

Desborough South/Ise Valley Sites

23 Oct 2015

The Emerging Desborough Neighbourhood Plan

The emerging Desborough Neighbourhood Plan includes a series of policies which are concerned with the future provision of housing within the town. These policies include the identification of potential residential development sites which are supported by the community. Extensive community engagement carried out by the Desborough Neighbourhood Plan Steering Group has revealed that there is keen interest in the future of the Ise Valley sites (which have been identified by KBC through their ongoing Site Specific Proposal work as being technically suitable for residential development). The use of these valued sites for development is not supported by the local community.

The emerging Neighbourhood Plan(NP) suggests that in order to ensure that any proposals for the Ise Valley sites reflect the concerns of the community a development brief must be produced which incorporates the aspects of the sites which are valued by the community within any development strategy which might be brought forward by the market.

Through the NP engagement process the community has expressed a desire to see the following valued aspects of the Ise Valley sites recognised and used to shape future development which might take place on these sites:

- Definition of landscape character, assessment of landscape and visual impacts and the definition of appropriate design mitigation.
- Ecological assessment
- Flood risk assessment (with any flood mitigation measures designed to avoid harmful landscape and visual impacts)
- Incorporation of the proposed town perimeter walk
- Incorporation of community facilities (ideally located within the Hawthorns site)
- Retention of public rights of way and discretionary routes
- Development proposals will need to demonstrate that vehicular access (including for fire and refuse) can be delivered safely without loss of amenity to existing residents.
- Archaeological assessment.
- Tailby Meadow – protecting and expanding.

Consultation Scheme Comments

The outward facing nature of the proposals are welcomed with proposed residential units facing south with views over the valley. This approach will help to provide an improved southern edge to the settlement (ie fronts rather than backs) and will provide overlooking and natural surveillance to retained open space.

Where units are shown with backs facing the Ise Valley these should be omitted.

The incorporation of large numbers of small public landscaped areas along the boundary with the existing settlement is questioned. Fewer open spaces of more useable sizes would be preferred.

The function and long term maintenance of the multiple urban spaces shown is questioned.

The quality of the central park is questioned with no overlooking provided on its north and south sides. The security of existing residential boundaries may also be effected.

The block sizes illustrated appear very small and unrealistic when compared to the unit distribution within the existing settlement to the north.

The development density on the site must be compatible with and similar to the neighbouring housing areas to the north. Any intensification of development along the settlement edge will be out of character, inappropriate and would be resisted by the neighbourhood plan. This is not a high density central site and should not have a character or density which seeks to replicate that of the historic urban core.

Pedestrian and vehicular links between the proposed development and the existing settlement are limited (and could be improved) and the opportunity to allow visual links from the existing settlement through to open countryside has not been fully exploited.

It would be useful to show the integration of proposed footpaths and cycleways with the existing footpath/cycleway network.

We are concerned that Sycamore Drive will not have the capacity to safely accommodate any increased traffic volumes. The road is designed as a residential cul-de-sac not a major access route.

DNP & the Ise Valley Sites

The DNP SG would be prepared to engage with the Developer and KBC to prepare a development brief or to establish development principles which could be translated into NP policies for this site.

Following the above, the Neighbourhood Plan Steering Group has made a decision that the Neighbourhood Plan will strongly oppose any development in the Ise Valley.