



Planning Objection Guidance

Castle Manor Farm

A hybrid planning application has now been submitted by Newlands in relation to the industrial development of the Castle Farm site between Titchmarsh and Thrapston. It is important that you begin formulating any objections that you may have to these plans.

As to be expected with a development of this size there are a very large number of documents that have been submitted in support of the application, 151 in total! The full application can be viewed online at: www.east-northamptonshire.gov.uk/viewplanningapplications and search reference NE/22/00151/FUL

We are aware there has been uncertainty for some people as to exactly when the deadline is for submitting objections to the planning authority. We have consulted with North Northants Council regarding this and below is their response:

For the current Newlands Developments planning application for Land to the East of Halden's Parkway (NE/22/0151/FUL), we would expect the main consultation responses to be with us by the deadline of 12th March 2022. However, there is scope (within reason) for submitting additional new information as 'Late Representations' in the run-up up to the committee. These will be reported to the committee on the 'Late Letters' report, or verbally at the meeting if they are very late.

To assist you in identifying the key areas for objection, STAUNCH are currently undertaking a full review of the application. This will take some time, but at the conclusion, we will provide you with some advice that we hope will be useful to you in finalising your responses.

Anyone can comment on planning applications. However, it is imperative that when your representations are made to the Council that the correct procedures are followed and that any objections raised relate only to 'material planning considerations'.

The most common material considerations (although not an exhaustive list) include:

- Visual amenity (but not loss of private views)
- Highway safety
- Traffic generation
- Noise and disturbance resulting from the use
- Effect on listed buildings and conservation area
- Layout and density of the building
- Landscaping
- Road access
- Local, strategic, regional, and national policies
- Nature conservation
- Archaeology

You should be aware though that a planning decision cannot consider matters that you may think are important but are not material considerations, such as:

The perceived loss of property value
The loss of view
The impact of construction work
Personal morals or views about the applicant

It is **important** to understand that the material considerations relevant to an application will need to be weighed in the final decision process according to their seriousness and relative importance.

It is **important** that if you live in a household with more than one person make sure you all submit your objections and that you do not submit a joint one. Numbers count!

In addition, there are a few other things that you must not do!

- Do not copy and paste objections. Objections that are copied and pasted or are very similar to each other will be ignored in a similar way. Everyone objecting should use their own words to describe the reasons that development should not go ahead.
- Do not include information about the applicant, even if you believe it is relevant.
- Do not include speculation on future events such as further developments of the site as this will be ignored. Only details relating to the current proposed development will be considered. Please remember that this application only refers to the Castle Farm site and therefore your objections should not focus on the other potential Glebe land development.

A useful document in assisting you to raise your objections can be found on the CPRE website. www.cpre.org.uk/resources/how-respond-to-planning-applications

Finally, let your local politicians know your thoughts and concerns directly. Below are the most relevant contact details:

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