

Planning Application: 23/02185/OUT

Consultee: Napton Parish Council

Consultee Address: 6 Russell Close Long Itchington Southam

Date of Submission: 13/09/2023

Case Officer: Louise Koelman

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

NPC object to this application on the basis that it appears to be a significant development, tacked onto the edge of the village in a location which requires traversing the A425 to access the village amenities. This development would also impact public footpath SM47. All the above points conflict with the Napton Neighbourhood Development Plan Policy 3, Self-Build Homes and Custom Housebuilding.

- Policy 3b – *"It is on a small scale."* NPC believes an estate of 16 houses would qualify as large-scale development for self-build/custom build homes.
- Policy 3d – *"It has regard to the Character Assessment in terms of scale, layout and materials, and retains local distinctiveness to create a sense of place"*. The proposed design and layout of this application creates an urban look which would be incongruous with its rural setting. In addition, NPC believes that the location of the site is isolated from the village and would require the residents to cross a dangerous A-road to access village amenities.
- Policy 3g: - *"It protects and enhances public rights of way and encourages the use of existing network of public footpaths, green lanes and tracks to enable access by foot around the village."* NPC is concerned 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.

The design code would require far more extensive negotiation with NPC - a thorough public consultation exercise should be the starting point to determine whether the aspirations meet local expectations or not.

Lastly, the proposed development falls outside the Built-Up Area Boundary, and hence will not contribute to the projected build targets for Napton 'Local Market' housing, and that the SDC Planners are already considering a separate development outside the BUAB of a further 11 houses in Fell's Lane.