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# PLANNING BRIEFING NOTE

Please ask for	Direct Dial	Our Reference	Your Reference	Date
Duty Planner	01832 742225			May 2010
Planning Services	01832 742073			

## **Town And Country Planning Act 1990 (As Amended). Land for sale at The Avenue Stanwick, Northamptonshire**

This site, on the edge of Stanwick village, has been proposed as potential development land for housing since the mid-1990s. It is classified as “greenfield” land, as it contains no previous built development.

More recently, a planning application for a disabled bungalow was refused in 2004. The subsequent appeal (2005) was also unsuccessful; the principal reason for refusal being the effect of the proposed bungalow on the character and appearance of the surrounding area and on the setting of Stanwick village.

Since 2005, the planning policy framework against which any such development proposal would be determined has fundamentally changed. Any development scheme would be assessed against policies in the following documents:

- **East Midlands Regional Plan, adopted March 2009** – particular reference is made to Policy 11, which states that “the quality of villages should not be degraded by inappropriate growth”
- **North Northamptonshire Core Spatial Strategy (CSS), adopted June 2008**

The CSS provides a particular local focus for assessing any proposals for developing this land. Initially, developments should be considered against CSS Policy 1, which specifies that any new development on the edge of villages will only be justified in exceptional circumstances, to meet particular local needs for employment, housing or services. The detailed design of any such proposal would also need to be assessed against CSS Policy 13.

Overall, the site’s status as “greenfield” land precludes development in most cases. Also, the approach to development set out in CSS Policy 1, means that it is unlikely that permission would be granted for any development on this land.

This briefing note provides general guidance only and is based on the information currently available to the Council. It is made without prejudice to any decision which the Planning Committee or the Head of Planning Services exercising delegated powers may make on a subsequently submitted formal planning application. This view may also change in the light of representations made, consultations responses or any information, which is revealed in the course of the processing of an application for planning permission. East Northamptonshire Council is committed to the timely and efficient determination of planning applications and we will not normally seek revisions or additional information during the course of a live planning application; in order to minimise the potential for receiving a refusal notice you should seek the written advice of the local planning authority before lodging any formal planning application. **You should not complete any land or property purchase without firstly securing any planning permission upon which your future use of the land or buildings relies.**