



20th March 2026

Dear West Northants Planning Policy Team.

Response to the Regulation 18 Consultation on the West Northamptonshire Local Plan

Church with Chapel Brampton Parish Council (CWCB-PC) raises concerns regarding Policy N20, which proposes 1,500 homes to the north of Buckton Fields and reservations about parts of Policy R6 Rural Area Housing Requirements, which proposes smaller housing allocations in many of the villages surrounding Church and Chapel Brampton. The council believe that the two policies will cause unacceptable traffic problems in the villages and that Policy N20 encroaches unacceptably into Open Space. CWCB-PC believe that the proposals lack a robust, up-to-date evidence base for the necessary infrastructure and fail to properly assess the impact on the villages of Church and Chapel Brampton.

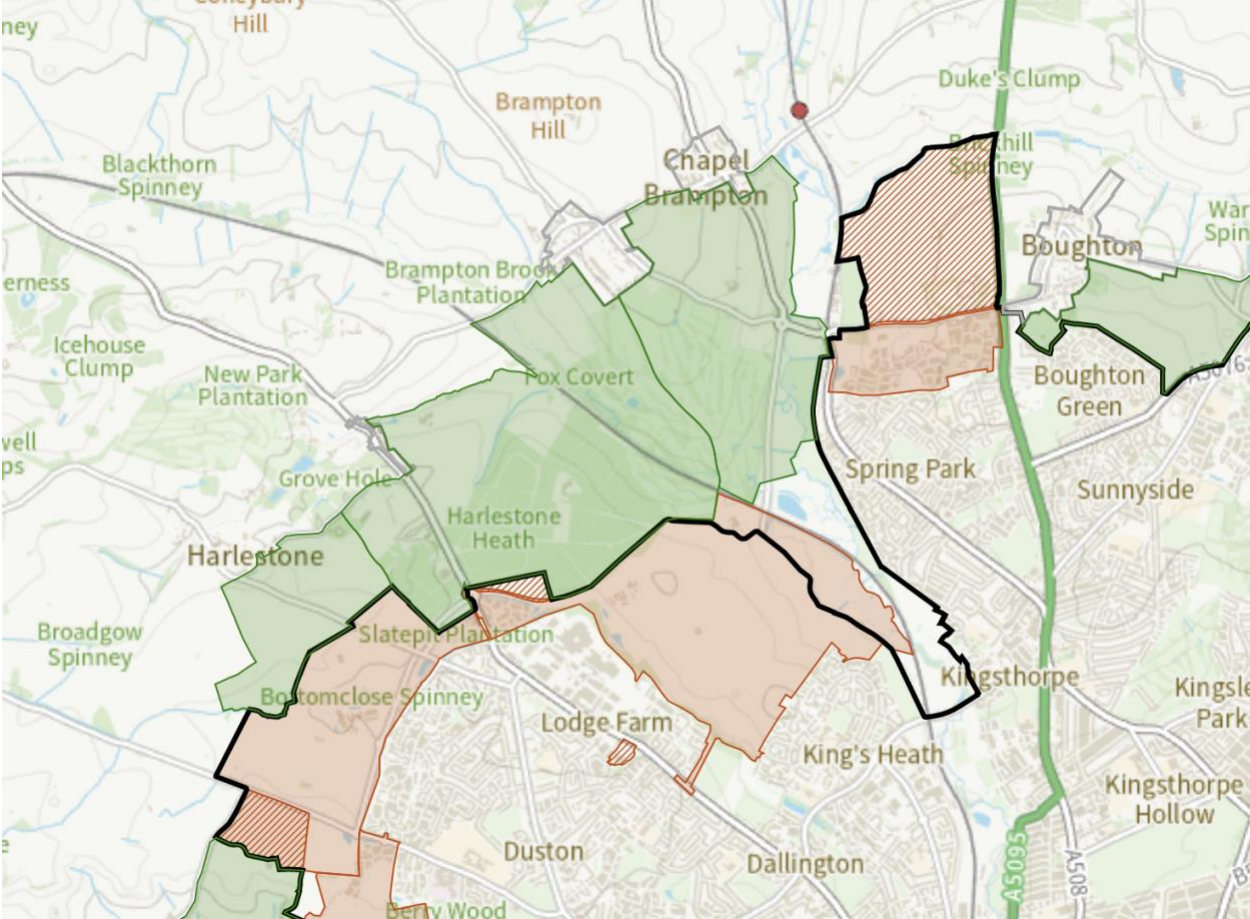
Site N20 is relatively isolated and would require substantial investment in transport infrastructure to function as a sustainable extension to the urban area. Without a Northern Orbital/Relief Road, CWCB-PC fear that Church and Chapel Brampton will experience significant adverse impacts from increased traffic. Elements of Policy R6 Rural Area Housing will compound this problem. Any additional traffic on the A5199 will be detrimental to Chapel Brampton, neither would the Pitsford Road support additional traffic. The council does not wish to see Church Brampton used as a cut-through to more major roads because of congestion in other areas of the road network. CWCB-PC calls for a comprehensive traffic impact assessment for Policy N20 and specific elements of Policy R6, explicitly focusing on the effects on both villages, and for appropriate mitigation measures to be incorporated into the plan to address any potential traffic increase.

National Highways has already highlighted the need for updated traffic modelling and impact assessments on major roads. WNC must not overlook the secondary roads serving the villages. They should specify which roads will be affected, outline the required improvements, estimate costs, and provide a timeline for their delivery.

CWCB-PC is also concerned about the encroachment of the Northampton Settlement Confines towards the villages, as urban development increasingly extends into the surrounding countryside. The protection of the Green Wedge is vital to preserving the rural identity of Church and Chapel Brampton. We strongly urge that the Green Wedge remain unchanged, as recommended by WNC's own background paper and consistent with Policy ENV3 of the Settlements & Countryside Local Plan (Part 2) for Daventry District (2020). CWCB-PC notes that the policy assessment fails to provide any justification for removing any part of the Green Wedge. Additionally, we object to Policy N6 (xxvii), which breaches Policy BN8 and undermines the integrity of the protection afforded to the rural villages on the edge of Northampton. We must have confidence that the Green Wedge will afford Church with Chapel Brampton a high level of protection from the threat of urban envelopment.

Furthermore, the proposed site N20 would abut the Brampton Valley Way, an area integral to Policy BN12 Open Space and an important recreational asset for the surrounding region. Allocating a residential site so close to this open space could bring the urban edge too near, resulting in increased recreational pressure, lighting impacts, and general urban disturbance, all of which would harm the character and functionality of this designated open space.

For these reasons, CWCB-PC believes that the proposed allocation of N20 is inconsistent with the established spatial strategy. The WNLP fails to adequately address the traffic impact on Church and Chapel Brampton. Policy N20 threatens the function and integrity of the Brampton Valley Way as a valuable recreational and environmental asset. We urge WNC to reconsider the extent of the N20 allocation, keep the urban area at a safe distance from the Brampton Valley Way, and thoroughly plan for traffic mitigation in Church and Chapel Brampton.



Red areas: housing allocation

Green Areas: Policy BN8 Green Wedge