

## 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?

MM23

Please use a separate form for each representation.

#### Representation

We write on behalf of our client, Hanwood Park LLP ('HPL'), the master developer and principal promoter of the Kettering East Sustainable Urban Extension (SUE), now more commonly referred to as Hanwood Park. HPL request these representations are read alongside their previous submissions to the Examination.

HPL is pleased to see that the Council has substantially redrafted the Sport, Recreation and Physical Activity supporting text and Policy HWC3. Nevertheless, HPL does not consider that the re-drafting provides sufficient clarity to reflect the Statement of Common Ground (SoCG) agreed between HPL and Kettering Borough Council, now North Northamptonshire Council (EXAM 14), and the subsequent discussion during the Examination hearings.

As the SoCG makes clear, 'the Studies'<sup>1</sup> identify shortfalls in sports provision and suggest where these could be met, yet this is not an indication in the case of Hanwood Park that HPL is responsible for the on-site provision or funding of off-site contributions required to provide the facilities identified (listed in Paragraph 3.9 of the SoCG). The requirement on HPL is to meet the needs arising from the Hanwood Park development (para. 3.11 of the SoCG).

With this background in mind, Hanwood Park LLP is concerned about the inclusion of the phrase "in summary, the PPS and SFS identify what provision is needed and where" within supporting text. This text implies that the proposed provision, outlined in Paragraph 3.9 of the SoCG, is needed at Hanwood Park (inter alia being a requirement for the developer). This is not the case, as agreed with NNC in Paragraph 3.11 of the SoCG – HPL is required to meet community needs arising from the development.

Furthermore, HPL is concerned about the lack of clarity surrounding the 'requirements' upon developments within policy and the fact that the supporting text and proposed Sports and Physical Activity Provision in Kettering Borough Supplementary Planning Document attempt to withhold this detail until such an SPD has been drafted (which, as the Inspector points out in EXAM19, the future SPD has not been subject to the same process, procedure, consultation and examination as this Local

Plan). As a major developer within Kettering, HPL requires certainty as to the Council's intended requirements for Hanwood Park and the evidence base that underpins such requirements.

HPL is also concerned that NNC may consider 'the Studies' to be the "most up-to-date" evidence base, referred to in the as modified Policy HWC3, despite the lack of consultation with HPL in producing the evidence base documents – an important matter that we emphasised in our submissions to the Examination and which is recorded in the SoCG (para. 3.7).

HPL is supportive of the proposed incorporation of the wording "supported and encouraged" in relation to the community use of existing and new sport and physical activity facilities on school sites. HPL will be seeking to ensure the Hanwood Park community have access to the facilities created as part of the proposed Secondary School, in particular.

Overall, HPL still have a number of concerns that remain as a result of 'the Studies' and the proposed supporting text and Policy HWC3 as proposed to be modified.

**Do you wish to be notified?**

When the Inspector's Report is published?