

Welton Parish Council – Supplementary Submission on Planning Applications
**Appeal A - The Danetree Consortium (APP/Y2810/A/08/2071504) &
(APP/M9570/A/08/2071505)**
Appeal B - Capel House Property Trust Ltd (APP/M9570/A/08/2082894)
**Appeal C - Croudace Homes Ltd (APP/Y2810/A/08/2083322) &
(APP/M9570/A/08/2083327)**

Welton Parish Council wishes to make the following comments as a summary by to The Inspectors in respect to the above applications. Since we submitted our main comments to The Inspectorate in late 2008, we have found further information that, we respectfully suggest, has a bearing on the determination of these appeals. One part of that information relates to flooding on the C51 as we recorded in our submission last month.

Danetree:

1. The application has limited effect upon this parish.
2. We cannot see how this development can be seen as an urban extension to Daventry, it is very much a separate settlement.
3. We are concerned that this development will increase traffic on the A45, resulting in further build-back at the Weedon junction with the A5 and subsequently on the A5 into our parish.
4. We strongly condemn any application that desecrates the views to and from the Strategic Ancient Monument that is Borough Hill.
5. There is a potential and considerable impact upon the natural and man-made water-courses in the area. These issues are not simply confined to the Dodford – Weedon section but also affect our parish as the land drainage from our side of Borough Hill joins the “lower” section of the Nene near Weedon and build-back is already a problem.
6. Sewerage capacity is woefully insufficient – 5,000+ houses are proposed but the existing capacity is >1000. We noted that relaxing consent levels was included in the DIS to allow an extra 2000 properties. This solution is highly detrimental to good environmental practice and should not be allowed, even as a temporary measure.

Church Fields:

1. Water run off is not adequately addressed. Conversion of very large areas of land from being able to absorb rainfall to hard, impervious surface will significantly increase the run-off to be handled by our existing brooks and streams.
2. Sustainability isn't properly addressed – the proposal, particularly to the planned north-eastern extent, is too much of a separate enclave. At the size indicated, there is a risk of engulfing the villages of Buckby Wharf and Norton.

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3. There is a defined UDA boundary. We contend that expansion beyond outside that limit is unacceptable.
4. Sewerage capacity is insufficient – 4,000+ houses are proposed but the existing capacity is >1000. We noted that relaxing consent levels was included in the DIS to allow an extra 2000 properties. This solution is highly detrimental to good environmental practice and should not be allowed, even as a temporary measure.
5. Traffic – no consideration of traffic routing after reaching A5. The route to LB station is only C class. B4036 isn't suitable for LGV traffic at this time, whether these be construction vehicles or normal LGV traffic. How does the construction traffic get handled – building will take place over 8 – 10 years?
6. There are insufficient jobs to match number of new properties therefore even more proportional traffic exiting area compared to the present movements. There is no public transport system to link to DIRFT, a location that many planners hope will provide some employment.
7. General environmental issues and concerns include that the planned development is too close to Thrupp Covert and too close to the canal. We believe the impact upon flora and fauna has not been fully assessed and cannot agree that the destruction of habitat will be accepted by wildlife, resulting in the later adoption of the new landscape by these plants, animals and birds. We welcome the recent changes that have produced a softening of the visual impact in all directions. In line with Daventry Town Design Statement, no buildings should be constructed above 3 stories high. This development is supposed to be part of (an Urban Extension to) Daventry!

Monksmoor:

1. We cannot agree that the flood risk to low-lying parts, particularly in respect of the issue of the Primary School and the playing fields, has been properly assessed and addressed. We contend that development on this site is totally inappropriate as it places children at risk.
2. The close proximity to the Country Park Dam is unacceptable. We also comment that a potential failure of the Drayton reservoir dam would cause significant run-off through this area.
3. Despite many submissions by this parish, separation from the canal is not acknowledged to any great degree. We still stand by the need to maintain a separation distance not less than that provided in the Lang

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Farm development.

4. The applicants' Bat Survey is farcical. It covered three visits over several months and we are expected to believe this is a realistic appraisal of present site conditions.
5. Since the Lang Farm development was completed, Welton has been subjected to an increasing number of flood incidents (which we have analysed separately). The additional run-off caused by the conversion of permeable ground to hard landscape has been the major contributory factor in this. To allow a large area of what is now permeable land on Monksmoor Farm to become impervious by development will aggravate this further. Existing communities have a right to quality of life and their environment. This would fly against all National and regional planning policy.
6. Welton Lane is supposed to be "green route" into Daventry, passing as it does the Lang Farm development (well screened from the road by trees and hedges) and then the western side of Daventry Country Park. We would like the Inspectors to revisit if necessary the section of road between the Eastern Way and Northern Way to remind themselves how previous local planning decisions have protected and enhanced the green aspects along this road.
7. The applicants' plans to remove several hedgerows with subsequent later plantings to suit their plans breaches policies regarding hedgerows in conservation areas.
8. This being the closest application to the centre of Daventry and, despite the fact that revised submissions have been made as late as November 2008, the applicants have ignored the Daventry Town Design Statement's requirements for no building to exceed 3 storeys.
9. The applicants have totally failed to address the issues of schooling for secondary aged children. Their proposals result in a demand for around 400 additional secondary places (including to the A-level standard) and they make no commitment to this in an area where there is a diminishing number of available places for reasons of local education policy.
10. The proposals have minimal employment provision amounting to around 10% of the job requirements for the intended development size. To simply shrug and say "its not our problem" is not the response of a body that has any commitment to creating an integrated community within Daventry.

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11. The existing sewerage capacity within the area is insufficient, even for this development of 1,000 houses. Without any brownfield development, there is less than 900 dwellings remaining capacity. We noted that relaxing consent levels was included in the DIS to allow an extra 2000 properties. This solution is highly detrimental to good environmental practice and should not be allowed, even as a temporary measure. These particular applicants seem to feel that they can develop without this matters being of any import to or influence upon them.
12. The C51 road (which they refer to as the B4035 and B4036 in various documents) is incapable of accepting additional traffic without that being to the detriment of the existing communities. This road is an emergency services route (to the A5 and M1 / M45 via Watford Gap Services) and cannot therefore be encumbered with speed humps and mini-roundabouts or pedestrian crossings at the will of a developer. It would also be the only route by which construction traffic for the site would be able to travel and it simply isn't up to that in terms of vehicle size and ability to handle heavy axle loads.
13. When the Lang Farm development was planned and constructed, a number of homes for elderly people were constructed adjacent to the C51. This was done to provide a peaceful setting whilst maintaining reasonable access for these residents. This proposal would have a significant negative impact on the quality of life for those residents, probably contravening the intentions of PPS1.

Tony Dodd,
Chairman, Welton Parish Council
23rd February 2009