Comments

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

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Response Date 11/02/20 15:04
Consultation Point Policy GED3 Geddington South East (View)
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Representation

Please use a separate form for each representation.

Which part of the Publication Plan does your representation relate to?
Policy GED3 Geddington South East (RA/109)

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 GED3 Geddington South East (RA/109)

3.34 Geddington South East is owned by the Estate and we can confirm that a suitable scheme has been designed to accommodate an easement required by Anglian Water and that there are no adverse odour impacts. There is also a desire to bring development forward quickly which will assist the Council's housing land supply. As a consequence, our client fully supports its allocation.

3.35 We note that the settlement boundary (and therefore allocation boundary) does not follow any defensible features. In our view the arbitrary line should be repositioned commensurate with the rear garden boundaries at Steele Way to the north east of the allocation, and to run south to the existing south east corner of the allocation as proposed (see Appendix A). This very slightly larger site would provide for a built form and development character which is in-keeping with the current urban fabric and maintain the relationship between the built village and the surrounding countryside.

3.36 As with our comments in respect of GED2 at paragraphs 3.32 – 3.34 above we consider the policy wording to be overly restrictive with the potential to prevent the delivery of the allocation. We also note that GED3 similarly restricts development to 'up to' 11 dwellings.

3.38 There are no known technical issues and, subject to a grant of planning permission, the site is deliverable within 5 years and capable of contributing to the land supply for Kettering.

4.4 The Estate supports the allocation of Geddington Sawmill for housing development (Policy GED2), Geddington South East for housing development (GED3) and Geddington South West for employment development (GED5).

Proposed Actions/Changes

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

3.37 Whilst we are pleased to see GED3 reference the need for a masterplan the wording only extends to demonstrating suitable arrangements in respect of the easement and odour impacts. In our view, the policy wording should be modified with wording such as ‘approximately’ or ‘around’ and enable a masterplan process to be undertaken which considers all design matters and enables a sensible amount of development to be planned having regard to housing need and the size of units desired as well as design requirements.

4.6 Policies GED2 and GED3 should also be modified to cross reference the requirement for site-specific master planning in GED1 or to introduce balancing clauses (i.e. where appropriate, where viable etc.) and employ flexible wording.

4.7 In the absence of any defensible features the settlement boundary (and therefore allocation boundary) associated with Policy GED3 Geddington South East should be repositioned to maintain the relationship between the existing built form and the surrounding countryside (See Appendix A).

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?