

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Postcode: \_\_\_\_\_

Date: \_\_\_\_\_

The Chief Planning Officer  
East Northamptonshire District Council  
East Northamptonshire House  
Cedar Drive  
Thrapston  
NN14 4LZ

Dear Sirs

**Re: Application for outline residential development for 198 units off land to North of West Street Stanwick.  
ENDC/15/02235/OUT**

I refer to the above outline planning application made by Gladman Developments for the construction of up to 198 homes on land to the west of the village and to east of the A45 with associated access from West Street Stanwick.

I would like to record my **objections** to this application on the following grounds:

**Prior Rejection** of ENDC/14/01954/OUT:- It is noted that ENDC rejected this initial application in 2015 and that the developer has now taken the case to appeal. It is felt that this new application is being used as a lever to try to avoid the lengthy appeals process and the possibility of failing by trying to appease ENDC Planning Department with a scaled down application. We urge the Council to not accept the application purely on the grounds of a reduced unit count. The reduction from 230 to 198 is, in the grand scheme, insignificant; the issues below are as valid for 198 properties as for the original 230.

**Development Contrary to District Councils Strategy:** – from the North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA), updated on 1st April 2011, main report May 2013, it is noted that the site of this proposal has been assessed and is noted to be in Category 3. In the assessment made by the District Council, in its plans up to 2012, it is noted that no development of Category 3 sites are necessary to achieve the set targets. The implementation of the strategy going forward is illustrated in the recent planning consents in Raunds for the RPC and Darsdale sites, adding a further 500 dwellings to meet the overall target for residential development in East Northamptonshire.

**Accuracy of Statements in Respect of Housing Supply:** it is noted that there is an assertion by Gladman and Savills that East Northamptonshire *'does not have a sufficient housing land supply to meet the housing needs for the next 5 years as required by the National Planning Policy Framework'*. However, in a recent decision of the planning appeal at Oundle (13/01245/OU), the Inspector noted that the North Northamptonshire Interim Housing Statement presented 'the most appropriate measure' for future land supply and that in fact it would represent a nine year supply. This is a fundamental issue in the planning application and it is important to consider it in light of the Inspector's assessment.

**Highways:** - the major strategic construction of the A45 was in part to relieve traffic on the then A605 class 1 highway and traffic is now exceeding the initial forecasts. This is as a result of the highway being used as a link from the A14 to the North and the A6 and the M1 South. There is already a need to consider improvements with additional dualing of the road from Stanwick to the A14 to cope with this increase, and the recent approved development of the Rushden Lakes site has the potential to increase traffic loads further. This has to be set against the current traffic problems in the village of Stanwick; Spencer Parade and West Street provide an important arterial link for Raunds traffic wishing to head south. This road is a significant congestion zone throughout the day and especially at peak times. The construction of dwellings on the scale as proposed would exacerbate this situation further as there are no proposals to provide any commercial

development to create employment within the village. The development will therefore necessitate an increase in commuter traffic out of and through the village. The RPC and Darsdale developments are also likely to increase traffic flows in the village, as, for many, it will be the shortest route to the A45/M1.

**Access:** - the proposed access point from West Street indicated that 2 large trees, protected under a TPO (TPO110), will be within the sight lines and will be at risk to necessitate the access. The horizontal alignment of the existing main road from the A45 roundabout, if not altered, will mean that the access route to the development will need to be nearer the village thus endangering these trees even further.

**Pollution:** - even without this proposal, there is likely to be a significant increase of traffic along the A45 in the next few years, and at the present time, the site is providing and will continue to provide a natural barrier to air and noise pollution.

**Local Services School Provision:** - Stanwick School is at capacity with a waiting list; current residents cannot always find a space for their children at the local school particularly those moving into the village due to normal social mobility. This is also the case for the other local schools at Higham Ferrers, Irthlingborough, Ringstead and Raunds. The same scenario will apply to secondary provision; with the recent closure of King John Middle School in Thrapston, Raunds Manor and other more distant secondary schools will also exceed capacity.

**Local Services Medical and GP Provision:** - the village does not have the benefit of any resident medical facilities, and relies on provision from the surgeries located in the adjacent towns of Raunds, Higham, Rushden and Irthlingborough; it is understood that these facilities are at capacity and this proposal will further impact on the current problems. The same scenario applies to dental provision.

**Environmental impact:** - East Northamptonshire is a semi rural area in its character with the main residential and commercial activities being centered on the five major towns. This unique setting has been at the centre of the forward planning under the umbrella of the North Northamptonshire study, protecting village settlements like Stanwick from over development. It has done this by limiting planning approvals to small infill and brownfield sites which have already been identified, giving a sustainable growth retaining the village environment. The proposal, due to its size, will change the status of Stanwick from a village to a small town without any of the necessary infrastructure to support it.

Erection of as many as 198 (not to mention the original 230) dwellings on the site would still have a major impact on the visual impression of this part of the village. It would introduce an urban form of development and as such, it would reduce the open character of the countryside and appear as an extension of the village into the surrounding rural area. This would be unacceptably harmful to the form and setting of the village and its surroundings and would be contrary to the objectives of Local Plan policy H11.

**Utility and Services:** - the overall strategic plan also takes into account the need for the planning for the whole of the North Northamptonshire area taking into account the need for the upgrading of regional facilities in a planned and measured way rather than a piecemeal approach. This will ensure the provision of increased utility services such as water gas, electricity and sewerage services combined with commercial and employment opportunities to sustain new and enlarged communities with the region.

It should be noted that the land is presently providing the route for gas, electricity, storm and foul water drainage all of which will have to be diverted as a result of the proposal.

**Biodiversity and Wildlife:** - the wildlife that inhabits the areas of this site, the adjoining corridor created by Cotton Lane and the land to the north, although not part of the application, will be adversely affected.

For the reasons stated above I would request that the District Council **refuse** planning consent for this application.

Yours faithfully

Signed: