

MILTON MALSOR

NEIGHBOURHOOD PLAN – SECOND CONSULTATION

THE PARISH COUNCIL'S Neighbourhood Plan was explained in the summer issue (no.37) of the Parish Council Newsletter at the end of July 2012. A copy of this article is included in this document.

The plan includes a proposed 'Development Area' situated between Barn Lane and Collingtree Road.

The meeting of Milton Malsor Parish Council on 10 July was well attended by residents. A number of questions were raised about the Neighbourhood Plan. The meeting also heard a landowner say that they may resubmit their previously rejected housing development between Stockwell Way and the railway line.

The Parish Council has considered three possible sites for further housing as follows:

1) The site between Stockwell Way and the railway line:

The layout provided at the 10 July meeting was the same as the planning applications previously submitted in July and November 2009 which were both refused by South Northants Council. (SNC). At subsequent appeals, both were also dismissed by the Planning Inspectorate.

The landowner resubmitted a similar application for planning permission for a third time. This included an offer to the parish council of the remainder of the field at a peppercorn rent. The Parish Council opposed this new application and it was unanimously rejected by SNC's Planning Committee.

2) Lower Road

It was suggested that this be developed rather than the proposed Barn Lane /Collingtree Road site.

The current West Northamptonshire Joint Core Strategy Local Plan does not allow Northampton town to be extended south of the M1 Motorway.

The parish council fought long and hard for this outcome. However, we cannot be sure that this will continue to hold good in the light of the Localism Act's 'presumption of development'.

Unless there are very sound reasons, development will ALWAYS be approved and the options taken out by developers on land surrounding our village will be implemented (*see typical enclosed plan from a few years ago on the back page*).

From the Northampton Road, Milton Malsor still retains the look of a rural village. It is important to keep the first entrance to the village at Lower Road as green as possible. Housing on the open side of Lower Road could open up the whole field for development.

The parish council have always considered it prudent to maintain as big a gap as possible between our village and Northampton.

For this reason the parish council does not want to build on this site and does not support development on land along or behind Lower Road.

3) Barn Lane / Collingtree Road

This location was first considered as a Development Area by the parish council when SNC advised that they were negotiating land for the affordable housing.

The parish council has been progressing the building of affordable housing in the village for seven years following a housing survey. The parish council believes that the findings of this survey are well supported by the village and plans are now in preparation.

The parish council is now also faced by the need to produce a Neighbourhood Plan. This will ensure the parish retains control of development. It will protect our village from mass housing but allow limited growth.

The parish council considered that it was also better to place some 'market housing' adjacent to

the 'affordable housing' in the proposed Development Area.

This approach has the advantage that, by putting market and affordable houses together, it will help balance the village environment and enable a better overall quality.

The proposed location also serves to bring the village centre back towards the village park and church. It also has the advantage of being well away from the Northampton Road. As it is confined by the football club and railway line, the site is also not attractive for further extensions.

This 'grouping together' will allow a small 'village green' to be incorporated as part of the market housing, and so help enhance this corner of our village.

Affordable housing.

Concern was raised at the meeting on 10 July that such housing does not always go to those with clear village connections.

The parish council feels strongly about this issue and will do all it can to ensure that those who meet the proper criteria have priority to such housing.

The housing will be available through SNC's development office, and this will be handled by the Northampton Rural Housing Association.

Affordable housing will be available for at least 40% of the proposed Barn Lane/Collingtree Road development.

CONCLUSION

The Stockwell Way proposed housing development could be appealed and may, or may not, get planning permission.

This is a decision for an Inspector and not within the parish council's control.

The parish council's priority is to get a Neighbourhood Plan in place as soon as possible. We cannot afford to wait.

The parish council will therefore continue to support the proposed development area as set out

in the summer issue of the Parish Council Newsletter.

The parish council considers that it is the best certain, long term plan for maintaining Milton Malsor as a village separate from the town and other villages.

Our choice is stark:

EITHER

to have a Neighbourhood Plan in place, accept limited additional homes as proposed and take control of future development in our village and Parish.

OR

to have no Neighbourhood Plan, and leave developers with a free hand to fill up our fields with random housing at locations of their own choice.

We therefore urge you to SUPPORT the Parish Council's proposal for a development of about 30 homes, of which 15 will be affordable, on land on the proposed Barn Lane/Collingtree Road site.

———— PLEASE ACT NOW ————

To assist you a 'template' letter is enclosed – all you need to do is write your name, address and the date on the top right hand corner, sign and return to our Parish Clerk in the pre-addressed, stamped envelope.

Alternatively you may prefer to write your own letter which you can post, or send by e-mail to our Clerk at: **a_addison@btinternet.com**

Thank you in anticipation of your help and support.

PLEASE NOTE: anonymous and/or unsigned letters cannot be accepted.



Proposed Development Area

Shaded and outlined in red

The following article is reproduced from the summer 2012 issue of the Parish Council Newsletter.

IN the last newsletter we set out the process under the new Localism Act which leads to the need to produce a Neighbourhood Plan for Milton Malsor. IMPORTANCE

The importance to the village of this plan cannot be over estimated. It is also important that all our parish residents take part in the construction of the plan.

It will supercede the original parish plan which was published in 2005. A big difference this time is that it will carry significant legal status.

This plan will cover the entire parish of Milton Malsor which stretches over a large area - not just the built-up part of the village (*see the map below for the extent of the parish boundary*).

The parish council has advised South Northants Council (SNC) that it will prepare such a plan for our parish, and this has been accepted.

FUTURE VILLAGE HOUSING

Fellow parishoners: as we are in a designated development area, government has advised that we need to accommodate some further housing within the parish.

If we opt for no increase at all our neighbourhood plan will not be looked upon favourably.

If our neighbourhood plan - our neighbourhood is the Parish of Milton Malsor - fails to add further homes it may be rejected - either by South Northants Council or at the independent review stage which follows.

This rejection would be before it could be put to a referendum at which you will be able to vote on whether to accept it or not.

RISK OF DEVELOPMENT

If, at any stage, our plan is rejected we will be exposed to the threat of mass housing.

This could leave Milton Malsor at risk of becoming connected to Northampton or a neighbouring village.

In a detailed, house to house consultation, carried out for the 2005 parish plan, 95% of parishioners were against this.

To protect the integrity and character of Milton Malsor, a village of about 320 dwellings, we need to agree to the government's wishes and thereby get our neighbourhood plan accepted.

PROPOSED NEW HOUSING OF 30 NEW DWELLINGS

To do this the parish council proposes that you accept a maximum 10% increase in housing within the parish boundary. *(An increase above 10% is undesirable as it may impact unfavourably on essential village based services, the school, foul and storm water drainage, traffic density, medical services and so on.)*

The recent 'housing needs survey' identified a need for 16 affordable homes, most of which will be two storey maisonettes. A site for these affordable homes - probably off Barn Lane - is currently under negotiation by SNC.

The parish council is proposing that 14 new marketable houses (with design and layout compatible to the village environment) are also built at the same site. This would bring the total of new homes to 30 - or 10% of our present housing stock. (See plan on page 7 for the approximate area of proposed site).

The site could be accessed from either Barn Lane or Collingtree Road (or possibly both.)

EXTENSION OF VILLAGE CONFINES

As the present 'village confines' (*see plan on page 6 for details and explanation of the existing confines*) are almost full, we will need to extend them. This extension will include the proposed new site off Barn Lane when the full extent of this site is finalised. Outside these extended village confines no further housing would be allowed within the parish boundary for a period of 15 years.

This means that Milton Malsor will grow by a total of about 30 homes.

However, it also means that it can be kept as an isolated, rural village in the surrounding parish area which will remain as farmland.

PARISH COUNCIL RECOMMENDATION

The parish council recommend this compromise solution. It will be legally binding and valid for 15 years. The parish council considers that this provides the best possible long term future for our village and parish.

PARISHIONERS VIEWS NOW SOUGHT

The parish council has already begun to prepare our neighbourhood plan of which housing is an

important element. To make the plan acceptable to South Northants Council we must have parishioners' views on the future of the village.

THE FINAL STEPS TO APPROVAL

We then not only need to get the proposal through SNC. It also needs to get past an independent check. Thirdly, we must also get at least 50% of the votes cast by parishioners - those registered to vote in local and national elections - at a referendum on the plan. If just one of these steps fails, the plan could become null and void and the consequences of this could be quite serious for the village.

CONSEQUENCES OF FAILURE

In this event, developers would be free to make their own neighbourhood plans.

From master plans we have already seen, this could result in filling our parish with houses and change Milton Malsor into an urban area - potentially a suburb of Northampton as has happened to many other villages.

Milton Malsor would no longer be the ancient, pleasant, rural village surrounded by open countryside which we all value so much. Located close to Northampton, our village and parish are very attractive to developers, and thus extremely vulnerable unless protected by planning policy.

WE NEED TO HEAR FROM YOU

We need to hear from as many of you as possible. A 'yes' or 'no' to the following question is enough, together with any further views you may wish to express:

'Would you support a neighbourhood plan for Milton Malsor Parish which adds about 30 new homes to the village - at the location specified in the plan on p.7 - but prohibits further development in the parish for the next 15 years?'

Please take the time to let us know - either 'yes' or 'no' by either contacting our clerk, Mrs Ann Addison - contact details on p.3. Alternatively talk, write, or e-mail any parish councillor.

We cannot over-emphasise the importance of this matter for the village. It is vital that you respond

NOTE: If you wish to see the conservation area and parish area maps the summer newsletter issue is still available on the parish council website: www.miltonmalsorparishcouncil.org.uk

A PDF version of this document will be available on our parish website - this can be viewed at larger sizes to assist with residents with impaired vision or to view the maps in greater detail.

MILTON'S PLANNING BATTLES

WON AND LOST IN THE LAST 20 YEARS OR SO

NEW SCHOOL What is now Caroline Chisholm School at Wootton, was proposed for a site in open fields between Milton and Blisworth. It now has 1,800 students - imagine the impact of that on the village.

A NEW PARKWAY STATION at Blisworth was proposed close to the site of the old Blisworth Station with a car park stretching from Blisworth to Gayton Road. The county council has recently suggested a station south of the town at Blisworth, Roade, Hunsbury or Weedon. One to watch!

LUFF SNC admit the operation of this business in Gayton Road is illegal but SNC refused to take enforcement action and have asked the operators to install landscaping?

WAREHOUSES IN GAYTON ROAD This was soundly defeated.

CATTLE MARKET IN GAYTON ROAD was another proposal which could have generated much traffic. Thrown out.

SANDPIT One we lost, but no one has rushed to develop the site and difficult access to it over the railway line may kill it.

KEEPING NORTHAMPTON URBAN AREA NORTH OF THE M1 So far we have succeeded in preventing the town sprawling over our green fields but it is a battle that will no doubt continue.

A43 BY-PASS (1991) A long time in coming and Blisworth has been the major beneficiary. Although traffic, especially HGVs has reduced, there are still accidents, some fatal, on the stretch of road through Milton and on to Blisworth. The village is still a rat-run especially during the rush hours.

REDUCED SPEED LIMIT ON TOWCESTER ROAD The blind bends and junctions in Milton had a 60mph limit before 2001. The reduced 40mph limit has not stopped accidents completely, including several fatal ones, but none as bad as the 1976 accident which killed four people.

NEW ROAD FROM M1 JUNCTION 15 TO 15A A speculative suggestion for a road looping from junction 15 and roughly mid-way between Blisworth and Milton joining up with junction 15A. It would have obviously enveloped and destroyed the two villages as separate communities. For the time being, Northampton's expansion remains north of the M1 and to the west.

7.5 TONNE WEIGHT LIMIT The village is still a rat-run to the A45, but at least not for HGVs scraping through our narrow streets.

VILLAGE PARK Speaks for itself - a budgeting, planning and lobbying success.

ROAD RE-SURFACING Most of the village was re-surfaced by the county council.

TREE PLANTING This continues and is now beginning to show benefits.

PARISH NEWSLETTER AND WEBSITE How could we communicate without them?

LOWER ROAD FOOTPATH AND LIGHTING Installed as part of the Chestnut Close development.

RECYCLING PLANT Planned for the old sewage works at Blisworth - Highways changes seem to have killed this.

TRAFFIC CALMING Speeding and rat-running still on the agenda, especially for Collingtree Road and Rectory Lane.

DOG WASTE BINS A major health benefit and thanks for using them.

MOTOCROSS Can still be a problem if the wind is blowing the wrong way but a vast improvement with the new management.

HOUSING OFF STOCKWELL WAY Planning consent refused.

