

Sent via Email

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

4<sup>th</sup> October 2024

Planning Application: 2023/5978/EIA

Dear Mr Callis

**Re: Grange Park Parish Council's (GPPC) response to Berrys Agricultural Significance May 2024 (KA38285)**

We are writing in response to the above report prepared by Berrys, dated May 2024, in relation to the Manor Oak Homes Planning Application (2023/5978/EIA).

This report was posted under the planning application webpage on the 31<sup>st</sup> July 2024. This was after the consultation period specified to Grange Park Parish Council (GPPC). GPPC was not made aware of the additional documentation by West Northamptonshire Council (WNC). GPPC have to question whether relevant consultees are aware of these ad hoc submissions.

Berrys were instructed by Manor Oak Homes to prepare a statement regarding the economic and other benefits of a 43.61ha parcel of land to the south and east of Grange Park, Northampton. They conclude that the agricultural significance of the loss of c.28ha of land at Grange Park is low.

As stated in the National Planning Policy Framework, best and most versatile agricultural land is defined as land being within grades 1, 2 and 3a of the Agricultural Land Classification. Figure 2 and paragraph 2.6 of the report show some 64% of the site to be the best and most versatile agricultural land.

The report states in paragraph 8.1. that the amount of best and most versatile agricultural land in the application site area is potentially higher by proportion than the surrounding area. Although the report states that there is a lack of detailed survey on the wider area and the report author considers this is inconclusive.

In the GPPC response, 22nd September 2023, under Section 3. History of Grange Park, GPPC has used their extensive local knowledge to explain the history of Grange Park and provided evidence of the existence of and current Grange Park Section 106 (s106). The legally binding s106 included a protected area of land to be retained in agricultural use with limited public access. Mitigating the impact of the Grange Park development on the established rural community of Quinton Village.

GPPC has documented the important and significant reasons for the agricultural land to be retained. This report does not demonstrate and does not conclude that there are wider benefits of development on this site which outweigh the loss of this best and most versatile agricultural land. Grange Park Parish Council conclude that this should be a reason for refusal of planning permission for the proposed development.

Yours sincerely

Mrs Tracy Sampson  
**Parish Clerk**  
**Grange Park Parish Council**