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?

- Sustainability Appraisal 7 3.36
- Mawsley Allocation
- Table 7.9

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 Council have not carried out the correct assessment within their Sustainability Appraisal.

Paragraph 7.3.36 of the SA states the “RA/115 has not been allocated due lack of access to highway and concerns regarding infrastructure”.

The Council have no evidence regarding the purported lack of access to highway and concerns regarding infrastructure.


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 Appendix 4. This plan has been annotated with the site layout proposed for RA/115.

The proposed 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

The proposed development of land at RA/115 seeks to incorporate significant community benefits which have long been made aware to the Council including a pre application submission in 2017. The proposal will have a positive effect on liveability as it would support the deliverability of housing. The proposal will have a positive impact on health, wellbeing and biodiversity through the provision of additional nursery playspace, allotments and playground within the development along with public open space and wildlife area. The proposal would have a positive economic effect on the village especially given it close proximity to the Village Centre.

The Council have proposed the allocation of site RA/174 without the provision of any additional allotments as required in Para 11.2.73 of the SA. With regard to the SA topic the proposal would be as follows

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The Council's previous assessment demonstrates that site RA/115 scored higher than site RA/174 in terms of 'Accessibility to Facilities'. Furthermore, the Council identified that site RA/174 is constrained by heavy rain field floods during winter, which site RA/115 is not. However, the Council identified that, in comparison to site RA/174, site RA/115 lacked in terms of 'Community' and 'Access to Highway'.

It is not considered that the Council carried out their assessment fairly where the application site has the potential to provide a range of facilities for the local community. Furthermore, an appropriate access road and access to the local highways network can be achievable, as demonstrated within the preapplication submission and forthcoming application (See site layout at WS Appendix 4). The application site should be assessed in line with the Council's assessment of the land to the west of Mawsley.

The Council's assessment of Site RA/174 on Page 123 is erroneous for a number of reasons. Site RA/174 is given 2 green ticks for Community whereas RA/115 is Amber. The community benefits identified above far outweigh the bike link proposed by RA/174.
Site RA/115 does not have severe constraints regarding Cultural Heritage Site RA/115 performs better than RA/174 regarding Settlement Character, especially given the community benefits and location of the site immediately adjoining the Village Centre.

Site RA/115 does have Access to Highway
Site RA/174 should not have two ticks for Drainage given the flooding and drainage issues that haven’t been resolved.

The revised total for site RA/115 should be 14 4~8X 2Xx 1

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?