Comments

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

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Response Date 12/02/20 11:25
Consultation Point Housing Site Policies (View)
Status Processed
Submission Type Email
Version 0.4
Files 173. Appendix 2 - Site Location Plan.pdf

Representation

Please use a separate form for each representation.

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

Tests of Soundness

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

<table>
<thead>
<tr>
<th>Test</th>
<th>Yes</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>Justified</td>
<td>No</td>
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<tr>
<td>Effective</td>
<td>No</td>
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<tr>
<td>Positively prepared</td>
<td>No</td>
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<tr>
<td>Consistent with National Policy</td>
<td>No</td>
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Legal and Procedural requirements

Do you consider the Local Plan has been prepared in line with legal procedural requirements? No

Duty to Cooperate

Do you consider the Local Plan to be compliant with the Duty to Cooperate? No

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.

6.1.1 The Council will be aware of Gladman's land interests in Desborough on land off Braybrooke Road. A site location plan is included at appendix 2 of these representations.

6.1.2 The site was subject to a planning application and included the following:• Up to 245 residential dwellings including 30% affordable housing delivered in accordance with planning policy;• Structural landscape planting and the retention and positive management of key landscape features;• 5.97ha of formal and informal open space (over 43% of the gross site outline application area);• New access arrangements including footway links and highway improvements to Braybrooke Road; and• A comprehensive surface water drainage scheme.

6.1.3 Whilst the application was dismissed at appeal, the Inspector's Report clearly identifies no technical issues relating to development in this location. This 13.57ha site presents an ideal opportunity to create a sustainable, distinctive residential development to the west of Desborough and is capable of delivering both market and affordable housing to meet current and future housing needs. dwellings.

6.1.4 The proposal represents a logical extension in a sustainable location with access to a good range of local services and facilities. It is envisaged that the site can provide biodiversity net gains by retaining existing vegetation as much as possible and additional planting throughout the site in addition to areas of public open space to the benefit of both existing and future residents.

Proposed Actions/Changes

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

6.1.5 The site is available and achievable for the delivery of 245 dwellings. Given the issues raised in section 5 of these representations, this site should be considered for allocation within the SPP2 to allow for flexibility in the Council's housing land supply. Gladman are keen to work with the Council to bring this site forward as a high quality residential development and invite the Council to contact us in this regard.

Attendance at the examination hearings

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

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?