Representation form for the South Northamptonshire (Part 2) Local Plan Draft Submission (Regulation 19 consultation)

South Northamptonshire Council is preparing a Part 2 Local Plan for the District which will supplement the West Northamptonshire Joint Core Strategy and will replace Saved policies in the South Northamptonshire District Local Plan 1997; it will cover the period up to 2029. This stage is the Draft Submission Local Plan Regulation 19 and is the version of the plan that the Council intends to submit to the Planning Inspectorate.

This form should be used to make representations on the South Northamptonshire (Part 2) Local Plan Draft Submission which has been published.

An electronic version of the representation form is available at: https://www.surveymonkey.co.uk/r/South_Northamptonshire_Local_Plan_reg19

Under new Data Protection regulations (GDPR) South Northamptonshire Council needs to inform you of the reasons why we are capturing your data and what we will do with your data. Any personal data collected and/or processed will be dealt with in accordance with Data Protection Legislation and the Council's Data Protection Policy. Data is held securely and accessed by, and disclosed to, only individuals where relevant to this policy/procedure.

View privacy notice: https://www.southnorthants.gov.uk/privacy-and-cookies

Please note that it is not possible for representations to be considered anonymously. Representations will be published on the consultation website and included as part of the submission to the Inspector. Address and contact details will be removed from published responses.

I agree to the Council collecting my personal data so that they can process my reply to the South Northamptonshire Council (Part 2) Local Plan Draft Submission Regulation 19.

☑ Yes (please tick)
Please complete and submit by 12 noon on Friday 16 November 2018. Responses received after this time will not be accepted.

This form has two parts:

Part A  Personal details

Part B  Your representation (s). Please fill in a separate sheet for each representation you wish to make

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**Part A  Personal Details**

1. Are you making this representation as? (Please tick as appropriate)

   a) Resident or member of the general public

   b) Local Authority or Town/Parish Council

   c) Landowner

   d) Agent/Consultant (on behalf of)

   e) Other organisations; please specify:

   - [ ]

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<table>
<thead>
<tr>
<th></th>
<th>Personal details</th>
<th>Agent’s details (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title</strong></td>
<td>Mr</td>
<td>Mr</td>
</tr>
<tr>
<td><strong>First name</strong></td>
<td>David Joseph</td>
<td>Robert White</td>
</tr>
<tr>
<td><strong>Job title</strong></td>
<td></td>
<td>Director</td>
</tr>
<tr>
<td>Organisation (where relevant)</td>
<td>Bloor Homes South Midlands</td>
<td>White Peak Planning</td>
</tr>
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</tr>
<tr>
<td>Flat/House number /name</td>
<td>C/O Agent</td>
<td>Didsbury Business Centre 137</td>
</tr>
<tr>
<td>Street</td>
<td></td>
<td>Barlow Moor Road</td>
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<tr>
<td>City / Town</td>
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<td>Manchester</td>
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<td>County</td>
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<td>Postcode</td>
<td></td>
<td>M20 2PW</td>
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<tr>
<td>Telephone number</td>
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<tr>
<td>E-mail address</td>
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</tbody>
</table>

**Part B**  
**Your Representation**

Please use a separate sheet for each representation

Please note all comments will be made publically available. If you do not have sufficient space in the box please continue on a separate sheet or expand the box.

<table>
<thead>
<tr>
<th>2. Do you consider the South Northamptonshire (Part 2) Local Plan to be legally compliant</th>
<th>YES</th>
<th>X</th>
<th>NO</th>
</tr>
</thead>
</table>
If **NO**, is this because it is:

*(please tick all that you think apply)*

- Not prepared in accordance with the Local Development Scheme
- Not prepared in accordance with the Statement of Community Involvement
- Not consistent with the regulatory requirements for consultation
- Not compliant with the Duty to Co-operate
- Not accompanied by a compliant Sustainability Appraisal

2 (1) Please give details of why you consider the South Northamptonshire (Part 2) Local Plan Draft Submission document is not legally compliant. Please be as precise as possible.
3. Do you consider the South Northamptonshire (Part 2) Local Plan to be sound?  

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
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<tbody>
<tr>
<td></td>
<td>X</td>
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</tbody>
</table>

3 (1) If NO, is this because it is:  
(please tick all that you think apply)

- Not positively prepared

- Not justified  
  X

- Not effective

- Not consistent with national policy

4. To which part of the Local Plan does this representation relate?  

<table>
<thead>
<tr>
<th>Paragraph number</th>
<th>Policy number</th>
<th>Policies Maps</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Policy LH10</td>
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4 (1) Please set out the changes that you consider are necessary to make the South Northamptonshire (Part 2) Local Plan Draft Submission document legally compliant and/or sound including revised wording of any policy text, and reasons why the proposed change would make it legally compliant and/or sound. Please be as precise as possible.

Point 1(b) of Policy LH10 includes a requirement for 5% bungalows on all developments of 10 or more dwellings. Although the Viability Review (Oct 2018) states that this policy will not result in additional costs, for strategic-scale developments this will result in a large number of bungalows being delivered which will likely have an effect on the viability of the scheme.

It is recommended that the requirement for 5% bungalows either does not apply to strategic sites, or that the wording is amended to: 'The provision of at least 5% bungalows on all developments of 10 or more dwellings, where practical and viable'. Point 2(a) of Policy LH10 requires 5% of market dwellings and 5% of affordable dwellings to meet Part M4(3) of the Building Regulations.

To allow for flexibility in relation to practicality and viability, the text in part 2(a) should be amended to 'Developments of 10 or more dwellings should deliver, where practical and viable.'
Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested changes, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

5. If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing (s) if invited to do so by the Inspector?

| No, I do not wish to participate at the oral examination | Yes, I wish to participate at the oral examination | X |

6. If you wish to take part at the oral part of the examination, please outline why you consider this to be necessary (please note the inspector will determine who will be invited to be heard at the examination hearing (s)).

To ensure that the practicality and viability implications of the policy requirements on strategic development sites are fully considered in the examination process.

7. Please tick a box if you wish to be notified of further progress of the Local Plan. (Please tick all that apply).

| When the South Northamptonshire (Part 2) Local Plan has been submitted for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) | X |
| When the report of any person appointed to carry out an independent examination of the South Northamptonshire (Part 2) Local Plan is published | X |
When the South Northamptonshire (Part 2) Local Plan has been adopted | X
Other (please specify) |

8. Signature | Date | 08/11/2018

Thank you for taking the time to complete the form.

Please return it to:

Email: LocalPlanConsultation@southnorthants.gov.uk

By post or by hand to:

Planning Policy Team  
South Northamptonshire Council  
The Forum  
Moat Lane  
Towcester  
NN12 6AD