

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?

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Please use a separate form for each representation.

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.

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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 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 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 requiredb. 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 JCSThe 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.