

Application number: S/2020/0223/MAO

Proposal: Up to 35 dwellings

Location: Station Road, Blisworth

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 only the principle of the proposed development. Silence in relation to 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 illustrates 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.

<https://www.southnorthants.gov.uk/downloads/download/13/five-year-housing-land-supply>

This robust figure ensures that the development plan is not absent, silent or out-of-date (NPPF - Paragraph 11) and as such these current proposals must have regard to and be considered against its policies.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 adopted West Northamptonshire Joint Core Strategy (JCS);
- the South Northamptonshire Local Plan Part 2 (Adopted July 2020)

With regards to these policies it should be noted that whilst the JCS is over five years old that 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plans form part of the development plan and the Framework (paragraph 213) specifies policies should not be considered 'out-of-date' simply because they were adopted or made prior to the adoption of the Framework.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 recently 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 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 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 Blisworth as drawn in the Local Plan. As such and for the purposes of the Development Plan the application site is located in the Open Countryside, a location where planning policy only supports development in a limited number of circumstances. With regards to the West Northamptonshire Joint Core Strategy these are Policies S1, S10 and R1. In respect of the Part 2 Local Plan that Plan, which identifies Blisworth as a Secondary Village A, the circumstances in which development may be appropriate are set out in policies LH2-LH9 of the Plan.

As has been set out above the Council is able to demonstrate that it has a five year housing land supply and the relationship of the site to Northampton are such that the proposed development cannot be correctly identified as being focused on or at Northampton such as to serve NRDA objectives.

As such it is clear that none of the existing or emerging policies of the Development Plan support the current proposals for housing in the open countryside.

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, please let me know if you require further comments.

Alan Munn
Planning Policy
12 August 2020