

# MILTON MALSOR PARISH COUNCIL

Website: [miltonmalsorparishcouncil.org.uk](http://miltonmalsorparishcouncil.org.uk)

*All correspondence to the Clerk – Mrs. Ann Addison  
The Paddocks, Baker Street, Gayton, Northampton, NN7 3EZ  
Tel: 01604 858226 & Fax: 01604 879360  
E.Mail: [a\\_addison@btinternet.com](mailto:a_addison@btinternet.com)*

5<sup>th</sup> March 2011

West Northamptonshire Joint Planning Unit  
PO Box 1022  
Northampton  
NN1 9EA

**Via email: [westnorthantsjpu@northampton.gov.uk](mailto:westnorthantsjpu@northampton.gov.uk)**

Dear Sirs

## **Re: West Northamptonshire Joint Core Strategy**

The Parish Council is writing in response to your letter of 14<sup>th</sup> February 2011 regarding the Pre - Submission Development Plan Document for the period from 2010 - 2026.

The Council notes the strategy makes provision for 50,150 new homes to be built between 2010 and 2026, a reduction of 11,975 from the Regional Spatial Strategy of 62,125 homes. It is also noted over 15,500 homes have already been built in the period up to 31<sup>st</sup> March 2010, and planning permission has already been granted for a further 13,000 homes. So therefore the proposed strategy is planning for a further **21,500 to be built before 2026**

- 1) Members fully support the justification for restricting homes south of the M1 motorway to be built only in the sustainable areas of **Brackley (1,760)** and **Towcester (1,500)**.
- 2) The Council **does not support** the proposed development of **1,000** dwellings in Northampton South (also known as Collingtree) as it is not sustainable, and is within a designated Air Quality Zone. Members refer to the Emergent Joint Core Strategy consultation published on 31<sup>st</sup> July 2009, where on page 39, it clearly identifies under paragraph 6.7.1.22 the major concerns relating to the building of homes in Northampton South which are:
  - a) The ability to effectively mitigate against flood risk
  - b) Physical vehicular access to this site

- 3) Members are very concerned with the effects of Northampton South, such a large concentration of what is, in effect, a large urban conurbation so close to Milton Malsor. At the very least there need to be plans in place to mitigate the effects in rural villages in South Northamptonshire such as Milton Malsor, which are on the periphery. Of particular concern, is the increase in traffic “rat running” through the village which is already a problem, as evidenced in the Community Speed Watch data.
- 4) The Council is totally against the building of such a large number of homes anywhere near Northampton. We are very concerned with the apparent lack of detail relating to the necessary infrastructure required to fully support the planned growth. Members consider the first priority is for the necessary infrastructure; roads, public transport, leisure facilities, hospitals, surgeries, schools, police, ambulance and fire stations to be constructed prior to the building of any of the planned homes, which must be built around the infrastructure, not the other way round.
- 5) The Parish Council is very concerned the plans for development in other rural areas around Northampton have very far reaching effects. They will have a devastating impact on many communities especially in the villages of Harpole and Kislingbury. The need to develop and regenerate Northampton is understood and generally accepted. It is concerning that the proposals give no indication of plans for the regeneration of Northampton, as a vibrant county town, and commercial hub, which the majority of residents in both the town and county would like to see.
- 6) Building mass housing estates in rural countryside close to Harpole and Kislingbury, will generate an increase in traffic “rat running” through the narrow streets and lanes in both villages. This will only destroy the fabric of these attractive villages, and will do nothing to help with the regeneration of Northampton. The current plans to build on greenfield sites will also destroy the fabric of these villages and communities and is totally unacceptable.
- 7) It is absolutely essential that each village in the county where development is proposed is properly protected with a substantial green belt area.

Yours faithfully

**Ann Addison**

Mrs Ann Addison  
Clerk to the Council

Copies to: Clerks to Harpole and Kislingbury Parish Councils  
Mr Malcolm Brice - Chairman of Collingtree Parish Council  
Mr Adrian Colwell - Head of Strategic Policy South Northamptonshire Council  
Councillor Mrs Ann Addison - SNC Ward Member  
Councillor Mrs Janet Eliot - SNC Ward Member  
Councillor Bernard Ingram - NCC Ward Member