



Chelveston-cum-Caldecott Parish Council

Northamptonshire



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Mr Andrew Longley
 Planning Manager
 North Northamptonshire Joint Planning Unit
 c/o East Northamptonshire Council
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See NDP-0029

Comments on the WSP report “Potential Growth to East of A6 at Rushden/Higham Ferrers - Initial Study for Duchy of Lancaster”.

Dear Andrew Longley

With regard to the above report, this Council would like to make the following comments, which we trust will be taken into account in your assessment of representations on the emerging Joint Core Strategy, which will be reported to the Joint planning Committee in January.

1. Errors and Omissions. Despite the report having undergone 4 revisions (according to the table on page 3), the report consistently misspells CALDECOTT and omits CHELSTON RISE from the text and maps. CALDECOTE (Northants) is located about 1.6km north of Towcester in the south of the county.

The map on page 25 shows the East Northants Riding Centre on the junction of the A6 bypass and Chelveston Road. It is actually located further north on the junction of the A6 bypass and Stanwick Road. These errors indicate a lack of checking of the background facts.

2. Exclusion zones. The text and map on page 9 offer a 1km “strategic gap” to avoid the eastward expansion coalescing with Stanwick, Chelveston Caldecott and Newton Bromswold. As mentioned in item 1 (above), the author has missed out the settlement at Chelston Rise (which has more dwellings than Caldecott & Newton Bromswold combined), the 1km “gap” of which alters the expansion limits.

The figure of 1km appears to be arbitrary with no justification offered as to why this is a suitable separation distance. Expanding Rushden and Higham Ferrers this far east would effectively create one very large urban conurbation of Rushden / Higham Ferrers / Stanwick / Chelveston / Caldecott / Chelston Rise / Newton Bromswold and all less than a mile from the currently expanding Raunds. From this Council’s soundings of residents, it is unlikely any development extending east over the parish boundary is likely to be welcome, let alone merely 1km away.

3. Eastern limit. Areas B and E (page 15) are proposed as possible eastern limits for development. The Council supports this proposal, so to avoid any urban extension impacting on the ridgelines closer to the village settlements. This would also provide a separation distance greater than the questionable 1km in item 2 (above).

4. Transport issues. The road links shown in all three scenarios (pages 30-32) include links from the new development to the C119 (Upper Higham Lane, but referred to as Newton Road in the proposal), whilst in scenario B (northern focus) the residential development has the C119 running through the middle of it. The proposal omits to mention (or possibly the author is unaware) that the C119 is the designated NCC HGV route for all HGV traffic serving the Chelveston Renewal Energy Park (CREP), which is itself absent from the map on page 25.



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This includes all the Kier Street Service waste collection HGVs (bin lorries) that serve East Northants and operate out of the CREP and the Northants Fire & Rescue Service HGVs (fire engines) using the Chelveston Fire Training Centre (within the CREP). Other HGVs that use the C119 are those accessing the World Rubber Tyre Recycling plant and Carr Transport Haulage depot.

Providing residential links to this road will therefore add to the congestion, with cars conflicting with HGVs, whilst scenario B (northern focus) would bring the HGV traffic through the middle of the proposed new residential development.

Summary. This Council acknowledges that the report highlights issues with a lack of evidence supporting the expansion of Rushden eastwards into area RUS3, but in turn this Council highlights that the report itself contains a number of errors or omissions that may preclude use of the C119 as a residential transport link and thus affect the viability of expanding Higham Ferrers eastwards into area HF11.

Please contact me if you require further information.

Yours sincerely,

Mark H Hunter
Clerk to the Parish Council