

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?

MM27 Policy NEH3 Pages 67-69

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Representation

I write to endorse xxxx communication (see below) to you and am alarmed that this low-lying valley can even be considered for housing. I remember seeing flood waters come to within a few feet of my garden at xx Broadlands. As a xxxx I am particularly aware of the pressure on schools of these large developments and of the need for community meeting places which such schools provide in a community. This is an appalling venture to be done 'on the cheap' with callous disregard for the future occupants' long-term well-being.

MM27 Policy NEH3 Pages 67-69

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.