



# OVERSTONE Parish Council



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May 2020

## DA/2020/0001 - Objections

Overstone Parish Council strongly objects to the outline planning DA/2020/0001 for the over development of the site known as Overstone Green. Our Objections are outlined below:

### GENERAL

1. There appears to be a lot of paper put into this application but little thought or consideration put into the design of THE houses and the masterplan.
2. The building of 3600 houses is not in accordance with the West Northamptonshire Joint Core Strategy Sustainability Strategy Policy S3 states that 3500 dwellings are sustainable. The additional 100 houses on this development ensure that it is overcrowded.

### DESIGN & ACCESS STATEMENT

3. Design & Access Statement (page 21) states that there will be a bypass of the Round Spinney Roundabout for buses. This does not exist, thus their travel time will still be  $\frac{3}{4}$  - 1 hour to reach Northampton Town Centre, making travel by bus irrelevant.
4. Overstone Parish Council has strong objections to the height of the houses, business units and apartments. Which are proposed to be 2.5 – 3 storeys. The Design Code shows buildings up to 4 storeys high.
5. Overstone Parish Council strongly objects to the prominent location of the school, business units and apartments at the highest point of the site. These high buildings will be clearly visible as the site is less than 500m from Overstone and Sywell. Business units need to be located at a low point of the site and to exit this development via Overstone Leys to the existing new A43 roundabout.
6. The Community Centre, shops and the school need to be located in the centre of the development thus improving the sense of community.

- 7 The site is in a rural, not urban, area of Northamptonshire. The Framework Plan and Design Code for the development are prepared in accordance with the "Urban Design Doctor Code" It is out of step with what the development should look like.
8. The Campaign to protect Rural England (CPRE) produce, a design code for rural developments that is what is needed here. The development does not comply with Policy GN2, as it does not enhance the "Natural Environment". The estate layout does not comply with Policy EN42 as it is too condensed and there are insufficient examples of the proposed buildings to be considered as "High Quality."

The Environmental Statement for the development refers to the rural setting of the development. Overstone, Sywell, Moulton and Holcot have very few 3 storey houses. This development should follow the same low-rise philosophy with a mix of 2 storey houses and bungalows. The estate does not comply with the NPPF as it fails to provide adequate social interaction, community cohesion, healthy lifestyles, and a Sense of Place.

#### The proposed houses

- The design of the houses only reflects one type of house found in Overstone Village, the village has numerous different styles making it unique
- ❖ This development is in open countryside, this should be taken into consideration
- ❖ The school is to be built along the lines of the retained farm buildings, these building are a combination of Northamptonshire stone and Northamptonshire brick - why can't the housing stock have homes built long these lines as well.
- ❖ Northamptonshire stone should be incorporated into the building material and sympathetic designs ensuring people know they are in Northamptonshire.
- ❖ Overstone Green is opposite the Old Rectory and should at least have some resemblance to the beautiful old buildings there
- ❖ The planning documents show a house painted blue, it is incongruous and not representative – this should be Northamptonshire stone.
- ❖ Homes without any frontage to the property do not reflect the homes in Overstone and the surrounding area - this look is more an inner city than rural
- ❖ OPC suggest you take a look at the development to be built on Overstone Farm DA/2019/0001

#### **LACK OF GREEN OPEN SPACE**

1. The green open space for this development is mainly confined to the eastern area adjacent to Cow Pasture Spinney. The majority of this area is allocated to attenuation ponds. These ponds are not play areas they look like large sunken marshy weed gardens. See the pond at Blacksmith's Corner and Sandy Lane, Moulton. Overstone Parish Council notes that the site is generally of a sandy soil nature and thus not suitable for the sustainable drainage system

proposed. The drainage attenuation could easily be achieved by using an underground large diameter pipe network 2.5m – 3m diameter, enabling the surface above these to be enjoyed. See photos attached.

- The provision of accessible Green space is insufficient, *‘The specific form and function of indicative structural green space within SUEs will be guided by community engagement and the master planning process.’*
- ❖ Residents of Overstone Leys, Phase one are already complaining that there is no where for their Children to play
- ❖ The value of accessible Green Space is well documented
- ❖ The Green space is ambiguous and needs greater clarification. Cowpasture Spinney should not be included in the Green space allocation.

6.99 *“Within allocated SUEs indicative structural green space is identified on the inset maps for each SUE. This notation is intended to indicate the general location of significant areas of green space within the development. These green spaces often form buffers to adjoining countryside or form biodiversity corridors within a development, for example following a water course or woodland. In some cases parts of indicative structural green space lie within floodplain area, for example at Daventry North East SUE and indicate where built development is to be avoided. The SUE indicative structural green spaces may be multi- functional areas contributing to both the informal and formal open space uses. They may contain sports pitches, play areas, woodland, allotments, Sustainable Urban Drainage System (SuDs), wild flower meadow or community orchards. The specific form and function of indicative structural green space within SUEs will be guided by community engagement and the master planning process. As such indicative structural green space within SUEs is not included within the infrastructure schedule as no costing can be attributed at this stage and there may be double counting where play spaces or community pitches are included within the wider green infrastructure. These green spaces will be delivered by the developer as part of the SUE development and may provide a wider benefit to the community.”*

### **Cowpasture Spinney**

The planners of Overstone Green have arbitrarily extended the SUE by moving the boundary further into Cowpasture Spinney

Design and documents in DA/2020/0001 show a map, Inset 10 dated 15/12/2014 agreed by the West Northamptonshire Joint Planning Committee, which shows a block boundary, which is not specific and open to interpretation.

The Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029, Inset map of Overstone on page 52 clarify this clearly illustrating that the whole of Cowpasture Spinney is **not** included in the SUE.

Overstone Neighbourhood Area – Designated 12/10/17 confirms the boundary that is shown in the Settlements and Countryside Local Plan. This area is the basis for

our Neighbourhood Development Plan and shows again clearly that not all of Cowpasture Spinney is included in the SUE. Please see map attached Appendix A There has been no consultation with Overstone Village/ Parish Council with regards to moving boundaries. It is important that this area is not included as Green Space for the SUE.

### **Allotments**

The area allocated for allotments is not shown on the Planning statement attached

- Provision for allotments is shown on the proposed plan as being near the school on the plan OPC was shown the allotments were near Cowpasture Spinney.
  - ❖ Will the space for the allotments reducing the accessible Green Space for the residents?
  - ❖ Why are allotments not shown on the planning statement?
  - ❖ Allotments will require parking  
Please see appendix B
- More space for allotments should be planned for as in the 'new normal' these provide an outdoor space where people can socially distance whilst being part of a Community.

### **Badgers**

The protection of Badger habitat

- Protecting the habitat of the badgers in Cowpasture Spinney
- ❖ As we have not had sight of the Badger Report concern for their continued welfare is troubling
- ❖ The badgers have been disturbed by the construction work on Overstone Leys and little appears to have been done to mitigate this
- ❖ Some of the badgers have moved into open fields that are to be developed for Overstone Green away from the construction work on Overstone Leys
- ❖ This work has continued into March 2020 although Badgers should not be disturbed between December and May/June.

### **Barn Owls**

Consideration for the Barn Owls nesting in the derelict barn outlined for the Community Centre

COVID-19 has brought to the fore the need for residents to have their own Accessible Green Space. Careful consideration should be given to ensure that every dwelling has generous accessible green space.

### **INADEQUATE CONSULTATION PROCESS**

1. The consultation process was not agreed with Overstone Parish Council. We were told what L&Q Estates were going to do and Overstone Parish Council was not in agreement with it. The reason for the small response was that few residents in Overstone received the consultation leaflet and some residents do

not have access to a computer. For a large development such as this, meetings with residents should have been held in Village Halls in Overstone, Sywell, Moulton and Holcot.

Section 6.66 of the West Northamptonshire Joint Core Strategy, Delivery Plan Update 2018 states that Green Space will be 'guided by community engagement'

- OPC has not been consulted on the design of the development only on the Green Space management.
- ❖ When and where will Community engagement take place
- ❖ There are a number of methods of community engagement which ones will be used for DA/2020/0001, Overstone Green

*As identified in the West Northamptonshire Joint Core Strategy, Delivery Plan Update 2018, development of Sustainable Urban Extensions (SUE) are not subject to the parameters set out for other developments. However the developers of the SUEs should consult and engage with the community, allowing the communities most affected by these large developments a chance to comment and influence the future of their community.*

So that the affected communities can be consulted Overstone Parish Council suggest that a consultation is held in Overstone Village Hall for the communities of Overstone, Holcot, Sywell and any other interested stakeholders.

#### **NO DEDICATED CYCLING ROUTES**

1. Cycling north east beyond this development is dangerous as there are no dedicated cycling routes. Round Spinney roundabout and Billing Lane to the southeast are both dangerous for cyclists.
2. What stone walls are being built along the Entrance Boulevard, as referred to in the Design & Access Statement?

#### **POOR POSITIONING OF SCHOOL**

1. The school must not be situated on a dead end road as chaos will ensue with parents in cars parking to drop off and pick up children and turning around to exit. See Overstone & Sywell Primary Schools every school day.

The proposed Primary school

- Should not be situated next to the industrial units
- ❖ The health and wellbeing of young children is of primary importance
- ❖ Traffic to the school will be exacerbated by traffic going to the industrial units
- ❖ more parking space for the school
- ❖ OPC were assured there would be a dedicated drop of area for the School
- ❖ Land allocated for the school children should not be taken to provide more parking

The size of the site for the school should be reconsidered in light of COVID-19 and social distancing requirements, so that it is fit for purpose.

### **MUD ON A43**

1. A vehicular wheel washing plant is considered to be essential for this site to ensure that sections of the A43 are not covered in mud from vehicles exiting the site.

### **3000 DAILY SITE VEHICLES**

1. The Transport Assessment ignores the considerable impact of up to 3000 vehicles leaving the site daily, particularly at peak times. The impact on local roads through the villages of Overstone, Sywell, Moulton and Holcot will be significant. This is in the main due to the A43 being overloaded with traffic and the increase the villages have experienced due to warehouse and housing developments in the area. This also has a significant effect on deteriorating air quality.

### **Traffic**

Traffic issues created by putting the Primary School, Industrial Site and Community Centre in close proximity

1. At the start of the day numerous cars will be coming to both the School and the industrial site causing traffic chaos on the A43 in both directions and on the new residential site

The Transport and Access Report is totally inadequate as it is a desk top study with no maps to show where traffic assessments have been made, direction of traffic and road names. The Table 11.4 shows traffic using The Avenue that has been permanently closed and only serves one house, since 2019 the remainder is a pedestrian and cycle route.

### **INDUSTRIAL UNITS**

There are industrial areas nearby in Sywell and Moulton both of which have empty units so this proposed industrial site is superfluous to requirements. Especially as it has become very evident that people can work from home as this likely to be the 'new normal'

The suggested categories for the industrial units on the site include B2 and B8 noise and/or smells from these will be detrimental to people enjoyment of their homes.

This proposed that a reduced industrial site would require more parking

- ❖ To ensure that cars are not parked along the road
- ❖ Industrial units do not only have staff but also customers who will require parking
- ❖ Industrial units tend to work on a Saturday so this will impact the lives of future residents.

## COMMUNITY BUILDING

The proposed Community Building

The area allocated to the Community building is 0.3ha this is 0.7 of an acre

- ❖ This provision is totally inadequate for a development of 1500 houses
- ❖ This community centre will be of little use to the whole SUE, not fit for purpose.
- ❖ There will be limited parking if any
- ❖ If there is parking there will be little or no outside space
- ❖ This building needs to be fit for purpose, a larger building to enable social distancing and several acres of Accessible Green Space so residents can socially distance.

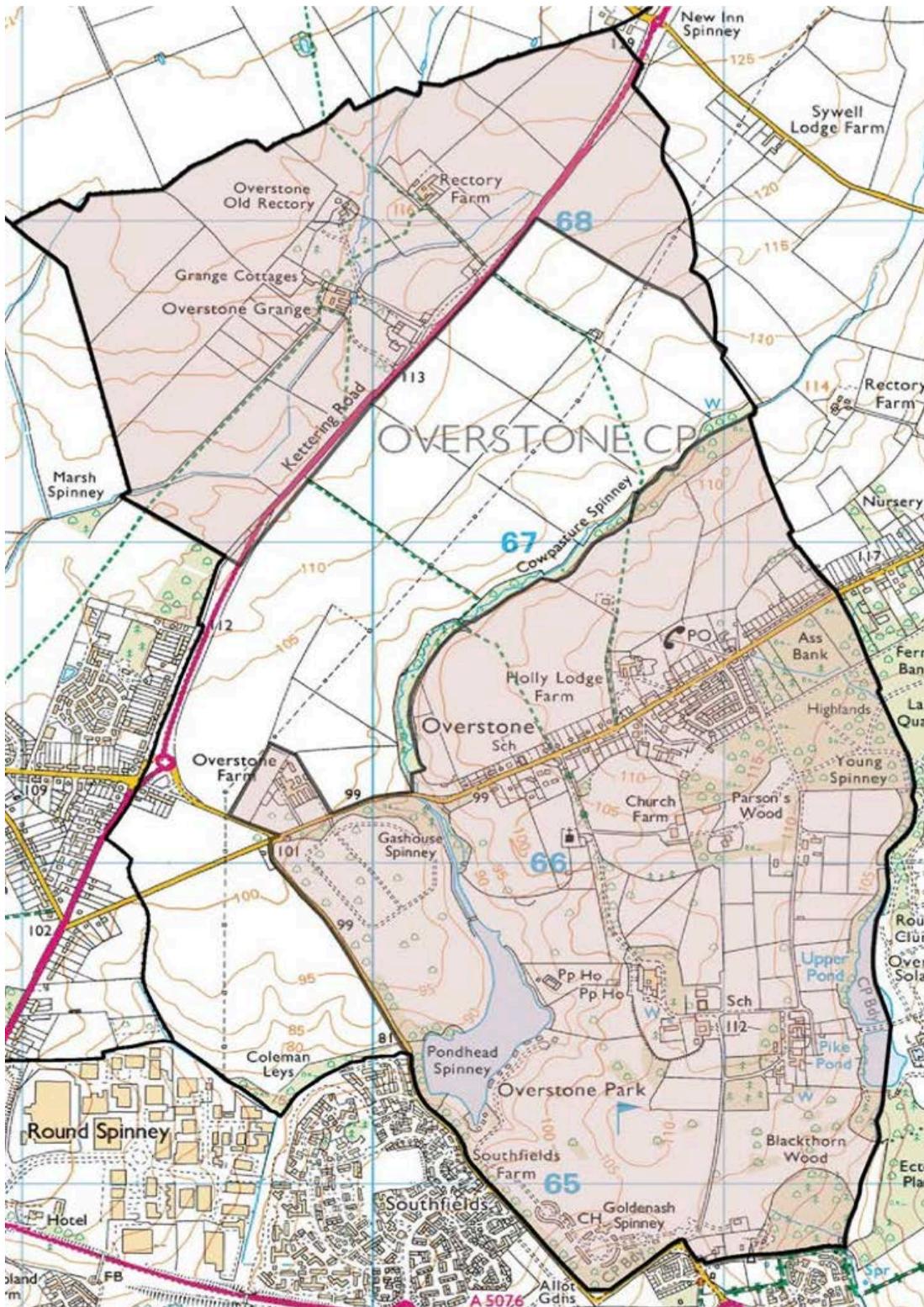
Overstone Parish Council **object to:**

- to the site being over developed,
- the ill conceived design of the proposed development for future residents of Overstone Parish and the wider community
- the designs of the proposed dwellings most of which do not reflect the surrounding area
- insufficient Green Space
- the lack of respect for the animals, their habitat

Overstone Parish Council respectfully request that suitable Public Consultation is undertaken in line with the West Northamptonshire Joint Core Strategy.

Yours truly,

Overstone Parish Council



Appendix A

# PLANNING STATEMENT

## Section 2.4

The site extends to approximately **86.2** hectares of farmland extending north-east from Northampton set between the A43 Kettering Road to the north and Cowpasture Spinney to the south.

Taken from the Design and Access Statement Public Docs/00156444 pdf page 81  
 – Use and amount of development

	Proposed site elements	Hectares
1	Residential development	45.02
2	<i>Potential over 55s living/residential care home</i>	<i>0.80</i>
3	Primary School Site	2.00
4	Employment	3.86
5	Local Centre/Residential/ Employment	1.14
6	Street infrastructure	5.25
7	Retained Building & potential community use	0.30
8	Public Open Space	28.59
	<i>Below to be included in the green space allocation</i>	
9	Drainage Detention Basins	5.84
10	Equipped Play Areas	0.18
11	Retained Trees and Hedgerows	3.63
12	Retained Trees & hedgerow South of watercourse	4.35



Blacksmith's Corner Attenuation Pond



Sandy Lane Attenuation Pond