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 13.105-13.110
- Policy MAW2
- Figure 18.20

Tests of Soundness

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

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

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? 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.

The Local Plan is considered unsound as the land proposed to be allocated for housing in Mawsley (RA/174) does not perform as well as land previously identified under RA/115.

The pre text to Policy MAW2 identifies one benefit of the proposal which would include joining two stubs of cycle way to the north and south of the site (Para 13.107).

Para 13.109 identifies the deficiencies of the site in terms of surface water flow paths which flow across the site and the south-eastern half of the site is at high risk from groundwater flooding which will need to be assessed through a detailed site-specific Flood Risk Assessment and mitigated against through site design.

Put simply we still do not know if the site can be developed given the uncertainties identified regarding flooding. In addition, the site is not required to provide any other community benefit save the fact that the site would help to meet the Council’s Housing demand.

Policy MAW2 sets out a number of principles for the land which are all capable of being achieved on land proposed for development at RA/115 which has no flooding issues and is more closely located to the centre of the village and local services. The Council have not required any specific community benefit in the list of Criterion identified for Policy MAW2.


A location plan is provided at WS Appendix 1 identifies the site in question. An existing site plan is provided at WS Appendix 2. A proposed site plan is provided at WS Appendix 3. A copy of the Local Plan Proposals Map for Mawsley (Figure 18.20) is also provided at WS Appendix 4. This plan has been annotated with the site layout proposed for RA/115.

The benefits of allocating site RA/115 are set out below:
• Provision of market and policy compliant affordable housing to meet local need
• Provide a policy compliant housing mix
• Provision of 0.5ha of additional allotments for the use of Mawsley Allotment Association
• A total of 5 parking spaces to serve the new allotments
• A total of 9 parking spaces to serve the Community Hall to the north of the site including 2 disabled parking spaces
• Provision of additional outside play area for Mawsley Day Nursery
• Provision of a separate playground for use of existing and future residents is also proposed
• Wildlife area including wildlife pond, wetland and infiltration pond
• Significant level of additional public open space

We have made a number of representations highlighting the deficiencies of RA/174 given that the site is known to have issues with Surface Water Flooding.

Proposed Actions/Changes

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

The Council should reconsider the allocation of land at RA/174 given the substantial community benefits provided by the proposed development of land at RA/115.

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.

We would like to attend the examination hearings to ensure full consideration is given to the points raised throughout the Local Plan process with regard to the proposed allocation at Mawsley.

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?