

The New Inn Wymington

This site is submitted for consideration as an allocation within the local plan review. The site lies part within/part directly adjacent to the existing Settlement Policy Area. It is well related to the core of the village and is well contained with the railway line to the west, such that the site is not open countryside in its truest sense, forming part of the grounds of the existing public house. Existing surrounding development is residential in character rendering the proposed site in keeping with the surrounding character of development.

The site could accommodate seven dwellings, utilising existing undeveloped parts of the site and existing outbuildings. The existing public house and associated car parking are proposed to be retained.

The site is not subject to any overriding constraints that cannot be mitigated as part of a final detailed layout e.g. a noise assessment would be undertaken to ensure that appropriate living conditions were achieved. A previous withdrawn application did not attract any objections on noise grounds (ref: 18/00277/FUL). Access would be via an existing access point on Rushden Road, where traffic speeds are low or via Podington Road.

This site is submitted as being a modest and proportionate addition to the existing settlement of Wymington that will not disturb but compliment the current development pattern of the village. There is access to bus stops located close by and the site is within a short walking distance from the school. Further development and more residents in the village will assist in supporting the viability of the public house, under further pressure as a result of the Covid-19 crisis.

