

Blisworth
Northamptonshire
NN7 3DN

For the attention of Mr Samuel Dix, case officer
South Northamptonshire Council
The Forum
Moat Lane
Towcester
Northamptonshire
NN12 6AD

21 June 2020

Dear Sirs

Reference: **PLANNING APPLICATION NO S/2020/0930/MAO**

Outline Planning Application for up to 35 (maximum) residential dwellings including access with all other Matters Reserved

I am the owner of the adjacent property at 15 Northampton Road, Blisworth Northants NN7 3DN. The property adjoins the proposed development on the southern boundary and I am surprised that as owner of this land I have not been listed as a consultee. I write in connection with the above planning application. I have examined the plans and I know the site extremely well. I wish to **object strongly** to the development of these houses in this location for the following reasons:

1. Blisworth is a dispersed settlement where development proposals should be considered very carefully: the development is outside of the designated village confines and further expansion of the village should only be approved under exceptional circumstances. This is as over development of the village could ruin the character of the village and have an adverse effect on nearby listed buildings abutting the development and the very close proximity of the conservation area in general. This is as it is considered that additional estate development would overwhelm the character of neighbouring listed buildings. The protection of Blisworth village visual, historic and archaeological qualities is also supported by Local Plan which does not support development beyond the designated village confines.
2. Pressure for the development in the village is considerable, mainly for housing commuters, however the current village infrastructure and facilities are inadequate to support this development with lanes being unable to accommodate even small increases in traffic, the proposed access route from Station Road, near to the junction with Northampton Road is not appropriate due to excessive queuing in the road at peak times and traffic regularly exceeding speed limits along these stretches of road. The accesses would be in close proximity of the rail bridge which hamper vision for traffic and the area has had a number of recent serious road traffic accidents. As the development is near a busy road junction I am concerned as to the impact on

pedestrians and road users. The availability of public transport and the existing narrow and inadequate footpaths would limit opportunities for the residents of the new development to safely approach the village to travel by public transport or access village amenities.

3. The proposed siting of the development is particularly ill-considered: it is on a greenfield site and building here would both diminish the striking views of the village and be prominent from most angles within the village. The views are highly prominent as the village is approached from Northampton or along Station Road. The proposed design and development density are out of keeping with the village's strong historic character which has already been compromised by adjacent developments that have already received planning consent. While design issues might be solved by conditions or revised proposals, clearly with further expansion of the village the loss of green space between the village and the rail line which is subject to further planning proposals would be extremally dissatisfactory. It is noted in the submission that the development in Chapel Lane which has received planning permission has not been included in the proposal review of housing availability in Blisworth.
4. The fields adjacent the development already flood and are waterlogged. The brook at the base of the valley is regularly overwhelmed and further development would further increase the flooding issues that are experienced by adjoining property owners and risk the brook flooding Station Road and causing local disruption.
5. Clearly whilst impacting the visual nature of the village and character of the community the development proposed would result in the irreversible loss of a substantial area of best and most versatile agricultural land, loss of further trees and hedgerows, whilst adversely affect the privacy of residents from neighbouring properties. It is felt that the development would adversely affect the quality of life and community cohesion of the existing adjacent residents of the development.
6. I understand that the Parish Council share these concerns and have identified alternative sites that should be considered for development prior to expansion of development beyond the confines of the village.

Finally, I would request that this process is subject to further scrutiny and an appropriate extension of the review period as the time to submit wider village views of the development have been limited. please note that our submission is in respect of the proposed development. While we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions, and you should satisfy yourselves on any facts before reaching your decision.

Yours faithfully,



Christopher and Clare Read

Copied to – Clerk, Parish Council