

BARNWELL PARISH COUNCIL

Minutes of the Meeting held on Monday 1st March 2022 at The Village Hall Barnwell at 7.30pm

Present: Councillors D Brown (Chair), C Soans (Vice Chair), C Forrest, J De Bock, G Wise

In attendance: N Phillips (Clerk), Unitary Councillors D Brackenbury, G Shacklock,
STAUNCH Representative K Shackleton, 11 x member of public

22/03/316	<p>To receive and approve apologies for absence</p> <p>Cllrs T Herring and H Hanlon, Unitary Cllr W Brackenbury</p>
22/03/317	<p>To hear a presentation by STAUNCH on the Titchmarsh/Thrapston warehousing applications</p> <p>K Shapland gave a presentation on what STAUNCH is trying to achieve and took questions from the floor</p>
22/03/318	<p>Public participation session</p> <p>Many questions from members of the public asked with answers as appropriate from BWPC, STAUNCH, and Unitary Cllrs</p>
	<p>STAUNCH Representative and some members of the public left the meeting at 20.35</p>
22/03/319	<p>To receive declarations of interest under the Council's Code of Conduct related to business on the agenda.</p> <p>Cllrs D Brown and C Forrest declared an interest in planning application NE/22/00079/FUL and would therefore take no part in the decision making Procedure. Cllr C Soans to chair the meeting for this item.</p>
22/03/320	<p>To consider and resolve the Council's response to planning applications received</p> <p>NE/22/00155/TCA: 4 birch trees to be removed due to unsuitable location - the base of all trees are within approx 2ft of the owner's garage. 2 Church Green Barnwell Peterborough PE8 5QH https://publicaccess.east-northamptonshire.gov.uk/online-applications/applicationDetails.do?keyVal=R6XCZ2GOMT200&activeTab=summary</p> <p>Resolved: BWPC has no objections/ objects to this application</p> <p>NE/22/00079/FUL: Demolition of previous shed, patio area replaced with combined shed/office/patio with pergola, folding aluminium doors and green sedum roof (retrospective). 30 Main Street Barnwell Peterborough PE8 5PX https://publicaccess.east-northamptonshire.gov.uk/online-applications/applicationDetails.do?keyVal=R603XIG00FN00&activeTab=summary</p> <p>Resolved: BWPC has no objections/ objects to this application</p>

22/03/321	<p>To resolve to submit comments on planning application NNE/21/00151/FUL: Hybrid Planning Application: Full permission sought for the demolition of all existing buildings and structures and the re-alignment of an existing farm track; site infrastructure works, including groundworks, strategic landscaping and creation of development plateaus; and construction of a storage and distribution unit (Unit 01) (Use Class B8) with ancillary offices (Use Class E), including access, parking, servicing, landscaping and associated infrastructure. Outline permission sought for the construction of industrial distribution space (Use Class B8) with ancillary offices (Use Class E). All matters reserved except for site access. Sand And Gravel Quarry Land Pts OP4834 7882 And 8518 TL0178 Huntingdon Road Thrapston.</p> <p>Resolved – to submit the attached objections and comments to North Northamptonshire Planning Department</p>
22/03/322	<p>To confirm date of the next meeting as 15th March 2022</p> <p>Resolved: Date confirmed</p>
22/03/323	<p>To close the meeting</p> <p>The meeting closed at 21.20</p>

Signed:

Dated:

DRAFT

Barnwell Parish Council

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10.03.2022

North Northants (East Northants Area) Planning Authority

Planning.ENC@northnorthants.gov.uk

PLANNING APPLICATION: NE/22/00151/FUL

Barnwell Parish Council objects to this application for the following reasons.

The Barnwell Parish Councillors and the community they represent, strongly object to this significant development proposed in the heart of the Nene valley, the development seems to offer almost no benefits to the local communities and will have a wide range of negative impacts that will blight the area for decades to come. Our material objections are outlined below.

The application contravenes local and regional planning policy.

The application contravenes the planning policies for the areas in the development plan. Namely Policy 1, 3, 4, 10, 11, 13, 23, 24, 25 and 29. In the Rural North, Oundle and Thrapston plan, section 9.9 states "It is not considered necessary to identify major new Greenfield employment sites in the Thrapston area". The proposed development is contrary to section 15 of the NPPF Landscaping protection policies and conservation of the natural environment and Policy 3 of the Joint Core Strategy Landscape protection policy.

The application will destroy the landscape and visual amenity of the Nene Valley

A development of the enormous scale outlined in this proposal, both in area and height will have an irreversible detrimental impact on the whole of the Upper Nene Valley and the surrounding countryside. The damage to the landscape character will be greatly exaggerated by its position on one of the highest points in the area overlooking the Nene Valley. Existing warehouses through the valley give a clear and factual evidence of how these structures are visible for miles in multiple directions, eroding the traditional rural character of the area. This even larger proposed development will dominate the area and the local town completely changing the landscape and setting. Not only will development undermine the long established aim to promote Northants as a tourist attraction, but more importantly will damage the tranquil nature of the area and erode North Northants as an area to live and work, ultimately damaging the local economy as qualified professionals migrate from the area.

Highways Safety

The most significant and direct concern for Barnwell residents is the massive impact we believe this development, if permitted, will have on the local highway's infrastructure, and in particular, the A605 that connects Thrapston to Peterborough. This single carriageway road is already over capacity and residents experience tail backs and delays on a daily basis – exiting the village to join the A605 is already particularly difficult as it is a T junction, rather than a roundabout, and at peak times residents can wait for up to 10mins for a break in the traffic. There have been a number of accidents at this junction recently and this would only get worse should vehicle numbers increase. The

anticipated increase in lorry movements from this development along with any cumulative effects from other proposals that have recently been granted or may be granted in future will undoubtedly cause grid lock on this road. We believe the submission from the developers significantly underestimates the increase in traffic on the A605 and A45. It seems they estimate 10% of lorries will take the A605 towards Peterborough. Even that would be significant (30 per hour) but a more realistic figure would be at least 25% (75 + per hour).

Noise and Disturbance

The noise level experienced in the Barnwell from the road is significant. Many villagers complain of the invasive noise. At times you must raise your voice to be heard when outside. More traffic will produce more noise and pollution. The residents of Titchmarsh and Thrapston will no doubt be more severely affected. Some residential properties are located within 10m of the carriageway and the existing levels of traffic noise and pollution are intolerable.

Flooding

We are concerned about significant increased risk of flooding to the town of Thrapston, the development sits uphill of the town in wider catchment of the river Nene – covering this 74 Ha of current farmland in concrete will increase the threat of rapid run off from extreme weather events, whilst we understand that the site will include SUDs and run off ponds, with the anticipated changes in weather patterns now imminent through climate change with predicted heavy rain fall events we are not convinced that measures can fully protect residents of the town or land further downstream.

Loss of agricultural land

Contrary to the implication of the applicant that this land has limited agricultural use, the area is classified as good to moderate farm land.

Biodiversity and Nature conservation

The developers indicate a 10% increase in biodiversity as part of this construction project, however it is important to be clear that none of this uplift is dependent on the development of the site and this application. The metrics used are baselined against a site where the current land management practices are very poor for wildlife outcomes, simple changes such as improved hedgerow management or the establishment of field margins would quickly increase the biodiversity on site and change the metric outcomes considerably. The habitat creation outlined as part of this application could easily be implemented without the construction of large warehouses whilst retaining the important open rural character of the land and ensuring the land remained in its current use as important agricultural land. New grant schemes such as the England Woodland Creation Offer (EWCO) would allow the current landowner to be paid for and get income from the creation of woodland outlined, and the new national Environmental Land Management Schemes (ELMs) which will be introduced from 2024 will allow the land owner to be paid for the wetland and grassland outlined. There is also a significant opportunity to develop an enhanced species rich hay meadow from the old quarry site.

More importantly the Castle Manor site makes up a significant part of the wider buffer zone of the Nene valley Special Protection Area, SPA. This is an internationally important designated wildlife site, predominantly for its wetland bird species and in particular the Golden Plover. Golden Plover use and need the whole of the Nene Valley, including the surrounding farmland, as part of their life cycle, with the arable fields an intrinsic part of their requirements for resting and feeding in winter. Winter bird surveys have evidenced the importance of the Castle Manor site for Golden Plover with a maximum of 60 individual's birds being recorded on one survey, this is a considerable 1.5% entire GB population! Natural England have required further surveys as they are concerned about

the impacts of this development on the population of Golden Plover in the Nene Valley. The cumulative impacts of further loss of the open arable fields through increased warehouse development along the river corridor, that buffer and support the wetland habitats in the valley bottom will have considerable impacts on the current ecosystems the Nene supports, and particularly rare birds such as Golden Plover. We do not believe that any realistic wildlife mitigation measures could be implemented that would compensate for the cumulative loss of these important farmland habitats for Golden Plover, so the council will have no choice but to reject this application.

Local Employment

We note the developers' assertions around future jobs for the area – however from local knowledge we would question and challenge their predictions. There are already more jobs created than requirement in the Joint Core Strategy and many current vacancies are not filled. In-order to operate existing warehouse unit's employees are being bussed in from towns many miles away, or reliant on students from local sixth forms. To address this lack of available workforce, warehousing is investing in significant automation, this is predicted to accelerate in coming years and these mega units may have minimal employment opportunities. Therefore, we dismiss employment as a significant benefit to the local economy.

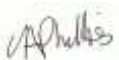
Climate Emergency

We would urge the new North Northants council to be bold and consider the wider long term picture as we face a climate emergency and biodiversity crisis, and our national ambitions to be net zero by 2050 – the further development of very large scale warehousing will generate hundreds of thousands of tonnes of carbon during the construction phase in the concrete, steel and transport, and the their long term use will generate many thousands more in unsustainable logistic and transport systems. We believe the council should be focusing on sustainable small-scale developments on brownfield sites that would bring relevant local jobs, businesses that enhance the local economy and sustainable developments that contribute to our net zero ambitions, whilst retaining the open landscape character of the Nene Valley that is so important for community wellbeing and retention of North Northants as vibrant place to live and work. Such ambitions are clearly set out in the Local Plan Part 2-which sets a vision for East Northants with regards to land use.

The use of existing warehousing or the conversion of older ones to modern requirements would equate to using brown field sites. It would also seem common sense to attempt to site warehouses near rail links if we are to cut carbon emissions from road haulage. Barnwell Parish council urge you to stand up for our local area and reject this application.

We hope our local councils will not be tempted by short term gains from Section 106 money but will act to protect our locality for future generations.

Yours faithfully



Nicki Phillips

Clerk Barnwell Parish Council