rain this area is likely to flood and if the land to the east of the site is developed it is even more likely to flood.
- The balancing pond to the south west of the Poppy Ridge Estate, near Wooldale Road, now fills up regularly (did not use to 4 years ago).
- The culverts etc along the boundary of the existing houses and the Twigden Homes site are insufficient – flooding in gardens along the boundary of Longmeadow and Milton Bridge with the Twigden Homes part of the site.
- Archaeological trial trenches were recently dug on the proposed development site (near to the Twigden Homes site and the Poppy Ridge Estate). The local

residents noticed that when it rained heavily these trenches filled up and the water did not drain away – were still full days later. The surveyors had to remove the water before they could refill the trenches.

- Poppy Ridge Estate – gardens already flood. Twigden Homes' application, plus the proposed development of the larger site, will make existing flooding problems much worse. The existing swales for Poppy Ridge Estate and those proposed as part of Twigden development are insufficient on their own.
- Infiltration in this area is very poor – clay soil.
- Required development densities are now higher than when the Poppy Ridge Estate was developed. There will therefore be less green space than before to help infiltration.
- Where will all the excess runoff created as a result of the proposed development go? Runoff map – arrows show that it runs west towards the Poppy Ridge Estate and Wooldale Road.
- Residents on Poppy Ridge Estate regularly have to remove manhole covers during heavy periods of rain. Apparently Twigden Homes were asked to come and lift them in June 2007 during the heavy rain and did so.
- One resident has written to the Environment Agency to inform them of the flooding and drainage issues on the Poppy Ridge Estate.
- Poppy Ridge Estate – flooding issues as lower level than surrounding areas. Water often up to back doors. Existing drainage measures insufficient. Proposed development will need to include more than just swales.
- Problems with Poppy Ridge Estate – sewers not adopted, culverts run under houses so cannot be maintained without removing house/garage, swales cross gardens etc.
- Culvert running north from the Poppy Ridge Estate needs upgrading to improve problems for existing houses on this estate.
- Wooldale Road – balancing lagoon and culverts (to south of Poppy Ridge Estate) – balancing lagoon full (but not overflowing) and culverts backed-up during periods of heavy rain. Lagoon full 2 or 3 times in past year – will only become more frequent or it will eventually overflow.
- **Longmeadow:** runoff comes down the slopes from the Twigden Homes site to the east and into their gardens – flooding and waterlogged gardens.

Quinton Road

- Quinton Road (to the south west of the site forming the eastern boundary of the Grange Park development) – this road/area floods. The road and footpaths are not well maintained.
- Quinton Road to the north of Quinton (south west of site), Wooldale Road (running to the south of Wootton) and Mr Griffiths' Farm all flood in heavy rain and roads have been closed by the Police in the past.
- The Caroline Chisholm School grounds also flood.

Grange Park

- There was an over-provision of housing at Grange Park in comparison to what was originally intended (approximately 1,500 dwellings instead of 1,000 originally intended) – will have a greater impact in terms of flooding, drainage and also highways, transport, community facilities etc. Concern there will be a similar overprovision on this site too.
- When flood water cuts off roads the emergency services cannot reach residents on the Grange Park Estate very easily – not satisfactory.

Newport Pagnell Road

- Drainage along B526 Newport Pagnell Road to north east of site is insufficient.
- Water collects along Newport Pagnell Road, in north-west corner of the site next to the road. Runoff Map shows three arrows running down slopes in the northern part of site (from north-west and north-east) and collecting in the central northern part of the site along Newport Pagnell Road. Agreed that balancing ponds and landscaping along Newport Pagnell Road would be very good and sensible.
- Drains along Newport Pagnell Road and others in area are not regularly cleared – which adds to flooding and drainage issues.

Wootton Brook and River Nene

- Water will just run down from the northern part of the site down towards Wootton Brook.
- Concern about building on Wootton Brook floodplain – did not realise floodplain is protected and this area won't be developed.

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- Queries regarding the extent of the Wootton Brook floodplain as shown on the map – when it floods it extends further than shown and it floods to this extent very regularly, e.g. the stretch of Wooldale Road to the south of Wootton and north of Collingtree (golf course) floods and isn't shown as lying within the floodplain (have had to build trenches/swales here recently to alleviate but still floods).
 - Is it possible to make any improvements to Wootton Brook, i.e. make it wider, deeper etc?
 - 1 in 1000 year/1 in 10 year flood – is this now or after development of proposed site?
 - The Environment Agency is not maintaining the Wootton Brook – is this, or can this be a legal requirement?
 - The tributary running from Wootton Brook out to Junction 15 of the M1 floods in heavy rain.
 - Effect of development both upstream and downstream – if houses are built further upstream and downstream as well, there will be a cumulative impact. Need to consider where water from Wootton Brook goes further downstream and where it joins the River Nene – control flow further afield (downstream and upstream), not just on and around site.
 - Drainage/flooding issues on the River Nene – had to open up the flood gates and evacuate the Billing Aquadrome Holiday Park (north east of site) to prevent flooding further downstream in the town centre.
 - Existing measurements and surveys along River Nene are poor – needs improving to properly understand drainage and flooding in this area.
 - Some residents asked whether, if the Flood Risk Assessment said development should not take place in this location, the Consortium would develop it anyway. Residents asked whether the land was owned or under option and what the developers would do if development was not allowed in this location.

Water Table

- Very high Water Table in this area and very steep gradients sloping down towards site. Residents said that the Water Table has risen considerably in this area in recent years. They said that it was noticeable how much worse the flooding and drainage issues in this area have got in the past 10-11 years since all the new houses were built.

Water Quality

- Residents said that the pressure and quality (colour) of the water in dwellings in this area is very poor.

Sewerage

- Concerns were raised that the sewer system in the Wootton area will be overloaded as a result of any further development.
- Will foul water sewers and rain water sewers be separate – if rain water sewers overflow will foul water sewage overflow too?
- Sewers in the Hardingstone area are very old and have jagged edges inside so debris gets caught and blocks sewers. Water backs up and sewers block.
- Concerns expressed as to whether sewers in Hardingstone area will serve new development as they will not cope unless improved and upgraded.
- Foul water sewage problems in northern part of Grange Park Estate – sewer collapsed two years ago and is still not functioning properly.

Swales/Culverts

- Swales would not be sufficient to prevent flooding and drainage issues in connection with the proposed development. Some questioned whether swales worked.
- Culverts are not good – as soon as water hits a barrier, e.g. the road, the culvert backs-up.
- Existing swales are not maintained which leads to reduced capacity and worries that lagoons, culverts and swales will all fill much more quickly if proposed development goes ahead.

Runoff

- Development of the site will create more runoff etc – how will it be accommodated?
- Ground in this area, including the higher ground surrounding site, is already waterlogged.

Balancing Ponds

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- Concern about the capacity of balancing ponds (existing and proposed), especially in periods of long, heavy rain.
 - Milton Keynes has a number of large lakes surrounding the town to collect excess water and alleviate flooding. A number of residents liked this and thought it was a good example.
 - Questions were raised as to how and where the water would be stored – underground or at surface level? Would balancing ponds etc be made into areas of open space? Liked this idea.

Soil Type

- Clay soil – saturated – doesn't drain all winter. Dries out and cracks in summer (very deep – 2 to 3 inches wide and up to 2 feet deep). Situation has worsened since all the new housing.
- Solifluction – water acts as a lubricant between clay and sand layers. Tests carried out previously were not deep enough/sufficient.
- Possible old quarry in north western part of site – what it is filled with and impact on drainage and ground stability in this area?

Water Provision

- One resident asked whether there were any officially reported problems with the provision of water in this area.

Twigden Homes' Application

- Twigden Homes' site marked on plans as 'Housing Allocation' – needs to be changed to 'Planning Application Site' as misleading.
- See all developers as one – the Twigden Homes application process sets a precedent and local residents are generally sceptical of the consultation process and whether their opinions are really considered. Developers are just 'going through the motions'.
- Twigden Homes application – would have been better to delay this application and submit it as part of a wider scheme for the entire site – more joined-up/comprehensive.

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- Questions as to drainage measures proposed as part of Twigden Homes' scheme and whether they are sufficient.
 - Some of those present said that the Wootton Fields area shouldn't have been allocated for housing – paperwork proving the site is unsuitable for housing was lost. Couldn't be proved and therefore site was allocated anyway – slipped through system.

General Comments and Questions

- Some residents said that they were not necessarily against future development in this area – just need to be very thorough with flooding and drainage assessments and how to mitigate. They said that they felt development on this site is probably inevitable but the developers should realise that the natural drainage in the area is very poor.
- They would be more relaxed about the development going ahead if they thought that sufficient drainage/mitigation measures would be delivered properly and that development on the floodplain is avoided, together with the necessary upgrades to existing culverts, swales and sewers being undertaken and the provision of new balancing ponds etc as part of the proposed development.
- Residents also said that the proposed development will need to include significant flood mitigation and drainage measures (over and above normal) to ensure situation doesn't get any worse and, if possible, improve the existing problems.
- They said that existing development in the area had not been properly 'thought through' and has inadequate drainage. They said that the older housing in this area lies on higher ground so flooding would not have been so much of an issue when it was built. The fact that the newer and proposed housing in the area lies on lower ground, together with climate change etc, means that flooding and drainage are now much more of an issue in this area.
- Some residents said they had no confidence that any future development will be any different and drainage/flooding problems will only get worse for them and future residents.

Accountability

- Residents asked whether developers just try to mitigate potential flooding and drainage issues for new dwellings, or whether they also consider existing dwellings and how they might resolve existing flooding/drainage issues for them?

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- There was a feeling among some residents that developers just build the houses and move on. No-one is accountable when issues such as flooding arise later.
 - Concerns as to pressure on land to the east of the proposed site – will development just continue to encroach further and further east? Does the Consortium own the land to the east of the site and are there any plans to develop this land in the future too?
 - Insurance worries – who is liable once developers have left?

New Town

- New Towns would be a fresh canvas and easier to deal with than the proposed development location where there are already problems such as the low-lying Poppy Ridge Estate and associated flooding issues. At an earlier consultation some residents said they would rather a New Town – comments have just been ignored with proposals such as this coming forward.

2.3 Environmental Matters

Public Open Space

Hardingstone

- Residents said that the County Council had promised a 400 meter buffer zone along the Warren. The need for a buffer zone along the Warren and Newport Pagnell Road was stressed, as was the need to retain the village character of Hardingstone. Allotments were considered a good idea as were tennis courts, although it was thought that other sports pitches could potentially be noisy.
- However, some residents did not like the idea of playing fields and allotments for the buffer; preferring just usable open space. The potential safety and security issues of this were discussed. Residents also insisted that the 35 per cent undeveloped land should exclude the flood plain.
- The question of cemetery provision was raised with some residents saying that they believed Northampton Borough Council has considered land behind the Warren as a suitable location for future provision.
- Questions were raised about the retention of the public footpath within the English Partnerships area. Would access still be available?

Wootton Fields

- Residents confirmed that there wasn't any public open space in the 'Poppy Ridge' development. They suggested that new development should locate playing fields along the boundary of the existing Twigden application to ensure good access for Poppy Ridge. They complained that there was only a 14 metre buffer between existing houses on Poppy Ridge Estate and those proposed as part of Twigden Homes' scheme.

Skyline

- The impact on the skyline was discussed. Queries were raised about why the preservation of skyline policy had been removed.
- The issue of 'overlooking' along the Twigden application due to a drastic change in levels was discussed. They enquired if there were any building guidelines relating to overlooking and privacy that could stop the application going through.

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- The impact of the new development on the existing skyline was discussed.

Access

- Questions were raised about whether the narrow strips of land under English Partnerships ownership along the Warren will be used for vehicular access.

Solifluction

- Questions were raised about appropriate testing - how will it be tested, by whom and when? Residents were assured that no building will go on site without proper testing. 'Twigden Homes' was criticised for not addressing this in the outline planning application.

Energy

- Some residents suggested that there should be a wind farm instead of any residential development with the suggestion that the wind turbines be located along the M1 or along the Hardingstone ridge. However, other residents whilst being positive about renewable sources of energy, were not sure about wind turbines and the noise and visual impact. Others said wind turbines were fine but only along the M1.
- Discussions also included details about the Code for Sustainable Homes and what it means in terms of CO2 reduction. Solar energy, combined heat and power plants as well community involvement in these, received a positive response. Concerns over the height of the wind turbine included within the ASDA planning application near Great Houghton were voiced.

Archaeology

- Concerns were voiced about how the masterplan will incorporate archaeological finds within the site. Residents wanted to know what the archaeological surveys had revealed and if there were any important findings. These were discussed. Residents mentioned that better notification of things like the archaeological trial trenching should have been provided as people thought that they were digging to put the foundations down.

Ecology

- Residents asked what was being done about the existing 'back garden' ecology and some mentioned that they had seen great crested newts and badgers. They were concerned that wildlife would move away from their gardens. They questioned what would happen to the hares and skylarks found in Brackmills Woods and asked how the ecology of the agricultural fields would be retained.

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- Residents voiced their concerns over loss of ecology in the area due to the impact of 4,500 homes.

House types and density

- House types were discussed briefly. Residents voiced their concerns over building heights as well as higher density areas within neighbourhoods.

Country Park and Pocket Parks

- Residents queried the Consortium's intentions for the pocket park south of Little Gap Spinney and the open space along the western boundary. The intentions for the floodplain were queried too and residents were happy with the idea of creating a country park.
- Residents suggested that they would like to see a circuit of leisure walks and cycle routes to provide a nice day out for the family linking Brackmills Wood with the proposed floodplain/country park.

Other Issues

- Residents also mentioned that the area north of Newport Pagnell Road was a conservation area. One of the residents promised to provide further information.

Trees and Structural Planting

- The British Standards for Trees were discussed with respect to exclusion zones around existing trees during construction. Residents asked whether structural planting will be delivered prior to construction beginning on site and what kind of species will be used – native or fast growing.

Planning

- In one of the groups, the discussion was essentially about the principle of development in this location with regional and local planning policies and documents being discussed in detail. Although they thought that landscaping and other environmental considerations could help make a nicer place, they did not want to discuss details as they were opposed to the development itself and asked that this point be noted.

2.4 Community Facilities and Amenities

Education

- Across the groups there was a strong feeling that while three primary schools would be appropriate to accommodate growth in this area of Northampton, secondary provision was lacking. Residents said that Caroline Chisholm School was at capacity and questioned where children of secondary school age would go once they had completed their primary education. It was feared that the new residents would increase competition for places at CCS. People also said that pupils would have to be bussed to other schools out of the area, causing traffic congestion.
- Residents said that a new secondary school would be needed in the area and asked if the new primary schools would be built as the housing goes in, not several years afterwards.
- There was a concern that building around CCS would limit its capacity to expand - and others said that CSS worked well at the size it was and if it were to expand could lose something of its character and its role as a wider community reference point. Residents asked what the Local Education Authority's position was on providing a new secondary school on site and asked if it would be appropriate to have one at the Hardingstone end.
- Some people said that they were concerned that affordable housing and high density would lead to a decline in educational standards by attracting more families and children with 'problems' to the area. Others pointed out that just because people were not owner occupiers did not mean that their children would misbehave.
- It was said that Wootton pre-school is over subscribed and that any new development should include pre-school facilities, not just nurseries.

Sport Facilities

- Residents said that they would like to see a proper leisure centre on site including, ideally, a swimming pool and tennis courts. They said that this was important especially for young people who didn't have anywhere to go at night. Although there are good facilities for team sports in the area, for example at CCS and at the Wootton Community and Sports Centre, people said if you don't want to actually join a team, it can be difficult to find times when they are not booked up. Requests were made for informal playing pitches and a skate park. It was also mentioned that the Consortium should look at sports facilities for girls – not always football pitches which tend to suit boys.
- The question of management was also raised – who would be responsible for running new facilities – the council or a private company?

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- Play areas for younger children were also requested. Residents said that there was a lack of such facilities in much of the new build that has taken place in the area. The Consortium has been given a series of photographs from play areas in other parts of the country which residents would like to see as part of any future development.
 - A large 'village green' type space was suggested together with a cricket pitch and a bowling green.

Community Facilities

- It was mentioned that as the population is ageing, the development should seek to incorporate facilities for older people as well as children and young people. This included thinking about providing sheltered accommodation, bungalows and a community centre to enable community activities to take place.
- Residents also stressed the need for a good quality pub/restaurant, ideally one along the river; one that could form a destination for the cycle/walking circuits. They also suggested activity-led facilities for teenagers in the area, for example climbing walls.

Medical Facilities

- There was considerable concern over health care provision. Many residents said that the local GP surgeries were not accepting new patients and the same was said for NHS dentists. Some residents said that they had a round trip of some 18 miles to visit their GP. Northampton hospital was said to be 'heaving' with a combination of a growing yet ageing population. The groups wanted assurance that the Consortium would be in discussions with the Primary Care Trust over this issue and that a medical centre would be provided on site. The PCT document 'Vision for the Future' was referred to.

Retail Provision

- There was some discussion about the type of retail provision needed in the area. Tescos at Mere Way is at capacity, although there wasn't any strong feeling one way or another as to the type of supermarket needed or its location. It was felt that, in addition to any 'supermarket', small, individual shops should be encouraged and that such areas must be well lit and designed so as to discourage anti-social behaviour, especially in the evenings.
- Residents felt that a post office would be needed as part of any new development and said that there were already enough estate agents and takeaways in the area.

Jobs and Employment

- Residents asked where the jobs were coming from to support the new development. While there was acknowledgment of the location near Brackmills and Grange Park employment areas, people said that companies don't select

people on where they live. They also said that the location was very attractive for people commuting to Milton Keynes where there are more, better paid jobs, with Northampton having cheaper housing. A reconfiguration of Brackmills to allow for intensification of employment opportunities was thought to be a good idea which could go some way to alleviating the above point. However they also said that they didn't want to see only low paid warehousing jobs.

- Residents also asked whether there would be opportunities for local employment during the construction phase and what types of jobs would be created on the development itself.

3. Conclusion and Next Steps

This report summarises 32 separate discussions over four topic areas and has produced a range of detailed issues for further thought and discussion. The Consortium will respond to all points raised at the end of the consultation process in a separate report.

The general themes that emerged include;

- An overall feeling that Northampton is having to accommodate too much growth, with a number of those present calling for a new town along the lines of Milton Keynes. If development is to go ahead then the following were seen as key issues;
- Need for secondary school provision in the area as Caroline Chisholm School is over-subscribed
- Need for 'upfront' infrastructure delivery – including roads, public transport provision, education, youth provision and health. Would like to see this development learn from past mistakes, encouraged by the early stage consultation
- Assurance over and mitigation against future flood risk, together with improving the current drainage situation especially in Wootton Fields.

Engage Planning invited 2,500 households to the February residents' workshops and 140 people attended. A further workshop is being organised for April and a public exhibition is being held over the third weekend in April to enable those who have not attended a workshop to see and comment upon the proposals.

4 Appendices

4.1 Workshop Invitation Letter

8 January 2008

Invitation to Residents' Workshop

Dear Resident

I am writing to invite you to a consultation workshop on behalf of David Wilson Homes, English Partnerships, Harcourt Developments, Martin Grant Homes and Twigden Homes (the Consortium).

As you may be aware, the Consortium controls land to the south-east of Northampton and the area has been identified as a possible location to accommodate future growth in the area. Please see enclosed leaflet for further details.

The workshop is being held in order to hear the views of local residents and to gain an understanding at an early stage of the key issues affecting the area. It will start with an initial presentation outlining the background to the proposals. Following this, participants will break into groups to discuss the issues in more detail, together with a member of the project team. In this way we hope to gain as much feedback as possible from residents and use the thoughts and ideas generated to shape any future development in the area.

There will be two three hour sessions, one on Saturday 2nd February starting at 9.30am and one on Saturday 9th February starting at 2.30pm. You are welcome to come along 15 minutes beforehand for registration. They will be held at the Wootton Community Sports Centre, Curtlee Hill, Wootton, Northampton NN4 6EX.

In order to ensure participants have the opportunity to express their views in small discussion groups, we will need to limit the number of participants for each session. Therefore, please note that places will be allocated on a first come first serve basis.

If you would like to attend, please confirm your place by contacting Rachel Carson on 07904 970500 or via email rachel@engageplanning.co.uk by Friday 25th January, stating which session you wish to attend. You may also confirm by sending a letter to Engage Planning at the address below. If necessary we will arrange a further session.

Following the workshops we will be organising a public exhibition and you can also comment via the website www.engageplanning.co.uk/wootton. You are also welcome to pass any comments on to me directly by phone, email or letter. If you have any questions, please feel free to contact me. I look forward to hearing from you.

Yours faithfully

Rachel

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4.2 Appendix 2 Project Team

The Consortium

- David Wilson Homes
- English Partnerships
- Harcourt Developments
- Martin Grant Homes
- Twigden Homes

Consultants and their roles

- | | |
|--------------------------|------------------------------------|
| • JB Planning Associates | Lead consultants/Planning |
| • Woolf Bond Planning | Planning/Strategy |
| • LDA Design | Masterplanning, Landscape, Ecology |
| • TA Millard | Transport, Drainage, Utilities |
| • Cyril Sweett | Energy and Sustainability |
| • CgMs | Archaeology |
| • EFM Limited | Education Consultants |
| • Engage Planning | Community Consultants |