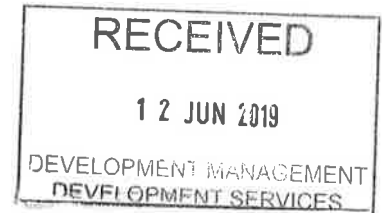


Mr D Cullis  
Development Management Department  
The Forum  
Moat Lane  
Towcester  
NN12 6AD

Please ask for: Joan Adams  
Tel:  
Date: 10 June 2019



Dear Mr Cullis

**Re: S/2019/0856/MAO LAND SOUTH OF GRANGE PARK**

I am writing to strongly object to the above planning application proposed for land adjacent to Quinton for 330 new homes.

There are numerous reasons that I strongly object to this proposal as follows;

- Plan for 330 homes realistically means an extra 770 plus vehicles coming out onto rural roads (2 cars for most households, 1 in 3 homes likely to have 3 vehicles with young adults staying at home longer) - Planners do not plan realistically for these extra vehicles. Plus extra traffic from delivery/postal/supermarket /takeaway delivery etc.
- Lack of public transport to support this plan – already rural public transport has been cut due to reduction in Local Government Funding and leisure/shopping facilities are not within walking distance, so these cars will be used to get to and from employment, leisure interests, shopping, etc. Adding to local pollution/congestion.
- Increase in traffic onto a very rural road known locally as 'Washbrook Road' that currently floods in bad weather and is prone to being extremely icy and dangerous in winter, this road is already poorly maintained and suffers with huge potholes and traffic on this road will be adding to an already extremely busy A508 which is difficult and often dangerous to pull out onto currently and it is already prone to being gridlocked due to any issues on the A508, A45 or issues on the M1, and if they take an alternative route and use the Wootton Road through Quinton, this road is already overused for a rural road as it is used as a rat run through to Milton Keynes and cars speed through the village often exceeding the speed limit meaning residents of Quinton are at risk when they try to cross the road to their homes, or to the bus stop. There have already been deaths along this road due to speeding vehicles, (pedestrians and drivers), this road cannot cope with additional traffic. There are also people from Grange Park who walk along the Wootton Road where there is no footpath and I have seen near misses on numerous occasions as they try to negotiate a rural road with traffic (often large heavy goods vehicles) coming both ways around blind bends, it is only a matter of time until something tragic happens along this road with the current traffic let alone with increased traffic. It is also a cycle route (but with no designated separate lane for cycles putting them at high risk). This proposal is a dangerous one.
- Building homes next to two major roads with high traffic congestion is potentially an issue, with guidelines on Air quality stating that 'New development should be designed to minimise public exposure to pollution sources e.g. by locating habitable rooms away from busy roads' has an Air Quality Assessment been carried out? With increased awareness of the effects of poor air quality on people's health this needs to be a consideration and properly assessed.
- Public services in this area are already over stretched with it being difficult to obtain Doctors' appointments at local surgeries, often for several weeks, they cannot cope with increased patients.

- This proposal breaches National Planning Policy, it is on land used for high yield farming and is on open countryside that supports a lot of local wildlife including birds of prey, kestrels, sparrow hawks and many other birds such as kingfishers, many different owls including Barn Owls which are becoming rare due to loss of their habitats, bats and an abundance of other wildlife which will largely disappear if this proposal goes ahead. It is land that does not feature on any development plan and allowing this development would completely alter the local area and will have a detrimental impact on local communities.
- This planning proposal will not benefit or regenerate the Northampton area but will be used as a further development for people moving from Milton Keynes/London. It brings no employment to the area once built and schools are already oversubscribed in the area without adding further strain to them, so where will the children living there go to school.
- It is not a sustainable development, it is a developer led proposal that is not for the benefit of any of the local community in fact it is to their detriment and it is frankly a dangerous one with no thought to how the current rural road network will cope with massively increased traffic and no thought of the affect it will have on already established local communities.

I urge you to think of all these issues when considering this planning proposal.

Yours sincerely

Mrs Joan Adams  
3 Preston Deanery Road  
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