

Elizabeth Humphrey
The Planning Inspectorate
Room 3/J Kite Wing
Temple Quay House
2 The Square
Bristol BS1 6PN

Councillor Andrew Grant
South Northants Council
The Forum
Moat Lane
Towcester
NN12 6AD

15 June 2020

Dear Elizabeth Humphrey,

Re: Appeal Ref: APP/Z2830/W/20/3251622:
Application Reference S/2019/0856/MAO
Site Address Land South of Grange Park, Quinton Road,
Northamptonshire NN4 5EZ

I am objecting to the appeal proposal by Manor Oaks Homes as the South Northants District Councillor for Grange Park.
I endorse SNC's reasons for refusal.

This is a major development and a significant departure from the adopted development plan, in particular the site is within the open and I mean open countryside and is outside but abuts the (Northampton Related Development Area.)

This application is probably in the worst location to give a reasonable quality of life, for future occupiers. The site is adjacent to the noisy M1 motorway which is getting busier due to the current roadworks to upgrade an eight lane smart motorway. The site is located far from – access to shops, public transport and is located by unsafe country roads to walk on.

Open countryside development is always a major concern and given the nature of this Major development application, why, simply you need to understand the decision you may make, if you decide to

Grant Planning what effect this will have on this new urban remote rural nature of this site, the isolation and the future mental health of anybody living on this development especially for those with no access to transport or with mobility issues, young families with children, life is going to be a struggle. Effectively the new community for some will feel like living in a prison sadly without the benefits of free cooked food or Television.

If you do not have a car you are going to be totally isolated, over 800 meters walk to the nearest bus stop on a walking route, which would take you towards the pavilion in the Foxfield's country park, along a pathway and area which should not be lit, or use ever encouraged at night by illuminating it. (Quite rightly the concern and recommendation of the Police Authorities crime prevention design advisor) and is a major planning consideration to this proposal,

But the developer wants to light this pathway so we are now going to create a dangerous environment for the new development and existing Grange Park community.

To help this new community who currently would have no way of walking safely on the local roads, the Northamptonshire County Council recommend if Northampton Gateway Development goes ahead, a footway and cycleway should be provided along Quinton to Courteenhall Road linking to the village of Roade.

But this lifeline is not supported by the SNC planning officers only through the Country Park.

As the nearest bus stop will be a long way from many properties this will seriously discourage future residents from using the bus. This is a very negative aspect of the proposal and cannot be mitigated and with such significant affordable housing and major rural isolation the planning balance for this application, should be for refusal.

For accessing Grange Park shops, the parking availability is constantly well used and often full, this will again be an issue for any new residents using their cars and wishing to access this retail area if planning permission is granted.

CONCLUSION.

My reasons for refusal are as follows:

For a major development on an unallocated Greenfield land outside any village confines the proposal is therefore contrary to the development plan and those policies as described in the commit report Para 11.2 also as outlined in Para 7.3 bullet point 2.

The proposal is contrary to the National Planning Policy Framework and does not in any way contribute to a sustainable development.

The rural isolation relying on the car is an unsustainable development.

The proposal fails to meet the objective of Prioritising Sustainable Travel.

I spoke at the planning committee representing many residents and Grange Park Parish Council, as they were unable to voice the concerns to their planning committee due to the limited number of public speakers allowed to speak.

I hope at the Planning enquiry as many people as possible will be allowed to have their opportunity to be heard.

For when the Inspector is appointed, I hope they will consider these issues on the important site visit.

I ask you when they make the visit to the site they walk on this proposed pathway to understand the concerns the Grange Park

community have, the Police are quite clear no lighting should be allowed on the pathway and would you wish to be alone on this very long walk which is a considerable distance from any local amenities and the rural nature of this inappropriate countryside isolated proposal.

When they look at the site on the visit, they can visualise the open nature of this countryside proposal with the poor links to Public Transport, shops, pub and amenities and the poor rural link roads.

I look forward to the planning inquiry and hope my objection to the Manor Oaks Homes development will be fully taken into account.

Yours Sincerely

Andrew Grant

Cllr Andrew Grant
SNC District Councillor for Grange Park
Portfolio Holder for Customer Services and IT
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