



Established: 1st April 2020

Harlestone Manor Parish Council

Ref: 2025/0057/MAO

Appeal: Hearing (under section 78) Barwood 6004385

Date: 14.06.2026

Planning Department
West Northamptonshire Council
One Angel Square
Northampton
NN1 1ED

Clerk – Paul Thomas
Harlestone Manor
Parish Council
The Old Bakehouse
Harlestone, NN7 4EP

By email: planningappeals@westnorthants.gov.uk

Dear Sirs/Oliver Billing

OBJECTIONS BY HARLESTONE MANOR PARISH COUNCIL PRIMARILY IN RESPECT OF THE PROPOSED RESIDENTIAL DEVELOPMENT ALLOCATION IN POLICY N6 (xxvii) BUT ALSO POLICIES N20, LB1 AND EC10

I act for Harlestone Manor Parish Council and strongly object to the proposed allocation of land off Harlestone Road for residential development of up to 100 dwellings. I therefore object to Policy N6(xxvii) although other policies are also relevant to this objection and are referred to below. Our objection seeks the deletion of the proposed allocation as it is considered to conflict with the strategy and with the objectives of the Local Plan. The proposed development would entail the loss of an area of land identified as being within the “Green Wedge” and the proposed allocation will cause the loss of an important green space on the edge of this part of Northampton.

Harlestone Manor Parish Council
<https://harlestonemanorpc.org.uk>



EMPLOYER RECOGNITION SCHEME

BRONZE AWARD

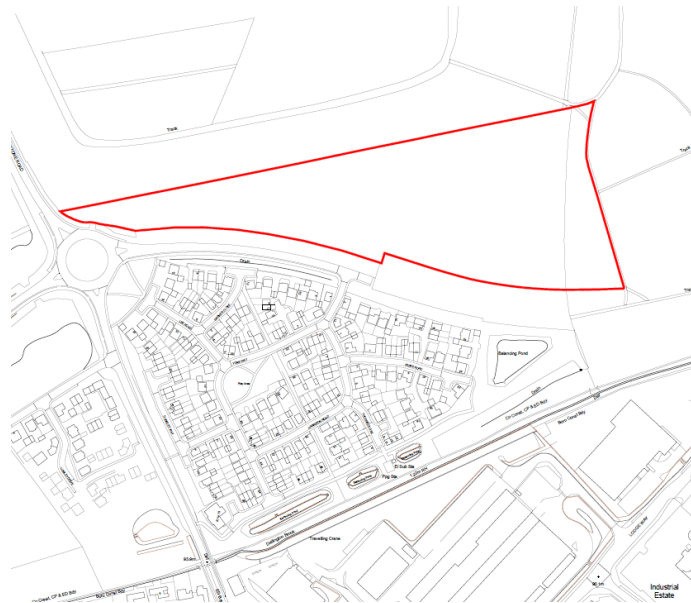
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It is considered that the proposed allocation is unsound as it is not justified and appears to follow on from a planning refusal. It is not effective and not consistent with national and local policies. It is also that with the deletion of the proposed allocation from the Local Plan, there is an opportunity to retain this important part of the green wedge and to designate the area not for any development but as a designated local green space. I refer to this matter below. I deal firstly with a brief history of the site.

Planning History

The site was subject to an outline planning application (2025/0057/MAO), submitted on the 23 December 2024 and determined on the 29 October 2025. The location is shown below.



Location Plan

The application was refused by West Northamptonshire Council for a single reason, as follows:

The proposed development, by reason of its location, represents an unacceptable encroachment into the designated Green Wedge, which seeks to maintain physical and visual separation between settlements and prevent coalescence and would result in harm to the character of the locality. The proposal would therefore be contrary to the provisions of Policy ENV3 A of the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 (2020).



While notification was given back in October 2025 that an appeal against the decision was to be lodged, to date no appeal has been submitted to the above decision. The Parish Council considers the above reason for refusal to be a sound reason and that the land should be retained as designated green wedge.

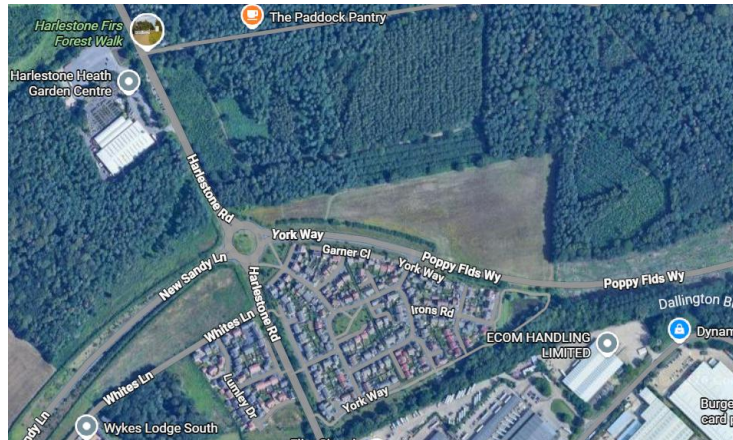
Proposed new allocation

The new local plan sets out the proposed allocation in Policy N6(xxvii). The Regulation 18 consultation includes a 'Sustainability Appraisal High Level Assessment', which includes the land at Harlestone Road. Unfortunately, the assessment appears to be incomplete, with no score provided for the impact on the 'Landscape Character Type and Area which site falls within'. There is no assessment of the importance of the site in respect of its impact or contribution to the Green Wedge. This is clearly unacceptable given the status as a green wedge.

Both in plan form and on site, it is clear that the northern by-pass (Poppy Fields Way) provides a strong edge to the built-up area to the south and a buffer with the countryside to the north. In particular, it provides this buffer between the dwellings and the woodland at Harlestone Firs Forest. This is shown below:



Extract from Reg 18 Consultation



Google Earth imagery

Emerging Policy BN8 relates to the Green Wedge and outlines its purpose that ***“the character and identity of settlements will be protected, a sense of place will be retained and physical or perceived visual coalescence will be avoided”***.

It is clear that “breaking” the hard line the current by-pass provides will result in, not only a coalescence to Harlestone, but also be contrary to the character and identity of Harlestone Manor, with development on the northern side of the by-pass.

Furthermore, the woodland to the north is identified as a Local Wildlife Site under Policy BN9. This policy states that ***“development affecting West Northamptonshire Local Nature Reserves, Local Wildlife Sites, Local Geological Sites and Potential Wildlife Sites will be expected to avoid causing adverse effects on these assets unless it can be demonstrated that the benefits of development clearly outweigh the harm”***.

The proposed allocation gives scant regard to the impact on the woodland, with no indication of whether a buffer is necessary to mitigate the impacts. It is likely that a buffer will be needed, not only to protect the Local Wildlife Site, but also to ensure that there are no future pressures to remove trees by future residents that would have a limited outlook and shading.

Any buffer is likely to reduce the number of dwellings capable of being achieved on the site, reducing any perceived benefit relating to the delivery of housing.



Impact from Allocations N20, LB1 and EC10

Harlestone Manor Parish Council also object to allocations N20 (Northampton, North of Buckton Fields), LB1 (Growth at Long Buckby Station) and EC10 (Northampton, land south of Junction 16 M1).

In respect of the land north of Buckton Fields, the site causes the loss of important green wedge and encroaches into open countryside. Development adds to the significant highway and traffic issues in the area and which will affect roads in Harlestone Manor. The proposed allocation of the site has it seems been based again on the promotion of land rather than a sound assessment of the impacts it will have on the area and surrounding roads.

In terms of the land at Long Buckby, this will have impacts on Harlestone Manor and the concerns are that the site has been proposed based on the existence of the railway station rather than an assessment of the road and other infrastructure in the area. The method used by the Council in the local plan to set the number of dwellings takes little reference from the availability of local services and the sustainability of the location.

In respect of Policy EC10, the development of this site is also unsustainable and encroaches into open countryside. It is also considered that this will have a significant impact on the parish and the local roads.

These 3 developments propose some 2,500 new homes, as well as strategic warehousing. No consideration has been given to the residual effects of these allocations, particularly on the surrounding road infrastructure. The allocations are unsound.

The North West By-Pass runs through the centre of Harlestone Manor Parish, with a notable rise already in traffic since it opened.

Summary

On behalf of Harlestone Manor Parish Council, I strongly object to the proposed allocation of the land off Harlestone Road for residential development of 100 dwellings.

Our objection seeks the deletion of the proposed allocation as it is considered to conflict with the strategy and with the objectives of the Local Plan. The proposed allocation would have detrimental impact on an important Green Wedge site location on the northern edge of Northampton.



There is an opportunity to designate the area not for any development but as again as a Green Wedge for the reasons set out above.

It is also considered that the allocations at Buckton Fields, Long Buckby and south of Junction 16 of the M1 present additional and significant traffic to poor roads through the parish. The local plan has not assessed the overall impact of these developments and ensured that sufficient infrastructure is provided.

I trust our objection will be considered and I am happy to meet and discuss this further if possible.

Yours faithfully

Paul O.R Thomas MREC ECILA
Executive Officer/Clerk/RFO

Paul Thomas | Harlestone Manor Clerk | Executive Officer | RFO

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