

Section Title 12.4 Cranford
Number of responses 9
Summary of main points Total number of Objections - 0 Total number of Support - 5 Total number of neither Object nor Support - 4 <u>Statutory consultees</u> Northamptonshire Highways <ul style="list-style-type: none">• Policy CRA01 – The extent of maintenance should be considered in relation to materials used for modifications/enhancements to the highway. (id.199) Anglian Water <ul style="list-style-type: none">• Nuisance may be caused on developments in close proximity to sewage treatment works (STW). (id.355)• The two site allocations lie outside of the range of potential noise and odour from the STW. (id.356)• The impact of nuisance on the proposed site allocations is minimal (id.356) <u>Other consultees</u> <u>Development Principles</u> Support for Policy CRA01 (Development Principles). (id.73) There is no requirement to ‘enhance’ the gateways into the village as set out in criterion iv) but could be done via other means. (id.509) <u>HVI</u> HVI080 – The site line view from Barton Road should be considered in relation to J10a, so that the view does remain. (id.73) Objection is raised in relation to the blanket approached adopted towards the designation of HVI areas under Policy ENV03. (id.509) <u>Housing Allocations</u> Support for Policy CRA02 (South of New Stone House, Duck End). (id.71), (id.276) Support for Policy CRA03 (Land east of the corner of Duck End and Thrapston Road). (id.72), (id.277)

Object to policies and CRA02 and CRA03 in relation to the proposed housing allocations. **(id.509)**

Policy CRA02 (id.509)

- The site is disconnected from the village and is relatively isolated from both communities.
- The density of the site is high for an edge of village development (1)
- The site is out of character of the village and does not represent natural growth.

Policy CRA03 (id.509)

- The site is remote and an isolated incursion into the open countryside.
- The site offers a poor residential environment, adjacent to a haulage yard.

Promotion of additional sites

Two alternative sites proposed for allocation on Duck End and Top Dysons **(id.509)**.

The promoted site on Duck End would provide up to 10 dwellings and would visually attached to the village. **(id.509)**

The promoted site at Top Dysons is currently proposed as HVI (HVI080) and objection is raised in relation the inclusion of the northern arable field. **(id.509)**

Implications of New National Planning Policy Framework

Refer to this section in the 'Rural Area' chapter summary sheet.

Summary of officer comments

The comments from the Parish Council are noted.

The assessment of HVI080 indicates that the site is significant in providing a connection between Cranford St. John and Cranford St. Andrew whilst providing a setting for the village structure. Therefore the area proposed to be designated HVI080 will be maintained as proposed in the Draft Plan and not be considered as a housing allocation.

The proposed allocations in Cranford have been assessed and it is considered that these are of a sufficient scale and represent an opportunity to deliver affordable housing in Cranford in accordance with the Housing Needs Survey.

Further discussions have taken place with Anglian Water to discuss their comments regarding the policies for the proposed allocations and their

proximity to the Water Recycling Centre in the village. As a result it has been confirmed that no changes are required to either Policy CRA02 or Policy CRA03.

Next steps

- Further work required in relation to the housing allocations.