



**West
Northamptonshire
Council**

West Northamptonshire Council
The Forum, Moat Lane
Towcester, Northants
NN12 6AD

0300 126 7000
www.westnorthants.gov.uk

Department: Members
Name: **Cllr Ian McCord**
Mobile: 0774 006 7378
E-mail:
Ian.McCord@WestNorthants.gov.uk
Our Ref
Your Ref

7 Jan 2023

Nathan Lowde
West Northamptonshire Council
Planning Department
The Forum
Moat Lane
Towcester
NN12 6AD

Dear Nathan

**Re: WNS/2022/2060/MAO
Whittlebury Park Golf & Country Club – Later Living Accommodation (Class 2)**

As one of the three ward members for this proposal I wish to comment on the determination of this application.

I wish to **OBJECT** to this proposal and request that the council refuse the outline permission. My reasons for this are many.

Adherence to the Local Plan

This proposal does not have any policy support that I can see from the adopted Local Plan documents of the council and the former South Northants Council. Whittlebury Park does have a policy reference EMP5 in the Local Plan Part 2 supporting continued leisure uses at the site.

The policy calls for a masterplan for the site, which is included as part of the supporting documents showing leisure uses only, no care home, later living accommodation is shown.

EMP5 also states that accommodation will be for Class C1 – this is for Class 2 and does not have policy support.

The WNC Planning Policy team have noted that there may be an exception for specialist accommodation that this proposal may be defined, within the West Northants Part 1 Joint Core Strategy, this is restricted to the larger and more sustainable villages of which Whittlebury is not listed.

Once again there is no policy support for the proposal.

I note that the Local Plan Part 2 para 5.6.4 states

... The site lies within a defined Special Landscape Area. It is therefore important that any new built development is concentrated around the existing built up area of the Estate. Built development elsewhere within the Estate will only be acceptable where this is demonstrably ancillary to existing business uses.

This proposal is not near the existing buildings, nor is it connected the existing business use so fails on both criteria.

Therefore, without any policy support this can only be deemed a ribbon development outside the village envelope and in open countryside and contrary to the established planning policies of the council and should be rejected.

Should the applicant want to progress this line, I suggest it is done via the local plan refresh that is ongoing to allocate the site or change the EMP5 policy to allow for other class usages.

The current approach to supply a Planning Statement that in paraphrase effectively is suggesting that planning policy does not apply for these reasons, whilst innovative and novel, should not be allowed to succeed.

There are many issues that have been raised by this proposal which would all need addressing before any decision, other than rejection, is taken.

Sewage and Odours

It is a well known issue within the village of Whittlebury that the sewage system is stressed and foul odours are commonplace. The cause is a topic of much debate with the applicant, Anglian Water, the village, the council and many others. I will not rehash or enter into that here, but it is patently obvious that this proposal will put further additional stress on that sewage system.

There must be a full proposal to show how this would be dealt with upgraded and a permanent solution found. I do not see it within the proposal and cannot support such large scale development without it.

Highways

The reports from both WNC Highways and National Highways have been submitted. Both authorities seem to be asking for additional information and I note the holding direction from National Highways.

I will accept that the residents of this proposed development may be less able to drive due to advancing age, however, there will be a great deal of traffic generated from supplier to and from along with staff and visitors. Whilst an outline proposal, the impact on the village and the surrounding roads infrastructure does need to be thoroughly assessed and understood. Without this there is no way the council can make an informed decision other than refusal.

In addition to the 'normal' traffic, the position of this site to the Silverstone Circuit needs consideration. Given that the cohort living at this proposed site will be in advancing years and deteriorating health the likelihood of requiring emergency services I would argue is higher than the average. How will this provision be met



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during the very peak traffic that the British Grand Prix generates around the Whittlebury area and this site which services the visitors to the grand prix as part of its business as usual activities?

Visual Impact

This is a ribbon development along the edge of the site and along the road. It seems that the new arrival experience to the village will be a high density mass of buildings. This would look rather incongruous and more so in a very open rural location. Accepting that this is an outline proposal and the detail may change, should the council be minded to accept this a much higher quality design is required with lower density, less massing, set back farther from the road, and the impact on the area softened dramatically.

Whittlebury Residents Views

This application has been very controversial locally and I would ask that the planning committee take these views into consideration when they come to determine the application.

I once again state my objection to this proposal.

Yours sincerely,

Cllr Ian A McCord

Independent Member for Deanshanger Ward