



# OVERSTONE Parish Council



Hybrid Planning Application **WND/2021/0860** has been slightly amended and resubmitted to planning. It is as previously submitted for detailed approval to include site access, provision of a petrol filling station with convenience store: two food & drink units (with drive-thru lanes), retail units & 119 parking spaces & public access routes. Outline application (with matters of scale, access & layout to be determined) for an employment unit; a nursery, 21 parking spaces and public access routes.

### Artists' impression - original



The employment units will be 2 storey on both images, not single storey as shown

### Amended August 2022



Please note the close-proximity of the 2 junctions on opposite sides of Sywell Road.

**National Planning Policy Framework para. 111** Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe

## Highways Comments

“The access road into the site is likely to be busy with private cars and pedestrians accessing the various facilities with a high turnover of vehicles. The mixing of private cars and commercial HGV traffic via the same private access is contrary to NCC policy and, in the case of this particular development, would raise significant safety concerns.”

“Whilst the site south of Sywell Road is part of separate pre-application discussions, the LPA must consider the potential difficulties with the positioning of the 2 site accesses very close to each other. These can create confusion with regards to priority for motorists and lead to potential conflict and collision. All such junction arrangements must be arranged to the standard minimum offset of 20.0m between 2 roads on opposite sides of a carriageway, to ensure that all vehicles can turn and straighten to continue driving without impacting on, or confusing other drivers.”

***June 2010: High Court Judge ruled that school proximity is a material planning consideration***

**“It clarifies the law and sets a benchmark that will enable local authorities everywhere to take account of health and well-being – particularly of schoolchildren – as factors in determining planning applications”**

The new Secondary School on Thorpeville Road, Moulton WND/2021/0610 is due to start taking pupils in September 2023

***May 2014: Public Health England recommend that councils be allowed to ban fast food outlets near schools***

The National Planning Policy Framework makes it clear that Local planning authorities have a responsibility to promote healthy communities. Local plans should “take account of and support local strategies to improve health, social and cultural wellbeing

If you wish to comment on this planning application, please send a response to Rebecca Grant [Rebecca.grant@westnorthants.gov.uk](mailto:Rebecca.grant@westnorthants.gov.uk) or write to Daventry District Planning Lodge Road, Daventry NN11 4PF

If you prefer you can submit a response via the planning portal, go to Daventry District Planning and input WND/2021/0860

## Online Petition

We have created an online petition and would appreciate it if could sign it. [https://petitions.sumofus.org/petitions/local-centre-overstone-leys?share=f304e3f5-f583-49ad-84ec-2ba28a6c61af&source=&utm\\_source=](https://petitions.sumofus.org/petitions/local-centre-overstone-leys?share=f304e3f5-f583-49ad-84ec-2ba28a6c61af&source=&utm_source=)

**Thank you**

Responses must be submitted on or before the 6<sup>th</sup> September 2022.