

### 12.1 Drystone Walls

Query: whether landowner is within their rights to demolish part of an ancient dry- stone wall in a poor state of repair and replace it with a post and rail fence rather than repair the wall by replacing the stone . Concerns that a gap may have been left in the fence as though in preparation to create a new entrance onto the B-class road that passes through the village.

Guidance from DEFRA and the Dry- Stone Walling Association is that one should not remove dry stone walls or remove stone from one.

The Interim Planning Enforcement Manager was contacted by W Northamptonshire Cllr Breese and replied that:

The building concerned, Portway House, Park End, Croughton is not a Listed Building and therefore boundary treatments can be altered and erected under the provisions of the General Permitted Development Order, Part 2, Minor operations, Class A – gates, fences, walls etc. Basically, it is permitted development for the ‘erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.’ There are no separate planning controls over the demolition of drystone walls. However, the height of a new fence or wall is restricted to 1 metre adjacent to the highway, or 2 metres anywhere else, and also can’t exceed its former height if it is a replacement means of enclosure of any form, in this case a post and rail fence instead of the wall.

However, the creation of a new access onto a Class A, B or C road does need planning permission. Please note it is at the point where engineering works take place without planning permission to create a new access from the highway that we will have a breach of planning control.

If we require the enforcement officer to investigate this matter an enforcement online registration form should be completed by following this link

<https://forms.southnorthants.gov.uk/xfp/form/321?council=snc>

### 12.2 Planning Application

**No. WNS/2021/1564/MAF Royal Air Force Raf Croughton Road Raf Croughton Croughton NN13 5NQ**

**To be considered by the South Northamptonshire Local Area Planning Committee which meets at 2.15pm on 12 May 2022**

<https://westnorthants.moderngov.co.uk/ieListDocuments.aspx?CId=157&Mid=719&Ver=4>

Creation of a new base main gate, including formation of new access on to the B4031 and the erection of associated buildings including visitor centre, guard house and large vehicle inspection area.

### 12.3 Update on Potential development at Land west of Brackley Road, Croughton Received by email 8<sup>th</sup> April

Dear Mrs H Hewison,

I hope this email finds you well.

I am writing to you regarding a proposed residential development at Land west of Brackley Road. The proposed development would be a landscape-led scheme, consisting of low-medium density family housing, open spaces, parking, amenity areas and land for the provision of biodiversity net gain. The development proposes to retain the existing hedgerows along Brackley Road and the footpath that runs West-to-East. The development also proposes to retain the trees to the south of the application site.

It is also the intention that the proposed scheme would create a new footpath along Brackley Road to provide a further pedestrian route into the village by using the adopted Highway Land along this road. This would tie into a new pedestrian crossing, connecting Brackley Road to the existing footpath on the High Street.

The proposed development has potential to improve pedestrian access and connectivity through the village, serving both existing properties and future occupiers of the proposed development.

We have engaged with the residents along Brackley Road and provided an opportunity for the residents to submit any comments in relation to the proposed development. It is important to us that residents and the Parish Council are aware of these potential changes, and we welcome any feedback.

If the Parish felt it appropriate to meet to discuss the proposals further, we would be happy to make these arrangements.

We look forward to hearing from you.



**Sharn Kaur** BA MSc

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Kindest  
Regards,