

# BUGBROOKE PARISH COUNCIL

Chairman – Phil Bignell

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Economic Growth and Regeneration  
West Northamptonshire Council  
South Northamptonshire Area Office  
The Forum Moat Lane,  
Towcester,  
Northamptonshire,  
NN12 6AD

**Re: Planning - Park Hall Church Lane Bugbrooke NN7 3FD**

**Application No. WNS/2022/1907/MAF**

**Proposal Alterations and extensions to main house, outbuildings and access and to construct 10 residential dwellings Location Park Hall Church Lane Bugbrooke NN7 3FD**

Bugbrooke Parish Council would like to make the following comments:

1. This application was supported by 8 councillors and objected to by 4. The driving force for the support was the restoration of the main house – Park Hall. The focus of the objections was the development of 10 new build houses within the Bugbrooke conservation area in order to fund the restoration. The parish council assume that the Enabling Development report and financial viability report will be scrutinised by WNC to ensure the development that is being proposed is at least the minimum amount required to meet the conservation deficit.
2. The parish council do not have the skills to recommend or advise on water drainage so rely on the relevant statutory consultees' opinions for the best advice and assume that planning will only be granted on satisfactory reports from these consultees. The parish council are mindful that there is a risk of flooding in the area and were surprised not to see a sustainable drainage system on the plans. Local knowledge can confirm that water must not enter the brook at Great Lane as the bridge is already at capacity with existing levels of floodwater. Surface water runoff from the development must be taken downstream of the Great Lane bridge. There were suggestions of drainage under the proposed path. This must be carefully managed as residents in the cottages in West End feel vulnerable and have expressed concerns that the sewage systems in the area are already at capacity.
3. The parish council have already requested and been assured in 2021 by Highways that Great Lane will be made a 20mph zone but it is still a narrow road and bus route so the parish council request that access to the proposed development entrance be examined by Highways to ensure the safety of all residents and road users. The existing hedgerow and

trees need to be maintained where possible to protect wildlife habitat and the character of the road.

4. The conservation area is an important part of Bugbrooke and needs to be protected as a priority including the views and the wildlife. Therefore, the landscaping, finishing and maintenance of the development is of utmost importance. It is essential that the greenery surrounding the cottages in West End is maintained and that planting is carefully considered to shield the view of the proposed new houses from the cottages. There is no mention of how the landscape will be maintained and this will need to be carefully documented should planning permission be granted.
5. The houses at the bottom of the development (West End) especially plot 8, need careful consideration to ensure the windows are not looking directly into the existing houses.
6. The parish council would like it to be documented that the view across the remaining parkland over to Park Hall should not be obscured – this should be an enforceable stipulation. Councillors do not want to see the pathway become a corridor now or in the future. The side of the path facing the new houses should be planted and maintained but other than the existing planned trees and a low-level open fence on the side facing Park Hall, it should be open. Councillors would like the path to still feel like an open rural parkland.

**The Parish Council would request a CIL agreement to including the following provisions: -**

- Financial contribution for health provision in the village which are over capacity.
- A financial contribution to Bugbrooke Sports and Community Centre Association to assist in the provision of additional facilities at the centre.
- A financial contribution to the Parish Council for village enhancement – to provide additional facilities e.g. but not limited to seats, youth facilities, new playground equipment and surfacing, or such other items as the Bugbrooke Parish Council may deem would improve the quality of life for residents.

**Must not include:**

- A library contribution as the village does not have a library, the mobile library no longer visits, and residents do not have public transport access to the library in Towcester.

If you would like to discuss this response please do not hesitate to contact me.

Nicola Palmer  
Clerk to Bugbrooke Parish Council