

Northamptonshire Minerals and Waste Local Plan Update Examination

Inspector: Jonathan Manning MA MRTPI

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Mark Chant
Planning Policy
Northamptonshire County Council
County Hall
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15th December 2016

Dear Mr Chant,

Northamptonshire Minerals and Waste Local Plan Update – Site Allocation M6: Passenham Extension East

Thank you for your letter dated 12 December 2016. A full and thorough explanation for my view that the plan would be unsound if the above site allocation was to remain in the plan will be provided in my report. However and in summary, having considered all of the evidence that has been provided (including that of the site promoter), along with my observations on the site visit, I am of the view that mineral extraction cannot be undertaken on the site without causing harm to heritage assets (most notably the settings of the Passenham Conservation Area and the Manor House), to their detriment. Whilst this would be temporary and in terms of the National Planning Policy Framework would result in less than substantial harm (Paragraph 134), there is no need to allocate the site to meet the County Council's identified needs in terms of sand and gravel, both within the plan period or in order to be able to demonstrate a suitable landbank at the end of the plan period. Consequently, at this point in time, I am not of the view that the public benefits that would arise from the mineral extraction outweigh the harm that would result. To allocate a site that is not required to meet the needs of the County Council and would result in demonstrable harm is not, in my view, a sound approach, in terms of being justified or consistent with national policy.

I trust this addresses your concern.

Yours sincerely,

Jonathan Manning

INSPECTOR