

East Northamptonshire Council

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Please ask for	Direct Dial	Our Ref.	Your Ref.	Date:
Mrs R Gilbert Planning Services	(01832) 742134 (01832) 742138	RG/		04 December 2007

Dear Sirs

Bedfordshire and Luton Minerals and Waste Development Framework- Issues and Options Consultation.

This letter sets out the officer response from East Northamptonshire Council planning policy team. Due to the tight timescales for representation, Members have not had the opportunity to discuss and make comments on the documents. This officer response will be reported to the Councils Policy and Resources Committee on the 10th December. If any further comments or concerns are raised by Members at this Committee they will be forwarded at the earliest opportunity.

Waste Site Allocations Plan

WSD33- Chelveston Airfield

The Chelveston Airfield site indicated as site WSD33 forms part of a larger site which also falls within the County of Northamptonshire and District of East Northamptonshire. Representation on the Northamptonshire Minerals and Waste Preferred Options, including the Core Strategy and Locations for Waste Development, are due to be made by East Northamptonshire Council by mid December 07. In particular, concern is likely to be raised in relation to the Chelveston Airfield site.

East Northamptonshire Council considers that the site has become naturalised into the landscape and it has been classified as greenfield within the Three Towns Preferred Options document. Strong support was provided by local residents to the maintenance of the greenfield designation and protection of the site from development.

It is noted that one of the Potential Waste Objectives is to minimise the impact of transportation of waste, including minimising the distance materials need to be transported by road, avoiding use of unsuitable roads; and encouraging the use of other modes of transport where applicable. This objective is supported as having sound sustainable reasoning. The objective however does not fit well with the identification of the Chelveston Airfield site. The site is well away from the primary sources of the waste, namely Bedford, Luton and Dunstable. Strategic Urban Extensions to the growth town of Kettering, Corby and Wellingborough will be developed in a way that minimises waste (see Policy 17 of North



Northants Core Spatial Strategy). If the site at Chelveston Airfield is taken forward, it would have to significantly improve the highway network in the area. The only way of reaching the site is by road and other secondary modes of transport are not possible.

The landscape impact in the area is likely to be major and significant considering the flat open landscape surrounding the site. Therefore development would be visible for quite some distance in all directions, impacting upon the East Northamptonshire Claylands (Northants Environmental Character Assessment).

The site is nearby to sensitive receptors. There are concerns relating to odour, as this will travel more than 900m, in our experience complaints are often received from people over 1km away. Odour modelling would be required and controls and close monitoring put into place if this proposal was to proceed. Access to the site would be an issue and would have a major impact on the surrounding roads and settlements.

It is noted that in the list of adjoining Parish Councils, Chelveston cum Caldecott has not been listed. It is considered that this does not give an accurate representation of the Parish Councils that may be affected by the proposed development.

WSD38- Goosey Lodge Farm

The site is situated less than 500m from the East Northamptonshire boundary and less than 1km from properties within East Northamptonshire. These properties are a similar distance to the site as properties in Wymington village. Rushden however has not been listed as an adjoining Town Council.

There are concerns about the impact on the properties to the north east of the site. Access to and from the site to the A6 would have a negative impact on these neighbouring properties.

It is not clear where the concrete and aggregates could be coming from. Is this a sustainable location in terms of distribution miles and are there better locations for this development closer to the sources of materials?

Please keep East Northamptonshire Council informed about the future progress of the Bedfordshire Minerals and Waste Development Framework.

Yours sincerely

Rachel Gilbert MRTPI
Planning Policy Officer