

Great Addington Parish Neighbourhood Plan Proposal

Representation by Headland Developments – January 2025

As the representatives for the proposed housing allocation under Policy GA17: Land North of Cranford Road, Great Addington, we write to respond formally to the Regulation 16 consultation for the Great Addington Neighbourhood Plan.

This letter responds to each 'basic condition' and in addition discusses the achievability, availability and sustainability of the proposed housing allocation.

Basic condition 1 - Has regard to national policy and guidance from the secretary of state

Yes - We are pleased that Great Addington is creating a Neighbourhood Plan which enables the village to choose where and how growth happens in an organic and sustainable way, with the community being able to benefit from the development that it has chosen.

We commend the transparent and proactive process that has taken place in producing the draft plan, with every stage publicised online and communicated through social media and email bulletins, enabling us to be fully informed of the requirements and villages' views on development. Through the Call for Sites, community consultation event, Steering Group meetings and site selection process, diligent scrutiny has been undertaken on all proposals in which we have been able to provide clarifications for the village residents and the Steering Group.

Basic condition 2 - Contributes to sustainable development

Yes - The proposed housing allocation is within the 11-20 home guidance set out in the East Northants Local Plan Part 2 for villages in this settlement hierarchy tier, is reasonable in scale and will contribute positively to the vitality and viability of village services.

The population of Great Addington has decreased from 327 (2011) to 299 (2021) due to decreasing density of users the existing housing stock and very limited new development (only limited infilling). The public house has been struggling to remain viable whilst the primary school has an ever increasing proportion of pupils who don't live in the village, causing traffic issues from unsustainable modes of transport, alongside being under capacity (11% below).

Development of approximately 16 homes of mixed size and tenure will create a diverse mix of residents who will support the facilities whilst enabling upsizing and downsizing of existing residents in the village. The site is in a sustainable location close to the services which are accessible within a short walk, within the 30mph limit and well contained.

Further, it will contribute in excess of 50% of the land area to a new public open space facility at the heart of the village, currently lacking in the village core with residents needing to walk out of the village to the existing playing fields for open space.

Basic condition 3 - Is in general conformity with the strategic policy of the development plan for the area or any part of that area

Yes - The proposed housing allocation is within the 11-20 home general requirement set out in the East Northants Local Plan Part 2 for villages in this settlement hierarchy tier, is reasonable in scale and will contribute positively to the vitality and viability of village services.

Basic condition 4 - Doesn't breach or is otherwise compatible with previous EU obligations (incorporated into domestic legislation) – this includes the SEA Directive of 2001/42/EC

Yes – It is not seen as appropriate to require any Environmental Assessment for the plan due to the limited scale of the development that it proposes (well under 150 homes).

Basic condition 5 - The making of the Neighbourhood Plan is not likely to have a significant effect on a European Site either alone or in combination with other plans or projects.

Yes - It is not considered that the small scale housing allocation proposed will cause a significant effect on the European Site being the Nene Valley Special Protection Area. This is due to the situation of the proposed site on the far side of the village to the SPA and the small scale of the development proportion (approximately 0.61 acres). A suitable impact assessment will be undertaken as part of the subsequent planning application for the site.

Policy GA17 - Availability

The Land is owned in a single clean title, held in trust, with Headland Developments having an agreement to promote the land for high quality development.

The Landowner has been involved with the proposals and is willing and able to release the land for development, with no tenancies in place which would constrain this, and shares Headland's ambition to see high quality development on this land. It has been in their family since their ancestors ownership of the Manor House, with the development on this site contributing to an important legacy of stewardship for the area.

Headland Developments is a private SME property company based in North Northants. The business mission is to deliver small scale, low density and high quality homes of architectural merit that reflect the local vernacular in excellent villages such as this. Our collective experience of over 30 years in the industry allows us to overcome the many obstacles that are presented with planning and development to deliver high quality homes for all to be proud of.

The land is therefore available for development.

Policy GA17 - Achievability

Whilst the detail of all technical considerations will be demonstrated through a planning application in due course, there are no significant physical constraints that would stop this land from being developed. It is remarkably well contained and unconstrained, being outside of flood zones, surface water risk areas, no footpaths, possessing suitable potential access points, is low in ecological and

landscape interest, has no listed assets in its immediate vicinity and has utility assets within or adjacent to the boundary.

Headland are confident in the developments ability to achieve the requirements of the Design Code, in order to deliver an in-keeping development. We enclose an illustrative layout and indicative street scenes.

Once the Neighbourhood Plan passes referendum, Headland will prepare a planning application to be submitted to North Northamptonshire Council for their consideration. This will involve consultation with the Parish and village prior to its approval and will be reviewed by the case officer for its compliance with the adopted policy in the Neighbourhood Plan.

The land is therefore achievable for the proposed development.

Policy GA17 - Suitability

The proposal for a mix of dwellings types and sizes, including affordable housing and approximately half of the gross land area being green space, is in accordance with the findings of the Village Questionnaire. It therefore meets the needs identified by residents which highlighted a lack of such housing for downsizers and first time buyers.

The site is also located close to the centre of the village, allowing future residents to use walking and cycling modes of transport to support the Primary School, Church, Village Hall and Public House.

The site is therefore suitable for the aims and ambitions of the Neighbourhood Plan.

Conclusion

In summary, Headland and the Landowner are fully supportive of the draft Neighbourhood Plan and Policy GA17. The land is available, achievable and suitable for development in accordance with the proposed policy and will provide lasting benefits to the sustainability and vitality of Great Addington.

We thank you for your time in reviewing these representations and if the Steering Committee have any questions then please do not hesitate to contact us.

Yours sincerely,

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Director

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Director

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Director

For and on behalf of Headland Developments Ltd.

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