Comments

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

Comment ID 65
Response Date 11/02/20 15:04
Consultation Point Policy GED1 Geddington Development Principles (View)
Status Processed
Submission Type Email
Version 0.5

Representation

Please use a separate form for each representation.

Which part of the Publication Plan does your representation relate to?
Policy GED1 Geddington Development Principles

Tests of Soundness

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

Justified . No
Effective . No
Positively prepared . Yes
Consistent with National Policy . No

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

Reasons
Please give the reason(s) why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate.

Policy GED1 Geddington Development Principles

3.24 Policy GED1 provides a set of principles for development in Geddington. Some of these principles are ‘sought’ from development and in other instances development must ‘ensure’ certain outcomes. In places the policy employs sensible caveats through the use of wording such as ‘where appropriate’.

3.25 Many of the design requirements set out in Policy GED1 are driven by the Council’s Rural Masterplanning Report published in 2012. Whilst we have no significant issue with the findings of the Rural Masterplanning Report it is, at the time of writing, 8 years old and at the point of examination likely to be around a decade old. We consider that there should be scope to explore the continued relevance of the drivers for the policy criteria set out in GED1, and enable the implications of those design requirements to be explored through site specific masterplanning processes with the participation of the applicant and local community as required by the Framework.

4.2 The Estate broadly supports the development principles identified for Geddington through GED1 and for Newton through NEW1.

Proposed Actions/Changes

Please explain what changes or actions are needed to make the Local Plan legally compliant.

3.26 With this in mind we are of the view that the GED1 as currently drafted is too prescriptive and lacks the flexibility required by the framework to enable development to respond to relevant circumstances. If adopted in its current form it could have the effect of preventing viable development from coming forward on the allocated sites in Geddington and preventing a constraints based masterplan process being employed to arrive at sustainable development.

3.27 In our view GED1 should be modified to introduce balancing clauses (i.e. where appropriate, where viable etc.) and employ flexible wording (seek, where practicable etc.). GED1 should also refer to the ability for planning applications to be supported by site specific masterplan processes which justify design.

Attendance at the examinations hearings

If you are seeking to change the Plan, would you like to attend the examination hearings? Yes

If Yes, please outline the reason(s) why, below.

It is considered that we, Marrons Planning, on behalf of our client should be invited to participate at the oral part of the examination. We believe we should be given the right to be heard as our representations seek changes to the plan. We feel that we should be part of discussions guided by the Inspector so that issues are probed thoroughly and the evidence is tested, in particular matters relating to the Rural Area of the Borough and to the following policies: RS1 (Category A Villages) RS2 (Category B Villages) GED1 (Geddington Development Principles) GED2 (Geddington Sawmill) GED3 (Geddington South East) GED5 (Geddington South West) NEW1 (Newton Development Principles)

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?