

Dear Resident

Banbury Lane Development - 79 Houses on Your Doorstep
Ref: S/2012/0004/MAR

THIS AFFECTS YOU, YOUR LIFESTYLE, THE VALUE OF YOUR PROPERTY AND THE AMENITIES YOU CURRENTLY ENJOY - Act now before it's too late!

Time is short

The detailed planning consent for 79 Houses on the Banbury Lane Site is now in the consultation period - this period expires on **Friday 3rd February 2012** - that's less than 2 weeks away and all representations must be submitted to the Planning Officer by that date.

The principle of development for the 79 houses is established - despite the fact that this development was allowed outside the confines of the village boundary in a greenfield site.

Nevertheless, now that the detailed planning application is lodged, it is vital that we protest against ill-thought out planning and attempts by the developer to impose cheap, badly designed housing next to the Conservation area of our village.

It is vitally important that you have your say to object to the Planning Application and to indicate key reasons why the development should not be allowed as currently proposed.

Concerns to write about

These are some worrying aspects of the proposed development and points and we would urge you to write to the Planning Officer to object (in your own words, as each objection is only counted if it is individual and unique):

- 1. Protect the conservation area. Policy EV11 states that the view from and to a Conservation Area must be protected.**

The Conservation Area, including the Church which is a grade I Listed building designated as an important heritage asset, is an area clearly defined on the plan of Middleton Cheney. It comprises many small, historic stone built cottages which face directly onto narrow lanes such as Glover's Lane, Church Lane, and Rectory Lane.

- 2. There must be NO POTENTIAL for traffic to gain access via Glovers Lane, Church Lane and Rectory Lane.**

The plan which has been submitted shows a gap in the housing line at the south end of the development. This indicates a strong intention to allow traffic access in the fullness of time. This development creep must not be allowed and we would urge that housing is built at the bottom of the development to ensure that there can never be an access at this end of the development into the Conservation area for anything except pedestrians and cyclists.

The lanes in the Conservation Area are too narrow to accept any more traffic than they currently carry – which is already excessive. Imagine another 300 residents driving through these lanes! It doesn't bear thinking about. We need a guarantee that if and when this development is approved, that the developer will NOT be able to provide an access to the development at the southern end - EVER.

3. Inappropriate Apartment blocks and location of Car Park

The site plan shows that 2 Apartment blocks are to be built at the south end of the development closest to the Conservation area. The original outline permission is for 79 houses, not Apartments. These are completely out of context and out of place anywhere on this development, let alone, adjacent to the Conservation area. It is worth noting that the Council's Planning policy is Policy EV11 which states "*Planning permission will not be granted to any development proposal outside a conservation area which have an adverse effect on the setting of the conservation area or any views into or out of the area*". We urge you to write to the Planning Officer to bring this to his attention.

Additionally, the apartment blocks have only 11 car parking places for 7 addresses, suggesting insufficient area for the residents to park their cars. The car park shown at the southern end of the development will undoubtedly be used for overflow. That means potentially an additional 20 -30 cars driving up and down Glover's Lane, Church Lane and Rectory Lane everyday!! Currently the car park is used for visitors to the Nursery, but realistically, it won't be long before it is made available to the developers and they will apply for access. By building houses, not apartments and creating a plan where the houses prevent any possibility of a future access, we can ensure the relative peace and quiet of this backwater of Middleton Cheney.

4. Development Creep

The developer should provide a covenant that the car park will never be built upon – this is another example of development creep. Even more serious is the clear intention to expand this new housing estate westwards – their plans for drainage already shows '*future connection point*'! Now think of the problem of traffic through the conservation area – we could be talking about another 30 – 50 houses, with all the pressure that brings in terms of traffic, infrastructure and so on. We want to have assurances from the Planning Officer that - whilst the Outline Planning permission here was granted (even though it is outside the village confines) because South Northants couldn't demonstrate a 5 year housing supply at the time - no further housing should be allowed on this site.

5. Housing Styles, Design and Distribution of Housing within the development

The street scenes shown in the developer's application indicate that the vast majority of the housing is cheap brick housing, the housing design is poor and uninspired.

We urge you to write to the Planning Officer to object to the developer trying to cut corners and get away with the cheapest possible development. We want quality housing in Middleton Cheney and this requires some significantly more imaginative design and better quality materials being used. There are only 7

houses in the whole development – less than 10% - faced with stone. This will simply do nothing to enhance our village or indeed the Conservation area to which it is adjacent.

Furthermore the distribution of so-called ‘affordable housing is predominantly at the southern end of the development, closest to the Conservation Area. The stone faced houses and the ‘premium’ houses are nearly all at the northern end of the development. Again, this is a cynical distribution of the social housing through the development which will show it’s ‘best face’ to the B4525 rather than the existing village. Again the planning policy for Conservations areas should be invoked *“Planning permission will not be granted to any development proposal outside a conservation area which have an adverse effect on the setting of the conservation area or any views into or out of the area”*.

6. Appropriate Infrastructure

a. Sewage in Glover’s Lane

The development must prove that appropriate steps have been taken to install suitable sewerage infrastructure to cope with the level of new housing. At outline Planning stage, the then developer submitted a report *Utilities Supply and Foul Water Sewerage Report April 2010* which clearly shows that there are operational issues for the sewerage system at the bottom of Glovers Lane and further studies were to be undertaken by Thames Water. No further reports or plans have been submitted by the current developer in respect of Sewerage.

b. Highway safety

There are numerous issues regarding Highway Safety along the B4525 – See the Parish Council letter.

ACTION REQUIRED NOW! Say NO to bad development: 79 houses on your doorstep!

We need to get as many people as possible to write to the Planning Officer highlighting the issues above:

Write to the Case Officer:

Mr Peter Bateman

Development Management

Development Services

South Northamptonshire Council

Springfields

Towcester

NN12 6AE

Or e-mail: peter.bateman@southnorthants.gov.uk

Please bear in mind the following advice when writing to the Planning Department:

The nature of your comments must be relevant both to planning and to the application in question.

Only material planning considerations can be taken into account for the purpose of determining a planning application.

Examples include:

- the relationship to local, regional and national planning policies
- traffic impact and highway safety
- privacy, visual impact, overshadowing and overlooking
- noise and disturbance
- impact on the character of the surrounding area
- effects on trees and on the natural environment.

Non-planning issues should not be raised.

Examples include:

- personal morals or views about the applicant
- possible effects on property values
- issues relating to ownership, land encroachment, boundaries, fence lines and party walls
- restrictive covenants
- property maintenance
- loss of private views
- business competition
- conflict with other laws.

We also need people to help distribute leaflets to all the houses in the village, to encourage people to write in about this hugely important issue. Please contact the Parish Clerk (Caroline or Alison) on 713500 or Nick Poole on 07958 317 479 or Peter Dixon on 713151 to let us know if you are willing to help with an hour of your time.