From:

Dear Mr Billing,

RE: Application 2025/0057/MAO, Land at Harlestone Road/York Way, Northants.

Outline application for up to 100 new homes (all matters reserved except access) (both open market and affordable) including vehicular access to York Way and new pedestrian linkages; sustainable drainage measures; a new community building, allowing for small-scale uses such as a cafe or shop (within use classes E and F2); a visitor car park; new public open space and landscape/biodiversity enhancements.

Having reviewed the application above I would like to register my strong objection to this development. I make the following points:

- The Settlement & Countryside Local Plan Part 2, policy background to ENV3 Green Wedges specifically seeks to protect Lower Harlestone from coalescence with the urban area. Development here is incongruent with this policy.
- As the development is on land designated as Green Wedge it is outside the scope of plan-led development.
- As intended by the policy, this part of the green wedge is used for informal recreation, forms part of the green infrastructure and has a biodiversity function. It is a grassland buffer between the urban area and Harlestone Firs.
- This area of land is not sequential to the nearby SUE development and as such constitutes development in open countryside. Protecting the fringes of the countryside area to avoid eroding the Green Wedge and maintaining separation between urban and rural is important to Harlestone Parish residents and Harlestone Manor Parish residents.
- In 2020 a Community Governance Review recognised the distinct local identities of rural Harlestone Parish, and the urban area now called Harlestone Manor Parish. This development does not compliment either area's local identity or contribute to the housing need.

- Harlestone Neighbourhood Development Plan sought to protect the character of the entire parish, and its border was set accordingly. It took evidence from a survey from over 150 parish residents. Maintaining a rural feel and restricting the size of the parish is fundamental to the policies in the plan which was adopted in 2022. This development is incompatible with Harlestone Neighbourhood Development Plan.
- The Harlestone Neighbourhood Development Plan recognised that tranquillity is important to us. This development includes a community building/café and car par both of which will draw increased visitor numbers and associated traffic. The car park is of particular concern as it may attract anti-social visitors at anti-social times.
- The relief road (York Way) adjacent to the development, once open, hopefully diverts traffic away from the villages of Harlestone and Church Brampton. Any additional junctions on the road would impede traffic flow, increasing the likelihood of congestion very close to what we expect to be the busy A428/York Way roundabout.

Please do consider these points when determining this application. I urge you to refuse permission for development on this land.

Kind regards,

SIGN

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