



DUSTON PARISH COUNCIL

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South Northamptonshire District Council
Your ref:
S/2017/2270EIA
S/2017/2271/EIA

Daventry District Council
Your ref:
DA/2017/0889
DA/2017/0890

Dear Sir or Madam

This is our response to the above two planning applications which will, if approved, have a direct impact on Duston and the immediately surrounding area.

The primary concern of our parishioners is the significant increase in highway traffic that will inevitably result from these applications. Duston has many through roads but these are residential streets. This means that to access retail and leisure facilities from the new developments by car, in both Northampton town centre and the Sixfields district, it is necessary to drive through many Duston neighbourhoods. Small residential roads in Duston would likely see a significant increase in traffic.

These roads already experience much traffic, particularly at peak times, and this new site will undoubtedly exacerbate the problem further. We have serious

concerns that heavier traffic in residential areas presents a safety risk to pedestrians and human health with higher levels of air pollution.

This is why the delivery of the North West Relief Road and the completion of the Sandy Lane Relief Road is crucial and must be completed in the near future. This will ensure that access to these developments does not principally come through the village of Duston. There is also scope for some modest road improvements within the Parish that could further help alleviate traffic. We are willing to discuss this with the appropriate stakeholders.

I ask that the road network on the proposed development is able to accommodate public transport and accompanying bus stops. In addition, I would ask that the new development has access to superfast broadband which will encourage home working and therefore result in less car travel.

Going further forward there needs to be more consideration, separate from this application, as to how the new and existing highway infrastructure in the area can be best integrated. This shouldn't just be about the use of motor vehicles but how cycling and pedestrian links can be improved connecting the new developments and Duston.

For all intents and purposes, this development will form "Greater Duston" although not technically in our parish. In modern times Duston has continued to grow but this has not always been accompanied by supporting infrastructure. I ask that the proposed amenities, as set out in the application, has commenced prior to the completion of the first phase of the developments. I acknowledge that within the proposals are open green spaces and I hope this adhered with and is done in such a way that helps to keep the rural character of the area.

I strongly believe that the developments within the Northampton West SUE (Policy N4) and the Northampton Related Development Area should be more than just a few thousand houses placed on our boundary. There needs to be local centres, employment and recreation facilities. These new developments must create a sense of community not just in their own right but also with the existing communities in Duston.

In Duston, there are approximately 13,000 electors in 7,300 properties. So therefore an additional 2000 houses is going to have a major impact on our local services such as doctors, dentists, schools and community centres. For this reason I ask that Duston Parish Council, along with Northampton Borough Council, are consulted on s106 and any further material changes to these planning application applications.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Caswell', written over a horizontal line.

Cllr John Caswell
Chairman, Duston Parish Council