

19<sup>th</sup> August 2008

## BOUGHTON PARISH COUNCIL

**Clerk:** Gordon Poole  
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Spratton, Northants  
NN6 8JL

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Keith Thursfield (Development Control Manager),  
Daventry District Council,  
Lodge Road,  
Daventry, Northants.  
NN11 4FP

Email copied to: See list below

Dear Mr. Thursfield,

**Outline planning application DA/2008/0500**  
**Residential development of 500 dwellings at Buckton Fields East, totally in Boughton Parish**

Please accept this response in addition to the attached one that was sent to you on 4/6/2008.

Boughton Parish Council continues to recommend **REJECTION** based on the contents of the previous letter. In addition it wishes to emphasize the following points:

1. The outline application DA/2008/1400 for 1250 dwellings, etc. should be determined separately **BEFORE** and not twin-tracked with this one due to it being submitted first (20/12/2007), incorporating the 500 dwellings and including infrastructure matters to suit the overall development.
2. The development should be subject to the Daventry Local Plan (including HS2) that has been confirmed by your Case Officer, Simon Smith, in his email to us dated 9/7/2008.
3. Considerable weight should be accorded to the local objections by NBC, Northampton North MP, Local Action Groups (particularly that related to Kingsthorpe), Boughton Parish and other Parishes; over and above the 'distant' authorities such as DDC.
4. The application is premature due to the 1250 dwellings application not being decided upon, also an overall strategy for north Northampton not yet produced by WNJPU; the latter being particularly important to ensure 'joined up planning' and 'cumulative impact' considerations on matters such as infrastructure which is totally inadequate to the north of Northampton.
5. Sufficient attention to education requirements has not been included in the application. In the application for 1250 dwellings, the developer quotes 250 student places for the overall development, so, on this basis a proportion of these should be applied to the 500 dwelling development; however, there seems to be a substantial difference between what NCC and the developer believe is required in the number of student places for the overall development, 420 and 250 respectively.
6. Sufficient attention to traffic impacts has not been included in the application; particularly in relation to Kingsthorpe and Boughton Village/Parish, plus other Parishes such as The Bramptons, Brixworth, Harlestone, Pitsford, Moulton and Holcot. The provided impact assessment seems inadequate, is out of date, and in need of being redone with public consultation.

Could you please let us know when this application is planned for determination; also to let us have a copy of the case officer's report to the Planning committee meeting when available.

With best regards  
Yours sincerely,

Gordon Poole (Clerk)  
FOR AND ON BEHALF OF BOUGHTON PARISH COUNCIL

**Copied to:**

**Northampton Borough Council**

Mr C Thomas (Corporate Director – Northampton)

**Northamptonshire County Council**

Mr P Watson (Head of Sustainable Development)

**Northamptonshire County Council**

Mr B Wooding (Head of Transport, Planning & Growth)

**West Northants Development Corporation**

Mr S Kelly (Planning & Development Director)

**West Northants Joint Planning Unit**

Mr I Moss (Joint Planning Unit Manager)

**Pitsford, Brixworth, Brampton, Harlestone, Moulton, Holcot Parish Councils**

**Action Groups: WaSPRA, FOBA, NN2 Residents Assoc.**

**MP – North Northampton**

Ms Sally Keeble

**MP - Kettering**

Mr P Hollibone

**District Councillor**

Mr J Shephard

**County Councillor**

Mrs J Shephard

4<sup>th</sup> June, 2008

**BOUGHTON PARISH COUNCIL**

Clerk: Gordon Poole

Croft House  
Vyse Road  
Boughton, Northants  
NN2 8RR

Mr. Keith Thursfield (Development Control Manager),  
Daventry District Council,  
Lodge Road,  
Daventry, Northants.  
NN11 4FP

Dear Mr. Thursfield,

Re: **Application No. DA/2008/0500 – Land at Brampton Lane, Boughton – Buckton Fields East.**

With reference to the above outline application for residential development consisting of approximately 500 dwellings with open space, structural landscaping, highways and drainage infrastructure works (all matters reserved except means of access), please be advised that Boughton Parish Council on reviewing this application strongly recommends that it be **REJECTED** on the basis of it being **UNSOUND** to proceed in current circumstances, mainly due to the following reasons:

- Dwellings – this application states 500 which is only the first phase – the bigger picture on this development at Buckton Fields East is for 1250 as documentation with this application shows and the application should be decided on the development has a whole and not 500 dwellings..
- Prematurity – Northwest By-pass not yet open (HS2/B/4.15), WNJPU Issues and Options not yet decided upon, Cumulative impacts of recent/proposed developments on the road network not being assessed.
- Unco-ordinated planning authorities affecting the northern area (NBC, NCC, DDC, WNJPU, WNDC) – overall co-ordinated strategy not yet developed. No evidence of co-ordinated infrastructure proposals with Northampton Borough (HS2/4.18) – applications now seem to be determining policies instead of policies determining application.
- Detriment of Boughton Parish and Village in preference to apparent urban extension of the Borough – No apparent reference to the Boughton Village Design Statement (Supplementary Planning Guidance), No apparent reference to Boughton being a limited infill village (LP1997HS22) as stated in the Local Plan and planned to be carried forward into the Local Development Framework.
- Traffic – impact on the local community/A508/Cock Hotel Junction and extra traffic generated through Boughton Village. The roundabout at the junction of Brampton Lane, Boughton Village and Harborough Road will be of inadequate design and capacity to cope with future traffic flows and will need to be reconfigured to allow freer traffic movements and to prevent congestion at a key junction. Also, at peak commuting times, traffic travelling along Harborough Road North from Pitsford is so back up and congested with vehicles that residents trying to egress Pitsford village are unable to do so. This situation could only get worse if the proposals are allowed to go ahead.

- Access proposals to the development is of concern to the Parish Council as is Brampton Lane and what, if any, are the proposals for improving Brampton Lane.
- Education – no proposals for schooling of children coming to this location from this application. The proposal of 1250 units showings the proposal for a lower school.

Taking into account all that has been mentioned above, we believe that DDC's Planning Authority has a very difficult decision to make. We find it very difficult to comment on the application in relation to the many influencing policies and authorities that are involved in strategically planning north Northamptonshire; consequently, as previously stated, we recommend **REJECTION**.

We would ask, that before being able to significantly comment further on this or further applications appertaining to this location, that a DDC representative on Planning Policy and Development Control visit Boughton to make a presentation on relevant policies on all authorities involved and the overall co-ordinated traffic plan. Also, to answer any questions on them. An early arrangement of such a meeting would be very much appreciated, considering the current complexity of the unclear Authority/Policy/Traffic position and the substance/impact of the proposed development in our Parish and the northern rural area.

We await your earliest reply.

Yours sincerely,

Lorraine McEllin (Mrs) – Parish Councillor  
For and on behalf of Boughton Parish Council.