

PLANNING APPLICATION N/2013/1063

Land south of Rowtree Road and west of Windingbrook Lane, Northampton for 380 dwellings.

SUMMARY

Milton Malsor Parish Council (MMPC) note this application, which forms the first phase of proposals to build c.1,000 houses south of Rowtree Road.

MMPC is concerned about the traffic implications of this development. MMPC notes that, the applicant has not demonstrated that the surrounding urban and nearby rural areas in the South Northamptonshire Council (SNC) district can cope with the enormous increase in traffic generated by the total projected development, without significant effect on the quality of life in adjacent areas in West Hunsbury and nearby villages to the south.

DETAIL

There are currently four exits for traffic from the existing East Hunsbury development of which this development will form a part, namely:

1: Via the junction of Rowtree Road with Towcester Road which is at the bottom of a hill with a T-junction and a history of accidents. It is also the main route for access to West Hunsbury from the M1 junction 15 and the A45;

2: Via the junction of Clannel Road also with Towcester Road and also a T-junction and with a history of accidents. It is also a very busy junction as it is the main route for entry and exit for traffic from the south to the Tesco Extra store off Clannel Road;

3: Via the junction of Penvale Road with the west-bound Mereway dual-carriageway;

4: Via the flyover junction with the A45 which runs, at this point, to and from junction 15 of the M1 motorway, south towards the A508 single-carriageway road to Milton Keynes and north as the main access to the centre of Northampton and then to the eastern parts of the town and east to Wellingborough. At peak times the slip road on to the east-bound A45 is inadequate, and traffic joining the A45 can cause traffic to back up as far as the M1 roundabout. The southbound A45 up to the M1 junction 15 is also heavily congested with tail-backs up to the Queen Eleanor roundabout at peak times. The junction is also congested with traffic going to and from the large all-through school in Wooldale Road

There is a 5th 'unofficial' exit from the Tesco car park running from Clannell Road to the Mereway roundabout. This is used by vehicles 'rat-running' at peak times to avoid delays from Towcester Road on to the Mereway roundabout. This roundabout is only partially controlled by traffic lights, which work effectively at non-peak times, but at peak times leads to considerable delays to traffic from Towcester Road from both south and north directions.

The current route through the villages of Milton Malsor and Collingtree is used as a rat-run at peak times by vehicles heading towards the A45 and M1 junction 15. Part of this route has very narrow

sections with parked vehicles and children walking to and from school. MMPC would expect this to increase with the proposed development, and some form of traffic calming would be needed. Unlike Rowtree Road and Clannel Road there are a large number of houses directly on the rat-run through the two villages.

MMPC consider that traffic roundabouts are already needed at the junctions in paragraphs numbered 1 and 2 above, and will certainly be essential if the proposed expansion goes ahead.

The exits onto the A45 north and southbound need improvement. Improvement is mentioned in the documentation but without any details.

CONCLUSION

MMPC's view is that the current road structure explained above is inadequate at present, and certainly for the size of the development proposed by this application and the expected application for a further 600+ houses. MMPC have not seen any detailed proposals for handling the additional traffic from this scheme and future schemes. Up to this point MMPC have not been consulted about this development and only found out about it from a Collingtree PC website.