1: Vision
Do you consider that the vision is appropriate for South Northamptonshire District?
No
The rural settlements who have not taken the equal % growth from the 1997 local plan should expect to bear a larger % growth in the Local Plan Part 2A than those who have fulfilled their obligation

2: Objectives
Do you agree with the suggested objectives
Yes
But development can be used to provide services needed in the smaller settlements.

3: Settlement Hierarchy
Based on Table 1 above should all of the services and facilities listed be included in the settlement hierarchy appraisal?
Yes but rural & urban requirements are different

3a: Settlement Hierarchy
Based on Table 1 is the importance attached to each correct?
No
Primary schools should be the most important as should nursery playschool. Secondary School or any other education facility should be “important” and GP surgery should be “important”

3b: Settlement Hierarchy
Are there other services and facilities that should be included in the settlement hierarchy appraisal?
Please specify which services and facilities should or should not be included and the reasons why:

Affordable housing - Important
Restricted affordable/rent Association housing for locals only - Important

4: Settlement Hierarchy
Do you think that the services and facilities considered the most important should be given a higher score?
No
We have had an immense amount of change in Deanshanger with the amount of services available diminishing. Doctors – Police – however develop somewhere else and give the other villages a chance to grow.

5: Settlement Hierarchy
Secondary Schools and Local Health facilities scored 'most important' because they are considered to be 'scarce'. Do you think any other services should also be classed as 'most important'? 

Yes

Access to major roads.
Deanshanger has severe traffic problems that are a direct result of recent housing expansion and the previous vehicular movement surveys appear to have been conducted at times of least movements as opposed to the real congested periods, i.e. 7.30 – 9.00am and 3.30 to 6-30pm. Villages that sit on the larger roads, for example the A508, A43, A5, A422 etc could provide more growth with a reduced chance of increasing traffic congestion in the same village as egress would be much quicker.

6: Settlement Hierarchy
As suggested should the presence of more than one type of 'Most Important' or 'Very Important' service result in additional scores being given:
For example: If there are 2 public houses should this result in an additional score?
Yes

But opening hours must be factored in as should the ratio of facility and dwellings and should a facility be required, then having more than one has no real benefit as it only provides choice as opposed to a facility unless opening hours extend the use of the facility.

7: Settlement Hierarchy
One option could be to adopt a cluster approach i.e. grouping settlements/villages together so that services and facilities are considered to be shared. Do you agree with this approach?

No

This would detract the overall picture of villages in South Northamptonshire and make it an unattractive place to live as people regularly leave larger and higher populated areas to enjoy small communities which would be destroyed by this approach. This could also lead to one settlement getting all the services and having to provide services for other settlements. One gets the hassle, others get the benefits.

8: Settlement Hierarchy
An alternative option is a "dispersed" approach i.e. this considers individual settlements/villages separately on their own merits. Do you agree with this approach?

Yes

Each settlement should be responsible for its own facilities no one should be a burden and this will also restrict traffic flow.

9: Settlement Hierarchy
Should a settlement’s distance from a larger urban area (eg: Milton Keynes, Banbury, Northampton) or a rural service centre (i.e.: Brackley or Towcester) be factored into the settlement hierarchy?

No

You need to take into account our infrastructure in the village it is unrealistic to put more pressure on a road that is already well above its peak usage level
Most rural communities travel by car as public transport is sadly lacking, therefore it does not make a settlement more sustainable.

10: Settlement Hierarchy
Should the nearest location of “Most Important” services and facilities be factored in to the settlement hierarchy’s assessment of sustainability; if not present in the village?
For example; a settlement with a secondary school or GP Surgery would be given additional points compared to a settlement that does not have a secondary school; however should a settlement that is close to one with a secondary school be given additional points?

No

Being close to Secondary schools brings its own problems, cars parking and anti social behaviour.
Schooling is an issue in Deanshanger now and will become a bigger problem with the expansion of 74 houses in Stratford Road, Deanshanger. By including our educational establishments in the benefits of other local villages will increase the drain on facilities in Deanshanger. Plan to build other schools to accommodate children in their own villages so that they don’t have to travel so far every day

11: Settlement Hierarchy
Do you consider that settlements should be scored depending on the level of population within them?

No

Large settlements have fought for greater services to compensate for taking houses. Smaller settlements can have services if they take the houses.
During the last 20 years Deanshanger has far exceeded other local villages in the number of new developments and is not at the point of becoming a small town, the definition of a town varies on what answer you want to see. The SNC frequently quote heritage as being an important factor in development, this can be seen as a contradiction in terms as developing an area is not conserving its and our particular conservation area no longer resembles the character it had as recently as the early 1990’s. Further development would only serve to destroy what is left of the village and make it a rural sprawl that resembles Milton Keynes. Keep the green wedge around the village in its current form.
12: Settlement Hierarchy
Should local employment provision via business parks within or close to a settlement be weighted according to the distance from a settlement(s)?

No

Business parks should be graded according to size. Most employment is in MK, Northampton or further afield.

13: Settlement Hierarchy
Should the capacity of the business park in terms of the number of business units be included in the settlement hierarchy’s assessment of sustainability?

No
Unless it’s a major business park.

14: Settlement Hierarchy
Should settlements where there is a bus service to larger urban areas (Banbury, Northampton and Milton Keynes) be scored higher in the settlement hierarchy’s assessment of sustainability?

No
While Deanshanger does have a limited bus service it has been cut back and I believe may be cut further, therefore, to include this service that potentially will be reduced will give a false reading for any future decision.

15: Settlement Hierarchy
Should settlements where there is a bus service to market towns or primary service villages (a village with the highest level of services and facilities within the rural area) be scored higher in the settlement hierarchy’s assessment of sustainability?

No
See answers to question 14.

16: Settlement Hierarchy
Should the frequency of bus services be considered as part of a settlement’s accessibility?

No
As these are at the whim of the private bus companies and can and have been withdrawn on a whim.

17: Settlement Hierarchy
Some settlements have access to or are close to passenger rail services. Should the assessment take account of the proximity/frequency of rail services and final destinations?

No
Cannot develop rail services to make more usage from Deanshanger

18: Settlement Hierarchy
Should public transport services that are publically funded or subsidised (for example a bus service) score a lower score due to their potential vulnerability of services being reduced or stopped?

Yes
Could be withdrawn at any time.

19: Scale of Housing
Should any additional housing sites be identified in the urban areas and if so how much and where should these be located?

Yes
We have already seen expansion in Deanshanger over the years why would we need more when other villages have seen none at all.

These are the most sustainable and tend to have the best facilities supplied by government organisations.

20: Scale of Housing
Should any further growth be identified in the Plan for the rural areas?

Yes
Social affordable housing for local residents but in areas where development has already happened.

21: Scale of Housing
If you have a preferred option, please specify which one.
Option 1, 2, 3, 4, 5 or 6
Please explain your response. If your response is in relation to a particular settlement please let us know the location.

Option 1
The existing limited development villages took the brunt of the 1997 quota. Those who have not taken their share should now be allocated their fair share. A target allocation should not be exceeded unless a local referendum says they will accept them. Deanshanger has seen excessive expansion over recent years when compared to other local village which has also seen the gap in local facilities widen which should be addressed for areas not as fortunate in terms of facilities as Deanshanger.

22: Scale of Housing
Are there other options we should consider?

Yes
Rural areas such as Deanshanger at the start of the 1997 local plan had 21143 dwellings; by 2029 this should be 27094, a growth of 28%. Therefore, to provide some over-provisions all settlements should take the 1997 figure and add 30%. The shortfall to be their allocation. They can with the LPA's assistance get developers to provide any services needed. Any settlement which has fulfilled this growth already can only have further developments if a local referendum votes for it. Deanshanger had 964 houses in 1997, 30% growth to 2029 would mean an addition of 290. i.e. 1254 houses. As it has now 1488 it should have no additional dwellings unless a local referendum approves it. And these should be fully funded by any potential developer. This does highlight that some settlements have not borne their fair share of development in
the past.

23: Housing for older people
Should provision be made for housing of all types to meet the needs of the elderly in all settlements?
Yes
5% of all dwellings should be bungalows as this frees up housing stock. These should be 50% rental and 50% for sale.
It is known that bungalows in Deanshanger are not all occupied by elderly people and so the genuine need for further properties for the elderly, bungalows for example, are really needed or should it be the allocation of housing property needs to be addressed to accommodate the older generations into existing properties.

24: Housing for older people
Should provision be made for housing for all types to meet the needs of the elderly in more sustainable and accessible locations, close to services?
No
5% of all dwellings should be bungalows as this frees up housing stock. These should be 50% rental and 50% for sale.
It is known that bungalows in Deanshanger are not all occupied by elderly people and so the genuine need for further properties for the elderly, bungalows for example, are really needed or should it be the allocation of housing property needs to be addressed to accommodate the older generations into existing properties.

25: Housing for older people
Should sites be allocated specifically for the provision of older persons housing (sheltered / retirement village / extra care homes etc.)
Yes
This may leave people feeling excluded from communities where integration may be better.

26: Housing for young people
Should allocations for general development include a proportion of smaller market dwellings (1 and 2 bed roomed) for sale or private rent?
Yes
Private rental and social housing should apply to all settlements so that dormitory settlements are not created. Social housing should not be for sale.
Not only young people want to live in small properties, there is a need for all generations for 1 & 2 bedroom accommodation

27: Housing for young people
Should the Local Plan specify a proportion of dwellings to be for private rent on each allocated site?
No
There are enough private landlords, we have taken away the ability of young folk to live in the local settlements.

28: Starter homes
Should exception sites for starter homes be allowed in all settlements or just those considered to be the most sustainable?
Yes

We should have affordable housing for local people and the elderly and should apply to all settlements.
Children like to live near parents, local housing should be available to local people and by selecting all settlements this improves the chances for many more people.

28a: Starter Homes
Alternatively should the Plan include a criteria based policy to encourage the development of Starter Homes?
No
There should be specific criteria to provide rental houses which can never be sold.

29: Affordable housing
Should the plan allocate additional sites in certain more sustainable villages (or cluster villages) as exception sites to meet affordable housing needs?
No
All settlements have needs so all should bear the burden.
The phrase “affordable housing” is not a realistic term and provision should include all types of property in all developments £260k is not affordable!!

30: Affordable housing
Should sites be allocated in the urban areas to boost affordable housing provision?
No
Although it is more likely that brown field sites are in urban areas. The provision of smaller and cheaper housing should be included in all developments.

30a: Affordable housing
Should sites be allocated in both the urban areas and sustainable villages to boost affordable housing provision?
No
All settlements should bear the responsibility and burden.

31: Self Build
Should the plan specify a threshold or percentage of serviced plots to ensure the delivery of self-build plots?
Yes
We have seen some fantastic self builds in the village that are in keeping with the area 1% should be set aside for those who can and can afford it.
This may re introduce character to developments as opposed to seeing variations on four standard builds by a developer that can be seen across the county.

32: Housing design
Should the Local Plan Part 2A introduce the nationally described space standards?
Yes

32a: Housing design
Should the Local Plan Part 2A introduce the additional technical requirements for access?
Yes
The car parking requirement should exclude any garage that is less than 3 meters wide to enable cars to be parked in them. If parking spaces are in line rather than parallel then they should only count as one space.
All new homes should have solar panels fitted as standard.

33: Health and wellbeing
Are there other health and wellbeing options that need to be included and that the Council can influence through planning new development?
Yes
Ensure all dwellings have gardens of at least the total floor area of the property. Public open spaces to be provided within 50 meters of any dwelling provided free of charge by the developer for the community.

34: Environmental considerations
Are there other environmental considerations that need to be included?
Yes
The issue with the road network needs to be taken into account even if we have no development!!
All dwellings must provide onsite parking as now but any parked inline would only count as one space. No building on flood plains. No building within 50 meters of a water course. All services to be provided underground. And all and every service box to require planning consent, even BT.
The following list shows increased issues caused in Deanshanger as the direct result of development:
Traffic congestion on small roads due to the increased number of vehicles
Loss of soak away areas and insufficient drainage leading to flooding on a regular basis
The number of dogs that fowl in public areas was an unforeseen issue

35: Local Green Space designation
Is there anything else that needs to be considered in the separate document the Draft Local Green Space Designation and Methodology Policy?
Yes
All LGS should be sustainable and if provided by developers then a committed sum should be provided to cover 25 years maintenance and replacement costs of items supplied.
Include these areas in every development

36: Special Landscape Areas
Are there areas within the district that should be considered for designation as Special Landscape Areas?
Yes
Between settlements. Between Deanshanger and Wicken, Deanshanger and Old Stratford,
and Deanshanger and Passenham. Deanshanger & Puxley.

37: Green wedges / areas of separation
From the options above, do you have a preferred option?
A - Identification of Green Wedges based on criteria set out

37a: Green wedge / area of separation
Are there areas where it would be appropriate to consider a Green Wedge designation?

All round the village to help maintain what we have left of the village.
Between settlements to stop them being merged

38: Transport and accessibility
Are there other transport and accessibility principles that need to be included?
Yes

Proximity to large urban areas and the impact of cross border expansion needs to be considered in Deanshanger. Old Stratford roundabout is a bottleneck for access to MK caused by traffic from Buckingham and Northampton as it’s the only northern access route to MK. Had the huge expansion of Buckingham been considered the traffic could have caused the A413 to be improved not causing the Old Stratford roundabout to be clogged. The DOT needs to be consulted prior to any major development to ensure highways are provided at the same time as the development. Deliveries from internet shopping has increased traffic flows into smaller settlements. Local road systems are already strained and poorly maintained, additional use would cause further issues. Ensure appropriate roads are included, and built prior to, any further development

39: Economic advantage
Are there other economic advantage options that need to be included?
Yes

Ability for start up new businesses to afford rents and therefore stand a better chance of long term success. MK Development Corp. gave rent free, rate free incentives. Ensure developments include the improvement of facilities in their immediate area/village

40: Community and Leisure
Are there other community and leisure options that need to be included?
Yes

Any local authority or central government that wants to sell/dispose of facilities/land should be offered to the local community at 10% of its market value. Ensure developments include the improvement of facilities in their immediate area/village.

41: Confinement review and re-establishment
Do you have suggestions on where village confines could be ‘tidied up’?
**Yes**
Deanshanger Parish council has already suggested new confines please implement. SNC has failed miserably by not dealing with our village confines over the last ten years or more.

**42: Development Management Policies**
What policies do you consider should be included in the Plan?

Policy to deal with cross border developments needs to be studied and any impact on the other counties be taken into the home authorities consent.

**43: General Question**
Are there any other planning and development issues that you think the plan should cover that have not been identified within this document?

There appears to be no policy as to what happens when a settlements allocation has been met. If a settlement had fulfilled its allocation up to 2029 by say,2020, then no further development would be considered unless a local referendum had approved it or developers would just dump more houses as they possibly could even if the settlement did not want them or need them.

Deanshanger has been overdeveloped as described above, the local roads cannot cope with existing traffic and we are seeing many more floods than ever before. Now that the Section 106 funding has been scrapped can money be allocated from other developments to rectify the faults in our village.

We need to look at roads and social housing for the young and old before we consider making any more development to our village. Deanshanger primary school has no further capacity, we need desperately a doctor/health centre in the village and open every day of the week. We also need to look at local policing as this is nowhere good enough with only 4 PCSO covering south Northants, we also need to look at cuts and boundaries with the fire and medical service, our local hospitals are at bursting point, that is before we have any more development.

The development around our area is already causing road and service impact you need to look at the bigger picture, not just react to government demand on build- get the roads and services sorted out to an acceptable level before developing!!