

The Countryside Charity (CPRE Northamptonshire)

Alan Mayes Hon. Technical Secretary
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Appeal No .APP/Z2830/W/21/3267906

Planning Application no. S/2020/1376/MAO for 69 houses on land adjacent to Blakesley Hill and Bradden Road, Greens Norton.

My name is Alan Mayes. I am a retired member of the Royal Institute of British Architects and I am acting at this Inquiry as Honorary Technical Secretary to CPRE Northamptonshire . The CPRE objected to this proposal as primarily it is on a non allocated site within open countryside and does not meet the aims and objectives of the Development Plan that is the Joint Core Strategy for West Northamptonshire. It does not meet the following objectives of the JCS which although over 5 years old have been reviewed and found to be consistent with the NPPF.

Objective 11 Housing - The proposal is not within the most sustainable locations identified as Northampton , Brackley or Towcester and is not fulfilling a local need at the scale provided.

Objective 12 Protecting and supporting rural communities - Greens Norton already has a vibrant local community. Residents of the proposed development will most likely work and shop in Towcester or Northampton.

Objective 13 Rural diversification and employment. - The proposal does not promote rural diversification and long term rural employment as most residents of the development are likely to travel out of Greens Norton to work .

Policy S1 - The distribution of development - This policy seeks to concentrate development of this scale in the rural service centres of Towcester and Brackley and thus strictly controlling development in the rural areas.

Policy 52 - Hierarchy of centres - this site does not fall within those named in the policy.

Policy S10 - Sustainable development principles ,- for a development of this size access to service centres will require the use of the car or a limited bus service.

Policy R1 - Spatial strategy for rural areas - large scale developments should be concentrated in Towcester or Brackley. The applicant has tried to demonstrate that local services will be supported by their contribution to the local bus service This should not be used as a carrot to allow such a diversion from the Development Plan . Public consultation is also cited in the but effectively only a small percentage of the population responded in the results of the consultation which accompanied the planning application only a quarter of the 8% which took part (2%) supported what is being offered in the form of affordable housing etc - so that cannot be categorized as effective and conclusive support from the residents of village.

Policy R 2- Countryside protection policies as the development is outside the village confines it is effectively in open countryside and will have a destructive impact on the countryside around

Greens Norton . It will destroy the existing interface between the existing village edge and the countryside which the existing agricultural land provides between the two roads leading into the village. The existing houses at the entrance into the village are almost hidden over the brow of the hill, the current proposals will be very prominent and will erode the rural gateway into the village , with its gradual views of the village. This route into Greens Norton is also the route to other restraint settlements of Maidford, Adstone and Canons Ashby and the proposed urbanized fringe will detract from the overall appreciation of the countryside around these villages. The new access point will also increase the urbanization of this approach . Although the applicant has sought to demonstrate landscaping around the perimeter the proposal is encroaching onto open countryside on over 50% of the boundaries and will push the urbanization of the village out into open countryside . Although this is not a special landscape area it is important open countryside which should be respected for its own sake and recognised as protected by the many policies which seek to deter development from encroaching upon it.

It is also contrary to the adopted South Northamptonshire Local Plan.

Policy SS1 Settlement Hierarchy - Greens Norton is not a primary service village and therefore large scale development is unsustainable. As a secondary service village limited development only , is permitted - 69 houses is hardly limited in a community of 700 people where such a development could effectively increase the population by at least 140 people.

Policy LH1 Housing development outside village confines. CPRE does not consider that the reasons put forward by the applicant demonstrate a need to put a large development outside the settlement confines as defined in the Local Plan .

South Northamptonshire has demonstrated that it has a five year housing land supply. The applicant has tried to demonstrate that this is not effective or deliverable - even if this were the case and under the terms of the NPPF the tilted balance in section 11 d) i) had to be invoked the balance should fall against the proposal given the number of policies in the Development Plan and Local Plan that it contravenes an the Appeal dismissed .

Alan Mayes **Hon. Technical Secretary CPRE Northamptonshire.**