

**Windbreck Butchers Lane Boughton Northampton NN2 8SL  
01604 843275**

Mr Keith Thursfield  
Planning Department  
Daventry District Council  
Lodge Road  
Daventry  
NN11 4FP

16<sup>th</sup> September 2011

Dear Keith

**Re: Buckton Fields DA/2011/0666 and DA/2008/0500**

With reference to the recent Planning Applications submitted by Ensign (DA/2011/0666) and DA/2008/0500 for housing development at Buckton Fields, I would like to reaffirm my strong objection to both submissions. I attach my last letter of objection dated 6<sup>th</sup> November 2010 for ease, and add these further comments for the DC Planning Committee's consideration in regard of both applications. For all my previously stated reasons for objection I still see no benefit to local communities or to Northampton Borough from this proposed urban extension being built. There is no sustainability, no deliverability or infrastructure, no amenity benefit and no highway improvements proposed of any worth to justify this proposed development.

The Section 106 Agreements are woefully inadequate and no Grampian condition exists for the NW Bypass as there is no money to build it.

The Localism Bill has still not been finalised and the Local Strategy has been delayed. I would submit that it is unlawful to proceed with the development without it being in place. The RSS therefore cannot take place so this messes up the planning process.

Further Local schools will become clogged, the development would put an increased burden on finite resources including water heat and light, and further technical advice on highways and regarding the prematurity of this Planning Application should be fully investigated thoroughly before proceeding.

All the local communities, including Kingsthorpe, Whitehills, Boughton, The Bramptons, Pitsford and others are all against the Proposals. Northampton Borough Council have also objected as have the MP's Michael Ellis and Chris Heaton-Harris and local District and County Councillors. Local opinion must count in these days of the Localism agenda!

I would be grateful if you could bring these points to the Planning Committee's attention.

Yours sincerely  
Judy Shephard

Cllr Judy Shephard, County Councillor, Moulton Division, 01604 843275

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November 2nd 2010

Dear Keith

**Re: Amended Outline Plan Buckton Fields  
DA/2007/1400**

Further to my letter of 6<sup>th</sup> February 2008 which I have included as an attachment, I would like to reaffirm my objections raised in that letter to the above planning application in the strongest possible terms. In particular I would like to highlight several extra key points of objection bulleted below:

- Policy HS2 is a saved policy of the DDC Local Plan. It clearly states that *“No development is to be commenced until provision has been made for traffic calming measures at Boughton, Church Brampton and Chapel Brampton”*. The Applicants in their submission are trying to imply that following their own review of Policy HS2 that “Buckton Fields is fully in accordance with development plans particularly with Policy HS2 because 1. *traffic though the villages is very low*, 2. *there is no current accident problem in any of the villages* and 3. *that none of the villages or localities in the villages would meet NCC’s criteria for the consideration of remedial measures*. Their conclusion is that ***“there is no need, as a result of the Development for the intervention of traffic calming!!”*** This is a totally false assumption and utter nonsense! Traffic calming has to be an essential and integral condition if the proposed Development is to be built and must be secured by Section 106 Agreement.
- All Section 106 Agreements must be clearly agreed and published before development at Buckton Fields can proceed if it is to be granted planning permission. Section 106 Agreements must clearly benefit neighbouring villages and settlements.
- DDC refused a previous planning application for Buckton Fields on 14/06/2000 on the grounds that “it is unsustainable use of land”. That position has not changed and not only would there be serious loss of local amenity but loss of Grades 1,2, 3a and 3b agricultural land which the applicants admit within their own submission will result in **“significant adverse impact”**.

- Increased traffic movements will severely impact on the villages of The Bramptons, Pitsford, Moulton, and Boughton and indeed on Kingsthorpe and Whitehills. The full traffic movement effect of The Sandy Lane link road (SLIN) when it is completed has not been quantified and the impact of Grange Park when that is built (some 3500 dwellings) will both have a cumulative effect on local villages to the north which has yet to be fully assessed. As plans stand at the moment all projected northern traffic (following on from £3.5m Grange Park developer contribution towards the NW Bypass) ends up at a Boughton Roundabout with nowhere to go!!
- The University of Northampton (which is greatly expanding) Moulton College (also growing at a great rate), Booth Lane College and Moulton Science School have all not been fully evaluated by the applicants in assessing the scheme. One particular desktop traffic projection, without these educational establishments being equated into the figures, has I note projected a 517 vehicle morning queue at Boughton Green Road which is wholly untenable and will result in gridlock!!
- Developer Funding is to be allocated (some £1.5m) towards “The Cock Hotel Junction Scheme”. If this Development is to proceed then the Cock Hotel scheme should be conditioned that it be built, completed and operational before a single brick is laid at Buckton Fields.
- This Planning Application is “premature” as NCC has yet to produce its Local Development Framework and the latest Government strategic housing practice guidance states it “will assist LA’s on assessing levels of housing needs in their area. Decisions on housing supply will rest on LA’s without the framework of Regional Plans. DDC can now decide freely whether they wish the development at Buckton Fields be built or not at all!
- The Park and Ride facility for 500 parking spaces has the caveat within the submitted documentation that the number of parking spaces will be reviewed after 300. If the further 200 parking spaces are not required a further planning application will be lodged for further housing on the site which would raise the dwelling numbers, density and traffic to an unreasonable and unsustainable level! I therefore ask that it be conditioned by DDC that no further housing beyond 1050 can be accepted if this proposal is granted planning permission.

I would be grateful if this letter could be circulated to all members of DDC’s Planning Committee for their consideration of the Planning Application at Buckton Fields.

Yours sincerely

Judy Shephard  
County Councillor  
Moulton Division