

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.