From the Foreword:-
It is stated by Councilor Ian McCord that this is a great place to live with good landscapes & villages. This plan seeks to ensure that any new development is good and development is in the right locations to support growth. It is looking at sustainability of our villages. As a resident of Tiffield these are the sections of the Local Plan which concern me most. I agree that it is a great place to live at present but I find the prospects of development on the land around Tiffield as well as the impact on our roads very disturbing.

1.1.8; 3.2.1; 3.2.4 Settlement Hierarchy – ranked according to size and a range of services and facilities. Tiffield is grouped as a “smaller village” and is therefore reliant on the services of larger centres for day to day needs. If development plans for this area go ahead will Tiffield residents be able to access the services in Towcester easily?

1.1.12 “Plans should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.”
Who did this objective assessment including “evidence gathering” OCTOBER 2013 and “consultation on issues and options” February 2016?

1.1.13 “Parish Councils take the lead in neighbourhood planning” My parish councilors have complained about a lack of consultation, particularly with regard to the proposal for land at Tiffield Lane (commonly known as Donkey Lane!)/A43.

OBJECTIVE 8 & 10 (Vision) The draft seeks to ensure sustainability of rural communities and protect the identity of settlements. Roads enabling Tiffield residents to access our nearest town and its services (Towcester) are becoming unsafe due to lack of maintenance and uncertainty about A43 junctions remaining open. I realise that this is a matter for Highways but surely there should be a conversation between Highways and SNC.

POLICY AL3 re the land at Tiffield Lane, Towcester.
POLICY S52 – General development principles:-
j. safe & satisfactory means of access to pedestrians, cyclists and vehicles.
q. pose additional risk to users, occupiers and neighbours
r. ecological impacts
Employment development at this piece of land as well as the other similar sites in the area will have a huge impact on the A43/A5 Tove roundabout which already suffers congestion.
This development will not uphold these principles for residents of Tiffield.

13.2 Employment allocations i.e. the Bell plantation, Woolgrowers and Tiffield Lane will have an effect on A43 and A5. However you state in 13.2.1 that there is no specified need for additional employment to meet the needs of the town. Why try to provide something that is not needed?

13.2.2 talks about good links to a strategic highway. Will the strategy address the constant traffic hold ups in Towcester and the surrounding highways?

13.2.5 improvements to dangerous road crossings at Northampton road/A43 and Tiffield Lane/A43

It seems to me that the proposal could mean another roundabout to hold up traffic. For many years now Tiffield has requested that the junction with St. John’s road and A43 be made safer. Despite many accidents, including some fatalities no funding could be found for this but suddenly there is money available for a different junction. The closure of cross A43 junctions was not successful when introduced recently as a safety measure and meant that to exit Tiffield we had to drive along a narrow road which does not seem to be maintained or take a long detour via Blisworth. At present the 50mph limit makes that stretch of road to Towcester much safer and is surely much cheaper than altering junctions.

POLICY A13 re land at Tiffield Lane/A43

3a Development here will include office, general, industrial, storage and distribution.

I am concerned that if this draft plan comes to fruition it will mean that the Towcester area will become an area of warehouses, sheds and roundabouts. A corridor of both air and light pollution with more traffic but no ease of travel for residents.