Comments

Site Specific Part 2 Local Plan - Publication Plan Consultation (18/12/19 to 12/02/20)

Comment ID 53
Response Date 11/02/20 11:43
Consultation Point Policy BRA2 Top Orchard, Braybrooke [View]
Status Processed
Submission Type Web
Version 0.1

Representation

Please use a separate form for each representation.

Which part of the Publication Plan does your representation relate to?

BRA2

The outline of the site Top Orchard (RA/128) is shown in Appendix 3 Policies Map Housing Allocation. However the site boundary is inconsistent with a planning applications submitted (KET/2005/0603, amended KET/2010/0171, amended KET/2013/0257: highly significant given that the map included with the approved planning applications shows a projection of land into the access strip effectively halving its width and creating a pinch-point for access to the site from Griffin Road. The matter was raised at the Stoke Albany viewing event on 20.01.20 with a Kettering Officer who appeared unaware of the problem. Site inspections which concluded that access to the site is not overly narrow are thereby likely to have been based on incorrect documentation.

There is a policy that states a private drive is limited to 5 dwellings. With regard to the above where planning permission has already been given for 1 new dwelling accessed from the same point as 12 and 14 Griffin Road, this would mean that RA/128 Top Orchard will provide only a maximum of 2 dwellings not 3 as stated.

On the Rural Masterplanning Report 2012 Braybrooke, Section 5 SHLAA Findings quote RA/128 “performing poorly in terms of accessibility”. No changes have occurred at the junction of this site with Griffin Road and yet it has now been given a Green assessment by Highways. What evidence can be provided to justify this change in assessment?

Tests of Soundness

Do you consider the Local Plan is sound in terms of being:

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<tr>
<td>Justified</td>
<td>Yes</td>
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<td>Effective</td>
<td>Yes</td>
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<td>Positively prepared</td>
<td>Yes</td>
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<td>Consistent with National Policy</td>
<td>Yes</td>
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Legal and Procedural requirements

Do you consider the Local Plan has been prepared in line with legal procedural requirements?  
Yes

Duty to Cooperate

Do you consider the Local Plan to be compliant with the Duty to Cooperate?  
Yes

Attendance at the examination hearings

If you are seeking to change the Plan, would you like to attend the examination hearings?  
No

Notifications

Do you wish to be notified?  
. When the Plan is submitted for independent examination?  
. When the Inspector's Report is published?  
. When the document is adopted?