HELMDON PARISH COUNCIL
PLANNING COMMITTEE MEETING

Minutes of the **Planning Committee** of Helmdon Parish Council held in the Committee Room at the Reading Room, Church Street, Helmdon at 18:30pm on **Wednesday 11th November 2026**

Present: Cllrs Shepherd (Chair), Hart, Marchant, Minshall & Plunkett
In attendance: 0 Members of the public

1. **Apologies for absence -** None
2. **Declarations of Interest -** None
3. **To note any dispensations provided to councillors in relation to items on this agenda -** None
4. **To approve and sign the minutes of the meeting held on 13th October 2026 – RESOLVED** to approve and sign
5. **Public participation session -** None
6. **To consider the following planning consultation:**

App no:	N/A
Location:	N/A
Proposal:	West Northamptonshire Pre- Submission Local Plan Regulation 19
Link:	https://www.westnorthants.gov.uk/consultations/west-northamptonshire-pre-submission-local-plan-regulation-19-consultation

Suggested Regulation 19 Representation
Representation on the West Northamptonshire Local Plan (Regulation 19)
Submitted by Helmdon Parish Council
Soundness Test: Effective
Helmdon Parish Council considers that the Plan is not fully justified as effective in relation to rural infrastructure planning and delivery (Policy IN1 and paragraphs 15.1.1 and 15.2.1–15.2.3; Objective 8).
Whilst Helmdon is not identified as a Primary or Secondary Service Village, the Plan should provide greater evidence that infrastructure constraints affecting rural communities have been adequately assessed and taken into account when considering future development opportunities (Policy IN1, parts B and E), including windfall development and the cumulative impacts of development in nearby settlements.
In particular, the Parish Council notes:

- Highway safety concerns associated with the B4525 crossroads, which has been the location of numerous road traffic accidents (Policy TR1, parts D and E; Objective 9).
- The absence of regular public transport services serving Helmdon, resulting in a high reliance on private vehicles (Policy TR1, parts D and E; Objective 9).
- Existing surface water flooding issues (Policy PL5, parts A, S and T; paragraphs 4.8.10–4.8.14; Objectives 1 and 5).
- Concerns regarding the capacity of sewerage and wastewater infrastructure (paragraph 15.5.25; Policy PL5, part Y; Policy IN1, part B; Objective 5).

The Parish Council considers that the Plan should demonstrate more clearly how infrastructure constraints and delivery have informed both the spatial strategy and the assessment of development capacity across rural areas (Policy S1; paragraphs 10.1.3 and 10.2.8–10.2.9; Policy IN1, part B; Objective 8).

Without such evidence it is unclear how the Plan can be delivered effectively without placing additional pressure on already constrained infrastructure.

Soundness Test: Consistent with National Policy

The Parish Council is concerned that the Plan does not sufficiently demonstrate consistency with the National Planning Policy Framework's requirement for development to be genuinely sustainable and supported by adequate infrastructure (paragraph 15.2.1).

The NPPF requires planning policies to coordinate the provision of infrastructure and services and to ensure that sufficient infrastructure capacity is available to support development (paragraphs 15.2.1–15.2.3, referring to NPPF paragraphs 8, 11, 16(c) and 20).

The Plan should therefore provide clearer evidence that:

- transport impacts on rural road networks have been properly assessed (Policy TR1, parts D and E);
- flood risk and drainage constraints have been addressed (Policy PL5; paragraphs 4.8.10–4.8.13);
- wastewater infrastructure providers have confirmed sufficient capacity exists or can be delivered when required (paragraph 15.5.25; Policy IN1, parts B and E); and
- infrastructure delivery will be aligned with any future development in rural areas (Policy IN1, parts B, D and F; Objective 8).

Modification Sought

Helmdon Parish Council requests that the Council amend the supporting text and infrastructure evidence base to:

1. Provide greater recognition of infrastructure constraints affecting smaller rural settlements, including highway safety, public transport accessibility, drainage and wastewater infrastructure (Objectives 5, 8, 9 and 10; Policies TR1, PL5 and IN1).
2. Demonstrate how these constraints have informed the Plan's spatial strategy and assumptions regarding future development (Policy S1; paragraphs 10.2.8–10.2.9 and 10.9.5–10.9.6).
3. Include stronger references to ensuring that development is supported by the timely provision of necessary infrastructure (Policy IN1, parts B, E and F; paragraph 15.1.1; Objective 8).

Conclusion

Helmdon Parish Council supports the overall settlement hierarchy approach (paragraphs 10.2.4–10.2.7; Policy R3) and notes that no strategic growth is proposed for Helmdon (paragraph 10.9.6). However, the Parish Council considers that the Plan should more clearly demonstrate that infrastructure constraints affecting rural communities have been fully assessed and that the necessary infrastructure can be delivered to support development in a manner consistent with national planning policy (Policy IN1; paragraph 15.2.3).

Meeting closed @ 19:05

Signed Dated