

LOWICK & SLIPTON PARISH COUNCIL

Minutes of the Annual Parish Council Meeting held on Wednesday 29th June 2022 at 7.00pm at Little Thatch, 8 Drayton Road, Lowick

Present: A Fenton, D Campden, P Anstee, L Blow

In attendance: Mrs N Phillips (Clerk)

22.06/606	To receive and approve apologies for absence Cllr D Chipchase, Cllr S Gardner, Cllr Childs
	Cllr Anstee chaired the meeting in the absence of both Cllr Childs and Cllr Gardner
22.06/607	Public participation session None
22.06/608	To receive declarations of interest under the Council's Code of Conduct related to business on the agenda. None
22.06/609	To consider and resolve the council's response to planning applications listed below plus any other planning applications advised by East Northamptonshire Council and available on its website between the circulation of this agenda and the meeting. NE/22/00698/OUT: Hybrid planning application comprising: Full planning application for the offices (Use Class E); creation of a principal estate road (including bus stop) and new access from the A605; construction and emergency access; highways improvements to Huntingdon Road and A605 roundabout and at Junction 13 of the A14; strategic green infrastructure; vehicular and cycle parking; pedestrian infrastructure; hardstanding; circulation areas; lighting infrastructure and all other ancillary, enabling and associated works including landscaping, drainage, earthworks, sub-station and boundary treatment. And - Outline planning application with all matters reserved for an employment park comprising Class B2, B8 and E uses with ancillary offices; creation of a new access from Oundle Road; vehicular and cycle parking; pedestrian infrastructure; hardstanding; circulation areas; lighting infrastructure and all other ancillary, enabling and associated works including landscaping, drainage, earthworks and boundary treatment, at Land Adjacent Haldens Parkway Thrapston Resolved: Objections - see attached comments
22.06/610	To confirm the date of the next meeting as 20th July 2022 Resolved: Date confirmed as 20 th July with the Pocket Park meeting taking place at 6.45pm followed at 7.00pm by the Parish Council meeting
22.06/611	To close the meeting The meeting closed at 7.10 pm

Signed:

Dated:

Lowick and Slipton Parish Council wishes to object to planning application NE/22/00698/OUT on the following grounds:

The proposed development, which is situated close to and directly overlooking the Nene Valley, will inflict further damage on the local landscape which no amount of screening will disguise and which will be seen for many miles around visually dominating the Upper Nene Valley and surrounding countryside.

The additional light pollution will have a detrimental effect on wildlife including Thrapston Lakes and Titchmarsh Nature Reserve, and potentially on residents' mental wellbeing. This development stands within 3 km of a Special Protection Area – defined as being an area of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds – it is therefore reasonable to expect that a development such as this will have an impact on such birds.

Highways safety: This Council has concerns that on those occasions when the A605 is heavily congested or blocked HGVs hoping to pick up the A1 northbound will use the A6116 as a shortcut causing further congestion to this road, as well as noise disturbance to nearby residents. There are also concerns for the safety of motorists turning right out of, or into Lowick, and to walkers crossing the road to use local footpaths and bridleways. The residents of Slipton already suffer from additional, and often fast moving, vehicles cutting through their village particularly at peak times and shift change over times, with near misses being experienced at the junction of Slipton Lane and Main Street/Sudborough Road where visibility is not good for turning vehicles. There are fears that with the shortage of local workers (2.33 of the JCS states there are only 0.70 workers per job across the East Northamptonshire area), employees for this development will need to be brought in from further afield resulting in more traffic movements along these narrow country lanes.

With the increasing volatile nature of the geopolitical world bringing increased awareness of the importance of food security and the need for more home production of agricultural products it cannot be sensible to be covering good quality agricultural land in yet more vast buildings and concrete when there are many brownfield sites, including those with empty warehouses and office blocks standing on them, that could, and should be redeveloped first

This development will also result in run off of rain onto hard surfaces resulting in an increased risk of surface water flooding in the area, potentially causing a hazard to motorists and problems to local residents.

Lowick & Slipton PC would like to point out that this application is in conflict with a number of the Policies set out in the North Northants Joint Core Strategy including:

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| Policy 1 | presumption in favour of sustainable development |
| Policy 3 | landscape character – development should be located and designed in a way that is sensitive to its landscape setting and, where possible, enhance the distinctive qualities of the landscape character which it would affect. |
| Policy 10 | provision of infrastructure – b) to encourage a reduction in car use |
| Policy 20 | The Nene and Ise valleys will be priorities for investment in green infrastructure to strengthen biodiversity and landscape character. Develop the tourism potential of Thrapston as a gateway to the river – that is if you can find it amongst the backdrop of industrial/commercial buildings |
| Policy 24 | logistics c) – have good access to local labour supply and be accessible to the local workforce through public transport, walking and cycling – with workers for this development having to be brought in from further afield it is highly unlikely that this requirement will be met. |

Therefore Lowick & Slipton Parish Council feels this is the wrong location for offices and warehousing (employment park) of this size and urges planners to take firmly reject this application.