

Planning Application: 23/02185/OUT

Consultee: Napton Parish Council

Consultee Address: 6 Russell Close Long Itchington Southam

Date of Submission: 15/07/2024

Case Officer: Louise Koelman

Nature of Submission: Object to the application for the following planning reasons

The developer still has only spoken to NPC once at the very beginning but have not consulted directly regarding these amendments.

NPC maintain its objection to this second amended application on the basis that the amendments made are again merely a cynical paltry exercise which in no way have addressed the issues with this site and just perpetuate the way in which the developer has proven scant regard for anything other than maximising their profit opportunity leaving the village and local Community to live with the damage that this project will do to Napton.

It fails to meet Napton's NDP policies below: -

1. NDP Policy 3b - This development is still significant in, even with it being reduced to 13 houses. Napton's NDP policy states that these developments should be on a small scale and SDC have noted on another self-build site in Napton that small scale meant 'no more than 10 dwellings'.
2. NDP Policy 3c – Is not appropriate to its surroundings and does overlook adjoining properties in a number of cases.
3. NDP Policy 3d – The proposed design and layout still creates an urban look which would be incongruous to its rural setting. The location is inappropriate as it is tacked onto the edge of the village in a location which requires both pedestrians and vehicles to traverse the A425 to access the majority of village amenities. Whilst the developer states that they are willing to enter a s106 agreement to provide funds to upgrade the footway on the southern side of Southam Road, the wording of what will actually be upgraded is vague and the land is not owned by the developer.
4. NDP Policy 3g - There is also the impact this site will have on public footpath SM47. An amendment has been provided stating that footpath SM47 will run between two hedges at least 3m apart but there is no indication that during the construction process this footpath will not be impeded, and there is no mention of a schedule of maintenance for these hedges or in fact any of the green spaces.
5. NDP Policy 3h – The A425 and Stockton Road (site access) have poor safety records of injury and non-injury accidents making this not a suitable site due to inadequate access by vehicle or foot.

This site will add to the sewage, drainage, and water shortage issues already in existence in this area which in the current plan have not found an effective solution according to the LLFA.