

# West Northamptonshire Local Plan

<https://www.westnorthants.gov.uk/planning-policy/new-local-plan-west-northamptonshire>



# Consultation Process

There are three stages to the process:

1. Consult on categories of Village (PC has submitted its response)
2. Consult on overall plan (PC has submitted its response on draft policies)
3. The two are combined together and sent to the Inspectorate to approve.

***Please note that there is no planning application submitted by Bloor Homes as yet, but WND/2021/0575 refers to Pool Farm Field***

The statutory bodies (i.e. including the PC) only have to June 2<sup>nd</sup> to submit views, but the public may have a little longer (not guaranteed) – however, we advise doing it now to ensure your views are recognised (following advice received last week).

# What has happened so far?

- The Parish Council has discussed and responded to the consultations at the last two Parish Council meetings
- Publicised through the website and the WOW
- Interest from the Village has been low (several parishioners did attend the most recent PC meeting)
- We are concerned about the infrastructure in the Village which will already be accommodating the additional 25 affordable houses which have been given planning approval in the last six months
- And previously no infrastructure improvements were made as a result of the extension to the Industrial Estate and of course from c.400 Meadows & Red Road houses in the past few years

# Being a Primary Village rather than Secondary

- Primary – have the highest level of services and facilities within the rural area to meet the day to day needs of residents, including those from surrounding settlements. These villages are the most appropriate for accommodating local housing and employment need.
- Secondary – have a more limited range of services, but still provide scope to meet some local needs for housing, employment and service provision.
- WcM is currently classed as primary – PC has submitted case for secondary as:
  - Historically a railway village with no “through” access – hence poorly developed road network
    - Other Primary villages sit on A Class roads
  - No effective medical facilities
  - Bus service constantly under threat from under-funding by WNC
  - Over developed in housing & industrial use for the village infrastructure

# Exception sites

- An exception site is a site identified in the Local Plan as outside of the Village Confines, but suitable for Development
- We assume that both Developers will suggest the two sites – Pool Farm Field and to the left of Byfield Road as ‘Exception Sites’

If they are put in the plan by WNC – they will be built at some point

Even if the local planning turn it down they will appeal to the Secretary of State who will approve. This is what happened with Woodford Meadows

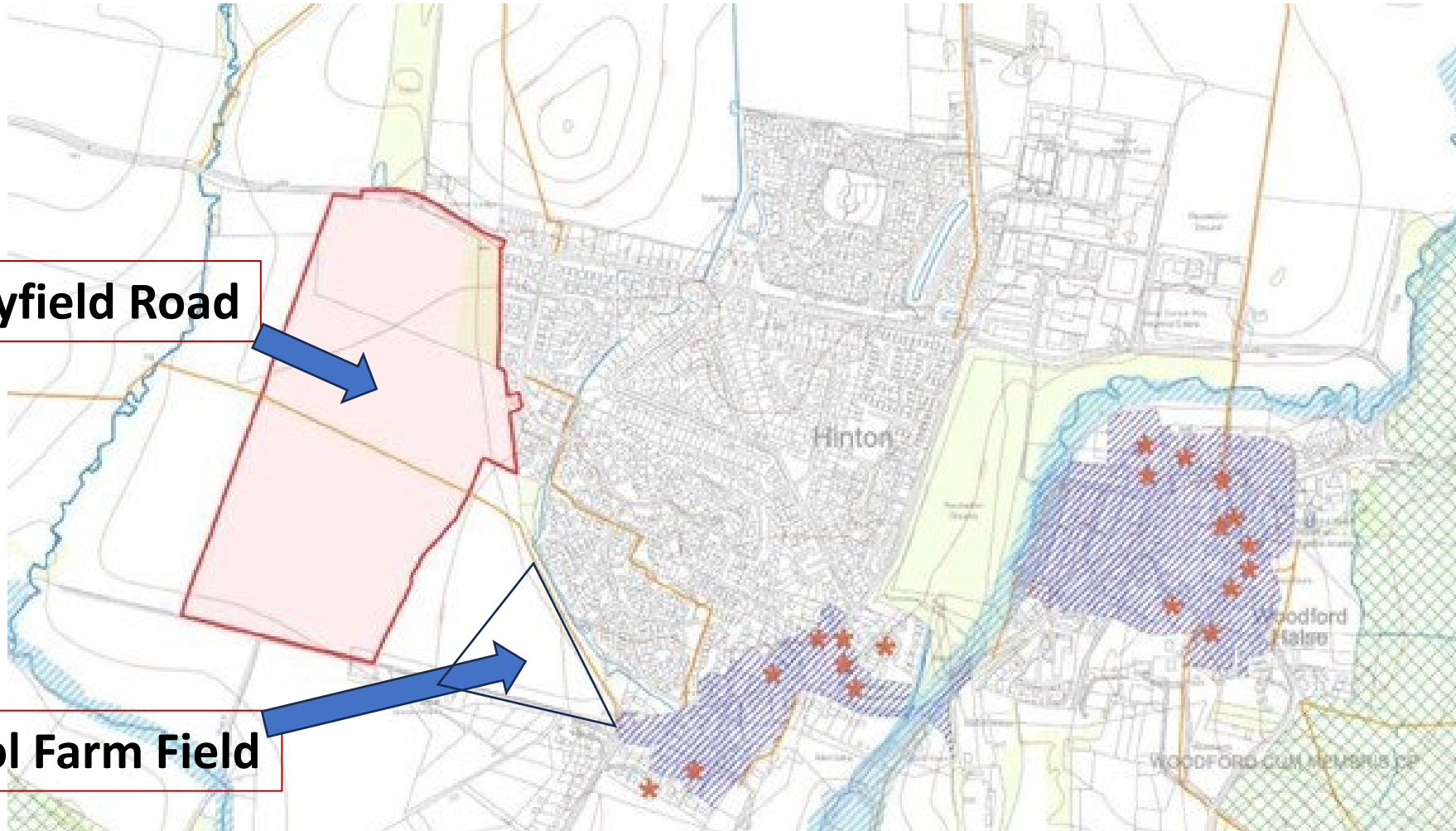
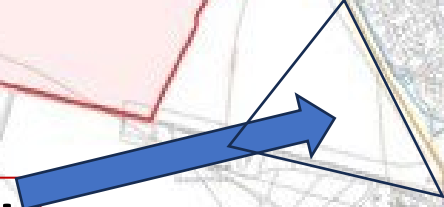
Developers will offer incentives – new local centre/surgery, etc, but unlikely to deliver without additional finance. They will contribute through S.106 monies to e.g. schools, but not necessarily in Woodford and Community Infrastructure Levy (CIL) which will be insufficient to affect major infrastructure (e.g. WM development helped to pay for renewing street lighting)

# Potential Development Sites

Land off Byfield Road



Land at Pool Farm Field



**Woodford cum Membris**  
PARISH COUNCIL  
*Serving the Community*

# Why are we opposed to more Development?

1. **Infrastructure** – roads, water, sewerage
2. **Medical Services** – current surgery overloaded
3. **Education** – primary in Woodford & secondary in Daventry
4. **Housing Needs** – not these type of houses
5. **Employment** – occupants of new homes will have to travel
6. **Wildlife** – any development threatens
7. **Local Facilities** – insufficient to support more homes

# What can you do?

- Complete the consultation document online – we are going to go through this now if anyone wants to do it now. There are lots of sections to skip through which do not apply to Woodford Halse.
  - You can download the response the Parish Council has made from the Parish Council website
  - Leave your email address and we will email you a copy
  - Draft letter which you can adopt/change – download from the PC Website <https://woodfordcummembris-pc.gov.uk/> (see next slide)
  - Letter which you can sign & address now & we will submit on your behalf
- Email to: [localplan@westnorthants.gov.uk](mailto:localplan@westnorthants.gov.uk)

Copy to your elected members & Office responsible for Planning



## Announcements



### Support Our Parish -Attend the Public Meeting and Send Your Response

We are calling on all members of our community to lend their voices in support of the Council's efforts.

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# Support Our Parish -Attend the Public Meeting and Send Your Response



Dear Parishioners,

We are calling on all members of our community to lend their voices in support of the Council's efforts. As you may have seen on our website and Facebook page, a public meeting will be held **tomorrow evening (30/05/2024) at 7 PM in Dryden Hall**. Your presence at this meeting would greatly strengthen our cause, and we encourage everyone to attend.

In addition to attending the meeting, we ask you to complete the attached letter with your personal details and any modifications you deem necessary. Once completed, please email the letter to the listed addressees and include copies as indicated.

1. **Download the Letter:** Click the link below to download the letter.
2. **Customize the Letter:** Fill in your details and make any changes you see fit.
3. **Send the Email:** Email the completed letter to the provided addresses.

Your participation is crucial in ensuring our voices are heard. Thank you for your support and we look forward to seeing you at the meeting.

[Download the Letter Here](#)

# Link to Planning Consultation Documents

Type into browser:

<https://www.westnorthants.gov.uk/planning-policy/new-local-plan-west-northamptonshire>

Use this link:

[New Local Plan for West Northamptonshire | West Northamptonshire Council \(westnorthants.gov.uk\)](https://www.westnorthants.gov.uk/planning-policy/new-local-plan-west-northamptonshire)

Use this QR Code:

