

100
YEARS



Campaign to Protect
Rural England
Northamptonshire

Planning Applications by Unitary Authority – FEBRUARY 2026

The following applications are currently being monitored by CPRE Northamptonshire, with comments on the current application status. If there is a specific application you require more information on, please email us at info@cprenorthants.org.uk, stating the application number and application title.

1. North Northamptonshire Council

NE/22/00151/FUL Land at Titchmarsh

Following the decision of the Planning Inspectorate on 22nd October 2025 to approve the application for B8 warehousing on the Castle Manor Farm site (arising from perceived economic and social benefits); the STAUNCH campaign have reluctantly decided not to contest this. Although the Inspector's ruling could be challenged for contravening the Habitats Regulations 2017, it was considered that it would be cost prohibitive to pursue this further, given that legal advice was that there would only be a slim chance of succeeding.

NE/22/00698 Land at Titchmarsh

The decision to approve application NE/22/00698/OUT, taken on 9th July by NNC, prompted a formal complaint by CPRE, which was answered inadequately and has since been rebutted. A further response has not yet been received. STAUNCH has also submitted a pre-action protocol letter requesting a re-run of the committee meeting of 9th July or for NNC to be subject to a judicial review.

A further letter of complaint in respect of procedure has been sent by CPRE in respect of the recent disclosure of the Functionally Linked Land which is at Lilford Hall parkland. To date no response has been received.

The proposed site for the replacement 'Functionally Linked Land' relating to the Glebe Farm Land site at Titchmarsh was identified as the Lilford Hall Estate in mid-October, through a section 106 agreement relating to the 11th July Planning Committee decision to endorse the application.

STAUNCH issued NNC with a Pre-Action Protocol letter on 10th December stating its intentions to which the NNC Legal Adviser responded on 23rd December.

STAUNCH's application for permission to apply for a Judicial Review (29th December) cites grounds for its challenge based on NNC's failure to assess whether the proposed replacement FFL at Lilford constitutes a mitigation or a compensation measure and its failure to undertake a lawful assessment of the effects of the development in combination with other local developments (notably Castle Manor Farm) – both in contravention of the Habitats Regulations 2017. In conclusion, NNC has therefore failed to establish beyond

reasonable scientific doubt how the development would affect the Upper Nene Valley Gravel Pits Special Protection Area (SPA).

Goodenough Ring (solicitors acting on behalf of STAUNCH) issued NNC with a reiteration of their request for detailed information relating to their assessment of the proposed replacement functionally linked land at Lilford on 6th January.

NK/2025/0167 Kettering Energy Park

Following on from the Planning Application, 2,000 objections were submitted. CPRE has now had a meeting the Director at NNC responsible for the application - who admitted that they had not uploaded the objections or done anything to progress the application.

A follow up meeting was instigated by NNC in early December but unfortunately either CPRE or the NNC councillor for Finedon, or the Finedon Town Councillors were invited. NNC met with itself and declared that there was no news! The following CPRE update is as follows:

1. The newly appointed third party contractors working for NNC in place of any planning officers have recently loaded some of the objections sent in May 2025 onto the planning portal. Not all objections documents and comments have been loaded – about 1,000 are still missing. Currently NNC planning portal says that there are 266 comments, but then lists 910, of which it states 463 are objections and 4 are supporting.
2. No new documents have been updated by the developer since April 2025 – they can be found on the archived planning portal site and not through the current NNC portal.
3. NNC state that they are waiting on the developer to respond to points raised by National Highways, NNC Highways, NNC Archaeology, and Natural England (currently objecting).
4. All 27 of the objection documents have been revised in the light of the planning inquiry decision at Thrapston/Titchmarsh, to ensure that claims of economic benefit are not used to override policy and to strengthen the legal position of the objections. These were sent to NNC in December. As of February 2026 they have not been uploaded by NNC to the planning portal.
5. CPRE will endeavour to get another meeting with NNC within the next 2 months.

2025/3341/DCO Green Hill Solar Farm Ltd

A proposal for a 500 MW ground-mounted solar farm over 4.63 square mile, or 2,965 acres, enveloping the villages of Walgrave, Holcot, Moulton, Mears Ashby, Earls Barton, and wrapping around Easton Maudit, Grendon and Warrington near Olney. The developer is Island Green Power, now part of Macquarie Asset Management of Sydney, Australia. It is proposed across nine sites which expand across approximately 1,200 hectares. The total area extent of the Order Limits is approximately 1,441.4 hectares (ha) including cable routes, environmental mitigation areas. The majority of the development is located within North Northamptonshire Council's administrative boundary however there are three sites located within West Northamptonshire.

A Development Consent Order has been issued to construct, operate (including maintenance), and decommission a ground mounted solar photovoltaic (PV) panel array energy generating facility, a Battery Energy Storage System (BESS), and supporting infrastructure. CPRE Northamptonshire has issued a robust submission rejecting the plans,

to the Planning Inspectorate on technical matters during the DCO Hearing process, which is expected to end in March 2026.

The development poses one of the biggest environmental threats to rural Northamptonshire, its businesses and the long-term effect on finite land resources. CPRE is continuing to oppose the application and highlight alternatives to ground-mounted solar through its rooftop first approach.

Scoping opinion consultations have taken place with surrounding parishes, the results of which have now been published. The applicant has not been allowed to scope out as much as they wanted to - hence a more thorough submission will be required. Overall, we were left with the impression that the applicant, Island Green Power Ltd, was not taking the application seriously enough by submitting substandard documentation, with frequent changes being made by the applicant. Strong engagement by our local MP (Sarah Bool) has been welcomed by CPRE and we continue to brief the parliamentary team of the complexities of this massive proposal.

NK/2024/0717 Nunnery Farm, Rothwell

Major B8 development proposed by Pegasus Group (Harworth Group). Validated 18th Dec 2024, Determination Deadline 11th April 2025, Expiry Date 14th October 2025.

Status - In Progress

National Highways have asked for the planning decision to be delayed while further work is done by the developer and then NH on traffic Impacts. 22nd July 2025 – Delay by 3 months. 22nd October 2025 – Further delay by 3 months (ending on 22nd Jan 2026). Comments made by NH 25 Nov 2025 requiring a condition be imposed (if planning given) calling for no work until traffic impacts are agreed/accepted. This was responded to on 18th Dec 2025 providing further information and suggesting no condition was required.

CPRE is continuing to support the campaign group RAW (Rothwell Against Warehousing), who are fighting the plan. CPRE has submitted a robust rejection of the plan and will prepare for an Appeal.

NE/24/00795/FUL Esso Country Service station with HGV facilities, Warmington

This application includes a lorry park / stop in open countryside close to the conservation village of Warmington. Currently there appear to be only two local objections. CPRE has made an official objection to the application.

Braybrooke BESS Applications:

25/00712/FUL Aura Power Developments Ltd

A formal objection to the application was submitted on the 20th August 2025 by CPRE. Our objection aligned with those from Braybrooke Parish Council and the public focussing on inappropriate development in open countryside, loss of agricultural land, technical issues relating to site access, failure to address emergency planning and environmental risk, surface water flood risk and visual impact. Public consultation conducted in March 2025.

There are 17 public objections and 1 from the Parish Council.

Determination Deadline was the 15th October 25. Status - In Progress

25/00810/FUL Elmya RPC UK Braybrooke Ltd

This follows a Scoping application in April 25. Scheme scale and design unchanged. A formal objection to the application was submitted on the 19th September 2025 by CPRE. Our points of objection are similar to the Aura scheme as the site is right next door but much more visually obtrusive. A huge public outcry resulted from the scoping application. No public comments.

A transport statement was issued 3rd Nov 2025 responding to National Highways' comments. National Highways responded on 17th Nov 2025 noting that works on highway land required a S278 agreement and calling for a CTMP as planning condition.

Determination Deadline was the 23rd October 25. Status - In Progress

25/00818/FUL Regener8 Power Ltd

This follows a Scoping application in September 2024. The site location and scheme have completely changed so there is no real link. The site is three times larger but the battery storage capacity about the same. Public consultation was conducted in March 2025 but it is questionable if this is valid for this application.

A formal objection to the application was submitted on the 19th September 2025 by CPRE. No public comments.

A response to EH comments was posted on 17th Oct 25 regarding noise.

Determination Deadline was the 31st October 2025. Status - In Progress

2. West Northamptonshire Council

WNS/2021/1819/EIA – Site AL1 - Land north of Bell Plantation – DHL. The planning application was refused by the planning committee, but at appeal was found in favour of DHL with a number of conditions. CPRE will now disengage. The site has now been sold to a Singaporean Investment Trust. There is no indication of the future plans for this site.

S/2020/1644/EIA – Site AL3 – Towcester Park – All debate is now completed and an attempt at building work had begun. However, there is an unofficial report that there is very little commercial interest in this warehouse development and consequently, all building work has ceased and all plant removed.

S/2020/2337/MAO – Site AL4 - Shacks Barn/Podium Park, A43 Whittlebury

The Planning Application was recently refused against officer recommendation. But the reason for refusal is a lack of a S106 agreement, which seems a rather manipulated reason. It seems likely that the developer will bring forward a revised scheme as the one reason given for refusal could be addressed but that could make the scheme uneconomic. There are other problems to be resolved, such as traffic and access.

The site is now renamed EC3 and the planning requirements seem to have been watered down. It appears in the draft Local plan and pressure is being applied to get it removed from the plan.

Solar Farms - Currently there are several applications in West Northants including Greatworth (approved and partially built), Glassthorpe, Yelvertoft, Kisligbury, Flore,

(approved) land near Daventry and more recent applications at Syresham, Preston Deanery and Wicken. CPRE is monitoring all applications.

Housing near Quinton WNN/ 2023/5978/EIA - An application has been made for 850 houses as an extension to Grange Park. A smaller application has already been refused at Appeal. This would remove the green space between Quinton and the urban edge of Northampton. CPRE has had a meeting with Johnny Wake, the land owner. It was becoming clear that the landowner was keen to build bridges with the Quinton and Grange Park Parish Councils, with a view to the development being stopped. A meeting between the owner and the parish council was conducted, but no agreement was reached. A letter by the brother of MP Sarah Bool, who is also a lawyer, and who lives in Quinton, made clear the legal responsibilities that exist between the land owner and the local authority.

The site now appears in the draft local plan!

CPRE action - an objection has been submitted to the application.

WNS/2021/0492/EIA - 700 houses on land adjacent to Halse Road, Brackley

This land is not allocated in the Development Plan and is outside the Brackley SUE area and therefore is in the open countryside, and should have been refused. The applicant went to Appeal for non-determination. The Appeal started on 28th October and CPRE gave evidence against the proposal. Only one other Council spoke wholly against it. The LPAs position related only to sorting out a 106 agreement. In some ways the Appeal was a waste of public money - unless the Inspector refuses it!

2025/4704 to 4709/FULL Various Locations around Daventry

Applications for Micro Battery Storage Sites, typically 200KW linked to LV local grid by AMP Clean Energy. Validated 27th Oct 2025. All are Delegated and Pending. Daventry Council raise no objections and have deferred to the Planning Officer decision.

2025/0097/MAO Land South of A45 West of Weedon Bec

Outline Application for Industrial Buildings up to B8 on farmland. Status of land to be checked. Validated 22nd Dec 2025. Target Decision 23rd February 2026. Delegated.

2026/0082/SCRN Housing Development North of Daventry

Screening submission. Infill housing that extends outside the current Daventry boundary – Status of land to be checked. Validated 6th Jan 2026, Consultation ends 29th Jan 2026. Target Decision 27th Jan 2026. Delegated.

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