



Clr Andrew Simpson

Liberal Democrat Parliamentary Spokesman

13 Beaconsfield Terrace

Northampton

NN1 3ES

Tel 634539

E:mail: asimpson@cix.co.uk

www.andrew-simpson.org.uk



Richard Banner
Planning Division
Northampton Borough Council
Cliftonville House
Bedford Road
NORTHAMPTON
NN4 7NR

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Dear Richard

Planning Applications N/2006/1052 and WN/2006/0154
Parklands Middle School, Devon Way

Thanks for sending me the details of the above outline planning applications. I would like to add my objections to the proposed scheme on the following grounds:

1. Traffic Impact

There is already a well established problem concerning the flow of traffic off the Spinney Hill estate at peak times, the County Council has tried on a number of occasions to re-configure and adjust the traffic lights at the junction of Spinney Hill Road and Kettering Road. The root of the problem is that this is the only means of entry and exit into this area of housing. The building of an additional 184 houses on the former school site and playing fields will add to the volume of traffic in the area. This will combine at peak times with additional traffic generated by the new Northampton School for Girls site. In addition to this the Tesco Extra store at this busy junction is also causing traffic problems – making it more difficult for traffic to exit Spinney Hill Road. The current plans do not include anything to mitigate against this extra traffic and the current road system simply will not be able to cope with the influx of extra traffic generated by this proposed development.

2. Loss of public amenity

The plan involves the loss of former playing fields used by the Middle School and seems to justify the loss of these by referring to the playing pitch strategy and stating that the Parklands/Kingsley area has an oversupply of playing fields by 5.9. However this is because Parklands and Kingsley have been artificially put together as an Area Partnership – so this includes the Racecourse which has one of the largest concentrations of playing pitches in the town. The Parklands area needs to be considered on its own in this respect and there is then evidence of demand for sports pitches in that area of Spinney Hill which are currently not provided. The loss of the playing pitches cannot then be justified by the playing pitch strategy.

3. Out of keeping with area

The density of the proposed development does not fit with the current residential dwellings in the area which are in the main bungalows. The layout of the roads and the design of the estate is uniform throughout – this new development is totally out of keeping with the current position. The size of the proposed dwellings will overlook the existing properties in Stowe Walk, Druids

Way and Devon Way so resulting in loss of privacy. By generating traffic through Goodwood Avenue and Devon Way there will be significant negative impact on the character of the area.

4. Contrary to local plan policies L1 & L2

Finally the loss of this school site is contrary to the above adopted local plan policies in that the proposed development does not provide adequate outdoor or indoor recreational facilities to compensate for the loss of the playing fields and school buildings, nor does it provide any enhancement of existing facilities.

On the above basis I would urge Northampton Borough Council to reject this application and make representations to West Northamptonshire Development Corporation accordingly.

Yours sincerely,

Cllr Andrew Simpson

Liberal Democrat Parliamentary Spokesperson
Northampton North Constituency