

Application number: S/2020/1376/MAO

Proposal: Outline application for up to 69 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access)

Location: Land South of Blakesley Hill, Greens Norton

Whilst this application should be assessed with regard to a range of Development Plan policies the Planning Policy and Growth Strategy Team offer the following comments in relation to the principle of the proposed development only. Silence in respect of other matters does not signify either the Policy Team's acceptance or rejection of those matters.

South Northamptonshire Council's 2020 Housing Land Availability Study (<https://www.southnorthants.gov.uk/downloads/download/13/five-year-housing-land-supply>) demonstrates that the Council is delivering its requirement for housing beyond the Northampton Related Development Area and that it has an 8.26 year housing land supply. This robust figure demonstrates that the development plan is not absent, silent or out-of-date (NPPF - Paragraph 11) and as such these current proposals must have regard to and be considered against its policies.

The Development Plan for South Northamptonshire (relevant to this application) comprises:

- the South Northamptonshire Part 2 Local Plan (Adopted July 2020)
- the adopted West Northamptonshire Joint Core Strategy (JCS);

With regards to these policies it should be noted that whilst the JCS is over five years old, both plans form part of the development plan and the Framework (paragraph 213) specifies policies should not be considered 'out-of-date' simply because they were adopted or made prior to the adoption of the Framework. (See also *Daventry v SSCLG* and *Gladman Developments* [2015] EWHC 3459 (admin) and [2016] EWCA Civ 1146 (CD13))

Specifically, in recognition of the age of the JCS (December 2014) a review was undertaken of its policies in accordance with the Town and Country (Local Planning) (England) Regulations 2012 (as amended) which requires local planning authorities to review a local development document within prescribed time periods. In respect of a local plan, the review must be completed every five years, starting from the date of the adoption of the local plan.

A report was taken to this Council's Planning Policy and Growth Strategy Committee on 22 January 2020 presenting the review of the JCS policies. This identified that the policies in the WNJCS remain up to date and consistent with the NPPF, and it is on this basis that it was recommended they should continue to be given full weight as part of the development plan for the purposes of decision making.

This includes those policies detailed below and those relevant to the Council's housing land supply. The report and the continued use of the policies was endorsed by members at the Committee as it had been earlier in January by the West Northamptonshire Joint Planning and Infrastructure Board. Full details of the plan

review can be found on the Councils website at <http://svc-sql-modg-01:9075/ieListDocuments.aspx?CId=352&MId=3804&Ver=4>

The South Northamptonshire Local Plan was adopted by the Council in July 2020 with its policies clearly up-to-date and compliant with the NPPF.

The application site is located outside of the village confines of Greens Norton. As such, and for the purposes of the Development Plan, the application site is located in the open countryside, where planning policy only supports residential development in a limited number of circumstances. With regards to the West Northamptonshire Joint Core Strategy these are identified in Policies H3 and R1. Furthermore, the relationship of the site to Northampton are such that the proposed development is not considered to serve NRDA objectives. With regards to the Part 2 Local Plan, which identifies Greens Norton as a Secondary Village (A), the circumstances in which development outside the village confines may be appropriate are set out in policy LH1(2). These criteria are further expanded upon in policies LH2 – LH7, as appropriate. In this instance, the exemption criteria are not complied with and, in consequence, the policies of the Development Plan are not supportive of the current proposals.

Paragraph 47 of the NPPF details how *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”*

This is set out under Paragraph 38(6) of the Planning and Compulsory Purchase Act 2004 which states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

If these current proposals are to receive support as part of this planning application, it will need to be demonstrated that there are material considerations sufficient, in accordance with Paragraph 38(6), to overcome any conflict with the Development Plan.

I trust that the above is of assistance Should you require any further information please do not hesitate to contact me.

Mark Shaw
Planning Policy
14 September 2020