



The countryside charity
Northamptonshire

123 High Street
Irthlingborough
Wellingborough
Northamptonshire NN9 5PU

01604 780000
info@cprenorthants.org.uk
cprenorthants.org.uk

please reply to - alanmayes123@gmail.com

Head of Planning - North Northamptonshire Council

For the attention of Pete Baish

Thrapston Office

Cedar Drive

Thrapston NN14 4LZ

26th September 2021

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 .

The above application has been brought to the attention of CPRE Northamptonshire - we wish to object to the application on the following grounds

Detrimental Impact on the Landscape

The proposed development with all the associated ancillary buildings may be classed as an agricultural building but the scale and impact upon the landscape will be that of a complex of industrial buildings .

This would be contrary to policy 3 of the Joint Core Strategy and the landscape policies of the emerging Local Plan - policy 3 states that development should :

- a) *Conserve and where possible , enhance the character and qualities of the local landscape through appropriate design and management* - this proposal will in no way conserve the existing open landscape of that part of the Northants / Beds border and is of such a scale and impact that appropriated *management or on site mitigation will not be possible* .
- b) *Make provision for the retention and where possible the enhancement of features of landscape importance* . The quality of this landscape area is its open character interspersed with woodlands . This will be lost by the nature of the proposed development and will also destroy the historic landscape of the former deer park which will be dealt with later.
- c) *Safeguard and where possible enhance important views and vistas including skylines within the development layout* - any view or vista across this site which is in open countryside will be destroyed -

mitigation or creation of alternative vistas will be impossible by the nature and scale of the development and its ancillary buildings.

- d) *Protect the landscape setting and contribute to maintaining the individual and distinct character , and separate identities of settlements by preventing coalescence.* Although this scheme is not linking settlements it is destroying valuable open countryside between settlements , which will have an impact on the way in which the wider countryside of the Northants/ Beds border is perceived and read. It will also set a dangerous precedent for further “quasi agricultural” developments of this scale in open countryside
- e) *Provide appropriate mitigation and /or suitable off- site enhancements .* Mitigation on site is not possible with such a large and sprawling development - off site mitigation is completely inappropriate in these circumstances.
- f) *Deals with site specific areas but also refers to light and noise pollution policies and traffic impact policies in Local Plans* - light pollution over the passage of time would change the character of this part of the countryside . The increase in traffic movement by the necessity for frequent traffic movements by agro industrial vehicles will have a significant detrimental impact on the roads around the area and subsequently the communities living all around the site area.

In conclusion CPRE considered that there is little or nothing of policy 3 that this proposal complies with and as with the recommendation for the previous proposal should be refused.

Detrimental Impact on Heritage Assets

The site is within the medieval deer park at Higham Park and will impact on the setting of Higham Park Farmhouse which is a grade II listed building . The NPPF states that developments can have an impact on the setting of an asset such that it impacts upon the significance - and in cases where the significance of statutory assets will be destroyed , an application should be refused. Higham Park Farmhouse is a grade II listed building the setting of which will be significantly impacted upon by these proposals . Historically this building is thought to mark the site of the Great Lodge within the deer park which was associated with Higham Ferrers Castle and may incorporate parts of that building. Traditionally and historically this building would be seen within an open setting which constituted the deer park - this open setting will now be lost by the nature of the proposed development within its setting .

The deer park itself , although not a scheduled site, is important to the setting of the grade II listed building and historically is an intrinsic part of its former use . This will be destroyed by putting the development within the site of the deerpark .

The above impacts are all contrary to Policy 2 of the JCS , in particular sections a) and b)

- a) *Proposals should conserve and where possible enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate with its significance .* These proposals do not conserve the significance or setting of the assets , as set out above . In terms of weight given to the impact as defined in the NPPF , it is our view that the impact is substantial as the setting of the building and the open aspect of the former deer park will be destroyed and therefore in accordance with the NPPF these are grounds for refusal.
- b) *The proposals should compliment their historic environment through the scale , form and materials.* This proposal will in no way meet this policy requirement by the nature of its scale , and materials to be used.

Detrimental impact on the amenity of the surrounding communities

The industrialisation of the countryside by the impact of this development will have a significant impact on the communities around the site . In particular the impact upon the road system by the increased number of vehicles which despite the information provided by the applicant , will be significant to an extent that

it would have an impact upon road safety . As such be refused under paragraph 109 of the NPPF .

The proposal is also contrary to Policy 8 of the JCS relating to Place Shaping Principals , in particular to section d) *relating to distinctive local character* - which this proposal will destroy by the nature of the intensive scale of development in open countryside . It is also contrary to section e) *relating to the quality of life and safer and healthier communities* - which this proposal will not promote by way of its detrimental impact on the road network , the likely air pollution from the scale of this operation and the use of perfectly good agricultural land for development on an industrial scale .

For the above reasons we consider that this proposal is contrary to a number of policies in the NPPF and the JCS and emerging Local Plan and therefore should be refused .

Yours faithfully

Alan Mayes

CPRE Northamptonshire - Hon. Technical Secretary.