



Chadwick Town Planning

Development Management
North Northamptonshire Council
Thrapston Office
Cedar Drive
Thrapston
Northamptonshire
NN14 4LZ

Our Ref: CTP003/dc

17th November 2021

Dear Sir/Madam

Town and Country Planning Act, 1990 (as amended)

Proposed erection of 6 no. dwellings and associated development - Land west of Hill Top House and south of Church Street, Hargrave, East Northamptonshire, NN9 6BW

I am pleased to submit this full planning application on behalf of Bastion Land Limited for the erection of 6 no. dwellings and associated development on land west of Hill Top House and south of Church Street, Hargrave, East Northamptonshire, NN9 6BW. The full description of development is as follows:

Erection of 6 no. dwellings and detached garages, alterations to existing vehicular access and new pedestrian access onto Church Street including white lining on highway with associated engineering works including retaining walls, fencing, parking/turning facilities, drainage and landscaping.

Submission

- Application Form and Certificate;
- Application Fee – paid by the client via the Planning Portal
- Covering Letter – by Chadwick Town Planning Limited (CTPL) – this letter
- Drawings
 - V41000-000-A - Site Location Plan
 - V41000-001-A - Site Layout Plan
 - V41000-002-A - Boundary Treatments & Hard Surfacing
 - V41000-003-A - Indicative Street Scene & Site Section
 - V41000-010-A - Palomino Floor Plans
 - V41000-011-A - Palomino Elevations
 - V41000-012-A - Cartagena Floor Plans
 - V41000-013-A - Cartagena Elevations
 - V41000-015-A - Garages
 - QD787-200-C - Landscape General Arrangement

Chadwick Town Planning Limited

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- QD787-201-C - Hard Landscaping Proposals
- QD787-202-C - Soft Landscaping Proposals
- IMA-21-091-004-A - Proposed Access & Visibility Splays
- IMA-21-091-006-A - Proposed Pedestrian Access
- 20892 - Topographical Survey
- Planning, Design & Access Statement – by CTPL with input from V4 Architects
- Preliminary Contamination Risk Assessment – by Paddock Geo-Engineering
- Ecological Appraisal – by BSG
- Transport Statement – by IMA Transport Planning
- Tree Survey Report – Pre-Development – by RGS Arboricultural Consultants
- Sustainability & Energy Assessment – by AP Engineers
- Drainage Statement – by Broughton Beatty Wearing Limited and
- Heritage Assessment – by RPS.

Background

The site has been promoted for residential development over many years but most recently in connection with the emerging Hargrave Neighbourhood Development Plan (HNDP), which is currently at independent examination stage. We believe the Examiner has now issued his report on the Draft HNDP so it is timely to submit the planning application, which is compliant with the Draft Plan. It shows the deliverability and achievability of the site/proposed development, which is important, *inter alia*, for plan-making purposes, 5-year housing supply and ensuring the HNDP can be achieved, as set out in the *National Planning Policy Framework, 2021*.

Development Plan and Other Material Considerations

The proposal has been sensitively and carefully formulated in line with the preparation of the emerging Draft HNDP to ensure that it satisfies the existing statutory development plan, the emerging plans and meets the requirements of the Parish Council, Steering Group and local residents for the Plan, the village and the site itself.

The statutory Development Plan (*North Northamptonshire Joint Core Strategy, 2016*) sets the development strategy for the area, identifying the settlement hierarchy, with the emerging *East Northamptonshire Local Plan Part 2 (ENLPP2)* identifying Hargrave as a “small freestanding village” in its Settlement Hierarchy where Neighbourhood Plans may seek to promote growth as a way of sustaining or improving local services. This is a key theme in the Draft HNDP for supporting the allocation of this site for residential development in the form proposed.

The emerging ENLPP2 also sets out a growth figure of 10-15 dwellings for Hargrave. There have been a number of windfall developments totalling 15 dwellings so far in the village, but the Draft HNDP seeks to provide an appropriate amount of future housing to 2031 (6 dwellings) that is in-keeping with the historic growth of the village, will help provide housing and support the vitality and remaining services in the village. The Draft HNDP identifies this site (Policy HNPD3) and proposes to allocate it for 6 no. dwellings which will satisfy the housing requirements of the Draft HNDP and the adopted and emerging elements of the statutory Development Plan.

The Draft HNDP supports small scale new housing development within the settlement boundary on the allocated site and this proposal including a mix of detached and semi-detached properties, is in keeping with the village, meets the “key expectations” of Policy

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HNDP3, is designed to take account of the local characteristics of Hargrave and will satisfy the Draft Design Code.

Through the Draft HNDP plan-making process the HNDP has been accepted by the Parish Council and North Northamptonshire Council as being in accordance with Policies 11 and 29 of the adopted NNJCS and Table 18 of the emerging Local Plan Part 2. Guidance in the NPPF (Paragraphs 69 and 70) is also supportive. This guidance states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are often built out relatively quickly and should be considered by neighbourhood planning groups as suitable for housing in their area. This is exactly what is intended here. The site is suitable, sustainable, deliverable and achievable in a short period of time, being free of constraints and ready for development as set out in the accompanying documentation.

The proposal is purely a roadside development, with sympathetic architecture using vernacular materials and features found in the village and incorporating a number of sustainability, energy efficiency and biodiversity enhancement features. The proposal will have no adverse impacts in terms of additional traffic on the road network, will use sustainable drainage facilities to avoid any surface water flooding issues, generate no pollution and will have no undue adverse impact upon heritage assets, landscape character or neighbour amenity.

As such, it is considered that the proposal complies with development plan policies (existing and emerging), the NPPF and *Planning Practice Guidance*, which aim to boost housing supply and promote sustainable development in rural areas, with housing located where it will enhance or maintain the vitality of rural communities and bring economic, social and environmental benefits, as in this case. In short, it proposes to deliver new homes in a suitable, sensitive and sympathetic manner. As the Draft HNDP puts it, "gentle, well-designed growth".

The aim throughout has been to deliver a quality development that will be good for Hargrave, good for local people, good for the wider community, good for those wanting to live in the area, good for the environment and good for business by providing much needed housing and a more sustainable and viable future for the village.

Therefore, in accordance with Section 38(6) of the *Planning and Compulsory Purchase Act, 2004* and Section 70(2) of the *Town and Country Planning Act, 1990*, we respectfully request that the Council grants planning permission for this application, as it is in accordance with the development plan (existing and emerging), delivers many benefits and is supported by numerous other material considerations.

If you require any further information please let me know.

Yours faithfully,

Duncan Chadwick
Managing Director

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