

A call out to Pattishall parishioners – this is your chance to make a change!

WNC Supplementary Planning Document (SPD)

As part of South Northants Part 2 Local Plan five employment sites were identified to enable employment generating development. These are AL1 (land north of Bell Plantation, including the DHL proposal), AL2 (Woolgrowers field at Tove roundabout) and AL3 (Tiffield Lane north of A43), AL4 at A43 / Whittlebury junction and AL5 at Old Stratford / Cosgrove.

AL1, 2 and 3 just north of Towcester were identified to facilitate small scale employment opportunities to provide additional choice and opportunity for the growing population of Towcester.

You will recall that the controversial AL3 application by IM Properties was approved at the WNC Strategic Planning Committee meeting on 27th Jan 2022, but it raised many questions about the processes used and decisions made so WNC agreed to produce a **Supplementary Planning Document** using an independent Planning Consultancy to help with future planning decisions. The purpose of the SPD is to improve the planning and development process by **reducing uncertainty** and providing landowners, developers and the wider community with **clear guidance** on what is expected from future developments.

The draft SPD was published in late July and it is now out for consultation until 18th August. During this time, we all have the opportunity to comment on the content of the 100 page document, and most importantly highlight what we believe needs to be changed and improved. This is our chance to get a final version of the SPD which can help ensure that future development on AL1, 2 and 3 is of an appropriate height, scale and mass.

Pattishall Parish Council has already replied to the consultation (please see the document on the Parish website) and recommended several changes to the SPD focussed on:

1. The importance of a Cumulative Traffic Impact Assessment
2. Improving the Overarching Design Principles
3. The principle of only allowing Small and Medium buildings with a Maximum Footprint of 5000m²
4. The control of the Maximum Ridge Height of buildings to 10m.

In parallel the Save Towcester Now campaign team are about to submit a very detailed response asking for changes to many clauses in the SPD and have also issued an 11 point summary of their key areas of concern on their Facebook page.

The more responses WNC receive asking for changes to the SPD the more likely we are to succeed. Please use this opportunity now.

To reply to the consultation, we recommend to email your comments to WNC using the following email address: localplanconsultation.snc@westnorthants.gov.uk before the deadline of 18th August.