

LAST CHANCE to HELP SAVE YELVERTOFT, LILBOURNE AND CRICK from being SWALLOWED UP BY INDUSTRY

West Northamptonshire Council are closing their Strategic Plan Spatial Options Consultation at noon on 24th December.

**The options potentially include a huge industrial site stretching from just west of Yelvertoft to the M1
If we don't object the Council will think we DON'T CARE.**

Please take a moment to let them have your comments before the deadline.



The site is the roughly triangular one above. 106 hectares (262Acres) and to the east of the M1 opposite DIRFT

**You can read the Council's documents
at: <https://westnorthantsplan.inconsult.uk/WNSPOptions/consultationHomeusing>**

Please see overleaf for how to comment.

How to Comment:

You can comment on all aspects of the plan or on the specific site affecting Yelvertoft online at:

<https://westnorthantsplan.inconsult.uk/WNSPOptions/consultationHomeusing> (the comment link is at the bottom of the web page). Once you've registered, the question affecting Yelvertoft specifically is **Number 21**.

OR

You can comment in your own words quoting West Northamptonshire Strategic Plan Spatial Option 3a. And giving your name and address:

By email: strategicplan@westnorthants.gov.uk

By Post: Strategic Plan
West Northamptonshire Council
The Guildhall
St Giles Square
Northampton
NN11 1DE

Please reference West Northamptonshire Strategic Plan Spatial Option 3a. And give your name and address.

If you can, please send a copy to Chris Heaton-Harris MP, House of Commons, London SW1A 0AA. email: chris@heatonharris.com

If you wish, please feel free to use the proforma letter attached and/or edit to reflect your own views.

PLEASE HURRY. Remember, the deadline is noon on 24th December.

Yelvertoft Environmental Group

From:

To:
Strategic Plan
West Northamptonshire Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

Dear Sirs,

Re: West Northamptonshire Strategic Plan - Spatial Options Consultation Site 99/Spatial Plan Option 3a

I am most concerned about the inclusion in West Northamptonshire Strategic Plan Spatial Options Consultation, of Employment Site 99/Spatial Option 3a. This area is already over-developed and this option would turn it into a vast industrial complex, swamping the villages of Yelvertoft, Lilbourne and Crick.

Specifically:

1. The M1 forms a well-defined boundary between the extensive large-scale development to the west and the agricultural landscape to the east. Any form of development beyond this would be an unacceptable extension of development into the rural landscape. It would cause significant adverse landscape impact and unacceptable visual intrusion.
2. Such development would cause an unacceptable detrimental impact on nearby villages. It would be right up to housing on the edge of Yelvertoft and have significant adverse effect on Lilbourne, Crick and Clay Coton. The villages are all already significantly affected by light and noise pollution from DIRFT and the employment areas at Crick where the noise of movement of lorries and other machinery continues 24/7.
3. The site is low lying adjacent to Clifton Brook but rises up significantly on all sides from there. This would lead to buildings climbing up the hillside and becoming an unacceptable feature on the skyline. Whilst we realise that the development could be set into the ground in part, the scale of the buildings and external service areas would lead to major earth shaping.
4. Development of this site for employment would be contrary to the Strategic Plan Objective 1: Climate Change. In particular the site is distant from a local labour

supply as is evidenced by the need for multi-storey car parking on other sites in DIRFT and the volume of traffic at shift changes.

5. There would be a significant loss of productive agricultural land which is contrary to national concerns about Climate Change, the need for the country to become more self-sufficient in food production and to reduce food miles.

6. A significant proportion of the Option area has a HIGH risk of flooding from surface water as defined by the EA "Risk of Flooding from Surface Water" map., meaning that each year it has a risk of flooding higher than 1 in 30. It is widely accepted that with Climate Change extreme weather events are becoming more frequent and therefore development of this land cannot be sustainable and would clearly increase the flood risks in other parts of the Avon catchment.

7. As well as being valuable agricultural land this site is already occupied by the wind turbines of Yelvertoft Wind Farm and 3 out of 5 of Lilbourne Wind Farm. These are relatively new and have many productive years remaining within the approved programme of operation. This is contrary to policies and national needs for green energy.

8. This area already suffers from air pollution from the M1, A14 and DIRFT. This would be significantly increased by this proposal particularly for villages downwind/receiving the prevailing wind like Yelvertoft.

9. The current development of the extension of DIRFT Phase 3 has been disruptive to wildlife habitats including bats and great crested newts and the extent of this effect has yet to be known despite the mitigation measures taken in building Lilbourne Meadows. This Spatial Option area would again affect those species and also includes an important nesting area for curlews which are a UK Biodiversity Action Plan priority and a threatened species.

10. This site straddles the bridleway and footpath which links Yelvertoft to Crick, Yelvertoft to Hillmorton. This is already adversely affected by the extension of DIRFT Phase 3. If this additional development were to go ahead it would become an unpleasant walk/ride through developed land for a considerable distance and, with noise and traffic issues, not a safe place for horses and riders.

Please remove Employment Site 99/Spatial Option 3a of the Consultation from the list of options.

Yours faithfully,