



SYWELL PARISH COUNCIL

Clerk: Mrs Maureen Holliday
Pitsford Farm House
Church Lane
Pitsford
NN6 9AJ

Tel: 07884490997
E-mail: clerk@sywell-pc.gov.uk
Website: <https://sywell-pc.gov.uk>

Planning Policy – Draft Local Plan
West Northamptonshire Council
One Angel Square (Service Yard)
Angel Street
Northampton
NN1 1ED

17 March, 2026

Dear Planning Team,

Re: Sywell Parish Council – Regulation 18 Draft Local Plan Response (2026–2041)

Sywell Parish Council welcomes the opportunity to respond to the Regulation 18 Draft Local Plan prepared by West Northamptonshire Council.

Please accept this letter as formal submission of the Parish Council's response. This comprises:

- The Parish Council's full Regulation 18 Representation, setting out detailed objections to Policies N16 and N17 and the associated spatial strategy; and
- A Joint Statement submitted alongside Overstone and Moulton Parish Councils, outlining shared concerns regarding the cumulative impacts of these allocations.

Together, these documents form the Parish Council's considered position.

Sywell Parish Council objects to Policies N16 (Land West of the A43) and N17 (Land East of the A43), and to the associated extension of Northampton's planning boundary required to facilitate this scale of development.

The Parish Council's concerns focus on:

- The cumulative scale of development, which is comparable to a new settlement but without the corresponding planning framework or infrastructure
- The lack of demonstrated infrastructure capacity, particularly in relation to highways, healthcare, education, and utilities
- Significant and unmitigated impacts on the A43 corridor and surrounding rural road network
- The erosion of settlement identity and countryside gaps between Northampton and surrounding villages

- The inconsistency with the stated spatial strategy and settlement hierarchy
- The absence of clear, funded, and deliverable infrastructure, including reliance on uncommitted schemes
- Rural roads, including those through Sywell, will inevitably be used as alternative routes, creating significant safety risks
- Healthcare, education, and utilities are already under pressure, with no clear delivery mechanisms to support this level of growth
- The previous S.106 requirements have not yet been satisfied in respect of the recently built houses.

There is already clear evidence that local healthcare provision cannot accommodate further growth. Moulton Surgery, which now serves approximately 14,500 patients (up from 8,000), has reached a point where it considers it unsafe to continue accepting new patients and is applying to close its list. This is before the delivery of planned new premises and well ahead of the additional demand that would arise from the proposed allocations. This situation underlines the absence of timely, deliverable healthcare infrastructure to support the scale of development proposed.

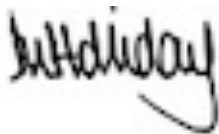
The Parish Council considers that the Plan, as currently drafted, does not demonstrate that this strategy is justified, effective, or consistent with national policy, and therefore raises serious concerns regarding its soundness.

Sywell Parish Council remains committed to engaging constructively with West Northamptonshire Council to ensure that future development is:

- properly planned
- infrastructure-led
- environmentally responsible
- respectful of rural communities
- and aligned with the principles of sustainable development

We would welcome ongoing dialogue as the Plan progresses.

Yours faithfully,



Maureen Holliday
Clerk to Sywell Parish Council

Enclosures:

- Sywell Parish Council – Regulation 18 Representation (2026)
- Joint Statement (Sywell, Overstone and Moulton Parish Councils)