



Notice of Decision

Town and Country Planning Act 1990

To:	Land Allocation Ltd C/O AAH Planning Consultants Mr Paul Booth AAH Planning Consultants 2 Bar Lane York YO1 6JU	Application No:	S/2020/0930/MAO
		Application Date:	8 June 2020
		Date of Refusal:	06 October 2020

SOUTH NORTHAMPTONSHIRE COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit:

Outline Planning Application for up to 35 (maximum) residential dwellings including access with all other Matters Reserved at Land South of Station Road Blisworth Northamptonshire NN7 3DN

In accordance with the accompanying plans and particulars, for the reasons specified below :

1. The application site lies outside Blisworth, beyond its established built up limits and outside the settlement confines for the village as designated in the adopted South Northamptonshire Local Plan (Part 2). The site therefore lies within open countryside. The adopted Development Plan seeks to meet identified housing needs via an urban-focussed distribution of development which concentrates development primarily in the rural service centres of Brackley and Towcester, whilst limiting development in the remainder of the rural areas in order to promote sustainable growth, reduce the need to travel and to protect the intrinsic character of the countryside and rural area. In this case the application site is detached from the village and does not integrate well with the existing built form of the village, the site surrounds and the character of the area and would therefore result in moderate adverse landscape and visual effects.

The development proposed would therefore conflict with the adopted Development Plan as a whole, in particular Policies SA, S1, S3 and R1 of the adopted West Northamptonshire Joint Core Strategy 2014 and Policies SS1, SS2, and LH1 of the adopted South Northamptonshire Local Plan (Part 2). In addition, it would conflict with paragraph 170 of the National Planning Policy Framework and National Planning Guidance. The Council can demonstrate a 5-year supply of deliverable housing sites (with the appropriate buffer), such that the policies which are most important for determining any application on this site, are not out of date and the presumption under Paragraph 11(d) of the NPPF does not apply. Given the Council's evidenced housing delivery, there is no over-riding need to deliver 35 homes on this site in contravention of the Development Plan. Material planning considerations sufficient to outweigh the provisions of the Development Plan in this instance have not been demonstrated.

2. The proposal will harm the setting of designated Heritage Asset (the Grade II Listed Building at 25-27 (Grafton Villas) Northampton Road due to the loss of the rural agrarian setting; this identified harm is significant, albeit less than substantial. The public benefits of the scheme are not considered to outweigh the harm to the setting of the Listed Building and the proposal is also contrary to Policies HE1, HE5 and HE6 of the adopted South Northamptonshire Local Plan (Part 2)
3. Policies INF 1 and INF 2 of the West Northamptonshire Joint Core Strategy 2014 are concerned with infrastructure and developer contributions, and state that 'developers will be expected, in negotiation with the Local Planning Authority to make provision for related infrastructure and community facilities the need for which arises from the development'. This is consistent with the National Planning Policy Framework. In the absence of a signed legal undertaking the Council cannot be satisfied that the development proposal would make sufficient provision to mitigate the impacts of the development on existing community services and infrastructure serving the development including early years and primary education infrastructure; affordable housing; public open space; refuse/recycling infrastructure; libraries and primary healthcare infrastructure. The application is therefore contrary to Policies H2, INF 1 and INF 2 of the West Northamptonshire Joint Core Strategy 2014, Policies LH8, INF1 and GS1 of the South Northamptonshire Local Plan (Part 2) and the adopted Supplementary Planning Document 'Developer Contributions' (December 2010).

Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 38 of the National Planning Policy Framework (July 2018)

In accordance with the above, South Northamptonshire Council has worked with the applicant in a positive and creative way by offering to engage in pre-application discussions and, where possible, by enabling problems to be resolved within applications in accordance with its adopted protocol on 'Negotiating Submitted Applications'. Where the applicant chooses to engage in pre-application discussions, the outcome of these will be referred to in the application report. In responding to pre-application enquires and determining formal applications, South Northamptonshire Council always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.



Jim Newton - Assistant Director - Planning and Economy

Checked by:	ESH (Officer initials)
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NOTES TO APPLICANTS :

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

If this decision relates to the same or substantially the same land and development as is already the subject of an **enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so **within 28 days of the date of this notice.****

If an **enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.****

PURCHASE NOTICE

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.