

Section Title
12.13 Pytchley

Number of responses
6

Summary of main points

Total number of Objections - 0
Total number of Support - 2
Total number of neither Object nor Support - 4

Statutory Consultees

Northamptonshire County Council (Archaeology)

- Support for criterion d) of Policy PYT02 **(id.322)**

Other Consultees

Housing Allocations

Policy PYT02 does not address the needs of the local community or address the issues as set out in the Neighbourhood Plan. **(id.422)**

Development of site RA/146 extends eastwards beyond the village boundary and therefore is at odds with the principle relating to coalescence. **(id.422)**

There is no requirement for the site (RA/146) to contribute to improvements as set out in Policy PYT01. **(id.422)**

Development will provide housing which is unaffordable and will place pressure on existing facilities and amenities. **(id.422)**

Policy PYT02 is not likely to benefit the village and will not enhance the vitality of the community and will likely worsen those issues identified in the Neighbourhood Plan. **(id.422)**

The scale of the proposed allocation is of an insufficient scale to meet the needs of the village. **(id.422)**

The allocation of one site for 8 dwellings in Pytchley is inadequate and should be increased. **(id.429)**

Objection to Policy PYT02. **(id.422)**

Development Principles

The development principles set out for site RA/146 (Policy PYT02) in the Neighbourhood Plan and the SSP2 do not align. **(id.422)**

Settlement Boundary

The settlement boundary is at odds with the designation of Pytchley as a Category A village. **(id.448)**

Request for the promoted site at Home Farm to be included within the settlement boundary. **(id.445)**

Promotion of additional sites

A site has been put forward for potential allocation at 'Land off Stringers Hill for between 25 and 30 dwellings. **(id.422)**

A site has been put forward for potential allocation at 'Land South of Home Farm'. **(id.445)**

Implications of New National Planning Policy Framework

Refer to this section in the 'Rural Area' chapter summary sheet.

Summary of officer comments

Northamptonshire County Council's comments are noted.
Allocations in the SSP2 can include sites outside of the settlement boundary in accordance with Policy 11 of the JCS.

Development on site RA/117 would not result in the further extension to the village towards Kettering and would not conflict PYT01.

The Neighbourhood Plan is yet to reach a stage where there is significant certainty that the plan will succeed at referendum and be made, therefore policies for Pytchley will take precedent until such time.

Site RA/119 'Land off Stringers Hill' was considered as part of the Rural Planning Report (February 2012) because of issues of infrastructure capacity and access as therefore was not considered any further.

A similar site to that promoted on Butcher's Lane was discounted in the Housing Allocations – Assessment of Additional Sites and Update 2013 following an assessment which highlighted significant access issues. It is yet to be determined whether these issues can be overcome at this stage.

However it is considered that the level of growth proposed in Pytchley is proportionate following the site assessment process and considering the level of proposed growth in the Rural Area.

Next steps

None