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Minutes of the Ordinary Parish Council Meeting, Held on Thursday September 10th, 2026.

at 7pm Parsons Meade Community Centre

Members Present: Councillors Linda Hook (Chairman), Kathryn Barker, Carl Squires, Soosan Philip, Jacqueline Hughes, Kevin Read and Stephen Godfrey.

40+ members of the public

Item no	
26/137	To receive and approve any apologies for absence. It was Resolved to approve the apologies received from Cllr Garrett.
26/138	To receive any pecuniary and non-pecuniary Declarations of Interest in respect of items on the agenda None stated
26/139	Public Forum The Chairman welcomed everyone to the meeting and explained how the format of the meeting will work. It was agreed that the time for the public forum will be extended to accommodate the number of people who wished to speak. The action group 'Save our Green Space' presented their objections to the application, the residents spoke for approx. 3 minutes each and in total there were 9 members of the action group who spoke on various subjects. They are listed below; • Impact on highways safety • Traffic safety issues • Construction traffic and the negative impact on the local residents • The green space and the impact on residents' mental health • Impact on biodiversity • Local nature strategy • Flooding • Local services Two other residents also spoke to the meeting, both queried whether the sale of the green space was legal.

	The Chairman then drew the public forum to a close and explained that no further comments from the public forum would be permitted.
26/140	Planning 1. New applications. 2026/3219/MAF Proposed residential development of 92 dwellings, land to the north of Milton Ham The Chairman reminded all councillors that they were considering the planning application and not the sale of the green space next to Teal Close, the sale is a separate issue. Following a lengthy discussion Cllr Hook proposed that the parish council submit an Objection to this application on the grounds that it does not comply with Policy BN7 Flooding, in the West Northants Joint Core Strategy Local Plan. This proposal was seconded by Cllr Barker and agreed by all. The objection is as follows – • This application does not comply with Policy BN7 of the West Northants Joint Core Strategy Local Plan. The WNC Lead Local Flood Authority response to this application indicates that the proposed surface water drainage scheme for the development will not adequately manage the flood risk to both new and existing properties. In addition to the Objection, the council will also submit several Observations, those are detailed below; • There is no mention of Wootton Brook in this application, it is unclear how the proposed drainage of the new site would affect Wootton Brook which has a history of flooding issues. • There is concern that if the access road is built across the green space this would have a cumulative impact on the flood risk. A lot of permeable ground would be lost to the road. • The viability of other access routes has not been fully investigated and the report of those investigations has not been made public. • The new access road appears to be in different locations depending on the map, in some of the maps the access road is very close to the existing houses on Teal Close. There is also serious concern about the vulnerability of the site to illegal encampments. The parish council ask that suitable arrangements are made which mitigate this risk. • There does not appear to be a Construction Management Plan within the application documents. There is concern that the 2 bridges on Ladybridge Drive will not be able to cope with the construction traffic. • The parish council request that the trip data in the Highways report is updated, the LHA states in its report that ‘the trip rates appear to be much lower than expected for a development of this nature’ • The parish council ask that planning officers consider the cumulative effect of planning applications in this area upon local amenities such as schools and doctors surgeries.

	The services quoted as 'available' in the application also need revision, there is no post office and no public house. The bus stop that is quoted as being '400m from the application site' is not in use at all and the nearest bus stops are on the opposite side of Ladybridge Drive. The council request that access to the bus network is improved with consideration being given to the safety of residents who will need to cross a busy road in order to access the bus stops. Funding should be made available to increase and improve the local bus service. Councillors also asked that planning officers are made aware of the considerable level of local opposition to this application and the sale of the land.
26/141	Next meeting September 17 th 2026