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Planning & Building Control Manager  
Borough Council of Wellingborough  
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NN8 1BP

**OBJECTION TO PLANNING APPLICATION WP/15/00281/OUT – Chester Road, Irchester – for 59 Houses**

Dear Councillors

I object to planning application WP/15/00281/OUT, Chester Road, Irchester for 59 houses on the following grounds:

- The site is Greenfield agricultural land outside the village boundary on which planning permission has been refused twice in the past three years, by the Borough Council of Wellingborough and by Planning Inspectors on appeal.
- The proposed development would have a noticeably detrimental effect on the setting of the beautiful St Katharine's Church, which is a Grade I Listed building.
- The visual impact on the landscape and the historic part of the village would be extremely harmful.
- The proposed development density and its layout are completely out of character with the immediate surroundings.
- The development raises safety fears – particularly the village green adjoining the main High Street and the LEAP (Play Area) adjoining the junction of one of the proposed roads within the development.
- The developers have made no attempt to ask villagers for their views on this new proposed development.
- The development is poorly linked to the village. It is a cul-de-sac and paved pedestrian access to the village centre is limited.
- The Highway access to this proposed development is dangerous being located on a bend.
- The community continues to have concerns about the sewage and drainage system in the village and whether it will cope if this development is built.
- The distance from the site to the bus stop is 800 metres; twice the recommended maximum.
- Irchester Parish Council opposes the development.
- Development in our village should be led by our Neighbourhood Plan.

I urge you to refuse this application.

Yours faithfully