

Lynne Baldwin

From: Bernadette Owens
Sent: 01 September 2021 09:35
To: DC Support
Subject: FW: 21/02467/F - neighbouring authority consultation

From: Samuel Dix <Samuel.Dix@westnorthants.gov.uk>
Sent: 01 September 2021 09:33
To: Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>
Subject: RE: 21/02467/F - neighbouring authority consultation

Dear Bernadette

Further to our correspondence below, following discussion with WNC's Cabinet Member for Strategic Planning and local members, WNC as a neighbouring Local Planning Authority wishes to amend its comments and object to application 21/02467/F for the following reasons:

Principle of development

The evolution of proposed uses on the site is well-known through its planning history and the Local Plan process. The current proposed uses are similar to those previously refused permission and are clearly counter to those that the site is allocated (and has permission) for. There are no material considerations justifying these alternative uses and as such the application is contrary to the Development Plan and unacceptable in principle. WNC recognise and concur with the points outlined by CDC's own policy team in their response dated 19th August 2021.

Visual impact

It is accepted that the site is allocated for development and as such visibility from elevated ground in West Northamptonshire in the directions of Overthorpe and Middleton Cheney is to some degree inevitable. This is a matter increasingly apparent with ongoing construction to the north of the site. However, WNC consider that the proposed hotel in particular, being situated so prominently at the southern end of the site and being of uninspiring design does not represent an appropriate "gateway" to/from Cherwell/West Northamptonshire. Following the adoption of the South Northamptonshire Part 2 Local Plan, the previous Important Local Gap between Middleton Cheney and Banbury no longer applies but there is still the need to develop the site in an appropriate manner. WNC is concerned that a standard or formulaic design for such a prominent building is not consistent with the new Framework's imperative to create high-quality and beautiful buildings and places.

Highway impacts

As discussed previously, separate consultation with colleagues in WNC's Local Highway Authority has been arranged and they will provide comments on technical matters relating to the proposed development including its impact on the wider area. As a general observation though it is considered that the proposed uses will inevitably result in the site becoming more of a destination for users of the local highway network, particularly as it is understood the services will not be signposted from the motorway itself (i.e. they will largely rely on traffic from the local network instead). This could increase the potential for rat-running through villages in West Northants and as such WNC resists the development on these grounds too.

I trust these revised comments will be taken into account in determining the application and I would be grateful if you could advise me of the committee date as and when the application is to be determined.

Samuel Dix MRTPI
Principal Planning Officer

Development Management – South Northamptonshire Area

West Northamptonshire Council | The Forum | Moat Lane | Towcester | NN12 6AD

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From: Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>

Sent: 19 August 2021 09:55

To: Samuel Dix <Samuel.Dix@westnorthants.gov.uk>

Cc: Suzanne Taylor <Suzanne.Taylor@westnorthants.gov.uk>; Tracey Hill <Tracey.Hill@westnorthants.gov.uk>

Subject: RE: 21/02467/F - neighbouring authority consultation

Thanks Samuel

If you could pass this on then that would be very helpful.

I will advise officers here that we still need to send separate consultations in future.

Many thanks

Bernadette

Bernadette Owens BA(Hons) DipTP MRTPI
Principal Planning Officer (Major Projects Team)

Environment and Place Directorate

Cherwell District Council

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From: Samuel Dix <Samuel.Dix@westnorthants.gov.uk>

Sent: 19 August 2021 09:49

To: Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>

Cc: Suzanne Taylor <Suzanne.Taylor@westnorthants.gov.uk>; Tracey Hill <Tracey.Hill@westnorthants.gov.uk>

Subject: RE: 21/02467/F - neighbouring authority consultation

Morning Bernadette

Apologies for any confusion; that was certainly a reasonable expectation! The letter was addressed to Development Services at SNC though, which is why I thought the LHA may still have a separate consultation. I will pass it onto them myself but if you wanted to correspond directly at any point then their address is

highwaysdcsrc.ncc@westnorthants.gov.uk

Best wishes

Samuel Dix MRTPI
Principal Planning Officer
Development Management – South Northamptonshire Area

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From: Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>
Sent: 19 August 2021 09:40
To: Samuel Dix <Samuel.Dix@westnorthants.gov.uk>
Cc: Suzanne Taylor <Suzanne.Taylor@westnorthants.gov.uk>; Tracey Hill <Tracey.Hill@westnorthants.gov.uk>
Subject: RE: 21/02467/F - neighbouring authority consultation

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Thank you for your response.

I didn't consult your highway colleagues separately as I had expected that this would be done internally at West Northants!

Could you advise how we now separately make contact with the highway team?

Regards

Bernadette Owens BA(Hons) DipTP MRTPI
Principal Planning Officer (Major Projects Team)
Environment and Place Directorate
Cherwell District Council
Direct Line: 01295 221830
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From: Samuel Dix <Samuel.Dix@westnorthants.gov.uk>
Sent: 18 August 2021 17:06
To: Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>
Subject: 21/02467/F - neighbouring authority consultation

Dear Bernadette

With reference to your attached letter, I can confirm that West Northamptonshire Council as Local Planning Authority has no comments to make. However, can I ask that you consult my colleagues in the Local Highway Authority for West Northamptonshire? Until recently this function was obviously part of Northamptonshire County Council so you may have consulted them separately already.

Regards

Samuel Dix MRTPI
Principal Planning Officer
Development Management – South Northamptonshire Area

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