

Sent via Email

Mr Daniel Callis
Planning Department
West Northants Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

4th October 2024

Dear Mr Callis

Re: Grange Park Parish Council response to LVIA Appraisal by Quartet Design Landscape Architects, dated 2nd August 2024. Application No: 2023/5978/EIA

Grange Park Parish Council (GPPC) are writing in response to the above report prepared by Quartet Design Landscape Architects, dated 2nd August 2024, in relation to the Manor Oak Homes Planning Application (2023/5978/EIA).

Quartet Design Landscape Architects state they were instructed by West Northamptonshire Council (WNC) to undertake a review of the Landscape and Visual Impact Assessment submitted by the applicant in support of the above proposed planning application.

GPPC will comment on the above document below, providing feedback and additional questions: to WNC:

1. What documentation has this report reviewed?

The report prepared by Quartet Design Landscape Architects, states it is a review of the Landscape and Visual Impact Assessment submitted under the above planning application, but it does not state specifically the documents that it has reviewed.

As the applicant has made numerous changes and amendments to documentation regarding this planning application, can you please provide GPPC with the details of all the documentation that has been reviewed under this report.

2. Off Site Changes

Was Quartet Design Landscape Architects instructed to report on the proposed off-site changes of this planning application? If it was not, can you please provide GPPC with the reasons why it was not.

The proposed off-site changes would require significant destruction to existing and important local established landscape, as outlined in the GPPC response to updates to Manor Oak Homes planning application, dated 24th July 2024.



GPPC have consistently requested off-site changes need to be assessed and require planning permission. How could a planning application which provides landscape buffers on the proposed development site, but requires the destruction of existing Grange Park landscape buffers, be approved planning permission?

3. What action is going to be taken as result of this report?

Can you please provide GPPC with further information on what action is being taken as a result of this review.

4. Reviews Finding

This report has highlighted areas, viewpoints and assessment items which need to be highlighted and reviewed. There is missing information which it recommends is provided and an incorrect use of Landscape Character Assessment in baseline information has been used by the applicant.

Quartet Design Landscape Architects have identified that there is lack of green infrastructure within the overall site plan. The proposed development relies on the existing facilities at Foxfield Country Park, there is insufficient additional country park land provided for a development of up to 850 houses.

The land which is subject of this planning application is not allocated for development and there remains significant objections to multiple aspects of the proposed development which is contrary to local planning policy and should be refused planning permission.

We look forward to receiving your response to this letter.

Yours sincerely

Mrs Tracy Sampson
Parish Clerk
Grange Park Parish Council