

Sulgrave Parish Council

Response to South Northamptonshire Local Plan Part 2A Options Consultation

Introduction

This document has been prepared as Sulgrave Parish Council's response to the South Northamptonshire Local Plan Part 2A Consultation. It states the views of the Parish Council following discussions regarding the plan.

Sulgrave Village

Sulgrave is a village of approximately 400 residents; it is rural in nature with a large number of historic buildings and a distinctive character. The majority of the village forms part of a conservation area. Historically this has been effective in ensuring only appropriate development takes place within the village at levels that retain the character of the village. It is critical that any development continues to protect these features and does not detract from this character.

Current Levels of Development

The West Northamptonshire Joint Core Strategy (WNJCS) identified a need for between 11 and 14 additional houses within Sulgrave between 2014 and 2029. Current planning policies relating to the village confine have generally limited this to infill development. Since 2014 planning permission has been granted for 10 new properties within the village. Therefore it can be seen that the village is well on the way to providing the anticipated numbers of houses required.

It is noted that the 2014 South Northamptonshire Housing Needs Survey did not identify a particular need for further housing within Sulgrave.

Future Development

Whilst the Parish Council wishes to preserve the nature of the village and feels that development requires careful control we also accept that some development is inevitable. It is strongly our feeling that this development should generally be confined to infill developments in line with the current policies.

In particular we feel that radial development of the village through development behind existing properties or of new estates would be totally inappropriate. The majority of properties within Sulgrave enjoy views out to the open countryside and this contributes significantly to the character of the village. Development behind existing properties would quickly destroy this character and would lead to the village losing some of its close connection to the countryside.

The age of the village means that the existing highway infrastructure is very constrained with on street parking meaning that the majority of the roads in the village generally only allow a single lane width for vehicles. The addition of

further properties behind existing would increase traffic on the roads and increase the number of entrances onto the streets. We do not feel such new accesses could be sensibly achieved whilst retaining a functioning highway system.

We therefore are strongly of the opinion that the existing confines should generally remain as they are, particularly behind existing properties and the policy of infill provision should continue. We recognise that infill plots are a finite resource however currently locations remain available. Should any amendments be made to accommodate future housing beyond the point where infill plots are not available these should be of a linear nature along the existing highways and should be devised in conjunction with the appropriate landowners to identify genuine locations where sensitive development can occur.

Green Open Spaces

Sulgrave is fortunate to enjoy several green spaces with Castle Hill, Castle Green, Madam's Close and the Pocket Park of particular note. These areas provide valuable local amenity and should be preserved in any future plan. The current designations of these areas and their locations in respect to the village confines should ensure these areas are protected. No changes to these designations should be considered.

Conclusion

Based on current levels of development, anticipated housing need and the need to preserve the character of Sulgrave the Parish Council is of the view that Sulgrave is well on the way to providing the levels of housing required of it to contribute to required local development and that further development beyond this level is not required. We strongly believe that any amendments to the village confines should be strictly limited and should only be considered in exceptional circumstances where a strong argument relating to a specific site can be made and a clear public benefit can be demonstrated.