

Planning Application: 23/02185/OUT

Consultee: Napton Parish Council

Consultee Address: 6 Russell Close Long Itchington Southam

Date of Submission: 24/10/2024

Case Officer: Louise Koelman

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

NPC still have not been consulted directly by the developer in regard to these amendments. NPC maintain its objection to this amended application on the basis that even though a better detailed flood plan has been supplied many other issues have not been addressed sufficiently. The amendments still fail to meet Napton's NDP Policy 3, Self-Build Homes and Custom Housebuilding, listed below:-

1. NDP Policy 3b – This development is still significant in scale at 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. Plot 6 especially overlooks the existing neighbouring dwelling which is unacceptable.
3. NDP Policy 3d – The proposed design and layout still creates an urban look, which would be incongruous to its rural setting, even with additional landscaping. The separation distances between the houses are close and do not match similar properties in the local area. 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.
4. NDP Policy 3g – There is concern that public footpath SM47 would not only be disrupted during the construction period but that this path would be severely diminished if surrounded by urban development.
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.

NPC are not experts in biodiversity or ecology but are concerned that there is no evidence that a wildlife specialist has been utilised to ensure that the wildlife is protected at all costs. No reports or mitigation of risk plans have been made evident in any of the documents. NPC feel that the urban nature of this proposal is a cynical attempt to maximise profit over quality of what could be a small development sympathetic to its location.