

LANDSCAPE RESPONSE

to

PRE-APPLICATION ENQUIRY

LAND SOUTH OF STATION ROAD, BLISWORTH

NORTHAMPTONSHIRE

GRID REFERENCE: X472688, Y254016

PROPOSED RESIDENTIAL DEVELOPMENT

APPLICATION REF: P/2020/0007/PRM

May 2020

Landscape Response to Pre-Application Enquiry

Quality Assurance – Approval Status

Rev	Date	Prepared by	Checked by	Approved by	Version Details
01	30/04/20	Wendy Wright	Tom Ferraby	Wendy Wright	Initial Draft
02	01/05/20	Wendy Wright	Tom Ferraby	Wendy Wright	Proof Copy
03	01/05/20	Wendy Wright	Leanne Richardson	Wendy Wright	Client Issue
04	01/06/20	Wendy Wright	Leanne Richardson	Wendy Wright	Update with AVR findings

Landscape Response to Pre-Application Enquiry

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Appendix A: South Northamptonshire Council Pre-application Report

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1.0 Introduction

Scope of the Response

- 1.1 AAH Planning Consultants has been commissioned to prepare a Landscape Response (the 'Response') to the Council's Pre-application Report (received 26th February 2020) prepared by South Northamptonshire Council (the 'Council's Report') received in relation to the pre application enquiry (Ref: P/2020/0007/PRM).
- 1.2 The pre-application enquiry is for outline planning permission for residential development including access on land south of Station Road, Blisworth ('the Site'). The development is seeking to provide residential development, including access, with all other matters reserved ('the Development').
- 1.3 The Response is based on landscape and visual matters and should be read in conjunction with the Council's Report (**Appendix A**), the AAH Viewpoint Rationale (**Appendix B**) and the AAH Landscape and Visual Appraisal, January 2020 (the 'AAH LVA') in support of the current outline planning application.
- 1.4 The Response is divided into the following chapters:
 - Introduction
 - Response Matters
 - Conclusion

Qualifications and Experience

- 1.5 AAH Planning Consultants is a Registered Practice of the Landscape Institute that comprises professional and accredited individuals. Our consultants are Chartered Members of the Landscape Institute (CMLI), the Royal Town Planning Institute (RTPI) and the Institute of Environmental Management and Assessment (IEMA).
- 1.6 The Response has been prepared by Wendy Wright, who is a Chartered Landscape Architect and a Principal Landscape Architect within AAH Planning Consultants. Wendy has been a Chartered Member of the Landscape Institute since 1989 and holds an Honours Degree and Post Graduate Diploma (with Distinction) in Landscape Architecture from Manchester Metropolitan University.

Best Practice Guidance

- 1.7 This Response has been prepared in accordance with best practice guidance *Guidelines for Landscape and Visual Impact Assessment*, Third Edition 2013 (GLVIA3) prepared by the Landscape Institute/Institute of Environmental Management and Assessment.

2.0 Response Matters

Introduction

- 2.1 This chapter presents an assessment of the points raised within the Council's Report and is divided into the following paragraphs that correspond accordingly:

Visual Impact and Impact on the Historic Environment

- 2.2 ***The application site comprises green fields, in an area with an open rural feel, separated from the village by further areas of undeveloped land.***

- 2.3 The AAH LVA includes a review of the landscape character at Chapter 3.0 where it notes that although the landscape displays a mixture of arable and pasture farming, it is relatively well settled with numerous villages scattered throughout the area bordering the River Tove and its tributaries. It also notes that whilst the majority of villages are relatively small in size, Blisworth, Roade and Greens Norton are slightly larger with evidence of post war development on the edge of the settlements. Villages nearby also include Milton Malsor, Easton Neston, Shutlanger, Roade and Eastcote. Chapter 3.0 also notes that communication routes are extensive in the area, including the A43, A4 and A508 and that glimpsed views are also possible towards the M1. Furthermore, the Site lies to the immediate west of the busy Northampton Road that connects Northampton and Towcester and which runs through the centre of Blisworth. Chapter 3.0 (Table 1) also notes that the built area of Blisworth extends northward to include housing along Station Road and the commercial/business park to the north of the Railway (which includes Elite Caravans and Olleco Waste Management). Finally, to the north is the West Coast Main Line Railway with regular trains passing at high speed on the elevated embankment.

- 2.4 ***There are views into the site from Chapel Lane as you are coming down the hill towards the village, which also contribute to the rural setting of Blisworth village.***

- 2.5 The AAH LVA at Chapter 4.0 provides an appraisal of visual amenity taking into account a number of key views from the Study Area. Viewpoint VP06 is taken from Chapel Lane and shows how built form and vegetation close down views towards the Site, although the field to the south of the Site can be seen in views along Chapel Lane. The Accurate Visual Representations show at Appendix C (in red wireline) how the Development would be set behind the planting behind intervening gardens along Chapel Lane and would hardly be visible, even during the winter season. In terms of the rural setting of the village, Chapter 3.0 notes that the settlement of Blisworth occupies an undulating area with a gentle rise in

topography along Courteenhall Road to the east that occupies a broad spur. The land then rises to the far west towards the A43 Towcester Bypass and towards the south east at Stoke Road towards Blisworth Lodge. Chapter 3.0 (Table 1) also notes that the built form characteristics of the character area (LSA 01) are typified by the northern section of the settlement of Blisworth that dominates the landscape in views from the west where residential areas have expanded following a linear pattern along the route of the Grand Union Canal, Northampton Road and streams to the east. These residential areas have taken the form of cul-de-sacs and self-contained estates that are largely devoid of tree cover giving a relatively 'harsh' setting to this extent of the settlement. In terms of any associations with the outlying landscape, Table 1 also notes that Blisworth is a generally dense settlement that restricts views, especially to the south west of the High Street where the buildings are significantly elevated on higher ground.

2.6 ***In terms of character and appearance, the proposal would result in change from open fields to a planned housing development. The existing hedges around much of the site, and future landscaping when grown, may provide some visual screening.***

2.7 Chapter 3.0 of the AAH LVA notes that the Site has 'wide-set' native hedgerows (or narrow tree belts up to 4m wide) which include a dense understorey of Holly, Ivy, Hawthorn with Ash, Oak and Field Maple and these hedgerows define the north and east boundaries which border Northampton Road and Station Road. To the east of Northampton Road, the land then rises sharply to form open grassland fields that are framed on the horizon by dense hedgerow boundaries (containing a high level of tree cover). It also notes that the land to the immediate north of the West Coast Mainline Railway is particularly well wooded and this section of railway line is on raised embankment. The gardens to the residential properties also add to the tree cover particularly to the south of the Site at Grafton Villas. The AAH LVA (Figure 5) provides a Landscape Strategy Plan to show how the hedgerows would be retained and enhanced with new native planting. At the eastern boundary of the Site, all existing vegetation would be retained; to the northern boundary the existing vegetation would also be retained apart from the new Site access which would result in the removal of a short section of hedgerow, and to the west, all existing vegetation along the boundary with the adjacent property at Traquair would be retained with the additional planting of suitable native hedgerow species to close up any gaps. Likewise, the Development would seek to enhance the tree cover along the southern boundary with the rear garden of 15 Northampton Road.

2.8 ***However, I am concerned that the development would be visually prominent from the surrounding listed assets and also harm the open rural setting of the village when viewed from Station Road and Northampton Road, but also in longer views from Chapel Lane.***

2.9 The AAH LVA at Chapter 4.0 provides an appraisal of visual amenity taking into account a number of key views from the Study Area, for example residential properties, road users, recreational routes and recreational places of value and heritage assets. These views include:

VP01: Station Road

VP02: Northampton Road at Junction with Station Road

VP03: Northampton Road

VP04: Station Road West

VP5A: Grand Union Canal South

VP5B: Grand Union Canal Central

VP5C: Grand Union Canal North

VP06: Chapel Lane in Blisworth

VP07: Gayton Road at Hill Farm

VP08: Gayton Road at Milton Malsor

2.10 Current best practice *Landscape Institute Technical Guidance Note 06/19 (17 September 2019)* is aimed at helping the regulatory authority in understanding the visual effects of the Development with the provision of photographic and photomontage requirements. To avoid requests for further information during the planning consultation process, engagement with the Council on the requirement for photographic and photomontage material is therefore recommended at the validation stage. Paragraph 1.5.5 of TGN 06/19 is useful in this context:

“When regulatory authorities specify their own photographic and photomontage requirements, the landscape professional should follow them unless there is a good reason not to do so. Failure to follow such guidance may risks requests for further information during the planning consultation process. Failure to satisfy stated validation requirements could lead to delays in validating planning applications. Seeking early engagement with the competent authority is recommended.”

- 2.11 The information at **Appendix B** provides a table showing the Viewpoint Rationale in support of Chapter 4.0 of the AAH LVA to establish the area in which the Development may be visible. Column 3 of the table sets out the different groups of people who may experience views of the Development, the places where they will be affected and the nature of the views. Column 4 provides advice on the suggested specification for the photographic and photomontage requirements on which we are seeking Council comment and approval prior to completing the AAH LVA.
- 2.12 ***The proposal would have an urbanising effect on this transitional edge of the village and dilute the distinction between the settlement to the south and the open slopes and railway to the north, adversely impacting the character and appearance of the area, the setting and tranquillity of the village and heritage assets which would be irrevocably changed through loss of this open land.***
- 2.13 The AAH LVIA notes at Chapter 3.0 (Table 1) that the landscape characteristics are defined by the landform as it rises along High Street and Courteenhall Road where glimpses can also be seen of the landscape beyond offering a more rural context to the settlement. The rolling character of the outlying landscape is also evident in the settlement itself with High Street rising from the canal and peripheral roads dipping at the northern edge. The AAH LVA at Table 4 however assesses the potential effects of the Development on key views to provide an overall understanding of the impacts on visual amenity and how the rural context of the settlement might potentially be affected. The findings show that the landscape is generally considered to show limited levels of visibility and has a number of individual positive benefits that contribute to the containment across the area. To the south the Site is contained by the built form of Blisworth, which is generally dense and restricts views, especially to the south west of High Street where the buildings are significantly elevated on higher ground. The rolling character of the outlying landscape is also evident in the settlement itself with High Street rising from the canal and peripheral roads dipping at the northern edge, which all serve to contain the Site in its southern context. To the north, there is the West Coast Main Line Railway, which forms an embankment clothed in dense tree cover, which provides a high level of containment. Furthermore, there is a strong hedgerow on the northern boundary of the Site which in combination with the planting within gardens on Station Road, provide containment. To the west, the Site is contained by the strong vegetation cover along the land drain and by the tall hedgerow bordering the Grand Union Canal and then the rising land towards Gayton Road at Hill Farm. Finally, to the east, the Site is contained by the strong tree cover along Northampton Road and the land rising towards Blisworth Lodge. Turning to factors of negative visibility, the landscape is influenced by the

open landscape to the west and the east due to loss of hedgerows from intensive agriculture, however, given that these areas support a limited number of footpaths the effects would be diminished.

3.0 Conclusion

- 3.1 AAH Planning Consultants has been commissioned to prepare a Landscape Response to the Council's Pre-application Report prepared by South Northamptonshire Council received in relation to the pre application enquiry (Ref: P/2020/0007/PRM).
- 3.2 On balance, having reviewed the Council's Report it is concluded that the AAH LVA has taken into full consideration the points made and that through careful analysis and evaluation during the initial site selection stages consideration has been given to means of enhancing the landscape character and visual amenity of the Development. The Site is located at the edge of the existing settlement of Blisworth and is largely influenced by its close built proximity. Furthermore, through careful planning, siting and design during the assessment process, additional mitigation measures have been considered to ensure the Development will be sympathetic to local character including the surrounding built environment as well as its immediate landscape setting. Most importantly, the Development recognises the importance of good design and includes measures that will add to the overall quality of the area by providing visually attractive and good architecture, an appropriate layout and effective landscape design. Overall, the Development will seek to improve the landscape character and visual amenity of the Site and its wider landscape setting beyond its baseline condition by sustaining an appropriate amount and mix of housing types that will include important green space and linkages to the wider green infrastructure network of the South Northamptonshire District.

APPENDIX A

SOUTH NORTHAMPTONSHIRE COUNCIL PRE-APPLICATION REPORT



SOUTH NORTHAMPTONSHIRE COUNCIL

Pre-application Report

Pre-application Reference No: P/2020/0007/PRM
Proposal: Construction of up to 35 dwellings
Site address: Land South East Of Traquair Station Road Blisworth
Date of Meeting (if applicable): 30 January 2020
Location of Meeting: Mount Room, The Forum, Moat Lane, Towcester
Attendees: Rebecca Smith (Principal Planning Officer - SNC) Leanne Richardson (AAH) Matthew Mortonson (AAH)
Technical Assessment
Internal Consultations have been undertaken with: Planning Policy Strategic Housing Crime Prevention Design Advisor Building Control Conservation Ecology Environmental Health Recreation and Leisure Waste and Recycling
External Consultees who would normally be consulted on the planning application*: Neighbouring properties Blisworth Parish Council NCC Highways NCC Lead Local Flood Authority (LLFA) NCC Archaeology NCC External Funding Partnership (Education, Libraries, Waste Management, Fire and Safety)

Environment Agency
The Wildlife Trust
Natural England
Campaign for the Protection of Rural England (CPRE)
Nene Clinical Commissioning Group (CCG)
South Northants Volunteer Bureau
Anglian Water
The Canal & River Trust
Inland Waterways Association

Flood risk zone designation and EA flood risk matrix standing advice (if applicable): Part of the site falls within Flood Zones 2 and 3. A Flood Risk Assessment will be required to accompany your application. Any proposed development should be directed towards Flood Zone 1.

Please note that where standing advice requires consultation with the Environment Agency, we are no longer able to offer this as part of the local authority's pre-application advice service.

In order to obtain advice from the Environment Agency applicants should contact them directly for a preliminary opinion. Further bespoke advice is also available at a chargeable rate if required. This could include the review of technical documents, meetings or site visits.

Further information is available on the Environment Agency's website.

Proximity of Public Sewer: Unknown

IMPORTANT NOTE: If there is a previously private sewer passing under or within 3 metres of the proposed development then the applicant will need to consult the relevant water authority before undertaking the works as such sewers may have become public sewers on or after the 1st October 2011. Such potentially public sewers may not yet be shown on the map of sewers to which we have access to.

Foul sewage details: The first presumption should be connecting to mains drainage – if you intend to do this in Anglian Water's geographic area, I advise that you contact Anglian Water for a pre-development enquiry (contact details below). If you follow this process, the subsequent report by Anglian Water should be submitted with the planning application to assist its progress (this will tell us if there is capacity in the foul drainage system).

Applications for developments relying on anything other than connection to a public sewage treatment plant should be supported by sufficient information to enable the local planning authority to understand the potential implications for the water environment.

Where a connection to a public sewage treatment plant is not feasible (in terms of cost and/or practicality) a package sewage treatment plant may be considered. The package sewage treatment plant should offer treatment so

that the final discharge from it meets the standards set by the Environment Agency. A proposal involving a package sewage treatment plant should set out clearly the responsibility and means of operation and management to ensure that the permit is not likely to be infringed in the life of the plant. There may also be effects on amenity and traffic to be considered.

Septic tanks should only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer to be treated at a public sewage treatment works or a package sewage treatment plant is not feasible taking into account cost and/or practicability. Further advice is available in the national Planning Practice Guidance.

If mains connection is not feasible a 'Foul Drainage Assessment Form', should be completed and submitted with your application. Further information for completing a Foul Drainage Assessment form is available from <https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>

Environmental Impact Assessment required: No

Committee or Delegated Decision: Committee (major application)

Relevant planning history:

Application Site:

- S/2018/0946/FUL - Variation condition 2 - enclosures S/2016/2979/FUL (Track across field to access existing stables) to allow erected fence & gate to ensure safety of livestock (retrospective) – Approved.
- S/2016/2979/FUL - Track across field to access existing stables (retrospective) – Approved

Land off Northampton Road:

- S/2014/0791/MAO - Residential development of up to 30 dwellings, estate road, open space and associated works (outline) – Refused on the following grounds:
 1. Principle
 2. Character and appearance
 3. Lack of signed S106

Chapel Hill Farm:

- S/2013/0225/MAF - Residential development for 27 houses, estate road and associated works – Approved. **Please Note: This decision was made under the Interim Rural Housing Policy (IRHP) which is no longer applicable.** Subsequent S73 and Non-material amendments have been made to this permission.

Candle Cottage:

- S/2018/2508/MAO - Residential development of up to 20 starter homes (Outline application with all matters reserved) Refused on the following grounds:

1. Principle
 2. Character and appearance
 3. Impact on the Grand Union Canal Conservation Area
 4. Flood Risk
 5. No legal undertaking (S106)
- S/2016/1046/OUT - Residential development for up to 5 dwellings with associated road works and drainage, all matters reserved (outline). Resubmission of application : S/2015/0908/OUT – Refused for the following reasons and dismissed at appeal on reasons 1 and 2 (reason 3 withdrawn by the LPA following submission of a Flood Risk Assessment):
 1. Principle
 2. Character and appearance
 3. Flood risk
 - S/2015/0908/OUT - Residential development for up to 5 dwellings with associated road works and drainage, all matters reserved (Outline) – Refused and dismissed at appeal.

You should be aware of the following matters/issues/designations:

- The site is outside of the village confines and falls within the open countryside.
- The western part of the site runs alongside a river and falls within Flood Zones 2 and 3
- The site lies within 2km of the following Local Wildlife Sites:
 - Gayton Reserve Lake
 - Grand Union Canal - Northampton Arm
- The site falls within the 500m buffer of the Grand Union Canal
- The site affects the settings of Grade II listed buildings being:
 - The Grafton Villas
 - Blisworth Railway Arch
- The site is to the north of Blisworth Conservation Area and to the east of the Grand Union Canal Conservation Area
- The site lies within the following areas of archaeological assets:
 - Towcester to Cotton End Turnpike
 - Open Fields Project: Areas of Survival of Ridge & Furrow Modern Settlement

An assessment of the significance of the heritage asset and the potential effect of the development upon it should be submitted with the application. The new National Planning Policy Framework advises that as a minimum the relevant Historic Environment Record (HER) should be consulted, together with an appropriate desk-based assessment and, where necessary, a field evaluation. The HER's at NCC are not yet available online so any enquiries should be directed to

HER@northamptonshire.gov.uk

The applicant is also advised to contact NCC (Archaeology) for further advice before submission of an application (contact details are on the contacts list that accompanies this report).

- **IMPORTANT:** Northamptonshire County Council charge for providing pre-application archaeology advice on certain categories of major

development; the category definitions and charging schedules can be found on NCC's website; please visit <http://www3.northamptonshire.gov.uk/councilservices/environment-and-planning/planning/planning-policy/archaeology-biodiversity-and-landscape/Pages/archaeology.aspx> for further details.

- You need to consider the effect on protected species when developing your proposals. Further information may need to accompany your application including a phase 1 survey to identify the habitats present and features likely to be used by protected species and any further detailed survey reports for any individual protected species should these be necessary. In order to assist you in this you should refer to the Standing Advice prepared by Natural England; <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>. This advice will help you in assessing if there is a reasonable likelihood of protected species being present and, if so, the relevant survey and mitigation requirements. The advice will be a material consideration in the determination of your application. In this case, and having considered this Standing Advice, I consider that there is a reasonable likelihood of protected species being present within the site (please see Ecology comments in the Assessment below). Failure to submit the relevant surveys could result in your application being refused as the Council will not be able to properly assess the impact of the development on protected species.

Professional Assessment by Case Officer

Relevant Planning Policies:

West Northants Joint Core Strategy (WNJCS):

- SA – Presumption in Favour of Sustainable Development
- S1 – The Distribution of Development
- S2 – Hierarchy of Centres
- S3 – Scale and Distribution of Housing Development
- C2 – New Developments
- H1 – Housing Density and Mix and Type of Dwellings
- H2 – Affordable Housing
- H3 – Rural Exception Sites
- H4 – Sustainable Housing
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape
- BN7 – Flood Risk
- INF1 – Approach to Infrastructure Delivery
- INF2 – Contributions to Infrastructure Requirements
- R1 – Spatial Strategy for the Rural Areas

South Northamptonshire Local Plan 'saved policies' (SNLP):

- G3 – General
- H5 – Restricted Infill villages

- H6 – Restraint Villages and Open countryside
- EV1 – Design
- EV2 – Development in the Open Countryside
- EV11 – Preservation or Enhancement of Conservation Areas
- EV19 – Trees and Woodlands
- EV21 – Hedgerows, Ponds and Other Landscape Features
- EV24 – Species Protection
- EV29 – Landscape Proposals

In addition to the adopted Development Plan Documents Paragraph 48 of the NPPF also states that:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Submission version of the South Northamptonshire Local Plan (Part 2) was submitted to the Secretary of State for independent examination on 22 January 2019 and following hearing sessions during summer 2020 is at an advanced stage of the Examination process.

<https://www.southnorthants.gov.uk/info/65/local-plan-part-2-and-evidence/40/local-plan-part-2/8>

The relevant policies of the Part 2 Plan are considered compliant with the revised NPPF and whilst some representations in relation to them have been made as part of the plans ongoing examination and they were considered during the examination hearings in the summer and the nature of those representations and the discussion at the hearings is such that the Team consider that some greater weight can now be given to the emerging policy in accordance with Paragraph 48 of the Framework.

South Northamptonshire Local Plan (Part 2) (LPP2) :

- SS1 – The Settlement Hierarchy
- LH1 – Development Within Town and Village Confines
- LH2 – Starter Homes
- LH8 – Affordable Housing
- LH10 – Housing Mix and Type
- SDP1 – Design Principles
- INF1 – Infrastructure Delivery and Funding
- GS1 – Open Space, Sport and Recreation
- HE1 – Significance of Heritage Assets
- NE5 – Biodiversity and Geodiversity

Material Planning Considerations:

- The National Planning Policy Framework (NPPF): Chapters 2 (sustainable development), 5 (delivering a sufficient supply of homes), 8 (healthy and safe communities); 9 (sustainable transport); 11 (effective use of land), 12 (design), 14 (climate change and flooding); 15 (natural environment) and 16 (historic environment).
- Design Guide – Particular reference to be made to Chapter 3.4.2 (Blisworth); Chapter 4 (Residential Design); Chapter 5.5 (Ecology and Biodiversity)
- SPDs – Parking: Standards and Design 2018; Developer Contributions 2011; Energy Efficiency 2013
- Local Highway Authority Standing Advice 2016

I regret to inform you that I will not be able to support the proposal because of the following issues:

Five Year Housing Land Supply and the 'tilted balance'

This pre-application has largely been submitted to establish if the principle of residential development on this site is now acceptable in the light of a recent appeal decision at Land South of Kislingbury Road, Rothersthorpe APP/Z2830/W/18/3206346, dated 17 May 2019. From your submission I note that you consider the appeal calls into question the Council's 5 year supply of deliverable housing sites and conclude from this decision that the policies which are most important for determining the application are out-of-date and that the 'tilted balance' is therefore engaged under Paragraph 11 of the NPPF.

I will therefore firstly address the Council's position on the five year housing land supply issue. The housing land supply document published in 2018 identified that the Council had 11.93 years of housing land supply. Since that report was published, there has been a significant appeal decision at Rothersthorpe (detailed above) in which the Inspector concluded that the Council did not have a five year housing land supply due to the way in which the Council had calculated its figures. The Inspector deemed that the figures for the Northampton Related Development Area (NRDA) needed to be considered as part of the overall figures for South Northamptonshire District, and did not consider that the Council should be deducting oversupply in previous years from future requirements. The Inspector concluded on this matter that the presumption in favour of sustainable development (as set out in Para. 11 of the NPPF) should therefore apply.

This appeal decision is considered by the Council to be contrary to other appeal decisions that have supported the 'policy area' approach to the housing requirement within the WNJCS, whereby the NRDA is treated as one area for housing delivery, and the parts of South Northamptonshire Council (and Daventry District Council) which are outside the NRDA are treated as

separate areas. Furthermore whilst it is acknowledged that the Inspector in the Rothersthorpe case discounted using oversupply from previous years in the calculations, there is no definitive legal basis for this and nothing in national policy or planning guidance which supports this approach, or which deals with how to factor a surplus number of completed dwellings into the five year housing land supply requirement.

In September 2019 the Council published its Five Year Housing Land Availability Study for 2019 which updates its position (link: <https://www.southnorthants.gov.uk/downloads/download/13/five-year-housing-land-supply>). This report sets out that South Northamptonshire Council has a robust 7.54 years supply of housing land when taking previous years' oversupply into account.

Whilst the Council considers it appropriate to include any previous undersupply / oversupply in calculating the five year housing land supply in light of the current absence of a definitive legal approach on this matter for completeness and to demonstrate future resilience, the Council has additionally included the figure for a non-oversupply approach which demonstrates that there would still be a 5.13 years supply of land for housing.

In addition to the above I note that you highlight that the WNJCS and the 'saved policies' from the SNLP are over five years old and therefore you consider them to be out of date as of 15 December 2019. With regards to these policies it should be noted that whilst 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 relation to the WNJCS and in recognition of the age of the plan (December 2014) a review was recently undertaken 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 presenting that review of the JCS policies. This identified that the policies in the WNJCS remain up to date and consistent with the NPPF. It is on that 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 above and those relevant to the Councils 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>

It is therefore the Council's position that the policies which are most important for determining any application on this site are not out-of-date and that the 'tilted balance' under Paragraph 11 of the NPPF does not apply.

Principle

The application site is located outside of the village confines of Blisworth, as drawn in both the 1997 SNLP and proposed through the Submission Draft of the SNLPP2 (September 2018), and is therefore classed as being within the open countryside. Both existing and emerging planning policy only support development beyond town and village confines in the open countryside in a limited number of circumstances. With regards to the existing development plan these are Policies H6 and EV2 of the South Northamptonshire Local Plan and Policies S1, S10 and R1 of the West Northamptonshire Joint Core Strategy.

With regards to the policies of the emerging Part 2 Local Plan that Plan identifies Blisworth as a Secondary Village A with the circumstances in which development may be appropriate are set out in policies LH2-LH9 of the Plan. None of these existing or emerging policies support the current proposals for market housing in the open countryside. In addition the location of this site is separated physically and visually from the village by existing undeveloped land, which has itself been refused planning consent for residential development as outlined in the Planning History section above. The current proposal relates poorly to the village with its access a significant distance to the north of the village on Station Road. It's location and separation from the village are also such that there would be no direct pedestrian links through to the village. Development of this greenfield site is considered to adversely impact the character and appearance of the area, affecting the setting and tranquillity of the village and heritage assets as discussed in the following sections.

In this case I am of the view that the principle of development conflicts with an up to date development plan and in accordance with Paragraph 12 of the NPPF "Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted". I do not consider in this case that there have been any material considerations demonstrated that indicate that this plan should not be followed and that a decision should be taken to depart from the development plan.

Other relevant matters

Without prejudice to any decision the Council may take on your application bearing in mind the in principle objection above, I have the following advice to offer on other relevant planning matters, as discussed at the meeting.

Visual Impact and Impact on the Historic Environment

The application site comprises green fields, in an area with an open rural feel, separated from the village by further areas of undeveloped land. There are views into the site from Chapel Lane as you are coming down the hill towards the village, which also contribute to the rural setting of Blisworth village.

The site is located near 3 Grade II listed heritage assets, being Grafton Villas and Blisworth Railway Arch; and is also to the north of Blisworth Conservation Area. The significance of the listed buildings lies not only in their surviving architectural detailing, plan forms, use of traditional materials etc but also their social significance to the history of the village of Blisworth and the wider context of Northampton.

Mid-19th century images and maps show the rurality and separation of the heritage assets as independent features from the village of Blisworth. The lodges were said to have been built in their location to create a "lodge like effect and be an ornamental adjunct to the archway"- in a letter between Grafton staff members of the time.

In terms of character and appearance, the proposal would result in change from open fields to a planned housing development. The existing hedges around much of the site, and future landscaping when grown, may provide some visual screening. However, I am concerned that the development would be visually prominent from the surrounding listed assets and also harm the open rural setting of the village when viewed from Station Road and Northampton Road, but also in longer range views from Chapel Lane.

The fabric of the heritage assets would remain untouched by the proposal however the setting of the Grafton Villas and Railway Arch do contribute to their significance. Recent additions within the curtilage of the listed buildings have affected its significance, and modern developments have taken place to the west, yet the Villas remain a designated heritage asset that are freestanding with their southern elevation facing the proposed site.

The surrounding open fields give the listed buildings a rural context as wayside dwellings and contributes to their significance. As already mentioned, the proposed set back of the development from the listed buildings to provide a buffer and the boundary planting, would to some degree, mitigate its effect on the setting of the heritage assets. However, the proposal would amount to the formation of a small new housing estate on what is currently open countryside which would harm the subtle transition from the built-up part of the village to the open countryside of Station Road.

The proposal would have an urbanising effect on this transitional edge of the village and dilute the distinction between the settlement to the south and the open slopes and railway to the north, adversely impacting the character and appearance of the area, the setting and tranquillity of the village and heritage assets which would be irrevocably changed through the loss of this open land.

The site is within two Archaeological Assets Sites namely the 'Towcester to Cotton End Turnpike' and the 'Open Fields Project: Areas of Survival of Ridge & Furrow Modern Settlement'. The Ridge and Furrow is clearly visible on the site and I suggest that you contact NCC Archaeology to discuss the site should you wish to proceed.

Affordable Housing Provision

The Council's strategic housing officers have reviewed the information provided and commented as follows:

Summary:

- 50% of the proposed dwellings should be affordable in accordance with policy H2 of the JCS.
- The affordable housing mix should be split 75% social/affordable rented and 25% intermediate products (of which 10% should be available for discounted market sale).
- A suggested affordable housing mix is detailed below.
- The indicative development density of 10 dwellings per hectare, if correct, appears particularly low and there may be an opportunity to increase the density, subject to consideration of the impact on the character of the area. This would increase the affordable housing delivery on the site.

The Strategic Housing Team would be happy to discuss the proposals with the applicant to help develop a suitable affordable housing mix.

Strategic Housing detailed comments: *The site is in open countryside (adjacent to village confines), and ordinarily residential development in this location would not be allowed unless it was proposed as an exception or entry level site, which is not the case here. No doubt Planning Policy colleagues will comment on the suitability (or otherwise) of this site for residential development. Notwithstanding this, my comments that follow assume that the site is considered acceptable for residential development in Planning Policy terms.*

Strategic Fit

South Northamptonshire Council's 5 Year Priorities 2014–19 include the commitment to 'work with partners to deliver a mix of high-quality affordable housing in appropriate locations to meet local need' (C7). Within the annual business plan 2019-20 one of the key actions to make South Northamptonshire 'a great place to live, work, visit and invest' is to deliver affordable housing and promote health and wellbeing. The Council's Housing Strategy 2019-2022 builds on this and identifies the first housing priority is to 'build the homes that people need and can afford to live in'. This proposal could contribute to these aims.

Housing Needs

The West Northamptonshire Strategic Housing Market Assessment (SHMA) 2010 highlights the increasing shortfall of affordable housing across West Northamptonshire. A recent update to the SHMA demonstrates a district wide requirement of 3300 affordable dwellings by 2029. The SHMA and local housing needs indicate that between 173 and 182 new affordable homes are required per annum.

A parish level housing needs survey for Blisworth was undertaken in 2009 which showed a need for 32 units for rent and 2 units for shared ownership. However, the survey data is now 11 years old and therefore cannot be considered up to date. As such it would be inappropriate to rely on this data.

I have also looked at the council's Housing register to give an indication of affordable housing need from applicants approaching the council for re-housing. The register includes those eligible for affordable rented housing, but not those interested in shared ownership. This is a "live" register which is constantly updated. This shows that there are 41 households that have identified Blisworth as a suitable location to be housed and 7 of those households have a local connection. This indicates that there is in principle enough affordable housing need to warrant new affordable housing delivery for local people in this location.

The register held by the Homebuy agent (Help to Buy Midlands and London) shows strong demand for shared ownership housing in the South Northamptonshire district, although this does not record demand for individual parishes.

Affordable Housing Provision

Paragraph 63 of the NPPF states that affordable housing should be sought from developments of 10 or more dwellings. On such developments Policy H2 of the Joint Core Strategy and policy LH8 of the emerging Part 2 Local Plan require 50% of new dwellings in rural areas, such as Blisworth, to be affordable.

The supporting planning statement acknowledges the policy requirement for 50% affordable housing and indicates that a policy compliant provision will be made. Naturally I would offer support to the provision of 50% affordable housing.

I note however that the development density is stated as 10 dwellings per hectare with the rationale being that this is in keeping with the character of the settlement. Two different site areas are quoted in the planning statement, 1.64ha and 3.65ha, therefore I am unclear over whether the 10 dwellings per hectare figure is correct, however if it is, this would represent a particularly low density.

The balance between the efficient use of land and the impact on the character

of the area is a matter for Development Management to resolve, however I would be concerned that a development density this low is not maximising the potential of the site and is therefore missing an opportunity to provide additional homes including extra affordable homes.

Affordable Housing Type and Mix

Policy LH8 of the emerging Part 2 Local Plan explains that the Council will seek to provide the following tenure split: 75% social/affordable rented provision and 25% other affordable routes to home ownership of which 10% of the homes should be available for discounted market sale.

At this stage I have not been provided with an accommodation schedule or site layout and therefore the precise details of the affordable housing mix are unknown. As such I cannot comment on whether the proposal is acceptable. Based on current housing need for this area of the district, established from the housing register and the relevant planning policies, our preferred affordable housing mix based on a 35 unit scheme (17 affordable units) is as follows:

Property Type	Rent	Intermediate Tenures*
1 bed flat	6	0
2 bed house	4	2
3 bed house	2	2
4 bed house	1	0
Total	13	4

**e.g. shared ownership; discounted market sale etc.*

The final affordable housing mix should be a balance of house types and reflect the overall housing need for this area of the district. Officers note that there is a particular shortfall in larger rental properties in the district hence the recommended provision of a 4 bedroom rental property.

The supporting statement also suggests that starter homes could be provided, however there is significant uncertainty over the future of starter homes. Whilst primary legislation has been enacted for starter homes, secondary legislation has not been forthcoming and there is no indication of when (and if) this will emerge. According to the National Audit Office, in the absence of the secondary legislation, properties cannot be marketed as starter homes even if they are compliant with the primary legislation. There are also questions over the availability and suitability of mortgage products for starter homes. As such, I would encourage caution over the inclusion of starter homes on this development.

Site Layout

On a mixed tenure development, the West Northamptonshire Joint Core Strategy (Policy H2) and the emerging Part 2 Local Plan (policy LH8) states that affordable units should be an integral part of a development to promote community cohesion. Affordable housing should be arranged in groups of no

more than 10 units and pepper potted throughout the development. A detailed layout has not been provided and therefore further comments cannot be made. However, if the proposal progresses the layout should ensure these requirements are followed.

Any development should also be tenure blind as required by policy LH8 of the emerging part 2 Local Plan. This should include not only the appearance of the dwellings themselves, but also the parking provision, which should be similar in design to that provided for the market housing.

Design Standards

The National Planning Policy Framework (NPPF) stresses the importance of design to the built environment with good design being ‘a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’.

In 2015 the Government has created a new approach for setting technical standards. We would expect that any development has standards that accord or are equivalent to the new national technical standards set out in the Housing Standards Review.

The new standards include minimum size specifications for individual units which we would expect to be met. Whilst this is not currently a material planning consideration, the applicant might encounter difficulty in contracting with a registered provider if these standards are not met.

We would also encourage applicants to design in resilience to climate change in order to ensure acceptable living conditions are provided for future occupiers. This would link to policy H1 of the JCS and policy SS2(g) of the emerging Part 2 Local Plan.

Conclusion

Notwithstanding whether the principle of residential development in this location is considered acceptable, whilst the Strategic Housing Team could offer in principle support to the proposal, further information is required regarding the density, quantum and mix of the affordable housing provision along with the site layout. We are willing to work with the applicant to help develop their affordable housing contribution.

Impact on ecology and biodiversity

The Council's ecologist has reviewed the information provided regarding the proposal for the development. He has completed a desk based study using the resources available for example site photographs (taken by myself), aerial photos, GIS information and the submitted Pre-Application information.

The site is located within 25m to the northwest of non-statutory designated site of Potential Local Wildlife Site (pLWS) (No. 242).

The habitats present on the proposed site include trees, scrub, hedgerows and grassland habitat some of which shows signs of ridge and furrow which indicates it was part an old field system and therefore the grassland could be old to. A small watercourse runs down the western boundary of the site.

The ecologist recommends that the applicants employ a suitably qualified ecologist to carry out a Preliminary Ecological Appraisal (PEA) of the land and buildings within the site boundary at an early stage (pre application) to identify any ecology issues that may present and give advice. PEAs have a range of purposes; one key use is in the site development process to gather data on existing conditions, allowing a preliminary assessment of likely impacts of development schemes. As a precursor to a proposed project, evaluation is made of the ecological features present, as well as scoping for notable species or habitats, recommending further surveys required for example protected species surveys, identification of potential constraints to proposed development schemes and recommendations for mitigation.

A suitably professionally qualified ecologist to carry out the PEA and surveys can be found by searching the following website, all ecologists listed here have declared that they are fully insured for the work they carry out, and undertake at least 30 hours of CPD/training per year, this means that, as well as complying with the CIEEM Code of Professional Conduct, they are experienced and knowledgeable to the latest industry standards.

<http://events.cieem.net/ProfessionalDirectory/Professional-Directory.aspx>

Protected Species are a material consideration with any planning application therefore Natural England's standing advice to review applications that might affect protected species <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications> should be used as guidance. The ecologist recommends the PEA should include surveys for the following protected species:

1. Habitat survey of grassland, trees, scrub and hedgerows.
2. Presence of bats, within the trees and any other suitable habitats that maybe present on site. The bat survey should consist of a preliminary roost assessment following Bat Conservation Trust Guidelines, followed by any further surveys recommended by the consulting ecologist.
3. Nesting/breeding birds including Barn Owl, within trees and any other suitable habitats that maybe present on the site.
4. The watercourse could contain protected species, including Water Voles, Otters and White Clawed Crayfish, an assessment of the potential for impacts these species should be undertaken and any surveys carried out as recommended by the consulting ecologist.
5. The grassland area could potentially be suitable for reptiles, the PEA should include an assessment of the potential for reptiles (e.g. slow worm, grass snakes and common lizard) and conducting any further reptile surveys if recommended by the consulting ecologist.
6. The site and immediate surroundings should be checked for evidence of Badgers.
7. Given the proximity of a pond within 150m of the site and the site falling with the Amber an assessment of the potential for impacts on Great

Crested Newts (GCN) should also be undertaken and any surveys carried out as recommended by the consulting ecologist.

The consulting ecologist may recommend further surveys than outlined above based on the findings of the PEA.

When considering the potential for impact on Great Crested Newts it should be noted that South Northamptonshire Council holds a District Licence for great crested newts. This means that impacts on this species can be authorised by this planning authority as part of the planning process, rather than developers having to seek a separate great crested newt mitigation licence from Natural England following the grant of planning consent. Without prejudice to due process and determination of the planning application, developers in this area are advised to consider both standard and District licensing options and to ensure that the appropriate information is provided to support the planning application: either:

- a survey to demonstrate newts are unlikely to be affected by the development proposal;
- a standard ecological mitigation plan to demonstrate how great crested newts will be protected and conserved during development; or
- a District Licence report/certificate to demonstrate how the development can be dealt with under this Council's District Licence.

NatureSpace Partnership administers the district licensing scheme in this area on behalf of South Northamptonshire Council. Developers pay a proportional contribution to the scheme, which is used to create compensatory habitat throughout the area, away from development sites. In doing so, developers can access a simpler, quicker licensing option that is available at the same time as planning consent. Entry into the district licensing scheme needs to be at the planning application stage, so should be considered early in pre-application design stage. More information is available at www.naturespaceuk.com

The PEA should be informed by requesting a data search from the local records centre (Northamptonshire Biodiversity Records Centre) and from any relevant recording groups that do not currently have a data exchange agreement in place with the records centre e.g. local bat and badger group. Following the PEA and any further surveys required, a suitable report (EclA) summarising the findings, assessing the impacts of the development on habitats and/or species, any appropriate mitigation required, if any EPS licence applications will be required and enhancements, should be submitted with the planning application to be considered as part of the decision making process.

The NPPF seeks to incorporate enhancements for biodiversity within developments to assist in the government commitments to halt net loss of biodiversity and work towards net gain. Dependant on the findings of the survey and report identified above the development could incorporate a number of biodiversity enhancements including;

1. Bird and bat boxes could be incorporated within the house design or

landscaping to benefit target biodiversity action plan species swifts, swallows, house martins and barn owls given the surrounding farmland landscape.

2. Retention of areas of the existing grassland to wildflower rich grassland using native local provenance species sown as part of the landscaping.
3. Hedgerow restoration and management for wildlife.

A future site layout will need to ensure there is sufficient space for biodiversity enhancement to compensate for the loss of grassland habitat. As net gain in biodiversity will need to be achieved on site in line with NPPF, an assessment of the current biodiversity on site should be carried out at an early stage to inform design to ensure net gain can be achieved on site. If it cannot be achieved on site, the applicant should look at other land holdings in their control where biodiversity enhancements can be made to ensure net gain in biodiversity is achieved.

The consulting ecologist should recommend appropriate enhancements to achieve net gain for biodiversity to suit the site and development design.

Drainage and Flood Risk

The County Council is the Lead Local Flood Authority; as discussed in the meeting I would recommend that their advice be sought (pre-application) on the surface water drainage proposals if you should decide to proceed further.

See;

<https://www.floodtoolkit.com/planning/surface-water-drainage/> for further information.

The site is located partly within Flood Zones 2 and 3 and as such a Flood Risk Assessment will be required. Please see the section above and Planning Practice Guidance for further information in this regard.

Noise, air quality and contaminated land

At the time of writing this report I have unfortunately not received comments from my colleagues in Environmental Protection. I will forward these on once they become available.

In my opinion the close proximity to the railway is likely to give rise to potential noise concerns at the site and as such I would anticipate that environmental protection would recommend a noise survey.

There is potential for contamination on site from previous uses and as such I would recommend a desk based contaminated land survey.

Highways and traffic impact

Thank you for your additional email with queries from your highways colleague, unfortunately, as discussed at the meeting, SNC do not carry out consultations with NCC Highways as part of our pre-application service. I

advise that pre-application advice is sought separately from the Highway Authority in relation to highway matters.

In terms of parking standards I refer you to the Council's SPD which is accessible on the website:

<https://www.southnorthants.gov.uk/downloads/download/19/supplementary-planning-documents>

Design and Layout

No layout, house types or external elevations were tabled at our meeting. However, I expressed that this is a sensitive site within the open countryside and within the setting of Grade II listed Buildings (Grafton Villas and Blisworth Railway Arch). I suggest that any development proposed for this site retains a very traditional character in terms of scale, design and materials and encourage you to review the Council's Design Guide which provides considerable detail on both context, layout and design of individual properties.

<https://www.southnorthants.gov.uk/downloads/download/489/design-guide>

Crime Prevention

The Crime Prevention Design Advisor was consulted as part of this pre-application. From a crime prevention perspective the applicant should be aware that Northants Police recommend the following design attributes to reduce opportunities for crime:

- Houses should face each other across streets and have back to back gardens minimising the amount of exposed rear garden boundary.
- Parking should be either in front of the house or, if to the side, under the surveillance of a routinely inhabited ground floor room.
- If houses are set in terraces then access to the rear gardens via an alley shall be suitably controlled with a lockable gate operable from both sides for convenience.
- The use of rear parking courts is not recommended.
- Play space should be located together to make a space suitably large as to be able to provide a meaningful play experience.
- Any play space should be under surveillance from houses and separated from the nearest house by a well-used road.
- All houses should have a defined front perimeter.
- The use of mast mounted lighting is recommended. Lighting bollards are not recommended.

Please note that these comments would need to be weighed in the planning balance when looking at layout and design, for example the LPA would direct on plot parking to the sides of dwellings not the front (see Design Guide).

Notwithstanding the officer comments above, is a Section 106 Legal Agreement likely to be required for this type of proposal? YES

Contributions towards the following items are likely to be required:

- Payment of a financial contribution towards off site sports and recreation provision in the locality of £2164.40 per dwelling (index linked)
- Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £70 per dwelling (index linked)
- Payment of the Council's Monitoring Costs of between £1000 and £5000.
- Payment of a financial contribution towards improved/enhanced community facilities within the village (I would recommend undertaking consultation with the Parish Council to discuss community needs further).
- Public Art is also a possibility.

In addition, 50% affordable housing will need to be provided on site, in line with the Strategic Housing Officer's comments above.

You are advised to read the Council's Supplementary Planning Document: Developer Contributions (December 2010) for further advice. This is available on the council's website; [developer contributions SPD](#)

Contributions/obligations may also be required by external agencies (such as the County Council) this could include contributions towards:

- Education, Culture and Libraries, Fire and Rescue (Northamptonshire County Council)
- Social Care (Northamptonshire County Council)
- Policing and Community Safety (relevant Police Authority)
- Health (relevant Primary Care Trust)
- Highways, highway improvements, public transport (Northamptonshire County Council)
- Flood Risk mitigation (Environment Agency)
- Archaeology (Northamptonshire County Council)

You may wish to consult with these agencies prior to submitting an application.

Please note that a Solicitor's undertaking will be required to pay the council's reasonable legal fees based on the time taken to prepare and negotiate the S106 agreement and to investigate title to the relevant land. It would assist the efficient processing of your application if you provided such an undertaking with any formal application for planning permission.

Notwithstanding the officer comments above, is the development liable for the Community Infrastructure Levy (CIL)? YES, because it falls within the Rural Zone (sites at or above affordable housing threshold) and is for new dwellings.

Below are the current Community Infrastructure Levy charging rates for South Northamptonshire Council. CIL took effect from **1st April 2016** and applies to all liable developments that receive planning permission on or after this date. The CIL does not apply to planning permissions granted before this date.

South Northamptonshire Council Charging Schedule:

Development type	Levy per sq m (as of 1st Jan 2020)
Residential Urban Zone and SUEs	£61.44
Residential Rural Zone (sites at or above affordable housing threshold)	£122.88
Residential Rural Zone (sites below affordable housing threshold)	£245.76
Retail	£122.88
All other uses	£0

More information about the CIL (including definitions of what developments are liable, what developments are exempt) can be viewed on our website via the following link:

<http://www.southnorthants.gov.uk/7143.htm>

When making your application you can also find CIL forms and advice on what CIL forms you will need to include with your planning application on the Planning Portal website:

<http://www.planningportal.co.uk>

and within Planning Practice Guidance:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy

PLEASE NOTE: Planning permissions that are liable for the CIL will still also be subject to S106 obligations for site specific contributions that are required to mitigate the impact of a particular development.

Additional plans/info required for an outline application:

- CIL forms.
- Undertaking to pay Council's reasonable legal fees in preparing and/or checking S106 agreement.
- Site Location Plan
- Existing and proposed indicative plans
- Hard and soft landscaping details if proposed (soft landscaping to include details of proposed tree, hedge and shrub planting, sizes and positions and grass seeded/turfed areas. Also, to show trees and

hedges to be retained including existing and proposed soil levels at base of each tree/hedgerow and minimum distance between base of tree and nearest edge of excavation).

- Design and Access Statement
- Planning Statement
- Framework Travel Plan
- Preliminary Ecological Appraisal (PEA) and relevant surveys
- Evidence of net biodiversity gain
- Flood Risk Assessment
- Transport Statement / Transport Assessment (to be confirmed separately with NCC Highways)
- Heritage Impact Assessment and Archaeological Assessment (at least a desk-based study and possibly geophysical survey and trial trenching – advise you contact NCC’s Archaeologist to agree the scope in advance)
- Phase 1 Contaminated Land Assessment
- Landscape and Visual Appraisal
- Drainage Strategy
- Topographical Survey

Please note that you should submit as much information as possible with your planning application as this will also help minimise the number of conditions that may need to be attached to any permission, including conditions that prevent development starting until they are discharged. This could help minimise any delays in the process at a later stage.

I consider that it is advisable for you to proceed to stage 2 of the pre-application process before submitting an application: No.

Given that the principle of development is considered to be inappropriate I would not encourage submission of an application or therefore further pre-application submissions. However, should you wish to undertake further discussions concerning other matters of detail (such as design/layout) I would be happy to enter into further pre-application discussions using our pre-application advice service.

Building Regulation Consent required?: Yes, Please contact the Council’s Building Control Service on Tel: 0300 003 0200 for further assistance.

Building Control have offered the following initial comments on this pre-application:

- Radon Protection is required
- All surface water to Soakaway

Date of report: 6 February 2020

Case Officer: Rebecca Smith

IMPORTANT NOTICES FOR CUSTOMERS:

You should note that the above advice represents the professional views of Council Officers and although given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, may make at either Development Control Committee or delegated officer level. You should also note that any advice given is based upon the matters raised at any meeting(s) and upon any plans/details/information submitted by you with this enquiry form or supplied before any meeting(s) and that any alteration or addition to these could affect the outcome of a subsequent planning application. If you have not supplied a location plan with the site outlined in red, you should note that the case officer may not have been able to inspect the site if it cannot be identified and/or the case officer may not have been able to give reliable advice if the boundaries of the site are unclear. Where only a partial inspection of the site has been possible you should note that some issues, which could have a bearing on the outcome of a planning application, may only become apparent following a full site inspection once a formal application is made. You should note that the comments of external consultees or any change in local/regional/central government policy/strategies could also impact upon the outcome of any planning application. You should note that the older the pre-application advice is, the less reliable it will be when submitting a formal application and that advice given more than 2 years ago may no longer be applicable. Finally, you should note that the Council has no legal liability in contract or in tort for the accuracy and/or quality of the advice given.

*It is recommended that you make contact with these external consultees to discuss your proposals – see below for their contact details. The comments of these external consultees could have a bearing on whether or not planning permission is granted irrespective of the pre-application advice provided by this Council.

**It cannot be guaranteed that the application will be dealt with under delegated powers. Some applications which would normally be dealt with under delegated powers will need to be decided by the Development Control Committee. Circumstances where this would occur include:

The application being 'called-in' by a Councillor within 25 days of the application being registered and with the agreement of the Chairman of the Committee and the Development Services Manager;

The application being referred to Committee by the Head of Public Protection and Development Management in consultation with the Chairman of the Committee because of its controversy or significance;

Recommendations to approve a significant departure from the development plan or other SNC approved policies and/or strategies;

The application is being made by a member or senior officer of this Council.

LIST OF INTERNAL AND EXTERNAL CONSULTEES AND THEIR CONTACT DETAILS.

INTERNAL CONSULTEES

All internal consultees can be contacted at:

South Northamptonshire Council,
The Forum
Moat Lane
Northants
NN12 6AD
Tel: 01327 322322

DEVELOPMENT SERVICES

General Enquiries 01327 322237

development.management@southnorthants.gov.uk

Development Management (Major Projects Team)

Tracey Hill (Team Leader) 01327 322253

tracey.hill@southnorthants.gov.uk

Planning Enforcement and Trees Team

David Morren (Team Leader) 01327 322201

david.morren@southnorthants.gov.uk

Building Control Team: General Enquiries: 0300 003 0200

building.control@cherwellandsouthnorthants.gov.uk.

Please Note; South Northamptonshire Council and Cherwell District Council operate a shared building control service. In general, development within the Parishes to the west of Silverstone, including Silverstone itself (except for within Silverstone Circuit) will usually be dealt with by Officers based at Cherwell District Council at their offices in Bodicote, Banbury. This includes the following villages on the boundary; Abthorpe, Blakesley, Maidford, Silverstone (except Silverstone circuit), Slapton and Woodend.

Any applications or enquiries to the east of Silverstone, including Silverstone Circuit and the village of Bradden, will usually be dealt with by Officers based at South Northamptonshire Council at the offices at The Forum, Moat Lane, Towcester.

However, day-to-day deployment of Surveyors depends upon where the workload happens to be at any time and these areas may be subject to change.

OTHER USEFUL CONTACTS (including Planning Policy, Heritage, Strategic Housing, Economic Development)

Planning Policy and Heritage 01327 322265

ros.brettle@southnorthants.gov.uk

Alan Munn (Planning Policy Manager) 01327 322249

alan.munn@southnorthants.gov.uk

Jacqueline Brooks (Housing Services Manager) 01327 322071

joanne.barrett@southnorthants.gov.uk

Julia Raven (Lead Officer, Economic Development & Tourism) 01327 322266

julia.raven@southnorthants.gov.uk

ENVIRONMENTAL HEALTH

Environmental Protection (including Contaminated Land, Noise, Odour, Dust, Air Quality)

John Penny (Noise, Odour, Dust, Contamination) 01327 322280
john.penny@southnorthants.gov.uk

Julie Ewers (Air Quality) 01327 322323
julie.ewers@southnorthants.gov.uk

Health Protection (including Food Safety, Health & Safety, Workplace Transport, Animal Boarding and Commercial Licensed Riding Establishments)

Stuart Wheeldon (Food Safety, H&S, WPT) 01327 322282
stuart.wheeldon@southnorthants.gov.uk

Public Protection (Animal Boarding and Commercial Riding Establishments) 01327322323
Comm&BusSupport@cherwellandsouthnorthants.gov.uk

Licensing (including Alcohol & Entertainment, Gambling, Street Trading and Private Hire Operators)

Nick Sutcliffe 01327 322192
nick.sutcliffe@southnorthants.gov.uk

Equality Officer

Geoff Kent [Assistant Director Customers and Corporate Services]
01295 221586
geoff.kent@southnorthants.gov.uk

Access Advice

Mike Zuliani [Building Control]
building.control@southnorthants.gov.uk

EXTERNAL CONSULTEES:

Northamptonshire County Council:

Highways & Rights of Way Advice:

Martin Draper
Development Management Engineer
Northamptonshire Highways
Riverside House, Riverside Way, Bedford Road,
Northampton, NN1 5NX
DDI: +44(0)1604 364527
MDraper@kierwsp.co.uk
Web: www.kierwsp.co.uk;

General: **0300 126 1000**

Education
Children and Young Peoples Service
PO Box 216
John Dryden House
The Lakes
Northampton
NN4 7DE
01604 366634
developmentmanagement@northamptonshire.gov.uk

Libraries/Waste Management/Fire and Safety (all other S106 contributions advice)
FAO Ben Hunter
External Funding Partnership
County Hall
Northampton
NN1 1AX
01604 236634
developmentmanagement@northamptonshire.gov.uk

For Archaeology use:
NCC Planning Services
Ground Floor, North Side
One Angel Square
Angel Street
Northampton
NN1 1ED
01604 367909
lmather@northamptonshire.gov.uk
LMordue@northamptonshire.gov.uk

Environment Agency
FAO Ben Thornley (Team Leader)
Planning Liaison
Nene House
Pytchley Lodge industrial Estate
Kettering
NN15 6JN
01536 385137
planningkettering@environment-agency.gov.uk

Northamptonshire Police
Sharon Henley
(Crime Prevention Design Advisor)
Towcester Police Station
Watling Street
Towcester
Northants
NN12 6DE
03000 111222 Ext: 8224
Sharon.henley@northants.police.uk

Northamptonshire Fire and Rescue Service
Andrew Maddison
Service Headquarters
Moulton way
Northampton
NN3 6XJ
01604 797000
amaddison@northantsfire.org.uk

NHS England
Francis Crick House
6 Summerhouse Road
Moulton Park
Northampton
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APPENDIX B

VIEWPOINT RATIONALE

Table V1

Viewpoint Rationale

Key Views	Sensitivity	Baseline Description	Photomontage
<p>VP01:</p> <p>Station Road</p>	<p>Medium</p> <p>Local Village Trail</p>	<p>The baseline view extends to capture the northern extent of the Site close to Grafton Villa and the Railway Arch looking from the narrow footway across Station Road. In this view Station Road is prominent to the centre leading towards the junction with Northampton Road where the roadside hedgerow obscures any view beyond. To the left of the view, the residential edge of Blisworth is visible including properties fronting Station Road (Brunswick, Glendale and Cartref), which impose a residential character by virtue of the clipped hedgerows and ornamental planting. To the right of the view, the existing hedgerow fronting the northern boundary of the Site obscures view within and includes species such as Ivy, Holly, Field Maple and Hawthorn. Passing traffic and trains and background motorway noise are detractors in the view. Road signage at the junction with Northampton Road are also man-made influences in the view.</p> <p>Overall, there are views through the hedgerow to the lower northern, open part of the Site which has the backdrop of the dense hedgerow</p>	<p>LI TGN 06/19*</p> <p>AVR Type 4</p> <p>Level 3</p> <p><i>*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute</i></p>

		bordering Northampton Road. The hedgerows are outgrown and leggy and generally in poor condition.	
VP02: Northampton Road at Junction with Station Road	Medium Local Village Trail	<p>The baseline view extends to capture the north eastern extent of the Site close to Northampton Road and the Railway Arch. In this view Station Road at the junction with Northampton Road is the key feature. To the left of the view, the existing hedgerow forming the northern and eastern boundary of the Site includes Ivy, Holly, Field Maple and Hawthorn. To the right of the view Grafton Villas, which is a Grade II listed, comprises a pair of semi-detached cottages constructed in 1838. Passing traffic and trains and background motorway noise are detractors in the view. Road signage and telegraph poles at the junction with Northampton Road are also man-made influences in the view. Other man-made influences include the stable block and mobile caravan at Traquair and conifer planting, which are detractors in the view. To the rear of the view, the West Coast Railway Line is just visible on the embankment.</p> <p>Overall the view is looking from the bus stop (services 88,89 and 90) where the lower northern part of the Site is seen in context with the listed buildings at Grafton Villas. The hedgerows are outgrown and leggy and generally in poor condition.</p>	<p>LI TGN 06/19*</p> <p>AVR Type 4</p> <p>Level 3</p> <p><i>*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute</i></p>

<p>VP03:</p> <p>Northampton Road</p>	<p>Medium</p> <p>Local Village Trail</p>	<p>The baseline view extends to capture the south eastern extent of the Site close to Northampton Road looking from the narrow footway. In this view, the existing hedgerow forming the eastern boundary of the Site is dominant and obscures view beyond into the open field as Northampton Road bends and falls down towards the Railway Arch. To the left of the view the residential edge of Blisworth (including the two-storey detached dwelling at no. 15 Northampton Road is visible. To the right of the view, the dense vegetation bordering Northampton Road is shown clothing the steep embankment where the road is cut into the hillside (this provides a strong backdrop to the Site in views from the west). Passing traffic and trains and background motorway noise are detractors in the view. To the rear of the view, the West Coast Railway Line is just visible on the embankment. Other man-made influences include the stable block and mobile caravan at Traquair and conifer planting are detractors in the centre of the view.</p> <p>Overall, the residential property (No. 15 Northampton Road also dominates the view and Site is screened by the boundary hedgerow.</p>	<p>LI TGN 06/19*</p> <p>AVR Type 1</p> <p><i>*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute</i></p>
<p>VP04:</p>	<p>Medium</p>	<p>The baseline view extends to capture the western extent of the Site close to Station Road and the Grand Union Canal overbridge, where there are no footways. In this view, Station Road is prominent in the foreground and shown bordered by dense native hedgerows to each side. On the</p>	<p>LI TGN 06/19*</p> <p>AVR Type 4</p>

<p>Station Road West</p>	<p>Local Village Trail</p>	<p>horizon, the rising land is framed by woodland at Milton Malsor, which serves to contain the Site in this setting. The dense vegetation following the small land drain to the west of the Site is also prominent in the mid-ground of the view. To the left of the view, the residential edge of Blisworth is visible including properties fronting Station Road (Brunswick, Glendale and Cartref). To the right of the view, the residential edge of Blisworth (No. 15 Northampton Road) marks the upper southern boundary of the Site. The southern residential edge of Blisworth is also visible to the right of the view including the two-storey semi-detached properties at Chapel Lane, Pond Bank and Chapel Hill Farm. Passing traffic and trains, background motorway noise and telegraph poles are detractors in the view. Moving traffic on Northampton Road is also a detractor. Other man-made influences include conifer planting, which are detractors in the context of other deciduous tree cover.</p> <p>Overall, the dense vegetation following the land drain on the western boundary screen most of the Site from view and includes tall trees such as Willow, Oak and coniferous species. Only the upper-most southern part of the Site is visible, including No. 15 Northampton Road.</p>	<p>Level 3</p> <p><i>*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute</i></p>
<p>VP05A:</p>	<p>Medium</p>	<p>The baseline view extends to capture the western extent of the Site from the Grand Union Canal towpath, which is also a local village trail. In this view, the hedgerow (bordering the towpath) dominates the foreground</p>	<p>LI TGN 06/19*</p> <p>AVR Type 1</p>

Grand Union Canal South	Local Village Trail	<p>where the Site is barely visible through only a few isolated gaps. The southern boundary of the Site is also visible by virtue of the West Coast Main Railway Line passing on the embankment, just visible through the hedgerow. To the left of the view, the hedgerow is dense and to the right of the view, the stable block of the residential property known as Traquair is only just visible.</p> <p>Overall, the dense vegetation following the land drain on the western boundary screen most of the Site from view and includes tall trees such as Willow, Oak and coniferous species.</p>	*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute
<p>VP05B:</p> <p>Grand Union Canal Central</p>	Medium Local Village Trail	<p>The baseline view extends to capture the western extent of the Site from the Grand Union Canal towpath, which is also a local village trail. In this view, the hedgerow (bordering the towpath) dominates the foreground where the Site is barely visible through only a few isolated gaps. The southern boundary of the Site is also visible by virtue of the West Coast Main Railway Line passing on the embankment, just visible through the hedgerow. To the left of the view the hedgerow is dense (due to the high level of evergreen cover, including Ivy) and to the right of the view the residential edge of Blisworth, including the two-storey detached dwelling at No. 15 Northampton Road, is only just visible.</p>	<p>LI TGN 06/19*</p> <p>AVR Type 1</p> <p>*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute</p>

		Overall, the dense vegetation following the land drain on the western boundary screen most of the Site from view and includes tall trees such as Willow, Oak and coniferous species.	
VP05C: Grand Union Canal North	Medium Local Village Trail	The baseline view extends to capture the western extent of the Site from the Station Road where it passes over the Grand Union Canal as a narrow bridge without footways. In this view, the hedgerow (bordering the towpath) dominates the foreground (at least 5m tall) where the Site is barely visible above the top of the hedgerow. Station Road is also bordered by dense hedgerows to each side, which also serves to close down views of the Site. On the horizon, the rising land is framed by woodland at Milton Malsor, which serves to contain the Site in this setting. Furthermore, the small land drain to the west of the Site is lined with tree and shrub cover, which also serves to close down views of the Site from this location. To the left of the view the residential edge of Blisworth, including properties fronting Station Road (Brunswick, Glendale and Cartref) are just visible (rooftlines and evergreen ornamental planting in gardens). To the right of the view, the residential edge of Blisworth is also visible (with some soft tree cover), including the two-storey semi-detached properties at Chapel Lane, Pond Bank, Chapel Hill Farm and the tower of St. John the Baptist's Church. Telegraph poles are a detractor in the view.	LI TGN 06/19* AVR Type 4 Level 3 <i>*Visual Representation of Development Proposals Technical Guidance Note 06/19,</i> Landscape Institute

		Overall, the residential edge of Blisworth, including the two-storey detached dwelling at No. 15 Northampton Road, is only just visible. Furthermore, the dense vegetation following the land drain on the western boundary and the hedgerow along the towpath screen most of the Site from view.	
VP06: Chapel Lane in Blisworth	Medium Local Village Trail	<p>The baseline view extends to capture the wider southern environs of the Site from Chapel Lane where the Site is barely visible through the intervening tree cover. In this view the garage to the property (known as Overflow) dominates the foreground of the view along with conifer planting. On the horizon, the southern boundary of the Site is also visible by virtue of the West Coast Main Railway Line passing on embankment, just visible through the hedgerow. To the left of the view the residential edge of Blisworth extends along Chapel Lane. To the right of the view is a small open area of water known as The Ponds and the residential edge of Blisworth is just visible through the tree cover (No. 15 Northampton Road).</p> <p>Overall, the Site is barely visible and only the chimneys of the listed properties at Station Road (Grafton Villas) and No. 15 Northampton Road are barely visible through the dense tree cover.</p>	<p>LI TGN 06/19*</p> <p>AVR Type 1</p> <p><i>*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute</i></p>

<p>VP07:</p> <p>Gayton Road at Hill Farm</p>	<p>Low</p> <p>Local Road User</p>	<p>The baseline view extends to capture the wider south western environs of the Site from Gayton Road, looking from a field entrance down over the Site. In this view Gayton Road is shown bordered by dense native hedgerows to each side in the fore ground in a wider panoramic context that includes the A43 motorway corridor and the settlement of Northampton in that far distance. On the horizon the rising land is framed by woodland at Milton Malsor, which serves to contain the Site in this setting. The dense vegetation bordering Northampton Road is just visible in the mid ground of the view. The residential edge of Blisworth (No. 15 Northampton Road), which is the southern boundary of the Site, is also just visible along with southern (upper-most) part of the Site. To the left of the view there are panoramic views towards the distant horizon at Milton Malsor and Rothersthorpe. The West Coast Main Line Railway is also just visible on embankment to the left of the view with its over-head gantry and moving traffic on Northampton Road.</p> <p>Overall, the residential edge of Blisworth, including two storey semi-detached properties at Chapel Lane, Pond Bank, Little Lane and High Street is prominent to the right of the view (and evident by the sparse tree cover between the tight knit built form).</p>	<p>LI TGN 06/19*</p> <p>AVR Type 4</p> <p>Level 3</p> <p><i>*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute</i></p>
<p>VP08:</p>	<p>Low</p>	<p>The baseline view extends to capture the wider northern environs of the Site from Gayton Road at Milton Malsor looking across the open and</p>	<p>LI TGN 06/19*</p>

<p>Gayton Road at Milton Malsor</p>	<p>Local Road User</p>	<p>expansive arable landscape. In this view the settlement of Blisworth is only just visible to the centre of the view with woodland at Gayton Wood framing the horizon. To the left of the view the woodland at Hill Farm (Gayton Road) is shown framing the horizon with the isolated oak dominating the foreground of the view. To the right of the view the A43 (Towcester Bypass) is dominant with its bordering woodland breaking the horizon.</p> <p>Overall, the Site is not visible and the settlement of Blisworth forms only a minor element in the wider context of the view, which is dominated in the fore ground by the expansive arable landscape and marred by the background noise of the A43 (Towcester Bypass). The large-scale commercial/business park (which includes Elite Caravans and Olleco Waste Management) is also intrusive in this landscape context.</p>	<p>AVR Type 1</p> <p><i>*Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute</i></p>
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