

Irchester Parish Council Points

1. The development is outside of the building policy line of Little Irchester.
2. Little Irchester is identified as a Restricted Infill Village.
3. It is in open countryside and is located in the Nene Valley Nature Improvement area.
4. The land where the proposed developed is located forms a feeding ground for birds, insects and animals between Irchester Country Park and the River Nene.
5. The scale of development will almost triple the size of Little Irchester not only in scale but in population which is detrimental to the already existing community.
6. It will provide a dormant and sedentary housing estate where the inhabitants will not work within the community but leave in the morning and return each evening. It will do little to enhance community spirit or ethos.
7. The development of this scale of development at Little Irchester is unsustainable due to the fact that Little Irchester does not have any facilities to provide community cohesion like a shop, school or public house.
8. Any schoolchild who lives on this site would not be able to walk to school but would have to travel by car which would impact on the road system.
9. If the schoolchild was to attend Irchester Community Primary School the already congested School Road in Irchester would not be able to cope.
10. There is concern about sewage and water runoff from this site from local residents. There have been incidents in the past that has seen the London Road waterlogged.
11. There Statement of Community Involvement we have concerns about by the fact:
 - a. They refer to Little Irchester Parish Council – there is no such body.
 - b. A total of 17 people replied to the consultation the developers undertook by just flyering Little Irchester
 - c. They did not hold a community event to which members of the village could attend and give their views and instead relied on people to write, fill in an online survey or write.
 - d. Instead it took Little Irchester Parish Councillors to organise a meeting due to their concerns of the number of elderly residents of Little Irchester who would find it difficult to reply to the consultation methods implicated by the developers. 34 people attended the meeting – 30 objected, 2 didn't comment and 2 agreed with the proposal.
 - e. The document appears to state that a formal meeting was held with this Parish Council this was not the case. Selected comments from Parish Councillors are contained within this Statement of Community Involvement and certainly do not cover all comments and concerns raised at that meeting.
12. The Planning Statement document mentions under 6.6. 'The Parish Council has requested the provision of a community facility which is in principle acceptable subject to further discussion as to the specific requirements. These are benefits to which substantial weight should be accorded.' It must be pointed out that there was an informal meeting held on the 16th September with members of this parish council and the developer and this was not a formal decision made by this Parish Council but was the views of some Parish Councillors.

13. Whilst there is a proposal to include a new community hall on this site. Little Irchester already has the Hilton Hall – which should be investigated first as an option for community space.
14. The entrance/exit to this proposed housing estate from the already busy London Road is inconceivable. Residents already in Little Irchester find it difficult to negotiate this already busy and congested road. If a secondary entrance/exit was proposed on the Gypsy Lane this would also add further congestion to the Roundabout at the junction of the Gypsy Lane/London Road.
15. The Parish Council also reads with interest the proposal to make this housing development a Resident Permit Parking area for fear of it being used as a on street car park for the nearby Country Park. This will only result in people thinking they can park on this estate and finding that they can't and then parking in the other streets in Little Irchester.
16. There is not an identified 'Housing Need' in Little Irchester and this planning proposal basically is saying that it will contribute towards the Housing Need of Wellingborough to which this Parish Council strongly oppose.
17. This Parish Council supports the Irchester, Knuston and Little Irchester Neighbourhood Plan, which has been investigating the 'Housing Need' for the whole of the Parish of Irchester and have identified that there is not a 'Housing Need' in Little Irchester. Therefore they cannot support this planning application.