

Comments

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

Comment ID	127
Response Date	03/05/21 09:54
Status	Processed
Submission Type	Email
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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?

MM15 Page 42 Policy TCE2

Please use a separate form for each representation.

Representation

Please find my highlighted comments referring to the Kettering Borough - Site Specific Part 2 Local Plan - Main Modifications Consultation.

It is with great interest that I have read through the proposed amendments to the Kettering Area Local Plan Part 2 and have considered these when linked to the Land at Desborough South application **KET/2016/0044**.

There are several proposals that will directly impact on the proposed development as follows-

MM15 Page 42 Policy TCE2

***Amend the supporting text at paragraph 6.7 as follows:** Policy 12 of the JCS supports the provision of a medium sized food store to serve the Rothwell/ Desborough area. No potentially suitable sites have yet been identified. Potential sites would need to be assessed using a sequential test set out in the NPPF. The supermarket should be located in an accessible location that is well connected to the town centre of either Rothwell or Desborough. Proposals should protect and enhance the Jurassic Way Sub-Regional Green Infrastructure Corridor and the Sywell Reservoir to Broughton Local Green Infrastructure Corridor, including land adjoining the River Ise, and identified Local Wildlife Sites, County Wildlife Sites, Nature Reserves and Sites of Special Scientific Interest.*

This is welcoming text as Desborough not only is in need and desire of a medium size food store that can provide competition to the Co-Op monopoly but it is good to see recognition of the importance of protecting the land adjoining the River Ise.

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MM49 Pages 96-97

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Representation

Amend paragraph 11.12 as follows: This site has outline planning permission (KET/2016/0044) for up to 304 dwellings. The site is located to the south of Desborough adjacent to existing residential development to the north which includes Broadlands and Foxlands. Amend the second sentence of paragraph 11.13 as follows: In addition to this, due to the sites scale and location of this site there is a requirement to assess the impact on the local highway network, including junctions to ensure that the impact on which can be mitigated through junction improvements. Amend the last sentence of paragraph 11.14 as follows: As a result, surface water flow paths across the site will need to be protected and/or mitigated against through site layout and SuDS design, in accordance with criteria) of Policy DES5. Amend Policy DES5 as follows: Land to the south of Desborough, as shown on the policies map, is allocated for housing development. The site will provide up to 304 dwellings. Development proposals for the site will: a. Be supported by a heritage impact Include an assessment to determine which considers the impact of development on the significance of heritage assets, including the extent to which the setting of Grade I Listed Church of St Giles to the north; and other assets are affected and provide mitigation where required b. Include an assessment to determine whether the land on which the site is located is contaminated Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment; c. Include a strategy which sets out the long-term management of the adjacent nature reserve, Tailby Meadow, and which provides GI enhancements along the Ise Valley sub-regional corridor; d. Include an assessment to determine the extent and scale of potential archaeological features; e. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land and mitigate the risk of flooding from surface water flow paths across the site through site layout and SuDS design; f. Provide a site-specific Flood Risk Assessment.; g. Mitigate the risk of flooding through surface water flow paths across the site through site layout and SuDS design.; h. Include an assessment of the likely impact of noise on the development; i. Include Require an assessment of the likely impact on biodiversity and ecology and provide mitigation where required; j. Provide the required mitigation to the access point off Rothwell Road, with junction improvements required; k. Assess the impact of the additional traffic on a number of junctions in close proximity to the site; l. Not include any housing on the area of designated Historically and Visually Important Local Green Space on the western extent of the site as it extends towards St Giles Church and not result in harm to the character and setting of this Local Green Space; m. Not result in harm to the character and setting of the designated area of Historically and Visually Important Local Green Space (LGS); n. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Rushton; and o. Provide footpath and cycleway improvements to connect the site to the town. p. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS The above is to ensure the policy is conformity with the NPPF in relation to the impact on heritage. To address comments received from the Environment Agency (Rep 242). **All of the above cannot be fairly approved without completion of other local developments to understand the impact on ecology, traffic, noise and therefore cannot truly measure the harm to the character and setting. In summary, with convenience, the proposal for reserve matters arrived through my letterbox today, two days before the Inspector appointed by the Secretary of State had defined that reserve matters had to be met (inclusive of the Covid-19 extension). Time should be allowed for the amendments to the Local Plan to be made before approval is even considered to any proposed reserve**

matters as so many of the amendments support the prevention of the development across the Ise Valley.

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MM27 Policy NEH3 Pages 67-69

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New paragraphs under National Policy-

Paragraph 99 of the NPPF enables the designation of land as Local Green Space (LGS) through local and neighbourhood plans to allow communities to identify and protect green areas of particular importance to them. It states that the designation of land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services.

Add new paragraph 'Paragraph 100 of the NPPF' sets out criteria which should be applied when designating LGSs, the designation should only be met when the green space is: a) In reasonably close proximity to the community it serves; b) Demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) Local in character and not an extensive tract of land.

Amend paragraph 8.38 as follows- Green spaces could be considered for designation even if there is no public access, for example, if they are valued because of their wildlife, historic significance and / or beauty. A designation would not result in the granting of rights for public access over what existed prior to the designation. Any additional access would be a matter for separate negotiation with land-owners, whose legal rights must be respected.

As witnessed during the Land at Desborough South appeal hearings in 2016 and 2017, the Ise Valley is valued to the community of Desborough. This has been of even greater value in the past 15 months where green space has encouraged mental and physical well-being. Paragraph 100 expresses many ingredients that I believe prevent development on the Ise Valley.

Due to Covid-19, Desborough Town Council have not been in a position to complete the Neighbourhood Plan, therefore any extensions which have been applied to allow developers to make amendments should equally and fairly be applied to those developing a Neighbourhood Plan.

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