**Valid Reasons for Objection**

 Try not to copy a letter that other people have used. Objections do not carry the same weight if they have been written in a standardised way. However, if you would like to see some sample objection letters, we have put some on the Parish Council web-site. www.crickparishcouncil.org.uk

Daventry District Council (DDC) has requested comments before the end of April but will take into account any comments received before the application is actually determined. So it is never too late to comment provided a planning decision has not been made. BUT obviously, we would encourage you to make your objection as early as possible.

**General Notes**

There are few restrictions on what you can say about the Gladmans Watford Rd development, but DDC will not consider any material which they think is irrelevant to planning legislation because by law they can only take into account the planning issues and must not allow themselves to be influenced by other considerations.

When you are objecting, concentrate on the aspects of the development which are unacceptable in terms of the visual impact, effect on the character of Crick, possible noise and disturbance (not during construction phase), overlooking and loss of privacy. The effect of the development on the amenity of neighbours is an important consideration but remember that negative impact on property values is not relevant to planners.

Gladman acknowledge that the proposed Watford Rd development is outside the existing boundary of the village and rely very heavily on the perceived land supply shortage from DDC to justify their application. This is currently not the case as DDC now have a 5.94 year land supply.

The effect of the development on the character of the village is a factor which may lead to the refusal of planning permission, so you can raise issues of over-development, particularly with the current Barratt (135 houses) and DWH (66 houses) developments and the adverse impact which it will have on the character of the village.

If you think the entrance to the development is dangerous and the housing density for a rural area is too high, then mention that.

Concerns about road and pedestrian safety can also be raised: Boat Horse Lane single track and lack of footpath, little off-road parking on High St and congestion at Co-Op, but bear in mind that objections based on road safety need to be echoed by DDC’s own highway inspectors.

Rather controversially, it is often said that “there is no right to a view” but that does not mean the view of this development is irrelevant to planning, particularly due to its clear visibility because it is on a hill. These fields are mentioned as an important open space in the Crick Village Design statement.

**Arguments on which planning permission could be refused**

* Unacceptable over-development of the site which involves loss of an open aspect of the village
* Visual impact of the development is unacceptable
* Effect of the development on the character of the Crick
* The proposed development is out of character in terms of its appearance compared with existing development in the vicinity
* The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners
* The adverse effect of the development on the setting of any Listed Building such as White Hall on Boat Horse Lane, and other Listed buildings within the vicinity (High St 5 listings, Watford Rd (3), Boat Horse Lane (2), Lauds Rd (8), Grand Union Canal (3) and Medieval Fishponds within the development.
* The development would adversely affect highway safety or the convenience of road users given the current poor provision of parking along High St. and Watford Rd. near surgery.
* The development is unsustainable in terms of education, transport and utilities

**Planning policies**

The officers or Councillors who determine a planning application must do so in accordance with “the Development Plan” :

* The Joint Core Strategy Part 1 (JCS)
* The National Planning Policy Framework (NPPF)
* Daventry District Council Saved Policies
* Manual for Streets

The Joint Core Strategy Part 1 was adopted in December 2014 (part 2 which will decide the hierarchy of villages is to follow}