



Latest Developments re Upper Nene Valley Warehousing Proposals

Dear Friends

Firstly, we would like to offer our gratitude for your continued support of STAUNCH and the work we are undertaking to protect the environmental integrity of the Upper Nene Valley.

As we are sure you will already be aware, the second application for warehousing between Thrapston and Titchmarsh, has been received and validated by the planning department.

We therefore wanted to provide you with an update on both these applications.

Castle Manor Farm – Newlands Developments (Application NE/22/00151/FUL

<https://publicaccess.east-northamptonshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Highways England have now submitted a response to the application in which they raise their concerns regarding the plans. We are aware that the Planning Officer has invited the developers to respond to their comments and so we have now requested clarification from the Planning Officer as to whether or not he has extended a similar invite to the objections raised by STAUNCH and statutory consultees.

Local residents still have issues in accessing some of the documents online. We have highlighted to the local authority our concerns that not all the objections that have been submitted to date have been added to the public access information. We have therefore requested that the planning authority undertake a detailed audit of all comments received and cross check against those that have been published so that there can be local confidence in the system.

It is of note that the Councils Policy Units have not publicly responded in detail to the application. This appears to be a serious omission when they are currently progressing a revised Local Plan and Core Strategy in which they are claiming an oversupply of warehouse allocations. This now has added relevance as the new Levelling Up Bill intends to strengthen the Plan Led system and that material circumstance will have to STRONGLY indicate that an adopted plan should not be followed.

At this time, we still have no indication as to when this application may be before the North Northants Strategic Planning Committee for determination. However, we would not expect this now to be before the autumn.

Glebeland – IM Properties (Application NE/22/00698/OUT)

<https://publicaccess.east-northamptonshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

At the time of writing this letter our team our working their way through the numerous documents and we will in the first instance be submitting our holding objections holding before the statutory consultation period concludes on the 11th July. We have not yet had confirmation from the planning officer, but we would expect that as in the case of the Newlands Development the planning authority will continue to accept submissions after that date.

It is important that the high number of objections submitted in respect of the Newlands application is replicated in respect of IM Properties application. Although many of the objections will be common it is imperative that this is not simply a 'cut and paste' exercise. WE would be grateful if you could assist in reiterating this to your local residents.

Having now had the opportunity to view both applications it is clear that neither seeks to address in any detail the cumulative impact on traffic particularly on the whole of the A605. It is the responsibility of the local authority to ensure that such matters are addressed, and we would urge local councils to highlight the wider traffic concerns in their responses.

We have given consideration to the appointment of an independent transport consultant to act on behalf of STAUNCH and other interested parties in examining this issue. Having taken further advice we believe that it would be more appropriate to ensure that the local authority properly undertakes this assessment. If however, the planning application(s) are refused and the developers appeal we would then seek to undertake our own independent transport assessment.

The next steps

It is the intention of STAUNCH over the next few months to commence a campaign of lobbying of all North Northants councillors and we will be meeting in the next week to discuss the most effective way to undertake this. It will be important to involve local parish councils in this and so we will be in touch after this to arrange a Teams meeting with yourselves to formulate a joint plan of action.

Should you have any questions then please do not hesitate to contact me on my mobile 07960 588074 or by email kevin@staunchcampaign.org

Kind regards

Kevin Shapland

Chair

STAUNCH Campaign