

100
YEARS



Campaign to Protect
Rural England
Northamptonshire

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**For the attention of Pete Baish
Development Management Services
Thrapston Office
Cedar Drive
Thrapston
Northamptonshire
NN14 4LZ**

4th August 2026

Dear Sir

Planning Application no. 18/01284/FUL Construction and operation of a broiler rearing unit with six linked poultry buildings and ancillary buildings - at land north east of Westwood AD Plant, Bedford Road, Rushden. Comments on Amended / Additional Information

Thank you for bringing to the attention of CPRE Northamptonshire, the additional information submitted under regulation 25 for the above application.

There is a significant amount of additional information which we trust will be given specialist consideration as part of the determination process. Certain aspects of the assessment process and relevant policies have also been updated as part of this process. In this respect we are concerned that many of the comments made on this application in 2020/21 will have been based on some policies which are now considered out of date - We trust that the original essence of such policies will still be taken into account when weighing up the Planning Balance for this application. In this respect having considered the additional information CPRE Northamptonshire considers that our original letter of 26th September 2021 of objection to the proposals is still relevant and would wish all the points to be taken into consideration. A copy is attached to this further submission. In terms of the additional submissions CPRE Northamptonshire is concerned about the outcomes of the refined Assessment of Effects set out in the additional submission. In the Environmental Statement Addendum summation points at 0.4.18. the landscape sensitivity is now assessed as low (previously medium) essentially because it is seen as intensively arable in character, CPRE does not consider that the intensive nature of arable land use should reduce the intrinsic value of a landscape such that it becomes more susceptible to the intensive scale of development proposed by this application. In point 0.4.19 of the same chapter the threat is qualified by the reassessment of the sensitivity judgments resulting in the development being categorised as a high adverse magnitude of change - which exactly identifies this development as a building of industrial scale in the open countryside which under all normal circumstances should be refused. The assessment then goes on to use the low classification of the landscape sensitivity to justify the acceptability of this massive level of change and intrusion to open countryside. At 0.4.21 of the same chapter the intrusion is brushed aside by the fact that mitigation will be provided by landscaping and tree planting all of which will take a significant number of years to develop and of itself will change the

local landscape irrevocably. For the above reasoning we consider that the overall assessment of the landscape has been wrongly categorised and whilst the massive scale of the development has now to an extent been admitted, mitigation by tree planting that will take years to develop is not an acceptable reason for destroying an area of open countryside.

We trust that the above observations will be taken into consideration together with those previously set out in our letter of 26th September 2021 as part of the planning balance in assessing these proposals and that the application will be recommended for refusal.

Yours faithfully

Alan Mayes
CPRE Northamptonshire - Hon. Technical Secretary.