

## MILTON MALSOR PARISH COUNCIL

### ENORMOUS COMMERCIAL DEVELOPMENT PROPOSED IN OUR PARISH

Dear fellow villager,

Howdens (the kitchen and joinery company) say they need to plan for future expansion and move from Brackmills. They want an enormous site (many times their present one) which is entirely within Milton Malsor Parish, (for the impact on our Parish see plan enclosed). The site will be their main manufacturing plant and distribution centre for the whole of the country.

Howdens organised leaflets to be delivered to Roade, Collingtree Village, Collingtree Park and Grange Park - but not Milton Malsor.

Fortunately, Parish Council members were alerted and attended the 'public consultation' on July 16th. Since then we have obtained the attached leaflet which is being delivered to all Milton Malsor residents. A further 'consultation' is promised for Sept/Oct

The Parish Council totally opposes this proposal for many reasons:

1) It is contrary to the West Northants Joint Core Strategy (which has been agreed by experts after many years of public consultation and revision - all paid for by your taxes). The Core Strategy only permits small village development south of the M1; it has allocated land for companies like Howdens at Motorway Junctions 16 and 15A.

2) It is in conflict with the Milton Malsor Parish Neighbourhood Plan (NP) which you have overwhelmingly supported.

In our NP we allow limited housing at a defined site in the village, but require the parish to remain green. (The NP is on the Parish Council website and was submitted to South Northants Council in January 2014, to be incorporated into their new Local Plan)

3) The resulting growth of traffic (mostly heavy trucks) at Junction 15, and locally (650 employees in stage 1) would add to that generated by the 1000 new houses already approved to be built at the Collingtree Park, East Hunsbury site. Inevitably there will be light pollution affecting the area.

South Northants Council and the Joint Planning Unit both oppose this development - that is why it is not in the Core Strategy.

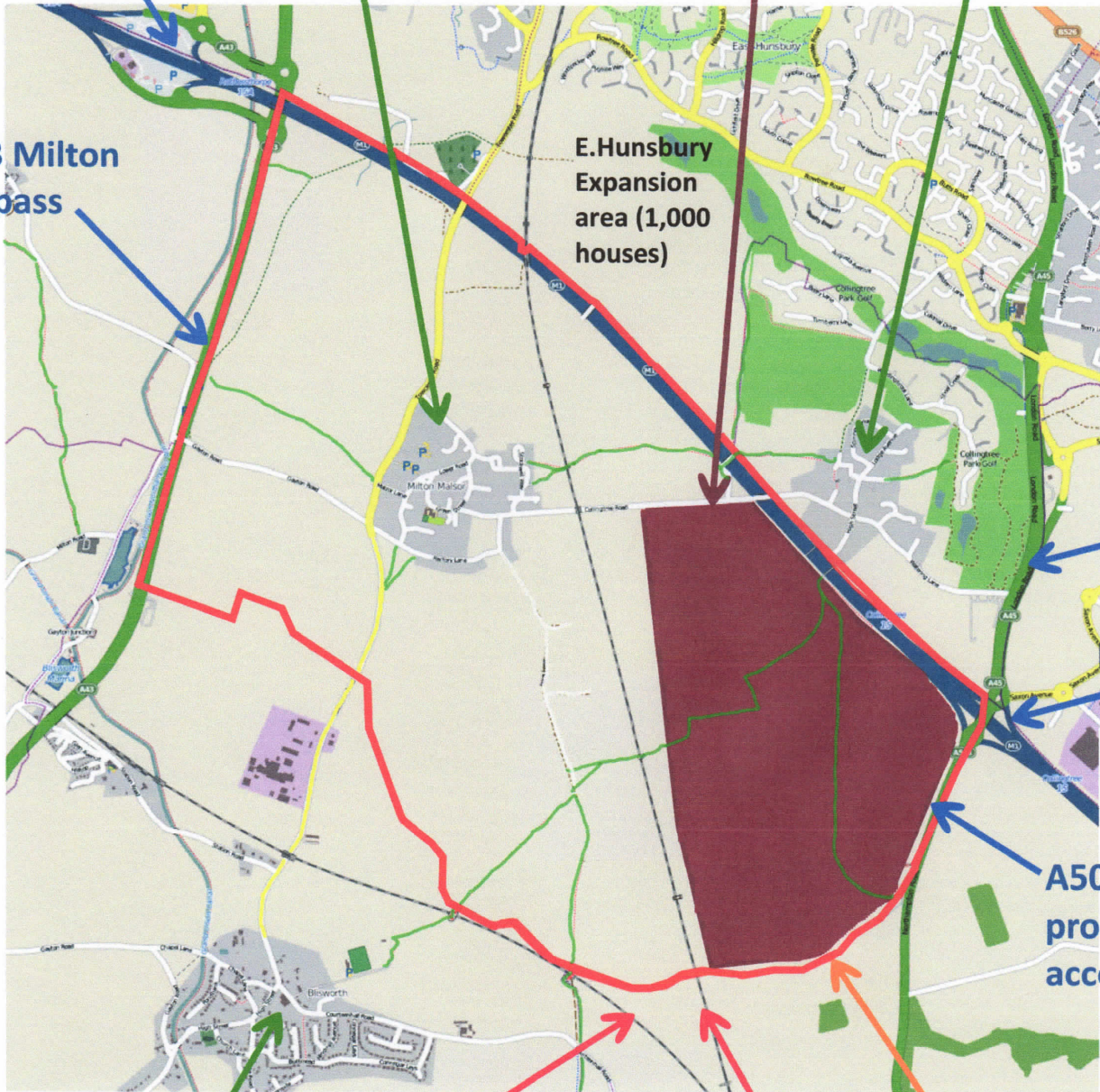
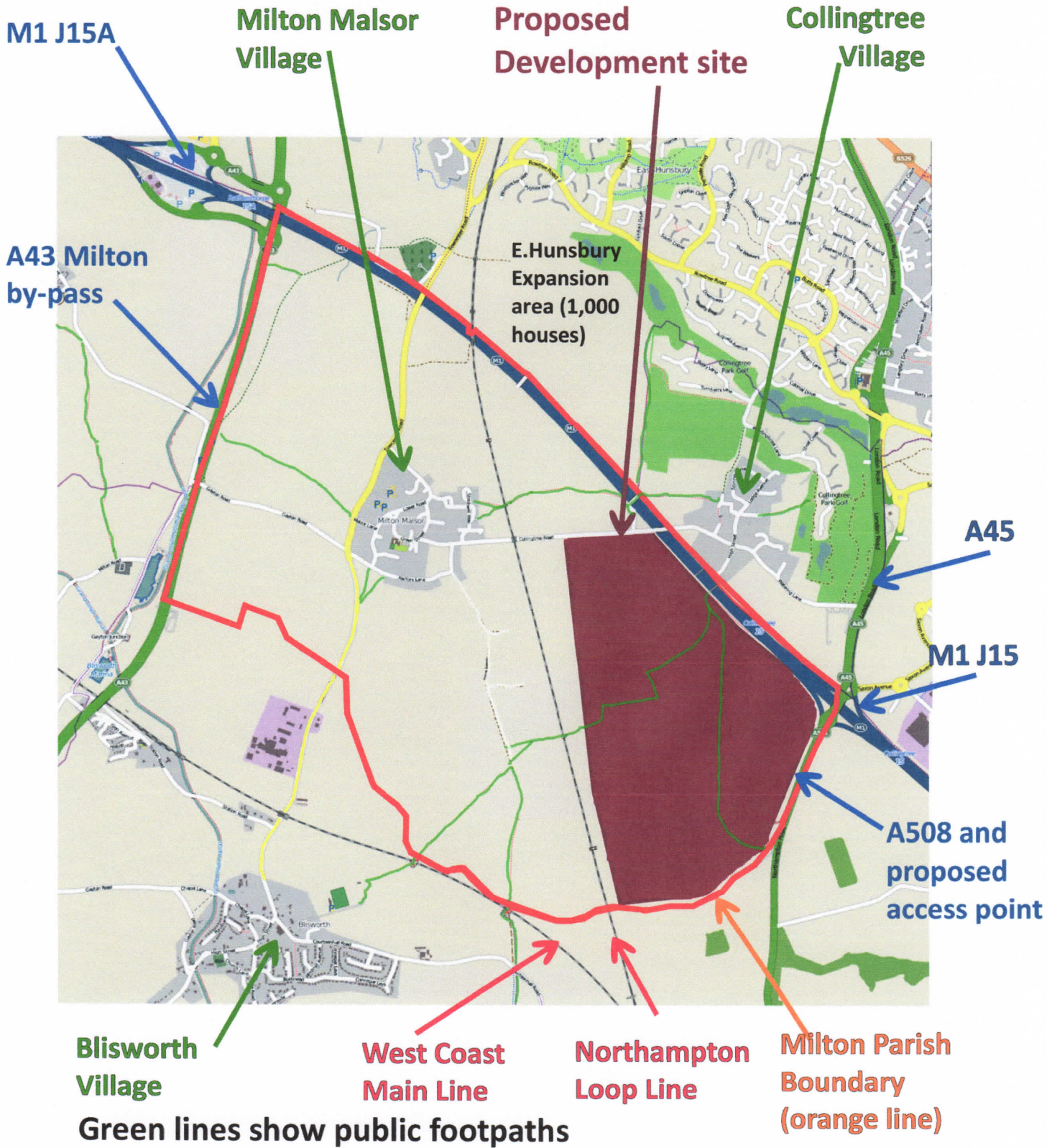
Examination of the Strategy closed in March 2014 and no comment from the Parish Council can now be accepted. The Inspector's report is due in 2 months.

HOWDENS have appealed to the Inspector to include their proposed site AND WILL ANYWAY SUBMIT A PLANNING APPLICATION LATER THIS YEAR. SNC, the JPU AND YOUR Parish Council and other villages will oppose it. At this time we will seek your support by means of a 'template letter' to all houses.

In order to let your initial feelings be known please respond to the web site given on the leaflet.

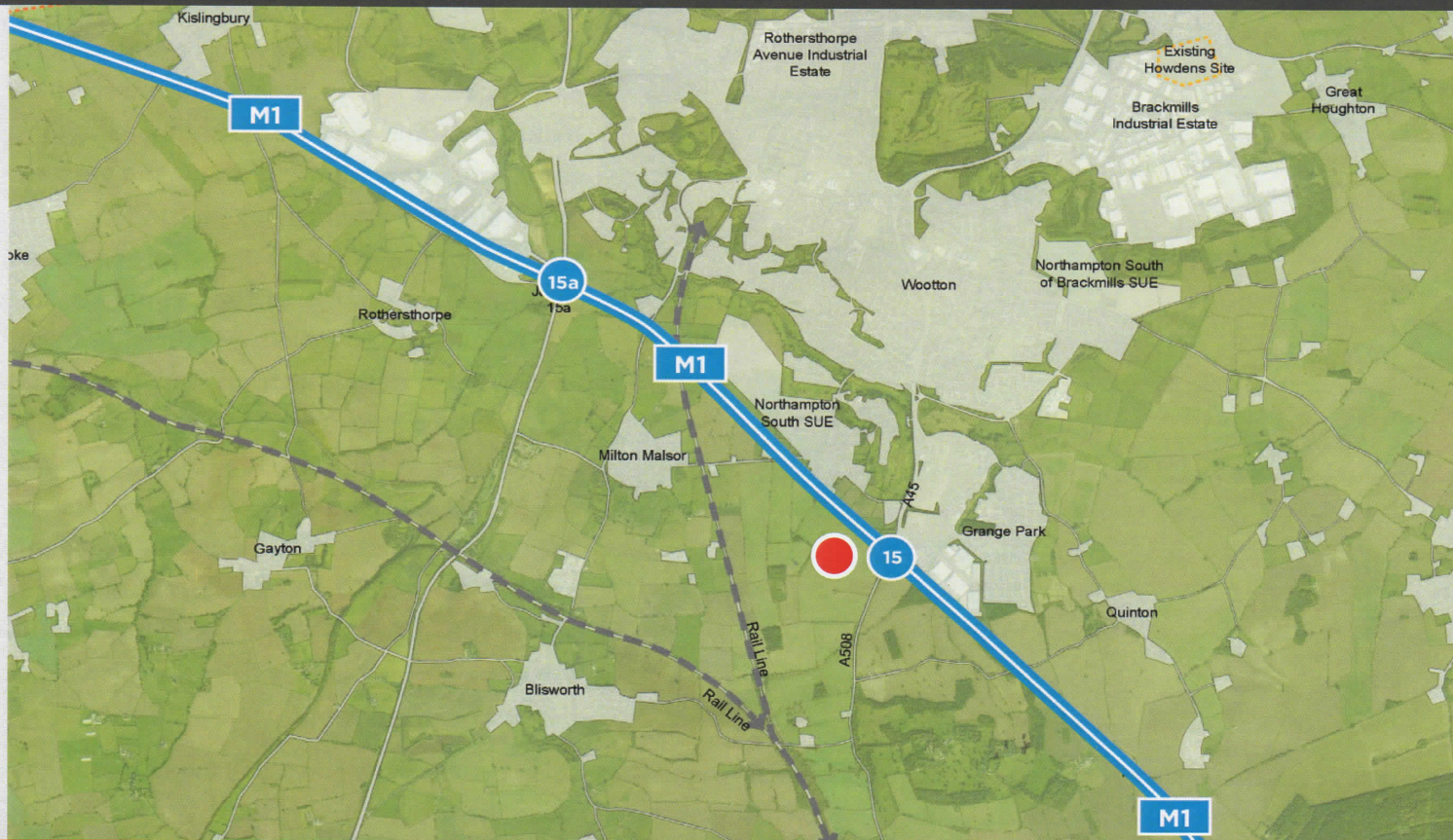
29<sup>th</sup> July 2014

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# PUBLIC CONSULTATION ON PROPOSED DEVELOPMENT

## HOWDENS at 'Northampton Gateway' Junction 15



Howdens Joinery Group Plc ('Howdens') and Roxhill Developments Ltd are working together to secure a new Northampton facility for Howdens. Howdens is an established major employer in Northampton, employing around 650 people locally in its national distribution centre currently based at Brackmills. Further employment growth is expected.

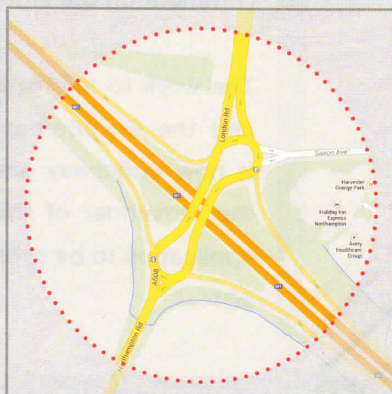
The company is the largest supplier of kitchens in the UK, and keen to remain in Northampton as business continues to grow. However, the current facility will be inadequate for its future requirements, and following a rigorous search the company has identified the above site as the only location capable of accommodating a new national distribution centre in Northampton.

### WHAT IS PROPOSED?

Howdens is proposing a major investment in a new development at this site adjacent to Junction 15 of the M1 to enable and support continued growth.

Howdens needs a new, larger national distribution centre and will require in excess of 2 million sq.ft of floorspace. The proposed buildings would be set within a high-quality landscaped site, which would provide significant screening to and from the site from surrounding areas. See over for further details.

As part of the proposals, Junction 15 would be comprehensively improved to not only ensure appropriate access to the site, but also to resolve current capacity and congestion problems at the junction. The existing junction is shown on the right.



### PUBLIC CONSULTATION

An exhibition was held on Wednesday 16th July at the Hilton Hotel J15 which was extremely well attended.

In order to make sure all local residents and businesses are aware of the emerging proposals, this revised leaflet has been distributed.

A planning application will be made before the end of the year and a public consultation exercise is currently underway and will continue over the next few months. **A further exhibition is also being planned for September 2014.** Information about the emerging proposals can be viewed at the following project website:

[www.northampton-gateway.co.uk/howdens](http://www.northampton-gateway.co.uk/howdens)

**Comments are invited by 22nd August 2014 if possible.** The public will be able to discuss the proposals and make comments at the exhibition. Comments can also be submitted via the website, and to the following email address: [info@northampton-gateway.co.uk](mailto:info@northampton-gateway.co.uk)

# PUBLIC CONSULTATION ON PROPOSED DEVELOPMENT

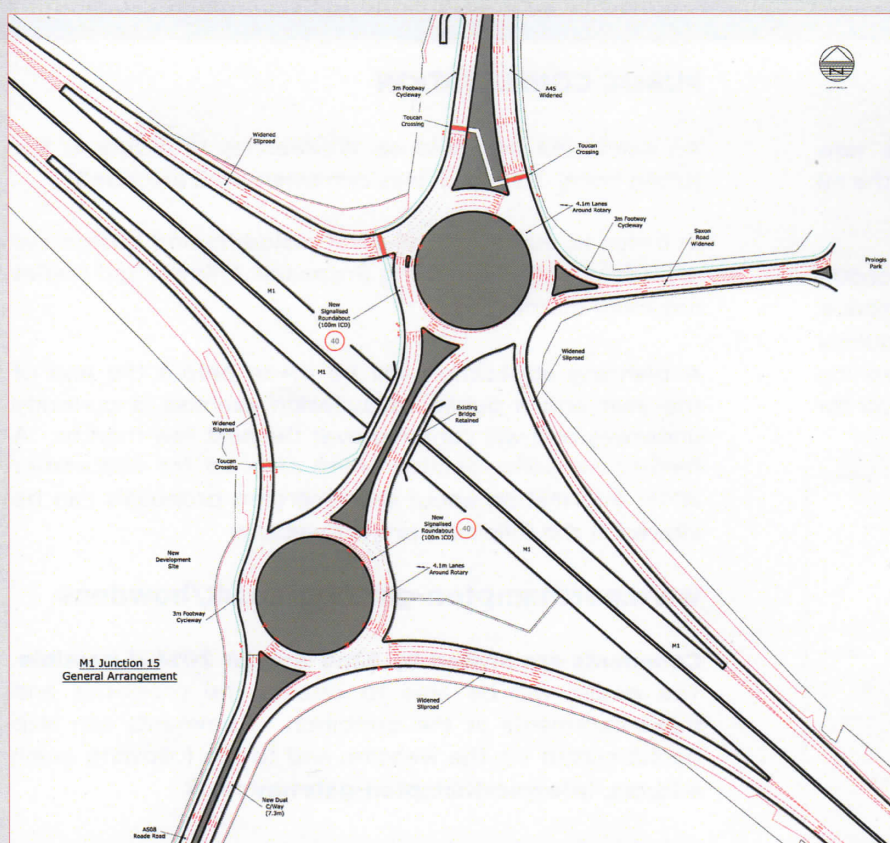
## HOWDENS at 'Northampton Gateway' Junction 15



Howdens are keen to develop a high-quality new facility. The emerging masterplan includes significant landscaping, including substantial new planting along the western and southern boundaries in particular. A Transport Assessment is underway to assess the transport effects of the proposals, but the development would deliver significant improvements to Junction 15. The A508 between Junction 15 and the site will also be dualled as part of the proposals. The proposals will also ensure the site will be accessible to both cyclists and pedestrians, as well as public transport. More details about the proposals are available on the project website, and will be on display at the public exhibition.

The site is physically well contained by existing features on the ground, including the M1 to the north, and the railway to the west, with the A508 providing the eastern boundary and the proposed point of access to the site.

A range of technical and environmental studies are underway to inform our emerging ideas about the development of this site, and an Environmental Impact Assessment is being undertaken. This includes, for example, extensive Ecological surveys to understand the characteristics of the existing site, and to inform decisions about the provision of new and replacement habitats where appropriate.



The applicants are exploring ways to improve Junction 15 with a view to helping eliminate peak hour congestion. The plan opposite shows one potential solution currently being considered.

### INDICATIVE TIMETABLE AND NEXT STEPS

The public consultation exercise being held in July will be an early opportunity to view and comment on the emerging proposals.

The work to inform the planning application and the Environmental Impact Assessment is now underway and will continue through the remainder of this year, with a planning application to be submitted before the end of 2014.