



HACKLETON PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date: 9 th April 2024 Time: 6:45pm. The Annexe, Hackleton Village Hall	
Councillors present: W Blake, C Lloyd, D Noble & G Ward Also present: Parish Clerk A Benson	
P/031/24	Apologies were received from Councillors J Clark and R Hawkesford
P/032/24	There were no declarations of interest
P/033/24	There were no members of the public in attendance
P/034/24	RESOLVED: To approve the minutes of the meeting held on 12th March 2024
P/035/24	<p>2024/0810/MAO - Outline application with access unreserved for a mixed-use development of up to 285no. units within Use Class C3 (comprising dwellings and apartments) and a mixed-use local centre (Use Classes E and F2), with associated infrastructure, hard and soft landscaping, public open space and on-site works - Land South Of, Newport Pagnell Road, Hackleton. RESOLVED: To ratify the full response as submitted: Hackleton Parish Council objects to the above application. We refer you to the Hackleton Neighbourhood Development Plan (HNDP). This proposed site falls within the Designated Area of the HNDP as approved and adopted as planning policy. We are very disappointed that despite the powers given to parish councils by the Localism Act 2011 the HNDP seems to have minimal weighting when determining such significant applications. Please ensure that the HNDP is weighted to its full potential under planning policy in connection with this application and others that are anticipated. Under the HNDP the proposed site falls within open countryside and is also defined as open countryside in the South Northants Local Plan, development is therefore contrary to LH1 of the South Northants Local Plan. Open countryside is further protected by policy R1 of the emerging Local Plan.</p> <p>This application forms only the first small phase of development of this site. The piecemeal nature of the application is cynical and ultimately development of the whole site will potentially see 3000 new homes. A Masterplan for development is urgently required as detailed in the Emerging Local Plan Policy N18. The impact of Policy N20 should also be included within the Masterplan together with developments either commenced or pending in the local area being: N5, N6, LAA0204, LAA1098, LAA1137, LAA1144, N18. N20.</p> <p>Highways</p> <p>Please undertake a detailed site visit of the B526. Despite what the developer states the road is in fact winding, undulating, congested and unsuitable for pedestrians or cyclists. There are no footpaths or capacity for road widening beyond St George’s Fields towards Hackleton. The Queen Eleanor roundabout is a bottleneck and cannot take any more volume of traffic. The queue of vehicles on the slip road off the A45 at Wootton already often stretches back very dangerously onto the A45 itself and we understand breaches air quality thresholds.</p>

The B526 is a much-used commuter route to Milton Keynes. It runs through our villages of Hackleton and Horton. Our primary school in Hackleton fronts the B526 and has no off-road parking for parents which already causes many safety concerns and traffic issues. Further volume of traffic will only exacerbate this problem for our families.

The additional volume of traffic around Caroline Chisholm School from this development will have a negative impact on the safety of pedestrians, cyclists and school children.

Additional traffic from this development will have a negative impact on the National Cycle Route 6 which is heavily used by cyclists.

A traffic assessment must be carried out to understand the full cumulative impact of this proposed development and those contained within the emerging Local Plan Policies N18 & N20.

Transport

Current residents of Wootton Fields and St George's Fields do not rely on public transport, cycling or walking to get to work. This will be the same on the new development with cars used to access work in Brackmills, Northampton and Milton Keynes. We note no plans to reinstate the bus service to Hackleton to mitigate local traffic. Hackleton and Horton will suffer greatly from an increase of traffic commuting to Milton Keynes.

Flooding

The Wootton Brook is seeing more and more instances of flooding. There seems to be a need to hold water upstream to protect Far Cotton with no dredging of the Brook being undertaken and items such as leaky dams being installed. Concreting over green fields will create significant additional run off from both houses and roads resulting in further flooding in the Wootton Brook catchment. Again a detailed Masterplan is required to inform decisions before piecemeal development. We refer you to Map 7 of the HNDF Flood Risk as extracted from gov.uk.

Landscape

This initial application and those then anticipated to follow will result in a loss of high-quality sustainable farmland and loss of habitats. Increase in air pollution and pollution of the Wootton Brook will also be seen. A detailed Masterplan for the whole potential development area is required to fully ascertain the impact on local amenity and effect on the local landscape. WNC planning policy is opposed to ribbon development (SNC Local Plan – Methodology for Town & Village Confines Criteria 2). This proposal is ribbon development along the B526 into open countryside. The SNC Local Plan states "Land-uses that are on the periphery and have the characteristics of open countryside and large areas of the following land-uses and associated structures ideally should be excluded from the development boundary". This application therefore contravenes current policy.

Wildlife, Biodiversity & Environment

This proposal must deliver a 10% net biodiversity gain in line with government policy. How will this be achieved? More information is required.

With the built landscape proposal either side of the Wootton Brook how will this important watercourse be protected from pollution as more and more run-off water pours into it?

We refer you to Maps 2, 3 & 8 of the HNDF. SSSI sites and local wildlife sites, together with the Nene Valley Nature Improvement Area and sub-regional wildlife corridors will all be negatively impacted by this development and those that are proposed to follow it. A full Masterplan is required for the whole area to assess impact.

Infrastructure

Current local infrastructure is under pressure. All facilities at Wootton are already at or near to capacity. The Billing Water Recycling Centre is near capacity. Local schools, doctors and the General Hospital are all under pressure. If new facilities are identified through a Masterplan for the development area, then they must be provided and not just kicked down the road for the next development to provide thus never being seen.

Summary

	<p>With developments already underway locally, those approved and those as now allocated in the emerging Local Plan there will be a very significant impact on our local area. A fully detailed Masterplan is required to assess the impact and judge mitigations proposed before any further development can be approved.</p> <p>Piecemeal development cannot be allowed to continue and cumulative impact has to be fully assessed. Until a Masterplan is delivered all further development however small should be refused.</p>
P/036/24	<p>2023/7473/MAR - Reserved matters (comprising landscape, layout, scale and appearance) pursuant to outline approval WNN/2022/0068 for the development of 103 residential dwellings along with landscaping, internal roads, public open space, children’s play areas and associated infrastructure works. Land North of Newport Pagnell Road Northampton. Amendment Details: Amended plans for applications 2023/7473 and 2023/7472. RESOLVED: No comments</p>
P/037/24	<p>2023/7472/MAR - Reserved matters (comprising landscape, layout, scale and appearance) pursuant to outline approval S/2017/2577/EIA for the development of 422 residential dwellings along with landscaping, internal roads, public open space, children’s play areas and associated infrastructure works. Land North of Newport Pagnell Road Northampton. RESOLVED: No comments</p>
P/038/24	<p>2024/1434/MAO - Outline application with access unreserved for up to 160 houses including infrastructure, hard and soft landscaping, public open space and associated works. Land North of Caroline Chisholm School Wootton. RESOLVED: To object to the application and make the following comments: We refer you to the Hackleton Neighbourhood Development Plan (HNDP). This proposed site falls within the Designated Area of the HNDP. We are disappointed that despite the powers given to parish councils by the Localism Act 2011 the HNDP seems to have minimal weighting when determining such significant applications. Please ensure that the HNDP is weighted to its full potential under planning policy in connection with this application. Under the HNDP the proposed site falls within open countryside and is also defined as open countryside in the South Northants Local Plan, development is therefore contrary to LH1 of the South Northants Local Plan. Open countryside is further protected by policy R1 of the emerging Local Plan.</p> <p>The piecemeal nature of the application is cynical and ultimately development of the whole site will potentially see 3000 new homes. A Masterplan for development is urgently required as detailed in the Emerging Local Plan Policy N18. The impact of Policy N20 should also be included within the Masterplan together with developments either commenced or pending in the local area being:</p> <p>N5, N6, LAA0204, LAA1098, LAA1137, LAA1144, N18. N20.</p> <p>Highways</p> <p>Please undertake a detailed site visit of the B526. Despite what the developer states the road is unsuitable for pedestrians or cyclists. There are no footpaths or capacity for road widening beyond St George’s Fields towards Hackleton. The Queen Eleanor roundabout is a bottleneck and cannot take any more volume of traffic. The queue of vehicles on the slip road off the A45 at Wootton already often stretches back very dangerously onto the A45 itself and we understand breaches air quality thresholds. The B526 is a much-used commuter route to Milton Keynes. It runs through our villages of Hackleton and Horton. Our primary school in Hackleton fronts the B526 and has no off-road parking for parents which already causes safety concerns and traffic issues. Further volume of traffic will exacerbate this problem. The additional volume of traffic around Caroline Chisholm School from this development will have a negative impact on the safety of pedestrians, cyclists and school children. With all traffic from the development turning left at the access roundabout there will be massive congestion around the school which already struggles with highway safety issue. Additional traffic from this development will have a negative impact on the National Cycle Route 6 which is heavily used by cyclists. A traffic assessment must be carried out to understand the full cumulative impact of this proposed development and those</p>

	<p>contained within the emerging Local Plan Policies N18 & N20.</p> <p>Transport Residents of Wootton Fields and St George’s Fields do not rely on public transport, cycling or walking to get to work. It will be the same on the new development with cars used to access Brackmills, Northampton and Milton Keynes. We note no plans to reinstate the bus service to Hackleton to mitigate local traffic. Hackleton and Horton will suffer greatly from an increase of traffic commuting to Milton Keynes.</p> <p>Flooding The Wootton Brook is seeing more instances of flooding. There seems to be a need to hold water upstream with no dredging of the Brook being undertaken and items such as leaky dams being installed. Concreting over green fields will create significant additional run off resulting in further flooding in the Wootton Brook catchment. Again a detailed Masterplan is required to inform decisions before piecemeal development. We refer you to Map 7 of the HNDP Flood Risk as extracted from gov.uk</p> <p>Landscape This application and those then anticipated will result in loss of high-quality sustainable farmland and loss of habitats. Increase in air pollution and pollution of the Wootton Brook will also be seen. A detailed Masterplan for the whole potential development area is required to ascertain the impact on local amenity and effect on local landscape. WNC planning policy is opposed to ribbon development (SNC Local Plan – Methodology for Town & Village Confines Criteria 2). This proposal is ribbon development along the B526 into open countryside. The SNC Local Plan states “Land-uses that are on the periphery and have the characteristics of open countryside and large areas of the following land-uses and associated structures ideally should be excluded from the development boundary”. This application contravenes current policy.</p> <p>Wildlife, Biodiversity & Environment This proposal must deliver a 10% net biodiversity gain. How will this be achieved? With the built landscape proposal either side of the Wootton Brook how will this important watercourse be protected from pollution as more and more run-off water pours into it? We refer you to Maps 2, 3 & 8 of the HNDP. SSSI sites and local wildlife sites, together with the Nene Valley Nature Improvement Area and sub-regional wildlife corridors will all be negatively impacted by this development and those that are proposed. A full Masterplan is required of the whole area to access impact.</p> <p>Infrastructure Current local infrastructure is under pressure. All facilities at Wootton are already at or near to capacity. The Billing Water Recycling Centre is near capacity. Local schools, doctors and the General Hospital are all under pressure. If new facilities are identified through a Masterplan for the development area, then they must be provided and not just kicked down the road for the next development to provide thus never being seen.</p> <p>Summary With developments already underway locally, those approved and those now allocated in the emerging Local Plan there will be a significant impact on our local area. A fully detailed Masterplan is required to assess the impact and judge mitigations proposed before any further development can be approved. Piecemeal development cannot be allowed to continue and cumulative impact has to be fully assessed. Until a Masterplan is delivered all further development however small should be refused.</p>
P/039/24	<p>2024/1450/LBC - Replace the clay pan roof tiles with a Welsh reclaimed slate on single storey side building. The verges are cement with strips of metal embedded in the joints of the stonework to deflect the rainwater. A lead flashing is proposed as an alternative. Russell Cottage, 1 Forest Road Piddington NN7 2DA. RESOLVED: No objection</p>

P/040/24	2024/1681/FULL - Proposed outbuilding in rear garden replacing existing outbuilding - 62 Main Road Hackleton NN7 2AB. RESOLVED: No objection
P/041/24	2024/1519/FULL - Proposed single storey side extension - The Paddocks Eakley Lanes Stoke Goldington MK16 8LR. RESOLVED: No objection
P/042/24	2024/1747/S73 - Variation of Condition 2 (Plans) Proposed new dwelling to include rooflight to front/rear elevation, conversion of roof space to habitable accommodation - 17 Main Road Hackleton NN7 2AB. RESOLVED: To object to the application on the grounds of overdevelopment of the site, detrimental impact on the street scene and increased parking issues in an area which already suffers from lack of residential parking
P/043/24	To note updates/planning decisions 2024/0537/FULL - Proposed conversion of existing garage. Garage doors replaced, pitched roof added, white render and dark timber cladding added to garden elevation. Other elevations materials to match existing - 7 Elm Way Hackleton NN7 2BT. APPROVED 2023/6891/FULL – Erection of replacement domestic outbuildings – Hill Farm, Main Road, Hackleton. APPROVED
P/044/24	Next meeting date: TBC

The meeting closed at 7:25pm

Minutes Approved _____
Chairman Date