

*MANOR HOUSE
QUINTON
NORTHAMPTON
NN7 2EF*



8th June 2019

South Northants Council
Development Management Department
The Forum
Moat Lane
Towcester
NN12 6AD

F.A.O. Mr Daniel Callis.

Dear Mr Callis,

Re: Objection to planning application S/2019/0856/MAO – Land South of Grange Park, Quinton Road, Northampton.

I wish to strongly object to the above application for the proposed development of 330 houses based predominantly on the fact that the proposal is totally unsustainable.

In addition, the impact on the rural village of Quinton and our rural lifestyles would be completely disastrous. We would be devastated by this development which would be three times the size of our village and should this project be given the go ahead, the threat of phase two and three taking the number of properties from 330 to 900 would loom over us for years to come and we would cease to be a village or indeed rural!

I would comment as follows:

Sustainability:

Manor Oaks have stated that the new development would have easy access to current local facilities however, this is not the case. Residents would need to drive to get access to the one grocery shop, the doctor's surgery, dentist and school all of which, along with any other amenities are stretched to overcapacity already. The only access on foot or bicycle would mean an extremely long walk along an unlit woodland footpath which could potentially be very dangerous and hazardous.

Almost ALL movements from the site will have to be made by car. There are no provisions for an additional bus route and Grange Park bus stops would be inaccessible as they are too far to walk to. The site is isolated.

Historic flooding and Archaeological interest:

Flooding in this area is well documented; the local Washbrook Lane (Quinton Road) is so named for a reason! The land in the surrounding area has always had an extremely good water supply with many natural springs which would suggest a reason as to why we have so many Roman and Saxon developments in the vicinity – an ideal area for historic settlements, close to water without river access. I understand that an **Iron Age farmstead** has been identified within the development area and this should be investigated and preserved for future generations, not destroyed and built over. In more recent years local landowners have drained quite a few large ponds and put in land drains, all of which empty into Wootton brook which has recently caused Caroline Chisholm School to flood closing class rooms for months at a time. The Village of Quinton is also regularly flooded. More development would only contribute to this problem.

Breeches in planning guidelines:

The proposed development is unsustainable, in open countryside on land which does not feature in any development plan. Part of the development would back on to the M1 with only one access onto a country land contravening the National Planning Policy.

‘The proposal does not promote healthy and safe communities, it does not promote sustainable transport and it does not conserve and enhance the natural environment’.

Dangerous proposal:

The Washbrook Lane is quite simply a country land and completely inadequate for use as the only access road.

Not only would the lane be inadequate and dangerous for increased traffic volumes but due to the narrowness and condition of the lane, emergency vehicles may not be able to gain access to the site especially in winter when the road has historically had to be closed due to heavy snowfall.

The proposed housing is in an area heavily affected by noise and emission pollution and would have a detrimental effect on health.

Threat to wildlife is significant, their environment destroyed, threat of increase in vehicle movement etc.

South Northants Council has stated, ‘development in the open countryside can only take place in exceptional circumstances’ and as this application does not appear to equate to exceptional circumstances, I sincerely hope that your Councillors will reject it based on all the points above.

Yours sincerely,

Mrs D M Ronson DL