Comments

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

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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 NEW1 Newton Development Principles & Land South of Dovecote Farm, Newton

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.

3.40 Paragraph 13.114 of the SSP2 says that the scale of development in Newton is proportionate to its size. It is not clear if this is a reflection on the existing fabric of the village (which would paradoxical) or a reference to past or proposed development.

3.41 Regardless, there are no allocations proposed at Newton and the settlement limit is drawn relatively tightly around existing residential curtilages. It is our view that a small, proportionate development should be enabled at Newton in order to provide some growth to support the local community, allow for young people connected with Newton to continue to live in the area and also to support the farm shop and café.

3.42 The Estate has previously promoted their site to the south of Dovecote Farm as a potential housing allocation for 4 homes. It remains our view that the farm buildings/barns and associated outbuildings could be consolidated or moved to a more suitable site on Dovecote Farm to improve the character and quality of this part of the village and provide four new homes for local people.

3.43 This development could be achieved through a small allocation, or by redrafting the settlement limit to include the land and buildings that comprise the southern extent of the Dovecote Farm complex (See Appendix B).

3.44 It might be noted that whilst the Estate wishes to re-develop the southern part of Dovecote Farm through the provision of new homes, specifically designed to meet need and of a size, scale and orientation that maintains the fabric and character of the area in accordance with the development principles set out in Policy NEW1, there are a number of fall-back positions possible via permitted development rights under Classes Q, R and S of Part 3 of Schedule 2 (changes of use) to the Town and Country Planning (General Permitted Development) (England) Order 2015.

3.45 Subject to a number of conditions and restrictions the agricultural buildings and land in their curtilage at Dovecote Farm could be converted for: up to 5 homes under Class Q; to a “flexible use” within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) under Class R; or to a state-funded school or a registered nursery under Class S.

3.46 Work undertaken in 2017 demonstrates that traffic generated by a development of four new homes will be lower than that arising from redevelopment at the upper limit of the permitted development rights. The site’s allocation for up to 4 dwellings cannot be considered to result in any material increase of traffic through the Newton Road junction.

3.47 To re-iterate, the Estate is of the opinion that a development of 4 new homes would provide a better opportunity to enhance the setting of the village, its Conservation Area and Dovecote House (Grade II listed) whilst providing a level of housing which is in keeping with the existing character of the settlement.

3.49 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.

4.2 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.

3.48 The settlement limit for Newton should be amended to include the southern part of the Dovecote Farm complex or Policy NEW1 and the proposal map should be modified to include an allocation for around 4 new homes (See Appendix B).

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?