

# MILTON MALSOR PARISH COUNCIL

*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*

22<sup>nd</sup> August 2009

West Northamptonshire Joint Planning Unit  
Cliftonville House  
Bedford Road  
Northampton, NN4 7NR

Dear Sirs

## **Re: “Emergent Joint Core Strategy Response”**

The Parish Council is writing in response to the Emergent Joint Core Strategy published on 31<sup>st</sup> July 2009, for the period from 2011 - 2026 and at least until 2031.

The Council welcomes and fully supports the decision to reject Northampton Option 5 (South of the M1 and South West) as published on page 78 of the consultation.

**1)** Members also fully support the justification and reasons for rejecting the option to develop south of the M1 motorway which are:

- a)** The option is located beyond the strong physical barrier of the M1 motorway, which would conflict with the desire to provide good linkages between existing and new communities.
- b)** By allowing development beyond the M1 corridor this would severely impact upon the character of the town of Northampton which is clearly contained within this corridor.
- c)** This option would in effect, be akin to a new settlement requiring a wide range of its own facilities as it would be challenging for a new community to make maximum use of services and facilities within Northampton.
- d)** It is considered that this option is not based on sustainable development principles compared to the other options around Northampton.

- e) This option would be unlikely to foster the regeneration of Northampton to enable it to fulfil a greater role within West Northamptonshire and the Region.
- f) With the M1 being a definite physical barrier, this option is unlikely to enable and support the delivery of co-ordinated transport improvements , with an emphasis on non-car modes, improving connections with and around Northampton and links to the wider network.

2) The Parish Council would like to emphasise that on 29<sup>th</sup> July 2009, South Northamptonshire Council approved its Interim Rural Housing Planning Policy. In it villages such as Courteenhall, Gayton, Milton Malsor and Rothersthorpe, which are immediately south of the M1 motorway are not considered sustainable enough to support any further housing.

3) The Council does not support the proposed development of 2,200 dwellings in the Preferred Option Northampton South. It agrees with the major concerns relating to this option as published on page 39 of the consultation which are:

- a) The ability to effectively mitigate against flood risk
- b) Physical vehicular access to this site

Members are very concerned with the effects of such a large concentration of what is, in effect, a large urban conurbation so close to the village. 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 45,823 homes, which must be built around the infrastructure, not the other way round.

The Parish Council requests details of exactly where you propose building this infrastructure in order to support the 45,823 homes in West Northamptonshire.

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. 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.

The proposal to build mass housing estates in rural countryside which will destroy the fabric of these attractive villages does nothing to help with the regeneration of Northampton. The current plans to build on greenfield sites will destroy the fabric of villages and communities and is totally unacceptable.

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,

Mrs Ann Addison  
Clerk to the Council

**Copies to: Clerks of Blisworth, Courteenhall, Denton, Kislingbury, Gayton, Pattishall, Roade  
and Rothersthorpe 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  
Councillor Mrs Sally Townsend - Chairman Mid Northants Parishes Group**