

Section Title: Desborough

Number of responses: 23

Summary of main points

Total number of Objections - 4
Total number of Support - 4
Total number of neither Object nor Support – 15

Statutory consultees:

Northamptonshire County Council - Archaeology

Support for the proposals set out for the Lawrence's factory, subject to the proposals maintaining the integrity and character of the building. **(id.311)**

Natural England

Recreational threats to Tailby Meadow need consideration in relation to the allocation, Land south of Desborough (Policy DES05). Any impacts need sufficient mitigation and included within the policy. **(id.398)**

Historic England

Potential for non-designated archaeological remains in the area allocated for housing, Land south of Desborough (Policy DES05) **(id.416)**

Highways England

Sites DE/212 and DE/210 as well as development at Rothwell will have a cumulative impact on junctions 3 and 4 of the A14. **(id.520)**

Northamptonshire County Council – Education

- School capacity across Desborough and Rothwell is extremely limited at Primary level. **(id.548)**
- Further housing development is expected to contribute to additional infrastructure. **(id.548)**
- Further mitigation in the Kettering area may be required in relation to secondary school capacity beyond an extension of Montsaye Academy. **(id.548)**

Other consultees:

Development Principles

Support for Policy DES01 **(id.262)**

Town Centre/Lawrence's

Policy DES03 should be reworded to reflect updated road names. References to the A6 should be changed to the B576. **(id.5)**

Redevelopment of the dairy site could be used for the medium sized food store **(id.246)**

The reference to Lawrence's should be updated to what is currently ongoing **(id.246)**

Support for the statement regarding the Lawrence's site **(id.248)**

Policy ENV02 and Section 10.19 – Allotment provision does not accord with the S106 register **(id.260)**

Settlement Boundary

Clarification required in Section 10.12 in relation to the Pipewell Road site **(id.261)**

The proposed settlement boundary excludes the Pipewell Road site, this was previously included **(id.261)**

Request for settlement boundary to amended to reflect the actual extent of Desborough North **(id.561)**

The settlement boundary should be extended to include site DE/064 **(id.561)**

Housing Allocations

Support for the proposed housing allocation, Land off Buxton Drive (Policy DES04) **(id.444)**

There is no sufficient justification behind the discounting of site DE/213 **(id.512)**

Site DE/213 has no significant constraints and therefore discounting it is not considered sustainable development or compliant with the NPPF **(id.512)**

Further work has been undertaken to demonstrate site DE/213 is a sustainable site for housing **(id.512)**

The discounting of site DE/213 suggests the Local Plan is not positively prepared **(id.512)**

Site DE/213 should be allocated for housing **(id.512)**

Allocations in the Neighbourhood Plan should be considered if the Neighbourhood Plan makes further progress **(id.513)**

Object to the removal of site DE/063 from the settlement boundary and its discounting as a housing allocation **(id.561)**

Object to the assessment of sites DE/063 and DE/064 as it is inaccurate **(id.561)**

Site DE/063 outscores site DE/212 and should be considered as a preferable site for allocation **(id.561)**

Object to the omission of the Harrington Road site (DE/067) from the Draft Plan **(id.498)**

Work has been undertaken to demonstrate that the issue of access at site DE/067 can be overcome **(id.498)**

Employment

Support for the proposed employment allocation D1 **(id.443)**

Housing Delivery/Requirement

Concern regarding housing delivery and the delivery of affordable housing, on the strategic sites and allocations **(id.293)**

The housing trajectory should be adjusted to reflect the housing market and historic delivery rates in Desborough **(id.293)**

The affordable housing for the two allocations in Desborough need to be clarified **(id.293)**

Additional allocations are required so that affordable housing supply can be increased **(id.293)**

The options to meet the minimum housing requirement is ambiguous and the approach to housing allocations is unreasonable **(id.512)**

The 10% buffer is not sufficient to sustain Desborough as a Market Town **(id.512)**

Further housing sites should be identified because the Desborough North SUE has stalled **(id.512)**

A site subject to a planning application off Braybrooke Road would assist to overcome concerns in relation to KBC housing supply in Desborough and provide significant benefits to the local community **(id.560)**

A range of different sites should be allocated in Desborough because of the delay to Desborough North SUE in accordance with Policy 11 of the JCS **(id.498)**

HVI

HVI069 is not demonstrably special and is considered an extensive tract of land and therefore the evidence base must be reviewed to ensure a consistent and robust approach **(id.559)**

Promotion of further sites

Promotion of a site 'Land to the south of Harrington Road' for consideration as a housing allocation **(id.498)**

General

A Sustainability Appraisal has not been prepared to support this consultation and it cannot be demonstrated how sustainability objectives have been met and that reasonable alternatives have been considered **(id.512)**

The Draft Plan is not sound **(id.512)**

Map 10.2 – Solar farm north west of DE/064 needs adding **(id.561)**

Implications of New National Planning Policy Framework

Paragraph 28 of the NPPF states that non-strategic policies should be used by local planning authorities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure, community facilities at a local level, establishing design principles, considering and enhancing the natural and historic environment and setting out other development management policies.

Section 5 of the NPPF sets out the approach to achieving the Government's objective of significantly boosting the supply of homes.

Paragraph 68 of the NPPF recognises the important contribution small and medium sites can make to reaching the housing requirement for an area. 68(a) requires that local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved.

Section 6 of the NPPF sets out policy relating to building a strong, competitive economy.

Section 7 of the NPPF requires policies to support the role town centres play at the heart of local communities by taking a positive approach to **help with** management and adaptation.

Paragraph 85(b) requires policies to define the extent of town centres and primary shopping areas.

Section 12 of the NPPF seeks to achieve well designed places. Paragraph 125 states that plans should, at the most appropriate level, set out a clear **use** and expectations . . . design policies shall be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.

Summary of officer comments

The pre-submission plan will be accompanied by a background paper setting out additional information on the Council's housing trajectory and five year land supply position.

The current text in the SSP2 does not reflect the recent decision that was made at Executive Committee on 17th October 2018 in relation to the Lawrence's Site. This will therefore be subsequently updated.

Clarification is provided on the approach to discounted sites and their exclusion from the settlement boundary.

A number of sites that have been previously assessed have been promoted through this consultation; the assessment of these sites is set out in the Housing Allocations Background Paper. Sufficient sites have been identified to meet the housing requirements set out in the JCS.

Support for site D1 is noted. The Employment Land Review will be finalised and will inform the preparation of the pre-submission plan.

The Neighbourhood Plan is not at a stage where its policies and content can be given significant weight and warrant the removal of policies specific to Desborough, including housing allocations, from the plan. The SSP2 will therefore continue to include policies and allocations covering Desborough.

Comments in relation the capacity of schools and highway are noted, discussions will continue with NCC education to address the former and the requirement of a TA will look to overcome the latter.

Sites DE/063 and DE/064 where discounted due to concerns regarding the capacity of the railway bridge.

Next steps

- Update Plan to reflect latest status of Lawrence's Factory site
- Update reference to B576 in policy DES03
- Update paragraph 10.19 to refer to allotments planned at Desborough Green Space
- Continue ongoing discussions with NCC regarding education provision.
- Finalise assessment of employment sites

Appendix 1c - Desborough

- Assess and investigate the Old Dairy site, Desborough to establish whether it has potential to deliver a medium sized food store
- Amend the settlement boundary to remove Desborough Green Space