

# MILTON MALSOR PARISH COUNCIL

Clerk to the Council: Mrs. Ann Addison - Tel:01604 858226 - E.Mail: [a\\_addison@btinternet.com](mailto:a_addison@btinternet.com)

## To: ALL RESIDENTS FOR YOUR URGENT ATTENTION

**Once again the Parish Council finds it necessary to ask you as residents to respond to yet another development threat to the village - however it is very important that you do so!**

In July 2009 South Northants Council (SNC) received a planning application for **25** residential dwellings on land outside the village confines, off Stockwell Way. This was refused planning permission on the grounds it is contrary to SNC's Interim Rural Housing Planning Policy. The applicant then appealed against this decision, which the Inspector dismissed following a public hearing in January 2010.

The applicant submitted another planning application identical in every way to the previous one, which again, SNC refused planning permission on the same grounds as before. **The applicant has now lodged another appeal against this decision**, which this time, the Inspector will consider only as a written appeal, instead of at a public hearing. **This means only written submissions received will be considered.**

Although the Parish Council and over **130** residents have already written to SNC strongly objecting to this proposed development, **it is essential to write again, this time to the Planning Inspectorate**, so the Inspector can take into consideration residents objections.

We have continuing support from SNC who are writing to the Planning Inspectorate to object, the Parish Council will also write strongly objecting on the grounds:

The proposed site for housing in Stockwell Way, is next to land allocated for quarrying sand which would increase the dust, noise and disturbance nuisance for residents in a new housing development in such close proximity to the quarry. This is stated in the quarry site assessment as follows:

*"The villages of Milton Malsor and Collingtree are both within 200m of the site with adverse impacts and nuisance affecting residential amenity including potential for dust nuisance - there are residential dwellings within close proximity of the site".*

The proposed housing development is within 200m of the allocated sand quarry site and is next to a very busy railway line - so **the impact of noise and dust would be appalling, thus devaluing the wellbeing, quality of life and amenity value for all households - this would make life unbearable for residents!**

The access from Stockwell Road into Stockwell Way an area designated for sheltered housing, is narrow and is already difficult for 2 vehicles to pass in front of the entrance to Raynsford House which has lowered kerbs for wheel chair users and pedestrian access to the public footpath. This development of **25** homes will generate an increase in traffic possibly up to **50** vehicles and will compound the problem even further, thus making it **very unsafe for visitors to Raynsford House as well as pedestrians.**

**We, as a community, must prevent this proposed housing development from happening.** So in order to exert maximum influence Council Members ask every household to write in support of SNC & the Parish Council, as well as the residents in the Stockwell & Church Close. Your letter is important and will have a significant impact.

To assist you a "template" letter is attached - **all you need do is write your name, address & date on the top right hand corner of the letter, sign at the bottom, and post it to the Planning Inspectorate in Bristol to arrive by the closing date 8th September 2010 - please do not delay in sending your letter!**

**The more letters received, the greater our chance of success so if possible, please send a letter from each adult in your household - copies of the attached template letter can be printed by clicking onto our News section on our website: [www.miltonmalsorparishcouncil.org.uk](http://www.miltonmalsorparishcouncil.org.uk)** Alternatively, you may prefer to write your own letter and post or email to: [team2@pins.gsi.gov.uk](mailto:team2@pins.gsi.gov.uk)

Let us look forward to continuing our every day lives in Milton Malsor, where we are all privileged to live, without the **threat of unnecessary housing developments being imposed on us.**

Thanking you in anticipation of your help and support!

**Ann Addison**

Clerk to the Council  
13th August 2010

The Planning Inspectorate  
Room 3/22  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol, BS1 6PN

**For the attention of Mr Robert Nash - Case Officer**

Dear Sirs,

**Re: APP/Z2830/A/10/2133130/NWF - Appeal by Trustees of HC Sargeant deceased site on land off Stockwell Way, Milton Malsor, Northampton.**

I am writing regarding the above appeal following South Northants Council's decision to refuse planning permission for 25 residential dwellings - planning application S/2009/1091/MAO refers.

**I object very strongly** to the planning application on the grounds:

1) The proposed housing development is on land outside the village confines and is contrary to South Northants Council's Interim Rural Housing Planning Policy.

2) The proposed site is next to a very busy railway line, and is also within 200m distance from land allocated for quarrying sand. This would increase the dust, noise and disturbance nuisance for residents in a new housing development in such close proximity to both the railway line and sand quarry - **the impact of noise and dust would be appalling, thus devaluing the quality of life and amenity value for all households - this would make life unbearable for residents!**

a) It states in the quarry site assessment: *"The villages of Milton Malsor and Collingtree are both within 200m of the site with adverse impacts and nuisance affecting residential amenity including potential for dust nuisance - there are residential dwellings within close proximity of the site"*.

3) The only access to this site is through an area designated for sheltered housing in Stockwell Way. This development will generate an increase in traffic possibly up to **50** vehicles from Stockwell Road into Stockwell Way, which is narrow, and is already difficult for 2 vehicles to pass in front of the entrance to Raynsford House in Stockwell Way, thus making it **very unsafe for pedestrians**.

4) The increase in traffic will make it **very unsafe for elderly residents** in the sheltered housing, and also when using Raynsford House, which serves the purpose as a community centre for elderly residents in the sheltered housing, providing 24 hour laundry facilities as well as daily social activities. This facility is used extensively by elderly residents, some of whom are blue badge holders or are dependent on the use of motorised wheelchairs/scooters.

I also object very strongly to the quality of life being severely compromised at the expense of commercial enterprise, when more suitable sites for housing have been identified elsewhere within the South Northants District.

The Inspector is requested to view the access to Raynsford House in Stockwell Way, and also, the busy railway line, and allocated sand quarry site near the proposed housing development site in Stockwell Way.

Yours faithfully,