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?

- Paragraph 5.22
- Policy EMP1 and Policy KET9
- Figure 18.4

Tests of Soundness

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

- Justified
- Effective
- Positively prepared
- Consistent with National Policy

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.

This representation relates to land at the north western end of Pytchley Lodge Road (see attached) (the Site). This Site is owned by Robert Dixon Ltd. It consists of two dated industrial buildings with associated yard area. The Site is to be vacated soon and with the context of the Site having recently changed significant / proposed to be changed significantly with the introduction of allot of residential neighbours immediately to the north west and south west, it is considered this is going to significantly impact of the future industrial operation of this Site and the Part 2 Plan presents the opportunity to
change the designation of the Site in acknowledgement of this change of context. Thereafter we request the site is allocated for residential development to complement its new neighbours.

Access to the proposed residential site would be secured through Thurston Drive and only an emergency service access would be retained to Pytchley Lodge Road. Located in Kettering it is within one of the four Growth Towns identified in the North Northamptonshire Joint Core Strategy (NNJCS) and a sustainable location for a residential development in this context. In terms of its employment neighbours, it adjoins the Salvation Army depot and some Environment Agency offices. These provide more residential compatible uses and a more appropriate buffer to the residential developments to the north west and south west than the current industrial units current on the Site.

The Employment Land Review (ELR) identifies the Pytchley Lodge Road and Orion Way Industrial Estate is identified as being dated, but well occupied. It is proposed to be safeguarded, apart from McAlpine’s Yard which is identified as a potential mix use site, with a mix of residential and a light industrial buffer in the south eastern part of the site to the Industrial estate beyond. In the Part 2 Plan this translates to a predominately residential scheme with just one hectare (gross) of light industrial and up 217 dwellings on the remainder of the site. This will result in a strong residential context to the south west of the Site.

The change in the context of the site to the north west is a result of planning permission KET/2014/0593, which is under construction. This will result in 40 dwellings immediate adjacent to the boundary of my client's site. Combined these residential sites will provide a strong residential context to the site and, as identified above, undermine its continued industrial operation.

In considering the impact of removing the removal of the employment designation of the site, we note that demand for units of this size identified in the ELR, however, we also note that this demand predominately relates to new build / good stock, which this is not.

Proposed Actions/Changes

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

Remove the Site from the area safeguarded for employment
Allocate the Site for residential development.

Attendance at the examination 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.

We would welcome the opportunity to discuss the changing context on this Site, the provide an update in relation to the occupation of the site and to discuss the potential policy wording should the residential allocation of the site be supported.

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?