

Comments

Site Specific Part 2 Local Plan - Main Modifications Consultation (19/03/21 to 30/04/21)

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Please use a separate form for each representation.

Which Main Modification, change to the Policies Map or section of the Sustainability Appraisal Report Addendum or Habitat Regulations Assessment Addendum does your comment relate to?

MM93

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Representation

In principle, Gladman support the updated trajectory relating to the amended delivery assumptions. This modification ensures the most up-to-date delivery assumptions are available at the point of adoption of the plan. However, Gladman remain concerned regarding the delivery assumptions for the SUEs. As highlighted in Gladman's previous representations, delivery on Desborough North SUE and Rothwell were both expected to commence in 2015/2016 and 2016/17 respectively and delivery on these sites has still yet to commence. Appendix 1 to this representation provides an updated overview of the delivery assumptions contained in the NNJCS, SPP2, intervening Annual Monitoring Reports and the updated housing trajectory which continues to reveal a significant shift in the Council's position on all assumed delivery rates. Gladman reiterate previous concerns that the Council's position demonstrates a shift in the anticipated delivery rates of the NNJCS which have now increased in the later years of the plan period from those shown in the previous NNJCS housing trajectory. The intervening Annual Monitoring Reports and updated housing trajectory also serve to demonstrate that delivery has shifted each year. Accordingly, it cannot be certain that these sites will come forward as the Council anticipates and immediate action is required through the allocation of additional housing land and modification to existing policies to ensure a flexible approach to sustainable development at the edge of settlements is catered for to ensure positive action can be taken where monitoring indicates that five-year housing land supply is unlikely to be maintained.