

Mrs Elaine Scott
The Clerk
Great Addington Parish Council / Neighbourhood Plan Steering Group

By email: clerk@greataddingtonpc.co.uk

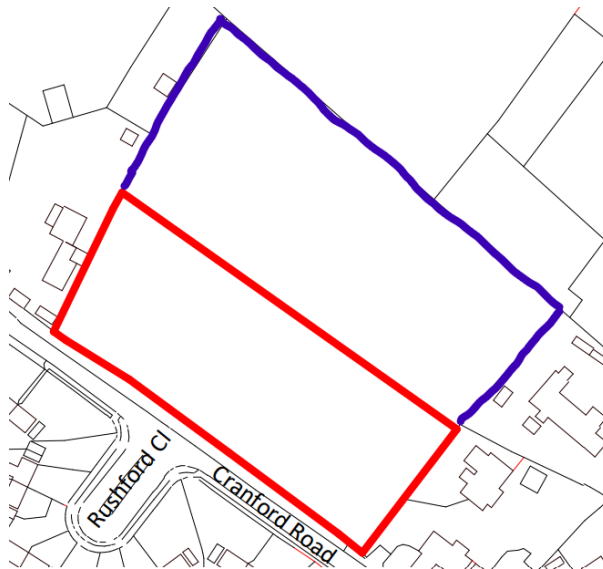
30th January 2024

Dear Mrs Scott,

Re: Clarification for Site B – North of Cranford Road.

Thank you for inviting us to present our proposal at the Public Consultation on Saturday.

We received several questions about the residual land (shown in blue below) and what it would be used for.



Should the Neighbourhood Plan Steering Group allocate the red edged site for housing, the area in blue would not be allocated for such a use and would either sit outside of the Neighbourhood Plan (and as such be classed as “open countryside” in planning terms) or alternatively could be allocated in your Neighbourhood plan as green land or open space. Your Neighbourhood plan, once adopted by North Northamptonshire Council, would become a material planning consideration and would be supported and defended by North Northamptonshire Council as such once a planning application has been made. Your council would be a consultee to any planning application and would of course object to any proposed redevelopment of the blue land for further housing. As such we believe there would be very strong planning controls to prevent further housing being developed. As we have stated, Headland Developments Ltd are only seeking residential development of 1.5 acres of the whole site, to accommodate the 16 dwellings in our proposal. Our proposed housing numbers and mix are fully in compliance with your developer brief and we believe our layout meets with the aspirations of the Village Design Guide.

However whilst our proposal is for the blue land to remain outside of the village boundary as stated above (and the subsequent planning protection this affords) we recognise that further assurances are required.

We outlined in our last letter, dated 19th January 2024, that this land would be used for the biodiversity net gain planning and balancing pond features associated with the development of the proposed area of housing. However there was clear feedback at the event that the village is short of amenity land for the village and young children especially in addition to the above concern about potential future redevelopment. We have responded to comments from the public to confirm that this land would be publicly accessible space being required close to the heart of the village.

We therefore have updated our indicative layout plan to show how this proposed Public Open Space (POS) area could be accommodated, which can be used by the public and accessed through the newly formed road through the development. To alleviate the concerns of some of the respondents we only propose one access to this rear land as shown on the attached plan. We will have to include an area of biodiversity planting and surface water attenuation features, the size of which are not yet known but will be confirmed at the planning application stage. The details of the extent of land needed for biodiversity net gain and SUDS drainage features will not be known until the technical due diligence has been completed and discussed with the relevant statutory bodies (NNC, LLFA, EA) and as such the exact designation of all of this POS land will be reserved for future discussion.

To provide clarity, we suggest that the Neighbourhood plan allocates the whole site if our site is the preferred option, but that allocation makes it very clear that only part of the site is allocated for residential development and the rear part of the site is allocated as green space for amenity use, biodiversity net gain and SUDS drainage features. We include updated plans showing the whole of the land as per this approach. This would give your Council and your parishioners the comfort and control sought over the rear land.

We have the Landowners full support for this, who control the whole of the land area and retains the villages best interests at heart.

We therefore kindly request that you consider the 1.3ha of land as a whole, as per the revised red line show below and attached plan, for which the following would be accommodated:

- Circa 16 new homes (dependant on the final amount required by your Neighbourhood Plan) on circa 1.5 acres of residential development land
- The balance of the land to be allocated for biodiversity planting, sustainable drainage features and Public Open Space





Should this approach be preferred by your council and if our submission is selected as your preferred option, we can look at various design options to retain the same amount of development land for housing but to perhaps bring the amenity land or some of it to the front of the scheme to make it more accessible. We are however constrained by site levels and drainage to some degree. This is a design refinement that we could look at if we are selected in consultation with you. As we stated at the consultation event, if we are selected by you, we would hold further design development workshops or meetings with you to ensure that you are happy that our proposals continue to meet your brief and your design guide, and then come back for a further round of consultation prior to any planning application being made. You would then also be consulted upon by NNC for any planning application that we make.

We look forward to our continued engagement. If you have any questions, please do not hesitate to contact us.

Yours faithfully,

Matthew Rose
Director

Chris Hatfield
Director

Philip Rose
Director

For and on behalf of Headland Developments Ltd.
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