

In recognition of this, the policy argument presented is in the context of the sustainability implications of the North Northamptonshire Core Spatial Strategy and the NPPF. Assessment of the proposed development against these two documents will give a more accurate and up to date and thus robust decision making process.

Conclusion

To conclude, the benefits of the proposal include the delivery of housing to meet needs and some social and economic benefits. However it is considered that the modest benefits of the proposal are outweighed by the unacceptable and unjustified harm to the significance and setting of the grade II* Listed Building (heritage asset protection), causes harm to the important landscape character of the area and is contrary to the development plan (North Northamptonshire Core Spatial Strategy) which seek to focus growth to more sustainable locations. The development is not considered to be sustainable as causes landscape harm, heritage harm and has not demonstrated longer term contributions towards the local economy and due to the location has an over reliance on private (car) travel.

The application is therefore recommended for refusal.

Recommendation:

Refuse

The proposed development by virtue of the cumulative impact with existing housing development causes unacceptable and unjustified harm to the significance and setting of the grade II* Listed Building Cottingham Hall and the Cottingham and Middleton Conservation Areas.

The scheme by virtue of its location within the scarp slope and scale causes harm to the important landscape character of the area.

The development is not considered to be sustainable as causes landscape harm, heritage harm and has not demonstrated longer term contributions towards the local economy and due to the location has an over reliance on private (car) travel.

The proposal therefore is considered to be contrary to the principles and policies within the National Planning Policy Framework and the North Northamptonshire Core Spatial Strategy (in particular Policies 1, 5, 9, 10 and 13) which seek to deliver sustainable development and ensure protection of heritage assets and green infrastructure.

It is acknowledged that the scheme contributes towards housing delivery and affordable housing in the borough however these benefits do not outweigh the conflicts with the development plan and the harm from the scheme.

Statement of Applicant Involvement:

Discussions with the agent lead to the provision of landscaping and layout details for approval to address concerns relating to the landscape and heritage impacts of the development. These details demonstrated that the proposal would lead to unacceptable harm from the development which were not possible to be mitigated as part of this application and the agent was advised of this.

Discussions during the application lead to submission of plans and details related to the vehicular access, drainage, open space, ecology and the agreement of a s106 contributions towards the village hall, education and affordable housing to mitigate the impact of the development however these were insufficient to overcome the harm of the development in principle.

Officer Contact

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