

## **ELTON PARISH COUNCIL**

Development Management Service, Planning Services  
North Northamptonshire Council, Thrapston Office  
Cedar Drive  
Thrapston  
NN14 4LZ  
Attention: Mr Paul Bland, Planning Officer

13 September 2023

### **Planning Ref.: NE/22/00151/FUL**

Dear Mr Bland,

Further to your recent correspondence dated Wednesday, 16<sup>th</sup> August 2023, Planning Ref.: NE/22/00151/FUL, requesting comments by the 15<sup>th</sup> September 2023 relating to the application from Equites Newlands (Thrapston East) Limited for full planning permission at land east of Halden's Parkway, Thrapston, Northamptonshire, for the demolition of all existing buildings and structures and the re-alignment of an existing farm track; site infrastructure works, including groundworks, strategic landscaping and creation of development plateaus; and construction of a storage and distribution unit (Unit 01) (Use Class B8) with ancillary offices (Use Class E), including access, parking, servicing, landscaping and associated infrastructure.

**Elton Parish Council continues to object to Planning Ref.: NE/22/00151/FUL and related planning applications associated with the construction of a large warehouse, logistics and distribution centre near the intersection of the A14 highway and the A605 local road, near Thrapston and the village of Titchmarsh.**

The recent amendments to the planning application have no bearing on the fundamental objections to this warehouse development at this particular location.

**Elton Parish Council confirms the objections stated previously, including on the 11<sup>th</sup> March 2022.**

The recent Notice of Application from North Northamptonshire Council confirms that this application does not accord with the provisions of the development plan for the area. The integrity of the Local Plan should be preserved. A proposed development should be submitted during the "Call for Sites", assessed whether the development is in accordance with the objectives and policies of the Local Plan and other design, landscape and supplementary planning documents, and included in the Site Allocations of the Local Plan. Developers should not be allowed to "get around" the planning process with total disregard to the local development plan.

In addition to this development not being in accordance with the adopted Local Plan, other material planning considerations include:

- the proposal is contrary to national (NPPF) and local policies regarding development on 'greenfield', agricultural land in the open countryside, the proposed land use is inappropriate; and,
- the development will have negative impact on the neighbourhood of the area and cause harm to the character of the area, not only in the vicinity of the village of Titchmarsh but all along the A605 corridor; and,
- the development will have adverse effect on traffic, road access and highway safety all along the A605 corridor.

No regard has been taken as to the effect this development will have all along the A605 corridor due to increased HGV traffic.

- The Traffic Assessment “HGV Routing Strategy”, 8 August 2023, clearly states the intention Paragraph 2.1. “*All HGVs going to and coming from the development are to use Huntingdon Road, **A605** and A14 Junction 13*”.
- The appropriate location for warehouse developments is at major intersections of the National Highways Strategic Roads Network, whereas the traffic plan for this development actually states **traffic will use the single-carriageway, local A605 road**.
- The A605 road is not intended, designed or capable of being part of the National Highways Strategic Roads Network or National Freight Network.
- The A605 is a local ‘feeder’ road, linking small, rural villages and isolated homes and farms to Thrapston, the market town of Oundle, and Peterborough.
- The A605 road is already overloaded at peak periods, with a history of vehicle collisions along the road (including fatal accidents), with dangerous ‘T-junctions’ at small, rural villages such as Titchmarsh; Thorpe Waterville/Achurch/Aldwinckle; Barnwell/Thurning; Tansor/Cotterstock; and Elton, and isolated homes and farms along the road (such as Wigsthorpe; Lilford Lodge and others).
- For Elton, there will be an unwelcome consequential increase in HGV traffic through the conservation area of the small, rural village of Elton as HGV use the B671 minor road and the old Oundle Road as a ‘rat run’ between the A605 and A1 roads rather than staying on the A-class roads.
- Major warehouse, logistics and distribution centres should be located where really required, at ports, in the industrial heartlands (such as the West Midlands), or at hub intersections of the National Freight Network and National Highways Strategic Roads Network (such as near the intersections of the A14/A1; A14/M1/M6; and the national logistics hub between the M1/M6/M69/A5/Daentry International Rail Freight Terminal (DIRFT)) – and NOT located with a deliberate intent to use local, single-carriageway roads such as the A605 road which links small, rural communities.
- There is no justification for major logistics and distribution centres near local roads, such as the A605 road and small villages, such as Titchmarsh.
- This development and similar developments will destroy yet more ‘greenfield’ agricultural land with more open countryside disappearing under concrete, contrary to the NPPF and contrary to recent national government statements not to “concrete over the countryside”.

For the reasons stated above and other reasons stated previously, Planning Application NE/22/00151/FUL for further warehouse development at this location near the intersection of the A14 and A605 roads, near Thrapston and the village of Titchmarsh, should be rejected.

Should you have any queries or require any further information relating to this matter, please do not hesitate to contact me at your convenience.

Yours sincerely,

Parish Clerk, Elton Parish Council