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Meeting: EAP Planning Communities

Date: Wednesday 19th July, 2023

Time: 10.00 am

Venue: Lahnstein Room, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

To members of the EAP Planning Communities

Councillor David Brackenbury (Chair), Councillor Jennie Bone, Councillor Robin Carter, Councillor Mark Dearing, Councillor Ken Harrington, Councillor Anne Lee and Councillor Steven North

Substitutes: Councillor Chris Smith-Haynes and Councillor Keli Watts

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Adele Wylie, Monitoring Officer
North Northamptonshire Council



Proper Officer
13 July 2023

This agenda has been published by Democratic Services.

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Minutes of a meeting of the Planning Communities EAP

Held on Monday 27th March 2023

At 9:30 am in the Council Chamber, The Cube, George Street. Corby

Present: -

Members

Councillor David Brackenbury (Chair), Councillor Jennie Bone, Councillor Robin Carter, Councillor Mark Dearing, Councillor Barbara Jenney, Councillor Anne Lee, Councillor Steven North.

Officers

George Candler (Executive Director of Place and Economy), Rob Harbour (Assistant Director), Simon Richardson (Interim Planning Policy Lead Manager), Terry Begley (Principal Planner), Bernice Turner (Senior Planning Officer), Julia Baish (Development Team Leader), Paul Goult (Democratic Services).

9. Apologies

None.

10. Members' Declarations of Interest

No Declarations of Interest were made on this occasion.

11. Minutes of the Meeting held on 30th January 2023

RESOLVED that: -

- (i) The minutes of the meeting held on 30th January 2023 be agreed as a correct record.

12. Kettering Energy Park – Draft Masterplan

A presentation (previously circulated) was given to the Panel by representatives of Michael Sparks Associates and First Renewable Developments. The presentation focused on the progress made on the development project since Members were last updated.

The presentation itemised the opportunities presented by the development which included addressing the climate and environment emergency, the transition towards Net Zero, investment in infrastructure for the future, addressing the energy crisis, assisting with food security and supply, developing existing energy infrastructure on site.

The presentation suggested that the Energy Park provided an opportunity to provide additional renewable energy and would have access to a major “132kV cable” on site. Anticipated benefits included jobs during construction and 5,500 jobs during operation of the site. Investment of £512m was envisaged during the construction phase, investment of £167m per annum into the local economy through wages and business rates of approximately £8m per annum. There would be an additional investment of £40m for the Energy Park on infrastructure.

The presentation included a summary of the concept behind the Energy Park proposal, the anticipated land use of the site, the energy criteria to be used on site for land usage, building height criteria to be implemented for new construction and details regarding anticipated traffic movements. Details regarding the Green Infrastructure, Landscape Strategy and Drainage Strategy were also provided.

Illustrative layout plans and details of proposed Development Zones were presented and the general design principles being proposed.

An additional presentation slide, to those circulated, addressing potential impact on local birdlife and biodiversity was also provided.

The presentation concluded with an indicative timeline for the planning process which would see a Masterplan adopted in July 2023, Outline Planning Application submitted in the Summer 2023 and subject to the granting of planning consent Reserved Matters for development plots to follow.

In addition to the presentation, NNC officers had compiled a detailed report regarding the Kettering Energy Park Draft Masterplan Document and how this Masterplan addressed the Joint Core Strategy Policy 26. The officer report provided an assessment of how the Masterplan addressed the respective criteria included within Policy 26.

Councillor Dearing sought clarification regarding land use on the site. It was stated by developer representatives that there had been interest in the site amounting to around 3 million sq.ft. of floorspace and currently 30% of that was for B2 uses, with the remainder B8 use.

Rob Harbour requested clarification regarding the potential height limits of the buildings on site, particularly those close to the “Round House.” It was noted that it was proposed to take mitigating measures to decrease the potential visibility impact

that development of the site near to the Round House would cause. Further discussion would be needed during the formal planning process.

Rob Harbour also sought clarification regarding the level of interest in the site received to date, and whether this interest met the criteria stated in the Draft Masterplan. The developer representatives stated that the current level of interest had been generated by the unique criteria being applied to the site. The site would be different from many other sites currently available.

Rob Harbour queried why in the Energy Criteria, only a minimum of 50% of the energy demand from operations within the new units were to be provided by the on-site renewable infrastructure. It was suggested this was unambitious. Developer representatives stated that the aim was to achieve 100% but wind & solar energy production could not be guaranteed which was why it was important there was the ability to connect to the Grid. Energy from Biomass had been excluded as an option.

Councillor Brackenbury noted the proposal in relation to traffic movements and access to and egress from the site. Details of the proposed Movement Framework were included in the presentation.

Councillor Lee queried details relating to cycle lanes on site and the potential impact of development on existing trees and flora on site. Developer representatives confirmed that the illustration of cycleways in the presentation were not exact or detailed. During the planning process this would be addressed to ensure the safety of both cyclists and pedestrians was protected. In relation to the removal of existing trees this would be minimised as the aim would be to retain as many as possible. Other measures were proposed on site to mitigate any loss.

Councillor Carter noted the objective of 5,500 new jobs on site when fully occupied. Councillor Carter wondered whether any apprenticeships and links to local colleges etc could be established. The developer representatives confirmed dialogue could be established both during the building phase and the operational phase.

Councillor Carter also queried what the water reusage provision would be on site. It was confirmed that water efficiency was included in the Design Principles and there would be a sustainable drainage policy.

Simon Richardson confirmed that the Masterplan when approved would be regarded as a “material consideration.” The Panel’s attention was drawn in the report circulated as to whether the Draft Masterplan met the criteria of Policy 26 in full or part.

Councillor North welcomed the development but raised concern over the potential amount of B8 development on site. The land had not been designated as “employment land” and he was concerned that the site may be used for logistics, when it had been hoped for higher skilled and high-tech jobs to be created.

Councillor Brackenbury agreed that the site needed to be of mixed employment opportunities and not just B8 usage.

Councillor Dearing also raised concern regarding the potential for high levels of B8 on site and concerns regarding the potential limited types of businesses. Councillor Dearing had also hoped for a wider range of employment opportunities on the site.

Councillor Carter raised concern about the increase in traffic movements around the site and the potential for increased traffic congestion. In addition, Councillor Carter queried why Barton Seagrave Parish Council was not clearly included on the list of consultees; this was noted and would be corrected.

Several comments were made regarding the potential traffic/highway concerns, whether with traffic coming from the East of the site or the West. These would be picked-up at a later stage.

In conclusion, the Panel agreed for the Draft Masterplan to go forward for wider consultation, the outcome of which would be reported back in due course.

RESOLVED that: -

- (i) The policy-based review undertaken of the Draft Masterplan Document in how it met the policy requirements of the JCS be noted and endorsed; and
- (ii) The Draft Masterplan Document provided be endorsed for public consultation.

13. North Northamptonshire Gypsy & Traveller Local Plan – Scope and Options

The purpose of the report was to consider the Scope and Options for the North Northamptonshire Gypsy and Traveller Local Plan, the associated Sustainability Appraisal Scoping Report and Equality Screening Assessment for public consultation. This was the first stage of public consultation as the Local Plan progressed towards adoption.

The report also presented revisions to the Local Development Scheme for endorsement ahead of a full review by the Panel in the Summer and subsequent presentation to the Executive and to Full Council for adoption.

The Council was required to identify the needs of Gypsy and Travellers in the area, and to plan to meet those needs through its Local Plan. Full Council on 31 March 2022 approved a Local Development Scheme, which included provision for the preparation of a Local Plan to address the accommodation needs of gypsy and travellers across North Northamptonshire.

The Plan would provide planning policies and site allocations to meet the identified needs for Gypsy and Travellers and ensure high standards of design, development

and living conditions. Ensuring the provision of good quality and a sufficient supply of accommodation was key to addressing some of the disparities and inequalities faced by the Gypsy and Traveller community. In addition, it would strengthen the Council's ability to use effective enforcement powers.

The Plan would be developed through engagement with local communities and stakeholders, including representatives of Gypsy and Traveller bodies and planning agents, in accordance with the adopted Statement of Community Involvement and legislative requirements for consultation, combining what evidence was telling the Council about the needs of Gypsy and Travellers, what people want to see happen in their local area, and how the Council could best make provision for this through a clear development strategy across North Northamptonshire.

To ensure plans were prepared on a sound basis, local planning authorities were required to undertake consultation at the start of the process in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) which specified that, as part of the plan preparation process, representations must be invited on what the Local Plan ought to contain.

With regard to the location of transit sites and temporary stopping places, Councillor North suggested that these need to align with the traditional routes used by gypsies and travellers when entering or passing through the area. There was more likelihood of such sites and places being used if they were concurrent with directions of travel.

Councillor North also suggested that there needed to be wider advertisement of the consultation process and clear information what the document related to and what it did not cover.

Councillor Brackenbury reminded the Panel that future changes to Government policy may impact on this matter.

Councillor Bone noted that under consultation it proposed that planning officers would be available during office hours to deal with telephone and email enquiries from the public; Councillor Bone wondered whether that was sustainable. Officers confirmed staffing resource would be made available to deal with enquiries in a timely manner. Officers further confirmed that consultation arrangements were currently being finalised.

In conclusion, the Panel agreed for the documents to go forward for consultation.

RESOLVED that: -

- (i) The Scope and Options for the Gypsy and Traveller Local Plan as attached to the report at Appendix A be noted and approved, to be published, with or without revisions, for public consultation alongside the associated Sustainability Appraisal Scoping Report and Equality Screening

- Assessment attached to the report at Appendix B and Appendix C respectively; and
- (ii) Revisions to the Local Development Scheme be endorsed for publication ahead of a full review by the Panel during the Summer, and subsequent presentation to the Executive and Full Council.

14. Houses in Multiple Occupation

This report set out the work undertaken to date to consider options and recommendations for the management of Houses in Multiple Occupation (HMO).

The HMO Investigation and Evidence Paper in Appendix A set out the evidence and conclusions drawn following a review of the options.

It recommended the introduction of Article 4 Direction for a specifically defined area of Kingswood, Corby. In addition it recommended the preparation of supporting planning policies through the North Northamptonshire Strategic Plan and other complementary measures to help manage HMO development in areas experiencing social and environmental issues and to better understand the issues associated with HMO and trends over time. This would assist in ensuring that the services could respond effectively and ensure the highest standards of licensing and governance of dwellings in this category.

Investigation into the possible use of Article 4 Directions for HMO in North Northamptonshire was instigated by Members at the Planning Policy Executive Advisory Panel meeting on 19 July 2021.

A cross-department officer working group was established to lead the investigation under the governance of the Planning Communities Executive Advisory Panel, formerly the Planning Policy Executive Advisory Panel, with interim reports provided to the Panel on 21 February 2022, 16 May 2022, and 24 October 2022.

As reflected in the HMO Investigation and Evidence Paper, the investigation conducted between July 2021 and January 2023 involved:

- Using existing data and other information available to the Council, both nationally and locally.
- Public consultation to understand the views of HMO landlords, tenants, and others living or working near HMO developments.
- Detailed GIS based spatial analysis.
- Street surveys to capture photographic evidence.
- Development of comprehensive local area profiles for the hotspots with the highest number and concentration of HMO.
- Review and analysis of consultation responses on the Scope and Issues for the North Northamptonshire Strategic Plan.

- Consultation and collaboration with key stakeholders, including Northamptonshire Police, Northamptonshire Fire and Rescue, Environment Agency and Western Power Distribution.

The report before the Panel set out the issues raised and the options currently available to the Council.

The investigation affirmed that the Council needed to take a collective response to managing HMO developments. Four options were considered in detail within the HMO Investigation and Evidence Paper in Appendix A, these included:

- Introduce non-immediate Article 4 Direction to withdraw specific permitted development rights to convert dwelling houses to a small HMO without planning permission within a specifically defined area of Kingswood, Corby, alongside the preparation of supporting planning policies for the North Northamptonshire Strategic Plan.
- Introduce Additional or Selective Licensing.
- Consider a package of complementary measures, including but not limited to, improvements to monitoring systems and processes, publication of further information to support landlords and tenants, extension of voluntary Landlord Accreditation scheme and review of enforcement arrangements.
- Consider the need for more detailed policies for specific areas to supplement the Strategic Plan.

The report indicated that the options were not mutually exclusive, and indeed may be more effective if they were combined or worked in parallel. In pursuing any option or permutation of options that resulted in a change in the regulatory framework, the Council would need to satisfy itself that there was sufficient evidence to justify its approach because of the regulatory requirements of introducing planning statutory instruments and licencing control requirements.

Councillor North welcomed the report. Councillor North noted that whilst the report focused on urban areas the issues around HMOs also impacted in some cases in smaller and rural communities with regard to noise, traffic and anti-social behaviour issues.

Councillor Dearing recognised the issues caused to neighbourhoods by some HMOs but felt that the introduction of a licensing regime may alleviate the problems caused and provide a clearer course of action for the Authority. Councillor Dearing also suggested that should one area be subject to an Article 4 Direction the problem would simply be more widely dispersed.

Councillor Brackenbury reminded the Panel that an Article 4 Direction would provide for the removal of permitted development rights.

Councillor Lee welcomed the report and the proposal to apply to the Secretary of State (SoS) for an Article 4 Direction for part of the Kingswood Ward. Councillor Lee did stress the importance of ensuring there was adequate staffing provision to ensure enforcement.

Councillor North suggested that the more relaxed planning rules were being exploited. Whilst an Article 4 Direction in Kingswood would assist in dealing with issues in that ward, there were other areas in North Northamptonshire that also required attention.

Councillor Brackenbury reminded the Panel that the application to the SoS needed to be evidence-based and the bar was quite high. Other areas within North Northamptonshire would continue to be monitored.

Councillor Bone also expressed concern that tighter restrictions may result in HMOs becoming more widely dispersed.

Councillor North queried whether the SoS could say no to an application for an Article 4 Direction. It was noted that any application had to meet specific criteria and be clearly evidence-based. If a non-immediate Article 4 Direction were approved, there would be a 12-month lead in period before application.

Councillor Dearing repeated that application of a blanket licensing system for HMOs would be of greater assistance and provide greater enforcement powers to the Authority.

In conclusion, the Panel approved the report and appendices go forward to the Executive for consideration.

RESOLVED that: -

- (i) The HMO Investigation and Evidence Paper (Appendix A) be noted and forwarded to the Executive for consideration.

15. Forward Plan

The Panel noted the Planning Policy Work Programme circulated with the agenda. Councillor North queried why the issue of Tresham had been omitted from the list circulated; this was unintentional and would be added back.

Under this item in response to a question raised, Rob Harbour suggested that there may be a need to hold a seminar or workshop for Members with regard to the Government's proposed Infrastructure Levy. This was noted.

16. Close of Meeting

Meeting closed at 12:01pm.

Chair

Date

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PLANNING COMMUNITIES EXECUTIVE ADVISORY PANEL 19 July 2023

Report Title	North Northamptonshire Local Development Scheme
Report Author	Simon Richardson - Interim Planning Policy Lead Manager simon.richardson@northnorthants.gov.uk
Lead Member	Councillor David Brackenbury – Executive Member for Growth and Regeneration

List of Appendices

Appendix A – Draft Revised Local Development Scheme

1. Purpose of Report

- 1.1. To consider a revised North Northamptonshire Local Development Scheme, ahead of its presentation to Members of the Executive.

2. Executive Summary

- 2.1. The Council is required by legislation to prepare and publish a Local Development Scheme (LDS). An LDS is a project plan providing a timetable for the preparation of documents that make up the area's Development Plan. The first North Northamptonshire Council LDS, covering the period 2022-2025 was adopted on 31st March 2022 and it is now being revised to ensure that it is up-to-date.
- 2.2. The LDS provides detailed timetables for the Council's next programme of Development Plan Documents, and updates on the title and nature of the documents. This includes the North Northamptonshire Local Plan, a Gypsy and Traveller Local Plan, and the remaining stages of the East Northamptonshire Local Plan Part 2. Discussions with regards to a review of policies making up the North Northamptonshire Minerals and Waste Local Plan are on-going. On that basis this LDS only raises that a review of policies will be undertaken, but minerals and waste will not be covered in this version of the LDS. The LDS provides additional information for the reader to understand where Neighbourhood Plans are in preparation.
- 2.3. The revised LDS is attached at Appendix A.

3. Recommendations

- 3.1. It is recommended that the Planning Communities Executive Advisory Panel consider the draft revised Local Development Scheme (LDS), and subject to any comments/observations, agree that the draft LDS be advanced to the Executive meeting for consideration.

Reason for Recommendation:

- 3.2. To provide Member input into the timetable for the programme of plans identified in the LDS; and to ensure the Council meets its obligation to publish and maintain an up-to-date LDS, to meet its requirements as a local planning authority.

Alternative Options Considered:

- 3.3. It is a statutory obligation for the Council to publish and maintain an up-to-date LDS, as such there are no alternative options to consider.

4. Report Background

- 4.1. A Local Development Scheme (LDS) is a project plan setting out the timetable for the preparation of documents that in this case make up the North Northamptonshire Development Plan. The first North Northamptonshire Council LDS was adopted on 31st March 2022. This did not set out the approach and timetable for Minerals & Waste planning policy, formerly the responsibility of Northamptonshire County Council. Once an approach has been developed for how the Council should progress in preparing the North Northamptonshire Minerals and Waste Local Plan, and any other Development Planning Documents, then a further review of the LDS will be undertaken.
- 4.2. The Development Plan for North Northamptonshire is made up of the North Northamptonshire Joint Core Strategy (adopted July 2016); other area-based Local Plan policy documents; Part 2 Local Plans; the Northamptonshire Minerals and Waste Local Plan Update (adopted July 2017); and various Made Neighbourhood Plans. Once adopted, future Local Plans and Neighbourhood Plans, prepared by Neighbourhood Plan Groups, will also form a part of the Development Plan.
- 4.3. Section 15(1) of the 2004 Planning and Compulsory Purchase Act requires that the *“local planning authority must prepare and maintain a scheme to be known as their local development scheme”*. Legislation simply requires that the LDS is brought into effect and published by the Local Planning Authority. To achieve this, two actions need to be carried out:
- i. the Council should resolve that the LDS is to have effect; and
 - ii. it should specify the date from which the LDS is to have effect.

- 4.4. The Council's constitution requires that the LDS be adopted by Full Council. As such, it is proposed that Members of the Planning Communities Executive Advisory Panel consider the content of the LDS, before the Executive Member for Growth and Regeneration presents it to Executive for final comment, and Full Council to be adopted. The Council will continue to publish updates to the plan-making timetable on its website, as appropriate.

5. Issues and Choices

- 5.1. The purpose of the LDS is to provide a timetable against which the documents making up the Council's Development Plan can be viewed, allowing any parties interested in taking part in the preparation of the Plan to be notified of the programme and to be involved in its development.
- 5.2. It is considered important to ensure the Council is complying with the necessary tests, by agreeing and publishing a revised LDS.
- 5.3. Officers have reviewed the LDS, including the scope of Local Plans within it and timetable for preparation, taking account of resources, consultation feedback and the context of reforms to the planning system.

Planning reforms and transitional arrangements

- 5.4. Plan-making is taking place within the context of significant reform to the planning and plan-making system, which are set out in the Levelling Up & Regeneration Bill, with more detail provided in the Levelling-up and Regeneration Bill: reforms to national planning policy consultation December '22 - March '23.
- 5.5. The Levelling-up and Regeneration Bill sets out reforms to the local plan-making system. In summary, the Government intends that Plans will be produced more quickly and the content of plans will be simplified. The Government considers that this will result in a more effective system that is easier to engage with for stakeholders. Subject to parliamentary approval, it is anticipated that the plan-making reforms are to be implemented from late 2024.
- 5.6. Significantly the Bill sets out that each local planning authority must prepare a local plan and an express restriction that only one local plan may have effect in relation to a local planning authority's area at one time. The local plan can be supplemented by the preparation of Supplementary Plans.
- 5.7. National Development Management Policies are also proposed to aid future plan making. These policies would be given the same weight in certain planning decisions as policies in local plans, neighbourhood plans and other statutory plans (and could, where relevant, also be a material consideration in some planning decisions, such as those on Nationally Significant Infrastructure Projects). It is the Government's intention that National Development Management Policies would cover planning considerations that apply regularly in decision-making across England or significant parts of it, such as general policies for conserving heritage assets, and preventing inappropriate development in the Green Belt and areas of high flood risk.

- 5.8. The Bill would preclude new plans from including policies which duplicate or are inconsistent with National Development Management Policies. This would ensure that there is a clear demarcation between locally prepared plans and national policy, minimising any risk of conflict between them. The Bill also provides that National Development Management Policies would take precedence where there is conflict between them and development plan policies when making a decision on a planning application.
- 5.9. The [Levelling-up and Regeneration Bill: reforms to national planning policy consultation](#) provided further information on transitional arrangements. The reformed plan-making system is intended to be introduced in late 2024. In the meantime, the Government recognises the importance of ensuring that as many authorities as possible can take advantage of the policy changes outlined in this wider document, which at the time of publication were expected to take effect from Spring 2023, indicating risks of delay and uncertainty. Ensuring that plans can progress in the short term, which will allow land for development to continue to come forward and help to smooth the transition to the new plan-making system. Authorities with an up-to-date local plan in place will be in the best possible position to adapt to the reforms provided for in the Bill.
- 5.10. Therefore, the Government is proposing that plan makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the existing legal framework; this will mean that existing legal requirements and duties, for example the Duty to Cooperate, will still apply.
- 5.11. Consultation on revisions to the National Planning Policy Framework (NPPF) (Dec '22-March '23) proposed the removal of the “justified” test of soundness which requires that plans must provide “an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence”. Plan-makers will still need to produce evidence to inform the plan, and to satisfy requirements for environmental assessment, but the Government considers that removing the explicit test that plans are ‘justified’ is intended to allow a proportionate approach to examination, in light of these other evidential requirements.
- 5.12. Despite the anticipated timetable for reforms, the Government has yet to publish its response to the consultation on measures discussed above, including finalising transitional arrangements. The Department for Levelling Up, Housing and Communities (DLUHC) has confirmed that NPPF revisions will be delayed until at least September¹. Officers have considered the measures set out in revising the LDS and the process and timetable for plan preparation and sought to develop an approach that future-proofs the Council.

¹ Article in Planning Resource, 5th July 2023

Local Development Scheme

North Northamptonshire Local Plan

- 5.13. Members will be aware that the Joint Core Strategy is the strategic Part 1 Local Plan for North Northamptonshire, providing strategic allocations and the strategic direction for development across the wider area. The adopted LDS sets out that the Joint Core Strategy would be reviewed/updated through the North Northamptonshire Strategic Plan which would focus on strategic matters which would, as a minimum, meet the requirement set out in the NPPF, to have a plan that addresses the strategic priorities for the area. Consultation on Scope and Issues was undertaken March-May 2022, and was reported to the Planning Policy Executive Advisory Panel on 14th December 2022.
- 5.14. Approaches to progressing local plans in North Northamptonshire were discussed at internal workshops with policy officers and Members between March and June 2023. Three options were considered:
- Option 1: Progress as per adopted LDS and continue to prepare North Northamptonshire Strategic Plan.
 - Option 2: Prepare one North Northamptonshire Local Plan, incorporating the Gypsy & Traveller Local Plan.
 - Option 3: Broaden the scope of the Strategic Plan and rename as the North Northamptonshire Local Plan but continue to prepare separate Gypsy & Traveller Local Plan.
- 5.15. It was concluded that the preferred approach based upon various factors was Option 3, that being to broaden the scope and rename it North Northamptonshire Local Plan and prepare a separate Gypsy & Traveller Local Plan.
- 5.16. The scope of the North Northamptonshire Local Plan will include strategic priorities that would have been covered in the Strategic Plan (which were set out in the Scope and Issues consultation document) and some non-strategic matters that are set out in the Part 2 Local Plans. This will allow for harmonisation and rationalisation of policy approaches and the opportunity to address any policy gaps that may exist. It is considered that this approach better future-proofs the Council to respond to planning reform, and the requirement for one local plan. This approach has been informed by feedback to the Strategic Plan Scope and Issues consultation. It will be necessary to save certain policies in the Part 2 Local Plans. This approach is also likely to bring with it efficiencies and cost savings by reducing the need to invest in preparing several Part 2 Local Plans. These aspects of plan-making will however be looked at by the Council when reviewing Planning Reform.
- 5.17. The timetable for plan-making proposes removal of the Spatial Options consultation that was timetabled for September 2023². It is considered more

² Timetable was set out in Planning Policy Work Programme reported to 30th January 2023 Planning Communities EAP

prudent to focus resources on the development of a draft plan, with options developed and tested through the evidence base, notably the Sustainability Appraisal, informed by feedback to the Strategic Plan Scope & Issues consultation. Instead of the Options consultation, it is proposed to undertake workshops and targeted engagement on specific policy areas during the Autumn, to inform the draft plan. Members will be kept informed of the proposed mechanisms for this ongoing engagement. It is considered that this approach represents a proportionate, robust approach that is consistent with national policy and will ensure resources are appropriately focused. There will be opportunity for comment and contributions through focused engagement on specific topics, helping to develop the approach for future stages of consultation, notably the draft plan.

5.18. A summary of the timetable for the North Northamptonshire Local Plan is provided below:

- Issues/scope Consultation - March 2022 (completed)
- Draft Plan Consultation - June 2024
- Publication Plan Consultation - January 2025
- Submission to the Secretary of State - April 2025
- Examination - October 2025
- Inspector's Report - March 2026
- Adoption - April 2026

Part 2 Local Plans

5.19. Each of the sovereign authorities progressed their own Part 2 Local Plan policies for their areas. The Borough Council of Wellingborough adopted its Part 2 Plan in February 2019; the Part 2 Local Plan for Corby was adopted in September 2021; and the Part 2 Local Plan for Kettering was adopted in December 2021. The Part 2 Local Plan for East Northamptonshire was Submitted to the Secretary of State in March 2021. The Examination hearing sessions were held April-May 2022. Consultation on Proposed Modifications took place April-May 2023. The Planning Inspector is expected to provide her report very soon, which will lead to the final Plan progressing through the Planning Communities Executive Advisory Panel, and Executive within the next few months, and on to full Council for adoption before the end of the year.

North Northamptonshire Gypsy and Traveller Local Plan

5.20. The Planning Communities Executive Advisory Panel on 27 March 2023 endorsed changes to the Gypsy and Traveller Local Plan, including the name, scope, and timetable. Public consultation on the [Scope and Options](#) and associated [Sustainability Appraisal Scoping Report](#) followed between 5 April and 31 May 2023. A separate report has been prepared on this agenda setting out the responses to the public consultation.

<https://northnorthants.moderngov.co.uk/documents/s14135/Report%20-%20Planning%20Policy%20Work%20Programme.pdf>

- 5.21. The projected timescale for the Gypsy and Traveller Local Plan endorsed by the Panel is set out below:
- Early stakeholder and community involvement - April 2023 (completed)
 - Draft Plan Consultation - September/October 2023
 - Publication Plan Consultation - January/February 2024
 - Submission to the Secretary of State - April 2024
 - Examination - July 2024
 - Inspector's Report - December 2024
 - Adoption - February 2025
- 5.22. The above timetable is ambitious leaving little room for issues to arise during its preparation, causing its delay. However, the priority with which progress is sought shows a clear intent to address issues identified in meeting accommodation needs, and a desire to ensure that the need is met whilst providing standards acceptable for habitation such as space standards and amenity.
- 5.23. It is also acknowledged that local plan policy development may be necessary in other topic areas, including specific policies for our town centres. The LDS is only required to address timescales for Development Plan Documents, therefore only addresses the timescales for those Plans set out in this report. It should be noted that that timetable detailed for plan preparation above is just one element of the programme of work undertaken by the Planning Policy team. The preparation of the Local Plans in the LDS and accompanying documents will be demanding of staff resources whilst the structure of the planning function undergoes a period of transformation and restructure as a result of the continued formation of North Northamptonshire Council following the previous 5 authorities structure. Progress is being made as an authority and it is anticipated that a clearer strategy around staffing and roles will be nearer completion early in 2024.
- 5.24. A means of balancing priorities in plan-making against other policy priorities in terms of procurement of consultants, evidence base preparation and consultation, at a time of budget pressures nationally in local government, and significant and competing work demands. Further changes in staff or uncertainty caused by Planning Reform legislation and guidance will carry risks to the timetable outlined, but this will be kept in check as much as is possible to ensure the programme stays on track.
- 5.25. The implementation of proposed planning reform is still uncertain and has led to many local planning authorities across the country pausing plan-making. It is considered that despite significant resource challenges and this uncertainty that it is important to progress plan-making in North Northamptonshire. It is however possible to review the LDS at a future date, although efforts will continue to ensure this does not change those programmes detailed within this report.

6. Next Steps

- 6.1. The proposed revised draft LDS is attached at Appendix A. Members of the Planning Communities Executive Advisory Panel are asked to review the LDS, suggest any amendments, and agree the draft LDS to be reported to Members of the Executive, before being adopted by Full Council.

7. Implications (including financial implications)

7.1. Resources, Financial and Transformation

- 7.1.1. There are no specific resources or financial implications arising from this report. The plan-making work set out within the LDS will be resourced within the existing Planning Policy budget. A review of further resources will be undertaken as part of the budget setting process to assess the appropriate level to support future requirements. The preparation of the Local Plans in the LDS and accompanying documents will be demanding of staff and resources and needs to be balanced with other policy priorities, in terms of procurement of consultants, evidence base preparation and consultation, at a time of budget pressures and significant and competing work demands. It will require careful resource management and collaborative working with other services within the Council, such as Environmental Health, Flood and Water Management, Highways, Public Health etc.

7.2. Legal and Governance

- 7.2.1. The LDS is required under Section 15(1) of the Planning and Compulsory Purchase Act 2004. Formulating the timetables within the LDS, keeping them up-to-date, and making it publicly available on the Council's website will ensure that the Council complies with the necessary tests in preparing a Local Plan for Examination.

7.3. Relevant Policies and Plans

- 7.3.1. The plans set out in the LDS will take forward relevant policies in the Corporate Plan and other relevant documents.

7.4. Risk

- 7.4.1. The risk from setting out an LDS is often associated with that of slippage to those plans identified within it. Every effort has been made to be as realistic as possible, yet also challenge the programme in terms of progress. Causes of delay are varied but can include loss of key staff, including in other service areas who would support plan-making; time appointing consultant input; complexity of evidence; expansive consultation responses and complexity; planning reforms and subsequent uncertainty; competing priorities; to name but a few. It is also recognised that some issues of developing policy may need to be added to the LDS, the fact that these are not included within this one does not mean they cannot be added in the future, it just means a timetable has not been identified yet.

7.4.2. In March 2020, the Government set a 'clear deadline' of December 2023 for all authorities to have up-to-date Local Plans in place. Government can intervene in Local Plan processes where they consider there is a lack of progress being made, plans are out of date, or there are high housing pressures and intervention would have an impact. It is considered that the risk of this is very low in North Northamptonshire. There will be a package of up-to-date Part 2 Local Plans in place and substantial progress has been made in preparing the North Northamptonshire Local Plan. A significant number of policies in the Joint Core Strategy are still considered to be working effectively in the development management process.

7.4.3. There are risks, that any slippage in plan-making could mean the 30th June 2025 submission deadline for the plan to be examined under the current planning system not being met. Government announcements in relation to planning reform will be monitored and considered accordingly. It is considered that whilst it is the clear intention for the plan to be progressed under the current planning system, any work on the plan would be capable of being adapted accordingly.

7.5. Consultation

7.5.1. No consultation is necessary in agreeing an LDS, consultation is however a fundamental part in the development of each of the Development Plan Documents.

7.6. Consideration by Scrutiny

7.6.1. There is no clear identified need for wider consideration by scrutiny. Comments/observations on the content of the draft LDS will be made by Members of this Executive Advisory Panel and considered for inclusion in subsequent versions ahead of adoption.

7.7. Equality Implications

7.7.1. Equality Screening Assessments will be carried out in consultation with the Council's Equalities Officer on the local plans as they are developed.

7.8. Climate and Environment Impact

7.8.1. Climate change will be a fundamental consideration throughout the preparation of those Development Plan Documents, and Neighbourhood Plans, identified within the LDS. The local plans within the LDS will provide an opportunity to respond to the Council's Climate and Environment Emergency declared in July 2021. The Sustainability Appraisal, prepared in parallel with each stage of the Plans, will assess their impacts on climate change and its ability to minimise the contribution to climate change through appropriate mitigation, and to support adaption measures to build resilience against the impacts of climate change in North Northamptonshire.

7.9. **Community Impact**

- 7.9.1. The LDS has limited direct community impact, but the Development Plan Documents and the timetables contained within it do. Consultation with the community will be a significant part of the development of those documents.
- 7.9.2. The development of these plans will seek to ensure that existing and new communities in North Northamptonshire see real benefits from development. Consultation and the evidence base to inform them, will help inform the approach and how benefits can be maximised.

7.10. **Crime and Disorder Impact**

- 7.10.1. The local plans in the LDS will set out policies to ensure safe communities and development. Consultation feedback will inform the approach to these elements as the plans are developed.

8. Background Papers

- 8.1. Planning Policy Work Programme (January 2023)
- 8.2. North Northamptonshire Local Development Scheme (March 2022)

North Northamptonshire Council

Draft Local Development Scheme (LDS) 2023 - 2026

*Draft Version for discussion by the Planning
Communities Executive Advisory Panel
19 July 2023*



**North
Northamptonshire
Council**

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1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS). The purpose of the LDS is to enable the local community to identify the timetable for the preparation of planning documents prepared in their area. This will be the second LDS prepared by North Northamptonshire Council, the first was adopted in March 2022.
- 1.2 This LDS covers a three-year period and sets out details of the Development Plan Documents (DPDs) that North Northamptonshire Council intends to produce, and the timetable for their production. It also includes an assessment of the roles and responsibilities of those involved in their production; a reflection on the relationship with Neighbourhood Plans and other documents; and an assessment of risks and contingencies as part of the programme to adoption.
- 1.3 The LDS will be kept up-to-date on the Council's website to allow local communities and other interested parties to keep track of the Council's progress, aware of critical phases of plan preparation, and alert to when the key stages will occur.

2 North Northamptonshire Development Framework – Current Position

2.1 The North Northamptonshire Development Framework currently comprises the following:

Development Plan Documents

- North Northamptonshire Joint Core Strategy (JCS) (Part 1 Local Plan) - adopted July 2016
- Part 2 Plan for the Borough Council of Wellingborough - adopted February 2019
- Part 2 Local Plan for Corby – adopted September 2021
- Site Specific Part 2 Local Plan for Kettering Borough –adopted December 2021
- Kettering Town Centre Area Action Plan - adopted July 2011
- Rural North, Oundle and Thrapston Plan – adopted July 2011
- Northamptonshire Minerals and Waste Local Plan Update – adopted July 2017
- Saved Policies from the East Northamptonshire District Local Plan – adopted 1996 – November 2015 (to be replaced by the East Northamptonshire Local Plan Part 2)
- Northamptonshire Minerals and Waste Local Plan Update - adopted July 2017

Other Development Framework Documents

- North Northamptonshire Statement of Community Involvement – adopted 28th July 2022
- North Northamptonshire Annual Monitoring Report – published annually
- Other local plan specific Annual Monitoring Reports for Development Plan Documents – published annually
- Local Development Scheme (this document)

2.2 The preparation of new documents will bring with it the need to review and update the content of this LDS, however, changes to the content of documents or minor alterations to supporting mechanisms will not necessarily demand a review.

Related Strategies

2.3 The Council’s Corporate Plan approved by Full Council on 1st December 2021 will influence Local Plans prepared by the Council alongside any other relevant documents.

3 Development Plan Documents – Future Position

North Northamptonshire Joint Core Strategy

- 3.1 The North Northamptonshire Joint Core Strategy (JCS) was adopted in July 2016 and will cover the period 2011-2031. It was prepared by the North Northamptonshire Joint Planning Unit and adopted by the North Northamptonshire Joint Planning Committee. The JCS is the strategic Part 1 Local Plan for the area, providing strategic allocations and the strategic direction for development across the North Northamptonshire area.
- 3.2 The Joint Core Strategy will be reviewed/updated through the preparation of what will be called the North Northamptonshire Local Plan. The Plan will address strategic matters which will, as a minimum, meet the requirement set out in the National Planning Policy Framework, to have a plan that addresses the strategic priorities for the area and some non-strategic matters that are set out in Part 2 Local Plans. This will allow for harmonisation and rationalisation of policy approaches and the opportunity to address any policy gaps that may exist. It is proposed that the statutory plan period should be 2021-2041, with a longer-term vision for achieving sustainable growth set out beyond this period.

East Northamptonshire Local Plan Part 2

- 3.2 The East Northamptonshire Local Plan Part 2 is a legacy document in its final stages of preparation, planned for adoption by North Northamptonshire Council. All the Part 2 Local Plans are intrinsically linked with the North Northamptonshire Joint Core Strategy, to read as one Local Plan.
- 3.3 The Part 2 Local Plan for East Northamptonshire was Submitted to the Secretary of State in March 2021. The Examination hearing sessions were held in April-May 2022 and following receipt of the Inspector's report the plan is expected to be adopted by Autumn 2023.

North Northamptonshire Gypsy and Traveller Local Plan

- 3.4 The North Northamptonshire Gypsy and Traveller Local Plan will set planning policies and site allocations to meet the identified needs for Gypsy and Travellers and ensure high standards of design, development and living conditions. A Gypsy and Traveller Accommodation Assessment (GTAA) for North Northamptonshire was published in March 2019. Specialist consultants have been appointed to update the GTAA and to prepare a Pitch Deliverability Assessment which will identify options for meeting provision, this could include existing site extensions, site intensifications, potential enforcement of sites occupied by non-travellers, and new site provision.
- 3.5 Public consultation on the Scope and Options and associated Sustainability Appraisal Scoping Report took place between 5 April and 31 May 2023. The projected timescale for the North Northamptonshire Gypsy and Traveller Local Plan proposes consultation on a Draft Plan September/ October 2023.

Other Development Plan Documents

- 3.6 Once an approach has been developed for how the Council should progress in preparing the North Northamptonshire Minerals and Waste Local Plan, and any other Development Planning Documents, then a review of this LDS will be undertaken.

Neighbourhood Plans

- 3.8 The Localism Act 2011 introduced rights and powers to enable communities to get directly involved in planning for their area. Neighbourhood planning allows communities to come together through a parish council or formal neighbourhood forum and produce a neighbourhood plan. Neighbourhoods can decide what they want to consider in their neighbourhood plans. They may allocate land for development or influence the type and design of development that comes forward. Neighbourhood plans must however be in general conformity with National Policy and the strategic planning policies already adopted by the Council. They should not promote less development than that set out in the Local Plan or undermine its strategic policies. They are also subject to an independent Examination and need to be approved by a majority vote in a local Referendum, before they can be Made (adopted).
- 3.9 North Northamptonshire Council has a large number of “made” neighbourhood plans within its area, and a significant number of plans at various stages in their preparation. The Council will continue to support Neighbourhood Plan Groups in the preparation of their Plans.
- 3.10 Any further “made” Neighbourhood Plans will also form a part of the Development Plan and will be used to assess and determine planning applications within the Plan’s designated area.

4. Other Documents

Statement of Community Involvement

- 4.1 The North Northamptonshire Statement of Community Involvement (SCI), adopted on 28th July 2022 was the first to be adopted by North Northamptonshire Council. It sets out the programme of community engagement in the preparation of local planning documents, minerals and waste matters and in considering planning applications for the area. It also sets out how the community can become involved in influencing Local Plans and planning applications ranging from minor development proposals such as house extensions, to major housing, employment and retail schemes, and to minerals and waste plans and applications.

Community Infrastructure Levy and Planning Obligations

- 4.2 The Community Infrastructure Levy (CIL) is a standard pre-set charge which local planning authorities are empowered, but not required, to charge on all new developments over a minimum size. However, planning obligations through S106 Agreements remain a key means for ensuring that developments pay for infrastructure to make a development proposal acceptable in planning terms. None of the previous sovereign authorities prepared a CIL levy for their areas. The Government has resolved to remove pooling restrictions previously imposed limiting 5 planning obligations towards a single piece of infrastructure. Further guidance on these topic areas was published by the Government on 2nd September 2019, and further reforms to CIL through an Infrastructure Levy were consulted on between March and June 2023. The Council will continue to monitor the situation regarding implementation of the Infrastructure Levy before determining any further actions necessary.

Supplementary Planning Documents

- 4.3 Supplementary Planning Documents are not required to be identified in the Local Development Scheme. It is however worth noting that a number of Supplementary Planning Documents have been adopted on a former area-wide basis, largely by the former sovereign authorities.

North Northamptonshire Council Monitoring Report

- 4.4 A North Northamptonshire Council Monitoring Report to measure progress made in delivering the policies contained within the Joint Core Strategy will continue to be published. Monitoring reports previously published by the former sovereign authorities on their various Development Plan Documents will continue to be reported annually. These reports all measure the effectiveness of adopted policies within specific Development Plan Document.

Strategic Environmental Assessment and Sustainability Appraisal

- 4.5 Achieving sustainable development is at the heart of the National Planning Policy Framework (NPPF) and planning system in general. Development Plans must be in general conformity with the NPPF. Therefore, the proposed Development Plan Documents will have to be subject to a Sustainability Appraisal (incorporating a Strategic Environmental Assessment). This will ensure that the social, economic and environmental effects of policies and allocations are understood, and fully taken into consideration. This is particularly important in the appraisal of reasonable options.
- 4.6 Development Plan Documents must also comply with the requirements of the European Community's Habitats Regulations on the conservation of natural habitats and of wild fauna and flora (Directive 92/43/EEC, May 1992). An Appropriate Assessment will be prepared for each Development Plan Document, and along with the Sustainability Appraisal, will be subject to testing at the Examination into the Plans.

5 Delivery and Implementation

Resources

- 5.1 In preparing the Development Plan Documents, the Council's Planning Policy Team will lead in the production of each of the documents, with contributions from other service areas within the Council as and when required. It also recognises the need to use consultant expertise to assist in producing various elements of the technical background work. The Council has retained sufficient budget for the work necessary to prepare the Development Plan Documents and will consider the need for a Planning Reserve within future budget allocations to account for the higher costs necessary to progress Plans through Examination.
- 5.2 Following the formation of the new authority, a strategy of service transformation is being carried out, including within the Growth and Regeneration service area, in which the Planning Policy function sits. This LDS will be a reference point when considering how the service area is structured.
- 5.3 The Planning Policy team will continue to work with its partners on issues of delivery and implementation, including continued discussions with infrastructure delivery partners, developers, and seeking funding support from government bodies e.g. Department for Transport and Homes England.

Risk Assessment

- 5.4 Production of the Development Plan Documents requires consideration of the potential risks involved in their preparation. In preparing this LDS, it was found that the main areas of risk relate to the following aspects:
 - **Staff turnover, retention and service restructure** – The Council officers will continue to work flexibly within the teams to ensure that resources are directed to areas where the greatest priorities require them. Plan preparation is a priority within the work programme. This will help to ensure that any loss of staff whilst positions are filled do not have a significant impact on timetables. Service restructure can be positive in resetting the focus of work priorities, but it is recognised it can also be unsettling for staff. It should also be recognised there is a shortage of qualified experienced town planners in the marketplace.
 - **Duty to Cooperate** – The Council will engage with other authorities and organisations to ensure it satisfies the Duty to Cooperate and prepares a Statement of Common Ground.
 - **Budget pressures** – The Council has identified a requirement to make quite significant efficiency savings over the next 3 years. It is reviewing how those savings can best be achieved, and the service maintained or improved. The Planning Policy function is expected to contribute towards these savings. Helpfully, the budget is regularly monitored to plan and

project for any efficiency opportunities and potential unexpected additional costs likely to be incurred in producing the Development Plan Documents.

- **Capacity of the Planning Inspectorate (PINS)** – Advanced notification of timetables will be provided to the Planning Inspectorate to assist them in ensuring a suitable Inspector is available.
- **Developing the Plans at Planning Communities Executive Advisory Panel, and through Executive/Council** – Officers work closely with all Members, but in particular the Executive Member for Growth and Regeneration. Effort is made to inform progress in preparing the Development Plan Documents, and that access to all the background information necessary to develop an understanding and foster a spirit of ownership of the content of each Plan is made readily available.
- **Soundness of the Plans** – The Council will seek to minimise any risk to the assessment of “soundness” by providing a clear evidence base, informing The Planning Inspectorate of the on-going process and working alongside the Council’s designated planning solicitor throughout the process.
- **Legal Challenge** – As above, and in addition as each Plan develops the Council will work closely with its designated planning solicitor to reduce the risk of a successful legal challenge. This is likely to require specialist legal advice.
- **Programme Slippage** – The timetables set are considered challenging but also achievable. To seek to reduce the risk of slippage, the programme will be regularly monitored, and contingencies explored to keep the timetables on track. There will be the potential for slippage caused by factors out of the Council’s control.
- **Planning Reform** – Clarity over the final set of planning reforms and other legislative changes remain unclear, as does the timing and transitional arrangements. As such, officers will continue to monitor proposed reforms and respond to consultations when published. Officers will forecast these changes to ensure the Council is prepared, and in the best position possible when changes are confirmed.

Monitoring and Review

- 5.5 The North Northamptonshire Annual Monitoring Report will monitor the progress of the LDS on an annual basis, reporting by December each year. An annual monitoring report will be prepared to report on the delivery of policies for each of the Development Plan Documents once each document is adopted.
- 5.6 The LDS will be reviewed within a minimum of three years from the adoption of this document.

Schedule of proposed Development Plan Documents to be prepared and agreed by North Northamptonshire Council

Document title	Status	Responsible authority	Brief description	Chain of conformity	Early stakeholder + community involvement	Consultation on Publication Plan	Date for submission to S. of S.	Proposed date for adoption
North Northamptonshire Local Plan	DPD	NNC	Policy framework providing the strategic direction and allocations for North Northamptonshire	To conform with National Policy	Issues & Scope March/May 2022 Draft June/July 2024	January/February 2025	April 2025	April 2026
East Northamptonshire Local Plan Part 2	DPD	NNC	Policy framework containing land allocations and site-specific proposals for the former East Northamptonshire Council area	To conform with the North Northamptonshire Joint Core Strategy	January/March 2017	February/March 2021	March 2021	Autumn 2023
North Northamptonshire Gypsy and Traveller Local Plan	DPD	NNC	Planning policies and site allocations to meet the identified needs for Gypsy and Travellers and ensure high standards of design, development and living conditions.	To conform with National Policy	Early engagement April/ May 2023 Draft September/ October 2023	January/ February 2024	April 2024	February 2025
North Northamptonshire Council Policies Maps	DPD	NNC	Illustration of policies and proposals on ordnance survey base.	To conform with all DPD documents	Continuously updated			

Title: North Northamptonshire Local Plan

<p>Document details</p>	<p>Role and subject The North Northamptonshire Local Plan will provide the strategic framework for development and make allocations for the area. It will provide the strategy for development for the period 2021-2041, with the spatial vision for achieving sustainable growth extending beyond this.</p> <p>Geographical coverage The administrative unitary area of North Northamptonshire</p> <p>Status Development Plan Document</p> <p>Chain of conformity National Policy</p>	
<p>Timetable</p>	<ul style="list-style-type: none"> - Early stakeholder and community engagement - Draft Plan for consultation - Publication consultation - Submission to S of S - Examination - Adoption 	<p>March/May 2022</p> <p>June/July 2024</p> <p>January/February 2025</p> <p>April 2025</p> <p>October 2025</p> <p>April 2026</p>
<p>Arrangements for production</p>	<p>Organisation leading the process North Northamptonshire Council</p> <p>Management arrangements The North Northamptonshire Local Plan will be prepared, consulted upon, and managed by the Planning Communities Executive Advisory Panel, reporting into the Executive. Adoption of the Plan will be considered by Full Council.</p> <p>Resources required to produce the DPD Planning Policy Team, Growth and Regeneration Planning Policy budget Contributions from other service areas within the Council as and when required</p> <p>Approach to involving stakeholders and the community Refer to the North Northamptonshire Statement of Community Involvement July 2022</p>	

Title: North Northamptonshire Gypsy and Traveller Site Local Plan

<p>Document details</p>	<p>Role and subject The North Northamptonshire Gypsy and Traveller Site Allocations Policy, when adopted, will form part of the statutory North Northamptonshire Development Plan. This document will set planning policies and site allocations to meet the identified needs for Gypsy and Travellers and ensure high standards of design, development and living conditions.</p> <p>Geographical coverage The administrative unitary area of North Northamptonshire</p> <p>Status Development Plan Document</p> <p>Chain of conformity National Policy</p>	
<p>Timetable</p>	<ul style="list-style-type: none"> - Early stakeholder and community engagement - Draft Plan for consultation - Publication consultation - Submission to S of S - Examination - Adoption 	<p>April/ May 2023</p> <p>September/ October 2023</p> <p>January/ February 2024</p> <p>April 2024</p> <p>July 2024</p> <p>February 2025</p>
<p>Arrangements for production</p>	<p>Organisation leading the process North Northamptonshire Council</p> <p>Management arrangements The North Northamptonshire Gypsy and Traveller Local Plan will be prepared, consulted upon, and managed by the Planning Communities Executive Advisory Panel, reporting into the Executive. Adoption of the Plan will be considered by NNC Full Council.</p> <p>Resources required to produce the DPD Planning Policy Team, Growth and Regeneration Planning Policy budget Contributions from other service areas within the Council as and when required</p> <p>Approach to involving stakeholders and the community Refer to the North Northamptonshire Statement of Community Involvement July 2022</p>	

Title: East Northamptonshire Local Plan Part 2

<p>Document details</p>	<p>Role and subject The East Northamptonshire Local Plan Part 2, when adopted, will form part of the statutory North Northamptonshire Development Plan. The document will cover the whole of the former East Northamptonshire District area with the exception of issues addressed in the Joint Core Strategy. The Part 2 Local Plan will include the identification of sites for housing, employment, recreation, green infrastructure and other land uses.</p> <p>Geographical coverage The administrative Unitary area of North Northamptonshire</p> <p>Status Development Plan Document</p> <p>Chain of conformity North Northamptonshire Joint Core Strategy</p>	
<p>Timetable</p>	<ul style="list-style-type: none"> - Early stakeholder and community engagement - Draft Plan for consultation - Publication consultation - Submission to S of S - Examination - Adoption 	<p>Ongoing January/March 2017 November 2018/February 2019 February/March 2021 March 2021 April 2022 Autumn 2023</p>
<p>Arrangements for production</p>	<p>Organisation leading the process North Northamptonshire Council</p> <p>Management arrangements The East Northamptonshire Local Plan Part 2 will be prepared, consulted upon, and managed by the Planning Communities Executive Advisory Panel, reporting into the Executive. Adoption of the Plan will be considered by NNC Full Council.</p> <p>Resources required to produce the DPD Planning Policy Team, Growth and Regeneration Planning Policy budget</p> <p>Approach to involving stakeholders and the community Refer to the North Northamptonshire Statement of Community Involvement July 2022</p>	

Title: North Northamptonshire Policies Maps

<p>Document details</p>	<p>Role and subject The policies maps will illustrate on an Ordnance Survey base map all the policies and proposals contained in development plan documents and any saved policies. It will reflect the Key Diagram in the Joint Core Strategy, and it will contain Insets showing the proposals within specific areas (e.g. sites subject to development allocation; Part 2 Local Plans; Area Action Plans; or sites to which policies apply for protection and/or enhancement).</p> <p>Geographical coverage The maps will cover the administrative unitary area of North Northamptonshire.</p> <p>Status Development Plan Document</p> <p>Chain of conformity North Northamptonshire Joint Core Strategy</p>
<p>Timetable</p>	<p>The Policies Maps will be revised, where necessary, to reflect the up-to-date plan for the area whenever a Development Plan Document is adopted or a 'saved' policy ceases to be part of the Local Plan.</p>
<p>Arrangements for production</p>	<p>Organisation leading the process North Northamptonshire Council</p> <p>Management arrangements The Proposals Maps will be prepared, consulted upon, and managed by the Planning Communities Executive Advisory Panel, reporting into the Executive. Adoption of policies that appear on the Proposals Maps will be considered by NNC Full Council.</p> <p>Resources required to produce the DPD Planning Policy Team, Growth and Regeneration Support from Council's GIS team when required Planning Policy budget</p> <p>Approach to involving stakeholders and the community Refer to the North Northamptonshire Statement of Community Involvement July 2022</p>

Summary of status of Neighbourhood Plans by progress date at June 2023

Neighbourhood Plan by Area	Stage at June 2023	Next stage
Corby Area		
Central Corby	Area designated - 04.06.15	No further progress
Cottingham	Plan 'Made' - 14.04.22	n/a
Gretton	Plan 'Made' - 22.06.21	n/a
Stanion	Area designated - 27.09.18	No further progress
Weldon	Area designated - 27.02.17	Informal Plan drafting
East Northants Area		
Barnwell	Plan 'Made' - 09.02.23	n/a
Brigstock	Plan 'Made' - 21.01.19	n/a
Barrowden and Wakely	Plan 'Made' - 09.12.19	n/a
Chelveston cum Caldercott	Plan 'Made' - 17.07.17	Review underway
Collyweston	Area designated - 09.05.16	No further progress
Deene and Deenethorpe	Area designated - 18.05.15	No further progress
Duddington with Fineshade	Reg.15 - 00.05.23	Reg.16 Consultation
Glapthorn	Plan 'Made' - 30.07.18	n/a
Great Addington	Area designated - 08.04.20	Informal Plan drafting
Hargrave	Plan 'Made' - 25.08.22	n/a
Higham Ferrers	Plan 'Made' - 11.04.16	Review underway
Irthlingborough	Area designated - 10.12.14	Informal Plan drafting
Kings Cliffe	Plan 'Made' - 14.10.19	n/a
Nassington	Area designated - 07.01.21	No further progress
Oundle	Examiners Report - 21.12.19	No further action
Raunds	Plan 'Made' - 27.11.17	n/a
Ringstead	Plan 'Made' - 25.08.22	n/a
Rushden	Plan 'Made' - 04.06.18	Review underway
Stanwick	Plan 'Made' - 17.07.17	n/a
Thrapston	Area designated - 25.05.22	Informal Plan drafting
Twywell	Area designated - 09.05.19	No further progress
Warmington	Plan 'Made' - 17.12.19	n/a

Kettering area		
Braybrooke	Plan 'Made' – 08.06.23	n/a
Broughton	Plan 'Made' - 17.10.18	n/a
Desborough	Area designated - 16.10.13	Informal Plan drafting
Grafton Underwood	Area designated - 03.06.19	Informal Plan drafting
Great Cransley	Area designated - 27.05.15	Informal Plan drafting
Harrington	Plan 'Made' – 08.06.23	n/a
Mawsley	Area designated - 15.04.15	No further progress
Pytchley	Area designated - 07.12.15	Informal Plan drafting
Rothwell	Area designated - 10.04.13	Informal Plan drafting
Rushton	Area designated - 22.03.22	Informal Plan drafting
South West Kettering	Plan 'Made' – 08.06.23	n/a
Wilbarston	Area designated - 11.07.22	Informal Plan drafting
Wellingborough area		
Earls Barton	Plan 'Made' - 19.01.16	Review underway
Ecton	Plan 'Made' - 22.06.21	n/a
Irchester, Knuston & Little Irchester	Plan 'Made' - 16.10.18	Review underway
Isham	Area designated - 05.06.19	Informal Plan drafting
Wollaston	Plan 'Made' - 20.12.16	n/a



PLANNING COMMUNITIES EXECUTIVE ADVISORY PANEL 19 July 2023

Briefing Title	Gypsy and Traveller Local Plan - Responses to Scope and Options Consultation
Briefing Author	Terry Begley, Principal Planner terry.begley@northnorthants.gov.uk

List of Appendices

Appendix A – Scope and Options Consultation Summary Report

1. Purpose of Briefing

- 1.1. This report summarises the responses received to the Scope and Options consultation undertaken as part of the preparation of the Gypsy and Traveller Local Plan and explains the next steps.

2. Executive Summary

- 2.1 Public consultation was undertaken between 5 April and 31 May 2023 on the [Scope and Options](#) and associated [Sustainability Appraisal Scoping Report](#) as part of the preparation of the Gypsy and Traveller Local Plan. This report provides a summary of the responses received and explains the next steps in the process.
- 2.2 The consultation at this first formal stage in the plan making process encouraged many helpful and constructive comments and can be considered valuable with nearly 100 individual responses received.
- 2.3 Collectively the responses represent a wide range of views that support continued preparation of the Gypsy and Traveller Local Plan and emphasise the need to continue strengthening the supporting evidence base and engaging with the gypsy and traveller community, as well as with neighbouring authorities and other stakeholders to inform policy development.

3. Recommendations

- 3.1 It is recommended that the Panel:
- a) Notes the content of the 'Scope and Options Consultation Summary Report' (Appendix A) as a document which will be used to inform the preparation of the Gypsy and Traveller Local Plan.

4. Briefing Background

Consultation Summary

- 4.1 The Scope and Options consultation was held over 8 weeks between 5 April and 31 May 2023 and invited views on what should be included in the Gypsy and Traveller Local Plan and a range of high-level options to address issues within the plan, including the following key policy areas:
- Vision and outcomes for the Plan.
 - Options to meet future requirements.
 - Site size.
 - Geographical distribution.
 - Allocation of reserve sites.
 - Assessment criteria for site allocation and determination of planning applications.
 - Transit sites and temporary stopping places.
 - Site design.
 - Retention of sites.
- 4.2 The consultation document invited respondents to comment on 12 questions based around the content above or to make any other comments they wished to do at this stage.
- 4.3 In addition, respondents could also comment on the accompanying Sustainability Appraisal Scoping Report.
- 4.4 The consultation was promoted in a variety of ways including correspondence via the Council's planning policy consultation database, online questionnaire on the Councils Consultation and Engagement Hub website, site visits, staff bulletins, duty-to-cooperate meetings, press releases and social media.

Consultation Responses

- 4.5 In total, there were 98 responses to the Scope and Options consultation and associated Sustainability Appraisal Scoping Report, although some had no comment to make at this stage and not all respondents answered all the questions. A wide range of stakeholders submitted responses, including statutory consultees, town/parish councils, businesses, residents, and interest groups. Most responses were submitted online (87 responses) through the Council's Consultation and Engagement Hub, with the remainder (11 responses) email responses. A small number of people from the local Gypsy and Traveller community in North Northamptonshire have given their views via one to one meetings and site visits.
- 4.6 A summary of the responses and initial officer response is set out in the accompanying consultation summary report at Appendix A. A brief overview of the responses to each policy area is outlined below.

Vision and Outcomes

- 4.7 There was general support amongst the respondents for the vision and outcomes, particularly the emphasis on reducing the number of unauthorised developments and encampments. However, some of this was qualified and subject to amendments or a change in emphasis. Some comments referred more to the implementation of the vision as opposed to the vision itself.

Accommodation Options

- 4.8 A wide range of comments were received with support split relatively even between the options provided. Responses to the consultation indicated that having the flexibility to use a variety of options would allow the Council to adopt the most appropriate approach whilst taking account of local context such as levels of need, sustainability, the nature of existing gypsy and traveller sites and landscape sensitivity.

Site Size

- 4.9 All size of sites were supported by respondents who answered this question, with least support for larger sites. It was also recognised that the most appropriate size of site would be dependent on local circumstances and other factors.

Geographical Distribution

- 4.10 Majority of respondents favoured a more equal distribution of development but there were a mix of views and recognition that other factors will influence the location of sites.

Allocation of Reserve Sites

- 4.11 There were a mix of views as to whether reserve sites should be allocated, although slightly more respondents favoured not allocating reserve sites than allocating them.

Criteria Based Policy

- 4.12 Responses broadly supported a criteria-based policy to guide the consideration of locations for gypsy and traveller development. However, there were some specific requests for amendments to the criteria and policy wording which will be considered further. Some comments referred more to the implementation of the criteria-based policy as opposed to the actual criteria.

Short-Term Accommodation

- 4.13 The allocation of emergency stopping places was the option favoured by the highest number of respondents. Many of the concerns raised related to ensuring that the sites identified are in suitable locations and do not become permanent provision.

Site Design

- 4.14 Most respondents who answered this question i.e. excluding 'don't know,' supported the inclusion of a policy setting out design principles. Respondents highlighted multiple issues to be addressed in the design policy.

Site Retention

- 4.15 There was strong support for the inclusion of a policy to retain existing authorised gypsy and traveller sites.

Sustainability Appraisal Scoping Report

- 4.16 Respondents, including the Environment Agency and Natural England, provided supportive comments on the scope and content of the Sustainability Appraisal.

5. Timeline

- 5.1 The response provided to the consultation will be used to inform the development of the draft Gypsy and Traveller Local Plan. This work will include:

- Continue to strengthen the supporting evidence base. This will include updated information on accommodation needs, design advice and a detailed evaluation of existing sites to accommodate extra capacity, along with updated Sustainability Appraisal and Habitats Regulation Assessment in accordance with the regulations.
- In recognition that Gypsy and Travellers are hard to reach groups, officers will work with the Community Development Officer to engage directly with the local Gypsy and Traveller community through offering a series of face-to-face meetings.
- Maintain discussions with neighbouring authorities and other stakeholders as part of ongoing duty-to-cooperate requirements, including preparation of statements of common ground as required by the National Planning Policy Framework
- Upload consultation responses to the website alongside the consultation summary report.

- 5.2 The next formal stage of the process is consultation on the Draft Plan. The latest Local Development Scheme (reported elsewhere on the agenda) indicates this stage will take place in September/October 2023 to allow sufficient time for the work outlined above to be progressed.

6. Implications (including financial implications)

- 6.1 The following were considered: Resources, Financial and Transformation; Legal and Governance; Relevant Policies and Plans; Risk; Consultation; Equality; Climate and Environmental Impact; Community Impact, and Crime and Disorder Impact. If applicable, the outcome of any consultations, assessments, considerations, and implications considered necessary during preparation of this report are detailed below:

- Financial – The cost of plan preparation, consultation, technical advice, legal support, and examination is to be met from within the Planning Policy team’s revenue budgets.
- Legal and Governance – The preparation of planning policy is a legal requirement under Section 19 of the Planning and Compulsory Purchase Act 2004. A public consultation was held in April and May 2023 in accordance with the provisions of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- Risk – The Local Development Scheme includes a risk assessment of issues that could affect the Councils ability to deliver the Local Plan(s) in accordance with the programme. Failure to consider representations to the Scope and Options consultation may result in an unsound plan at Examination, or legal challenge.
- Equality - The Scope and Options consultation documents were subject to an equalities assessment, and this will be reviewed and updated for the Draft Plan.

7. Conclusions

- 7.1 The consultation encouraged many helpful and constructive comments which will inform the preparation of the Gypsy and Traveller Local Plan. Further work now needs to be undertaken to strengthen the evidence base, including updated assessment of need, detailed assessment of sites deemed as potentially able to meet identified need and ongoing engagement.

8. Background Papers

- 8.1 [EAP Planning Communities, 27 March 2023](#)

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Gypsy and Traveller Local Plan

Scope and Options Consultation Summary Report

July 2023

www.northnorthants.gov.uk

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1.0 Introduction

1.1 The Council is preparing a Gypsy and Traveller Local Plan that will set out planning policies and site allocations to meet the identified accommodation needs for gypsy and travellers and ensure high standards of design, development and living conditions.

1.2 As the first step in Local Plan preparations the Regulations state the need¹ to consult “on the subject of a local plan which the local planning authority proposes to prepare”. The Planning Communities Executive Advisory Panel considered material for the Scope and Options consultation on 27 March 2023². Approval to publish the Scope and Options for public consultation was given by the Executive Member for Growth and Regeneration, in consultation with the Executive Director of Place and Economy on 3 April 2023.

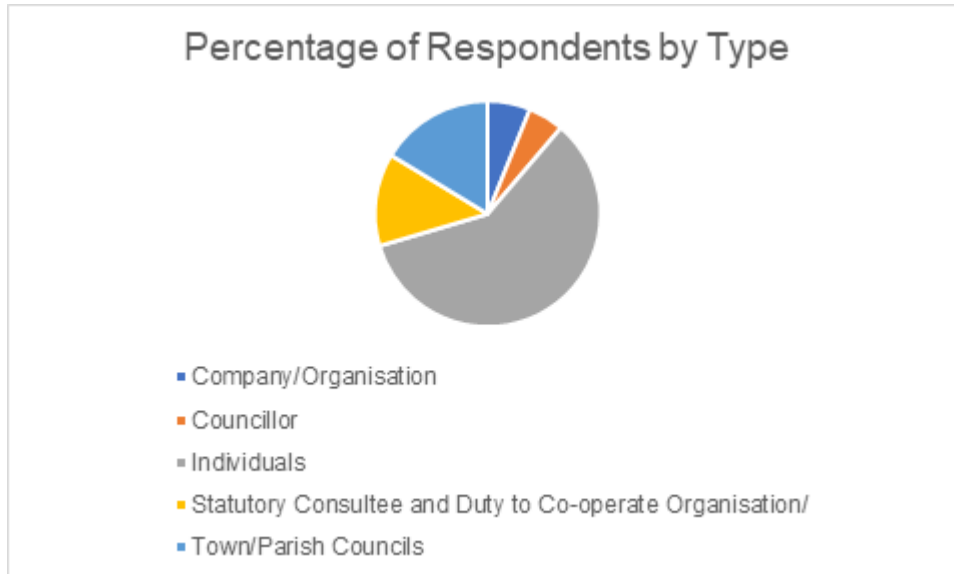
1.3 This report explains the consultation process that was undertaken and the outcomes of the Scope and Options consultation, including an initial officer response to the representations to help all parties understand how the comments made at this stage of the plan preparation process informed the development of planning policies and the work to be undertaken for the Local Plan to proceed.

1.4 Consultation on the Scope and Options consultation document together with the accompanying Sustainability Appraisal Scoping Report was undertaken in accordance with the requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council’s Statement of Community Involvement³ which sets out how the regulations will be met. The consultation arrangements included:

- Emails were sent to inform all contacts on the planning policy consultation database at the time of the consultation, including those bodies prescribed in legislation and relevant individuals and organisations such as the Traveller Movement and Friends, Families and Travellers. A list of all contacts, excluding individuals, is provided in Appendix A.
- The consultation documents were all made available on a dedicated webpage created on the Councils Consultation and Engagement Hub website.
- Details of consultation were published on weekly staff bulletin.
- Planning policy officers were available to answer email or phone queries throughout the consultation period.
- Consultation details shared with officers at Harborough District Council, Huntingdonshire District Council, and Peterborough City Council as part of ongoing Duty to Cooperate meetings and correspondence.
- Consultants working on the Gypsy and Traveller Accommodation Assessment Update and Pitch Deliverability Assessment were encouraged to promote details of the consultation wherever possible during fieldwork and site visits.
- The Council’s Community Development Worker visited several gypsy and traveller sites to hold face-to-face discussions on the consultation.

1.5 In response to the public consultation, the Council’s Consultation and Engagement Hub website received 726 views from 477 unique users. In total, 98 responses were received from a range of different stakeholders and in a variety of formats. The following table and pie-chart states the number of respondents broken down by type.

Respondent Type	Amount
Non-statutory company/organisation	6
Councillor	5
Individuals	58
Statutory Consultee and Duty to Co-operate Organisation	13
Town/Parish Councils	16



2.0 Findings

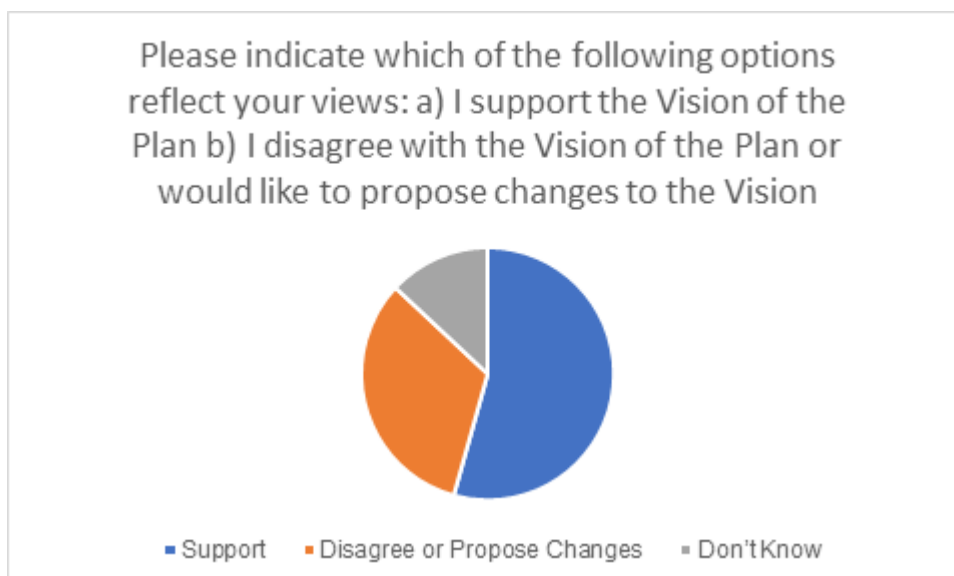
2.1 This section provides analysis for the responses received in the consultation.

Vision and Outcomes

Q1 Please indicate which of the following options reflect your views:

- a) I support the Vision of the Plan.
- b) I disagree with the Vision of the Plan or would like to propose changes to the Vision.

Please provide the reasons for your answer, including, where relevant, any changes which should be made to the Vision?



- 25 respondents supported the Vision.
- 15 respondents disagreed with the Vision or would like to propose changes.
- 6 respondents recorded 'don't know'.

2.2 Just over 54% of respondents agreed that the proposed vision '*North Northamptonshire will meet the existing and future need for Gypsy and Traveller accommodation in appropriate locations through the provision of sufficient sites. Sites will be well-designed and provide suitable living conditions and a range of accommodation to meet different needs. The number of unauthorised developments and encampments in North Northamptonshire will be reduced*' is the right vision for the Gypsy and Traveller Local Plan, while almost 33% of respondents disagreed or would like to see amendments.

2.3 Some of the reasons provided by respondents for supporting the vision, included conformity with paragraph 9 of the Planning Policy Guidance for Traveller Sites, offers a clear direction to the project that will assist in keeping focus to the main objective, removes the need for travellers to use unofficial sites, and ensures the needs of gypsy and travellers are properly planned and addressed through the local plan process. Others offered support for the vision but commented on past and current experiences with gypsy and traveller sites that throws the vision into doubt or emphasised that the vision must be adhered to.

2.4 Several respondents, including Oundle Town Council and Great Oakley Farms Limited, specifically supported the emphasis on the reduction in the number of unauthorised developments and encampments.

2.5 The main reasons suggested by several respondents, including Middleton Parish Council, Middleton Residents Action Group, Braybrooke Parish Council, and others, for disagreeing with the vision or suggesting changes was that greater emphasis should be provided on the settled community. Some respondents highlighted access to supporting infrastructure, security and management of the site, environmental impact or ecology and green credentials, whilst others highlighted better integration with settled communities, improved geographical distribution of sites, control of business and commercial activity on sites and reduction of occupants who do not meet the planning definition of traveller.

2.6 The vision was described as too simplistic by one respondent who asserted that it does not reflect the reality of the gypsy and traveller community with occupation of pitches by people who do not qualify as travellers under the current planning definition. Further questions were asked on the approach to housing people who identify as having gypsy and traveller heritage but do not qualify as travellers under the current planning definition and how this group is treated in the needs assessment.

2.7 Some respondents highlighted the failure to identify sufficient sites and pitches or enforce existing planning conditions. Others expressed concern about existing sites e.g. dogs barking and being aggressive, speeding traffic, and growing preponderance of brick-built buildings on the various sites.

2.8 Other respondents, including Anglian Water, suggested specific amendments to the wording of the vision. A respondent considered it premature to propose a vision, since it will depend inter alia on the consultation responses and another respondent recommended full consultation, including with Northants Police and Highways, as well as case studies of the experiences of communities involved in the establishment of new and existing sites.

2.9 A respondent pointed out that the site in Loddington has been decided against by the Planning Inspectorate.

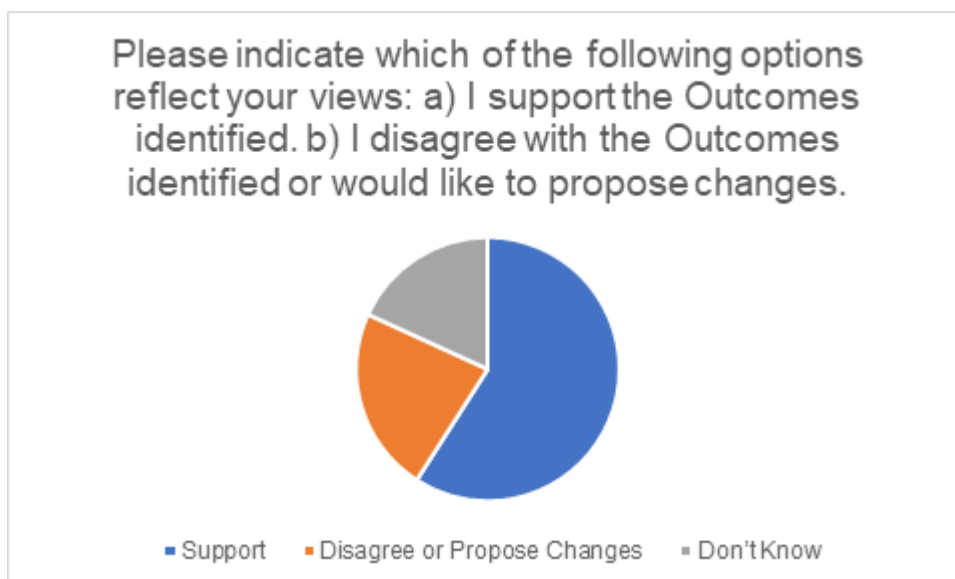
2.10 Among respondents who answered 'don't know' to the question, Apethorpe Village Meeting described the plan as extensive with elements to support and others to not support but suggested a practical approach to key elements appears to be lacking.

Q2 Please indicate which of the following options reflect your views:

a) I support the Outcomes identified.

b) I disagree with the Outcomes identified or would like to propose changes to the Outcomes.

Please provide the reasons for your answer, including, where relevant, any changes which should be made to the Vision?



- 26 respondents supported the Outcomes.
- 10 respondents disagreed with the Outcomes or would like to propose changes.
- 8 respondents recorded 'don't know'.

2.11 Just over 59% of respondents agreed with the proposed outcomes, 23% of respondents disagreed or would like to propose changes and 18% of respondents said they 'don't know'.

2.12 Support for the proposed outcomes was received from 8 town/parish councils and some statutory bodies including Environment Agency, Anglian Water and Northants Police and Northants Fire and Rescue, as well as individuals.

2.13 A respondent qualified support for the proposed outcomes by saying that sufficient accommodation for an ongoing 5-year period should be identified and delivered, unauthorised developments should be addressed, and design standards and planning conditions should be enforced.

2.14 There were a variety of reasons for disagreeing with the outcomes or suggesting changes. A respondent asserted there are already ample sites. Another respondent wanted consistency in decision making and legal definitions. Some respondents were critical of the Council's approach to meeting requirements, planning appeals and enforcement. Broughton Parish Council emphasised that deliverability is critical to the success of the plan. Other respondents suggested additional or expanded outcomes, to include reference to the settled community, targets for reduction in the number of sites occupied by non-travellers, rehousing those who do not satisfy the current planning definition, access to and capacity of local infrastructure, impact on ecology, environment, and the character of the countryside, standards for management of sites and the approach to monitoring and enforcement.

2.15 Anglian Water and Oundle Town Council both suggested specific amendments to Outcome 2.

2.16 Middleton Parish Council and Middleton Residents Action Group commented upon and queried some of the outcomes. It was emphasised that sufficient accommodation to meet existing and future needs should include appropriate site locations, that are covered within

the 5-year land supply plan, with clear justification, and low impact on the countryside, environment, and ecology. The right infrastructure and impact on settled community was also highlighted, as well as design standards and provision of transit sites.

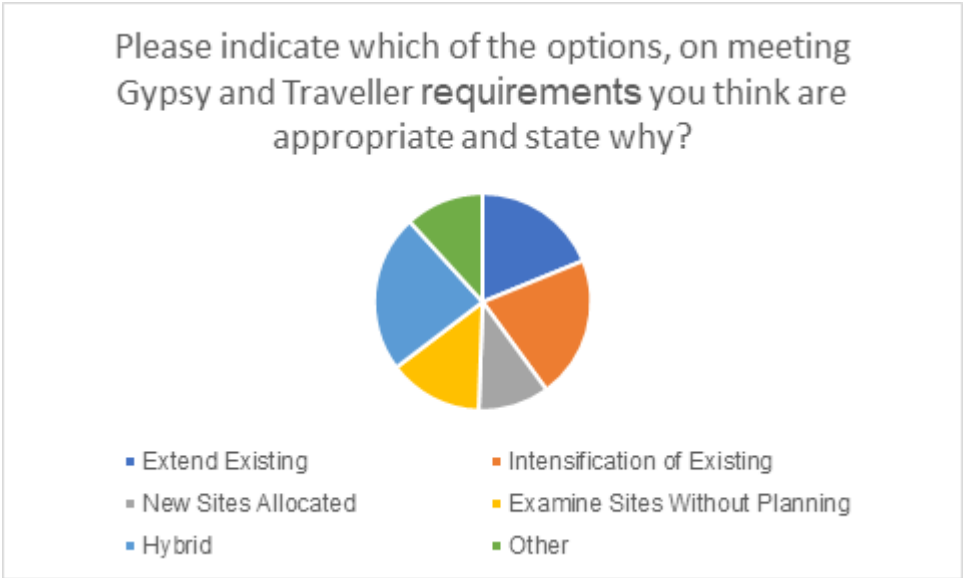
Initial Officer Response

2.17 There was broad support amongst the respondents for the vision, particularly the emphasis on reducing the number of unauthorised developments and encampments in North Northamptonshire. However, some of this was qualified and subject to amendments or change in emphasis on the settled community. Some comments referred more to the implementation of the vision as opposed to the vision itself. It is recommended that the vision is reviewed in response to the detailed comments received and to reflect work on updating the Joint Core Strategy and the emerging North Northamptonshire Vision but otherwise it will largely remain unchanged for the next iteration of the plan.

2.18 There was a good level of support for the proposed outcomes but there were some detailed comments to be considered and potential to strengthen the outcomes through some changes.

Meeting Gypsy and Traveller Requirements

Q3 Please indicate which of the options, on meeting Gypsy and Traveller requirements you think are appropriate and state why?



- 16 respondents identified option a) Extending existing authorised sites where possible to meet the needs of existing residents and their families (i.e. making the sites larger).
- 18 respondents identified option b) Increasing the number of pitches or plots on existing authorised sites (without increasing the size of the site).
- 9 respondents identified option c) Allocation of new sites.
- 12 respondents identified option d) Examining whether existing sites which do not benefit from planning permission, are suitable to be granted planning permission.
- 20 respondents identified option e) Hybrid of all the above options.
- 10 respondents identified option f) other.

2.19 Many of the comments from respondents indicated support for a flexible approach to meeting the accommodation needs of gypsy and travellers, comprising a range of options. Broughton Parish Council commented that “one size does not fit all.”

2.20 Several respondents supported a sequential approach to the options with expansion and intensification of existing authorised sites considered before allocation of new sites or examination of existing unauthorised sites without planning permission. Little Harrowden Parish Council suggested this would be less disruptive.

2.21 Some respondents suggested that all the options offer some value subject to certain caveats such as limits on the size of sites, access to facilities and service shared with the local settled community, and minimum standards of design. Braybrooke Parish Council considered all options are required but suggested that expansion or intensification of existing sites should avoid sites being made too large or overcrowded.

2.22 A respondent suggested that consultation with users during the process is likely to inform a range of options. Maidwell with Draughton Parish Council supported the proposed options subject to a review of Census data as part of updating the evidence base.

2.23 Several respondents, including Middleton Parish Council, suggested that extending or increasing the number of pitches may not always be appropriate and should be considered in the context of the impact on the local settled community and supporting infrastructure. Northants Police and Northants Fire and Rescue emphasised adoption of appropriate standards and adequate, quality provision for extending or increasing the number of pitches. Great Oakley Farms Limited suggested that there is scope to build upon the success of some existing sites. Gretton Parish Council recommended sites are assessed for suitability, and Apethorpe Village Meeting suggested that authorised sites must be connected to supporting services and infrastructure and residents should contribute to maintenance. The Environment Agency emphasised the importance of assessing the flood risk to the sites.

2.24 East Carlton Parish Council suggested that smaller sites have proven to be more successful and demand for privately owned sites is increasing, whilst problems of illegal sites need to be addressed. A respondent suggested that provision of new sites can help to achieve a better geographical distribution of sites.

2.25 Middleton Parish Council and Middleton Residents Action Group emphasised that it is the responsibility of the Council to provide a 5-year plan which accommodates the needs of gypsy and travellers, that are suitably located in appropriate locations and do not impact on the settled community.

2.26 Many respondents, including Great Oakley Farms Limited, Middleton Parish Council and Middleton Residents Action Group, objected to the examination of existing unauthorised sites without planning permission. Several of these objections referenced the proposed vision that seeks to reduce the number of unauthorised developments and expressed concern it would encourage further unauthorised developments.

2.27 A respondent suggested that a current site was conflicting with the environmental and green site requirements and provision of sites on brownfield land within Corby should be another option. Another respondent suggested that existing council sites could be used. A respondent suggested negotiation with neighbouring authorities to provide sites outside the area.

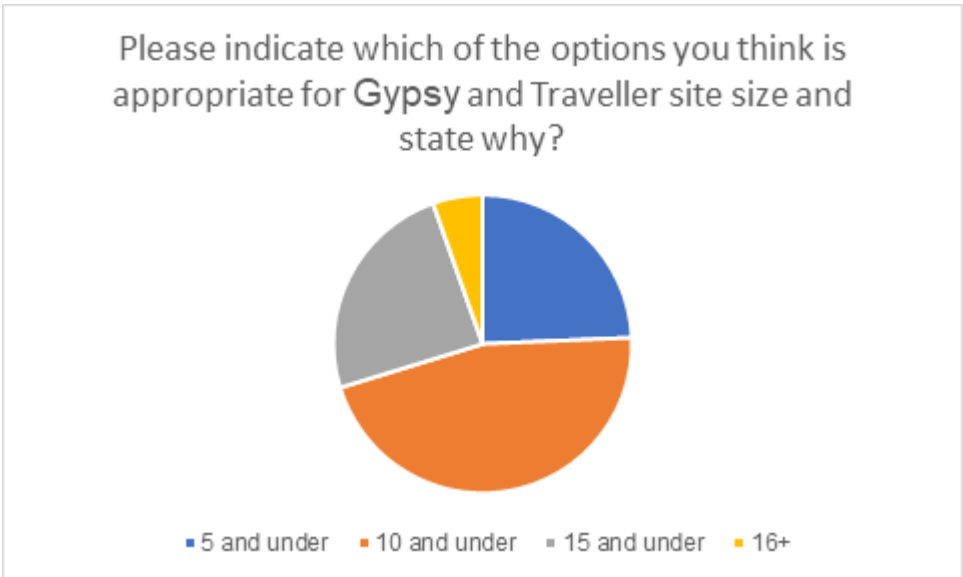
2.28 A respondent suggested that keeping extended families together is the favoured option where possible. It was also suggested that new sites to satisfy the needs of those who require rented accommodation should be planned for and considered as a separate category and be subject to different policies to family sites, as should families who do not qualify as travellers under the planning definition. A respondent suggested the number of sites should not increase and affect other locations. Another respondent suggested the examination of existing sites without planning permission represented the failure of the Councils enforcement action and new sites are not wanted and sites are half empty and sub-let for profit. Other responses suggested the number of sites is reduced because they are not occupied by travellers.

Initial Officer Response

2.29 A wide range of comments were received with support split relatively even between each option. Responses to the consultation indicated that having the flexibility to use a variety of options would allow the Council to adopt the most appropriate option whilst taking account of local context such as levels of need, sustainability, the nature of existing gypsy and traveller sites and landscape sensitivity. The comments and options will be considered further through updates to the Gypsy and Traveller Accommodation Assessment and Pitch Deliverability Assessment.

Size of Sites

Q4 Please indicate which of the options you think is appropriate for Gypsy and Traveller site size and state why?



- 9 respondents identified 5 pitches and under the appropriate size for Gypsy and Traveller sites.
- 17 respondents identified 10 pitches and under the appropriate size for Gypsy and Traveller sites.
- 9 respondents identified 15 pitches and under the appropriate size for Gypsy and Traveller sites.
- 2 respondents identified 16+ pitches the appropriate size for Gypsy and Traveller sites.

2.30 All options were supported by respondents who answered this question. 24% of respondents choosing 5 pitches and under, 46% of respondents choosing 10 pitches and under, 24% of respondents choosing 15 pitches and 5% of respondents choosing 16+ pitches as the appropriate size for Gypsy and Traveller sites.

2.31 Several respondents added that the size of sites would be dependent on several factors, such as location, infrastructure capacity and access to services.

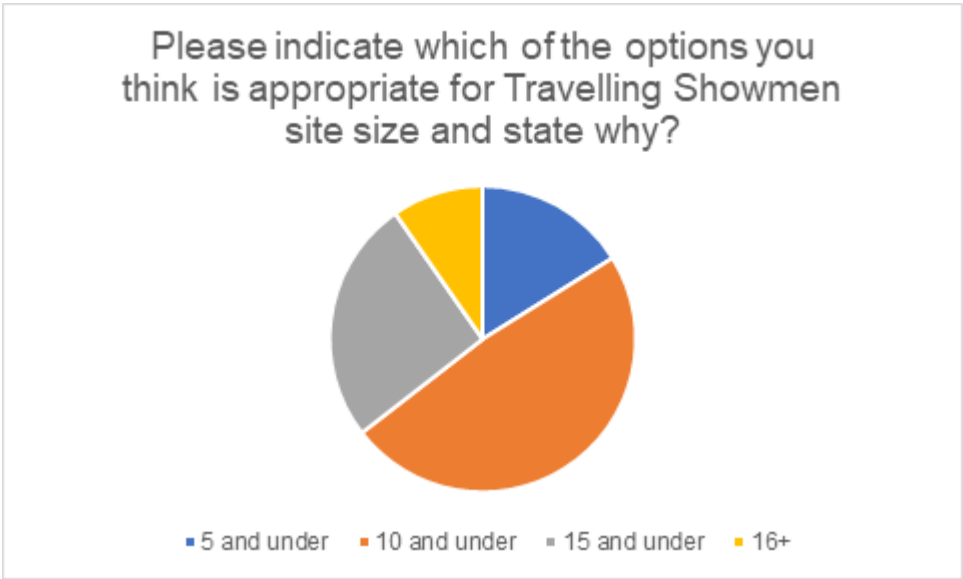
2.32 Comments from respondents who considered 5 pitches and under as the appropriate size for Gypsy and Traveller sites, included Rugby Farmers Mart Limited, who stated that 5 pitches and under would accommodate the true traveller and family.

2.33 Support for 10 pitches and under came from 5 parish councils, and Anglian Water amongst others. Comments from some respondents suggested that larger sites have a larger

impact on local communities and that sites under 10 pitches would be easier to manage and able to accommodate one or two extended families that can be both more stable and integrate with the local community. Some respondents referenced Planning Policy Guidance for Traveller Sites, that local authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community.

2.34 Further support for smaller pitches emphasised that larger developments may be harder to police and service, as well as attract more objections. Anglian Water commented that larger developments due to embedded infrastructure have carbon economies of scale.

Q5 Please indicate which of the options you think is appropriate for Travelling Showmen site size and state why?



- 5 respondents identified 5 plots and under the appropriate size for Travelling Showmen sites.
- 15 respondents identified 10 plots and under the appropriate size for Travelling Showmen sites.
- 8 respondents identified 15 plots and under the appropriate size for Travelling Showmen sites.
- 3 respondents identified 16+ plots and under the appropriate size for Travelling Showmen sites.

2.35 Varied and mixed response to this question, with 48% of respondents considering 10 plots and under appropriate, 26% of respondents considering 15 plots and under, 16% considering 5 plots and under and 10% of respondents considering 16+ plots as the most appropriate site size for Travelling Showmen.

2.36 Northants Police and Northants Fire and Rescue commented that travelling showman have differing needs to the Gypsy and Travelling community and provision will be required for their vehicles, as well as their accommodation. Similarly, Gretton Parish Council stated that the size and scale of the siting for travelling showmen must be considered differently to the needs of site size for the Gypsy Travellers requirement.

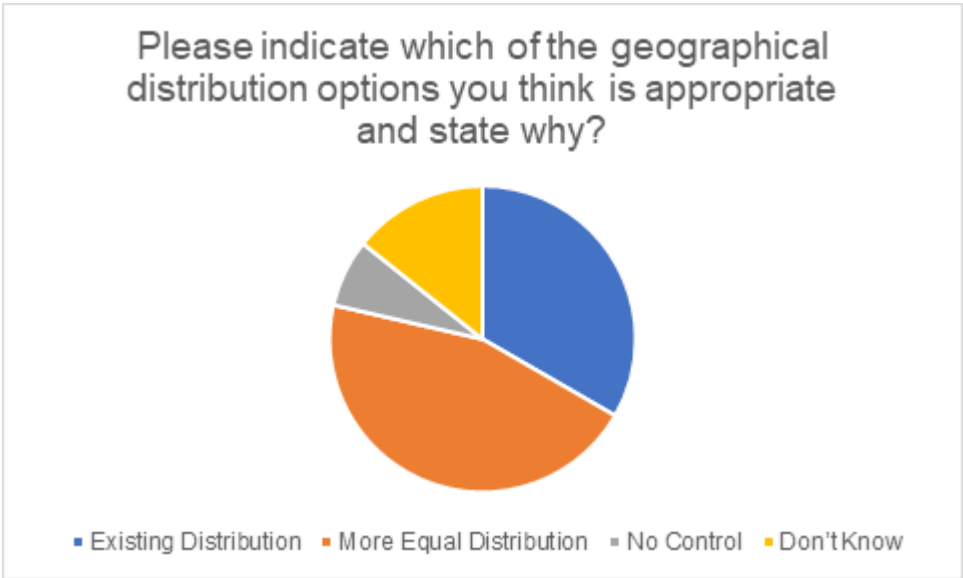
2.37 Reasons offered by respondents for supporting sites under 15 plots included difficulties of policing larger sites and integrating with local settled communities. One respondent who supported larger sites above 16 plots suggested that travelling shows have their own community and need to be accommodated together.

Initial Officer Response

2.38 All size of sites were supported by the respondents who answered this question, with least support for sites above 16 for both gypsy and traveller pitches and travelling showmen plots. A variety of reasons was given, but it was also recognised that the most appropriate size of sites would be dependent on local circumstances.

Geographical Distribution of Sites

Q6 Please indicate which of the geographical distribution options you think is appropriate and state why?



- 14 respondents identified option a) Use the existing distribution as a guide for future Gypsy and Traveller development.
- 19 respondents identified option b) Consider a more equal distribution of development across North Northamptonshire.
- 3 respondents identified option c) Not seek to control site distribution
- 6 respondents recorded 'don't know'.

2.39 Just over half of the respondents to the consultation favoured a more equal distribution of gypsy and traveller sites across North Northamptonshire. Those making additional comments in favour of a more equal distribution of sites included a respondent who considered the concentration of sites in and around Corby and Desborough needs to be 'diluted' by developing sites in other areas, such as East Northamptonshire. Similarly, another respondent supported dispersal of sites to avoid hotspots, although it was suggested that this could make sites harder to police. One respondent questioned the reason for a concentration of sites in the north-east of North Northamptonshire. Others promoted the location of new sites in East Northamptonshire to reduce conflict with settled communities. Another respondent was critical of the Council for the under delivery of sites in recent years. It was suggested that some areas have greater sites and facilities available, without disrupting small villages. Some respondents argued that a more equal distribution of development would support integration and improve relationships between the settled community and gypsy and travellers, and prevent pressure on existing services, education, and businesses. Other respondents commented that the current distribution of sites is uneven which is exacerbated when considering sites beyond the boundary of North Northamptonshire, with one respondent saying that the uneven distribution of sites affects relationships with the settled community and risks dominating the nearby communities, and that travellers are nomadic and can within reason settle in different areas. A respondent argued that artificially spreading sites across the area without regard to the actual availability

and suitability of sites was inappropriate. They add that the acceptability of the site should be key and that there should be a focus on existing successful sites. Similarly, several respondents argued that the distribution of sites should be properly planned with consideration of the settled community, local infrastructure capacity and access to amenity and local services, as well as impact on the environment and ecology.

2.40 Of the respondents that favoured a more equal distribution of gypsy and traveller sites across North Northamptonshire, the vast majority sought a more even split in proportion to the population of the Town and Parish.

2.41 The other option of using the existing distribution of sites as a guide for future gypsy and traveller development received less support. Additional comments from respondents included a suggestion from Anglian Water that existing sites offer both infrastructure carbon economies of scale through expansion as utilising existing community, employment links and education and services. Others suggested the gypsy and traveller community relies on family support and family units will need to be considered, to ensure that units can stay in the same locality. A respondent suggested existing sites are expanded and facilities improved. The Primary Care Team commented that it is logical to spread the sites from a service perspective. Gypsy and Traveller communities are less likely to access the healthcare system before they are required and then require more intense intervention. This places more demand on local GPs. Conversely, if GPs/voluntary communities etc are familiar with this group because it is a well-established large site, there is an opportunity to build knowledge about the best way to provide services and support the community. They add it is more efficient to provide services to a few sites rather than smaller sites spread out.

2.42 A small number of respondents suggested there should be no control over site distribution. Oundle Town Council considered that sites should be located wherever they are best located regardless of geographical distribution, with a sequential approach to development. A respondent commented that if demand usually comes from the need of existing families to expand, and it would be prudent to limit the number of pitches initially to leave space for controlled expansion. The respondent adds that those eligible to occupy a planned site should have local connections if the plan is being led by evidence into local need.

2.43 Conversely, Middleton Parish Council and Middleton Residents Action Group recommended the Council should seek to own and influence the geographical distribution of sites. They say that communities living together is a consideration, but the Council must own the distribution of sites through the maintenance of proper supply of land in appropriate locations with the correct infrastructure. They add it is not simply a case of looking at even splits and proportional splits depending on populations/area size. Similarly, Little Harrowden Parish Council suggested that suitability is more important than distribution.

2.44 Additional comments from respondents that answered 'don't know' included a response from Rutland County Council that it is difficult to answer the question until the evidence has been updated. Others suggested comments are obtained from the gypsy and traveller community or from agencies experienced in these matters.

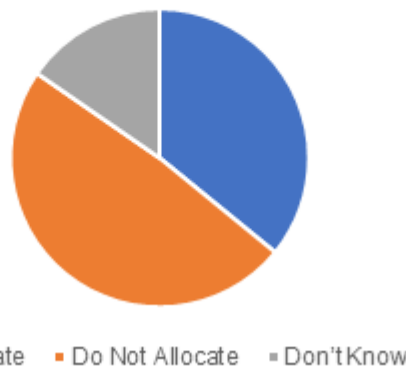
Initial Officer Response

2.45 While more respondents favoured a more equal distribution of development there were a mix of views and recognition that other factors will influence the location of sites.

Allocation of Reserve Sites

Q7 Please indicate which of the options you think are appropriate for the allocation of reserve sites and state why?

Please indicate which of the options you think are appropriate for the allocation of reserve sites and state why?



- 14 respondents identified option a) Allocate reserve sites for Gypsy and Traveller and/or Travelling Showmen.
- 19 respondents identified option b) Do not allocate reserve sites.
- 6 respondents recorded 'don't know'.

2.46 36% of respondents favoured allocating reserve sites. Some respondents thought this would provide a contingency, in case, for example, identified need is inadequate or if sites are found to be not deliverable. A number of respondents, including Middleton Parish Council and Middleton Residents Action Group, thought that allocating reserve sites would help reduce unauthorised developments. Some respondents, including Gretton Parish Council considered that allocating reserve sites would ensure a plan led approach and help ensure councils would be able to resist development.

2.47 Northants Police and Northants Fire favoured allocating reserve sites as this would allow the location of sites to be managed and provide an alternative to the enforcement of unauthorised sites. The Environment Agency would also prefer reserve sites to be allocated to deal with any shortfall as this would allow for sites to be assessed to determine suitability, including ensuring sites are appropriate in terms of flood risk.

2.48 Some respondents commented on the location of reserve sites. One respondent thought these should not be located within proximity of villages and that Corby and similar areas would be more appropriate. Middleton Parish Council and Middleton Residents Action Group thought that sites should be in appropriate locations with correct infrastructure and should not adversely impact settled communities.

2.49 Rutland County Council suggested that the identification of reserve sites should be dependent on suitably located reserve sites being available.

2.50 Just under half of respondents (49%) favoured not allocating reserve sites. Reasons for this included that existing sites should be managed, pitches should be filled, and sub-letting stopped and that if the plan identifies enough sites to meet the need identified then there should be no need for reserve sites, one respondent referred to providing a suitable percentage buffer. Little Harrowden Parish Council considered that there was a risk that reserve sites could become permanent without normal safeguards and Apethorpe Village Meeting was concerned that the sites would not be serviced which would lead to littering and nuisance.

2.51 Anglian Water considered that if numbers are known then sites should be allocated for the first five years to assist in service and infrastructure planning, after 5 years expansion

should be favoured. Anglian Water considered reserve sites should be identified in the next Plan.

2.52 15% of respondents did not know whether reserved sites should be allocated. Broughton Parish Council raised issues and questions on the definition of reserve site, quantity of sites, and triggers. Maidwell with Draughton Parish Council did not consider the 2019 GTAA demonstrates reserve sites would be required in the next five years with an apparent existing provision of two pitches per household. They also considered, based on 2021 Census data immediate need may have been overstated.

Initial Officer Response

2.53 There were a mix of views as to whether reserve sites should be allocated, although slightly more respondents favoured not allocating reserve sites than allocating them.

2.54 There were several benefits highlighted by respondents who considered reserved sites should be allocated, these include providing a contingency, enabling a plan led approach, reducing unauthorised developments, and ensuring that if additional sites are needed the locations are suitable.

2.55 There were a number of issues raised by respondents who favoured not allocating sites, these included issues around the suitability of sites identified and the facilities provided on these sites and there being no need for reserve sites if needs are met. If it were decided that reserve sites should be identified careful consideration would need to be given to overcoming these issues. For example, through ensuring reserve sites meet the same locations and design requirements as site allocations and that there is a clear approach to assessing when reserve sites are needed and mechanisms for releasing these sites.

2.56 The allocation of reserve sites will continue to be considered as the plan progresses, taking onto account the findings of the GTAA Update and Pitch Deliverability Assessment.

Criteria for considering planning applications and choosing allocation sites

Q8 As the Plan can delete, amend, or supersede the adopted Policy 31 of the Joint Core Strategy, which option reflects your view on the assessment criteria:

- a) I support the assessment criteria.
- b) I disagree with the assessment criteria or would like to propose changes to the assessment criteria.

Please provide the reasons for your answer, including, where relevant, any specific amendments you would like to see to the assessment criteria in Policy 31?

Which option reflects your view on the assessment criteria in Policy 31: a) I support the assessment criteria. b) I disagree with the assessment criteria or would like to propose changes



■ Support ■ Disagree or Propose Changes ■ Don't Know

- 20 respondents supported the assessment criteria.
- 13 respondents disagreed with the assessment criteria or would like to propose changes.
- 7 respondents recorded 'don't know'.

2.57 Most respondents who answered this question i.e. excluding 'don't know,' supported the assessment criteria used to guide the consideration of locations for new sites set out in Policy 31 of the Joint Core Strategy, including positive responses from town and parish councils, statutory bodies, and a community action group. Some respondents qualified the support with additional comments, including comments from Northants Police and Northants Fire and Rescue that consideration should also be given to links with the highway network for transit sites which they recognise may conflict with the criterion relating to air quality, and others suggested that consideration should be given to issues identified in the consultation document such as low impact, low energy properties, environmental impact, health and wellbeing, Secure by Design principles, cumulative impact, infrastructure priorities, inequalities, quality of design and placemaking, response to climate change and protection of the natural and historic environment.

2.58 A third of respondents disagreed or would like to propose changes to the assessment criteria, including responses from parish councils, village meeting, and statutory bodies. Additional comments included a response from Broughton Parish Council that the current approach is too vague and needs to be more detailed, including what constitutes appropriate facilities. Apethorpe Village Meeting suggested a new approach is required and that gypsy and travellers should contribute to funding services. Loddington Parish Council suggested sites do not need to be linked to an existing settlement with an adequate range of services and facilities on the basis that travellers do not generally wish to integrate with the settled community and travel by car. A respondent suggested further consideration needs to be given to surrounding communities and the health, safety, and wellbeing of the settled community. Another respondent suggested the assessment criteria should include more explicit consideration of the environmental impact of site development, the importance of access to resources promoting health and wellbeing, and the integration of gypsy and traveller children's education with the settled community. The Environment Agency advocated a policy being put in place to improve the existing sites which are currently at flood risk. Historic England recommended it would be helpful to include reference to heritage assets and their settings within the criteria. The Wildlife Trust recommended an additional criterion to protect sites which have been recognised for their importance to biodiversity along with Priority Habitats and Species, as well as contribution to Local Nature Recovery Strategy. Some respondents suggested that the criteria in Policy 31 have not been followed in the planning process. One of these elaborated that the criteria is piecemeal, random and

should be reviewed and updated to reflect the realities of Gypsy and Travellers accommodation and lifestyle.

2.59 Specific comments on the criteria included: -

- Some respondents considered the term 'closely linked' within criterion a) to be too subjective. One respondent considered it irrelevant when considering the usual locations favoured for sites and another argued that the criterion is less relevant to travellers who do not seem concerned about the need to travel reasonable distances to facilities.
- A respondent considered criterion b) too subjective and questioned the purpose of the criterion.
- A respondent asserted that criterion c) is never implemented, and sites rarely have any amenity for residents.
- A respondent commented that criterion e) is rarely implemented.
- In terms of criterion f) a respondent commented that Broughton is close to the A43 trunk road with little or no protection from vehicles leaving the carriageway.
- In terms of criterion g) a respondent considered that it would take a large site to dominate a settled community with an adequate range of services and facilities. Another respondent suggested that the criterion should refer both to the cumulative impact in combination with existing or planned sites. A respondent suggested criterion g) is amended to read "the size of the site, number of pitches, and the cumulative impact of the site in combination with other existing or planned sites, does not dominate or have an unacceptable impact on the nearest settled community".
- A respondent suggested criterion h) should refer both to the cumulative impact in combination with existing or planned sites.

Initial Officer Response

2.60 Responses broadly supported a criteria-based policy to guide the consideration of locations for gypsy and traveller development, however, some of this was qualified and subject to specific requests for amendments to the criteria and policy wording which will be considered further. Some comments referred more to the implementation of the criteria-based policy as opposed to the actual criteria.

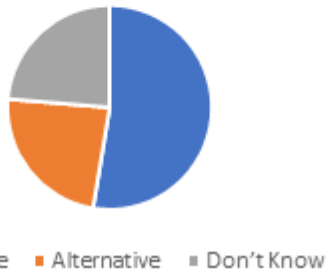
Transit or Emerging Stopping Places

Q9 Which transit site and temporary stopping places option do you think should be progressed to meet the needs of gypsy and traveller households visiting or passing through the area?

- a) Allocate emergency stopping places.
- b) Use an alternative option, for example, transit sites or temporary sites. Please specify which alternative option should be considered and the reasons for this.

Are there any sites or locations you think would be suitable, please state why?

Which option do you think should be progressed to meet the needs of gypsy and traveller households visiting or passing through the area?
 a) Allocate emergency stopping places. b) Use an alternative option



- 20 respondents identified option a) Allocate emergency stopping places.
- 9 respondents identified option b) Use an alternative option, for example, transit sites or temporary sites.
- 9 respondents recorded 'don't know'.

2.61 Just over half, 53%, of respondents favoured the option of allocating emergency stopping places. One respondent highlighted that emergency stopping places would provide a better approach to meeting immediate transit need than transit sites which contain more facilities and can result in households wanting to stay beyond the three-month period. Little Harrowden Parish Council also considered that emergency stopping places should be allocated as the other options have the risk of temporary becoming permanent. Gretton Parish Council considered that emergency stopping places should be allocated but highlighted the need to monitor these to ensure stays are not extended for lengthy periods.

2.62 Middleton Residents Action Group favoured allocating emergency stopping places and thought that the Council should allocate transit sites in appropriate locations that have the correct infrastructure in place and do not affect any settled community adversely. Northants Police and Northants Fire and Rescue also favoured allocating emergency stopping places, they considered that this would be advantageous because it would enable families to stay for short periods, for example for health reasons, and would ensure there is a temporary option to signpost households to. They also highlighted the importance of transit sites, offering facilities for the travelling community within North Northants.

2.63 Another respondent considered that overnight stopping places, with limited facilities, could be provided for unexpected or overnight stops but longer stays should be pre-planned with no need for temporary places to be provided by the local planning authority.

2.64 Just under 24% of respondents favoured progressing an alternative option. Alternatives suggested including the use of transit sites, use of existing sites which have room to accommodate family and friends and temporary sites for example for use when there is a funeral. Middleton Parish Council considered the Council should allocate transit sites in appropriate locations that have the correct infrastructure in place and do not affect any settled community adversely. Anglian Water favoured transit provision on larger existing sites as an alternative option.

2.65 The need to consult with the community to inform this decision and to monitor sites to ensure stays on sites with no amenities are not extended was also highlighted.

2.66 Just under 24% of respondents did not know which option should be progressed. Rutland County Council considered that appropriate provisions should be made if there is a need and the GTAA update will help inform this process. Broughton Parish Council considered that the benefits and costs need to be evaluated.

2.67 Oundle Town Council considered it would be sensible to identify suitable sites if a need for provision is identified but that there is a need to be mindful of the criteria for assessing suitability. Maidwell and Draughton Parish Council recommend analysis of pressure points within the authority area and how existing provision could accommodate these or how communication could be improved to direct demand to alternative locations.

2.68 Comments also highlighted that provision should be of a good standard with adequate facilities but should not turn into permanent sites as they would no longer serve their purpose and that they should be arranged to enable the Council to move people on after a suitable interval without delay or legal issues.

2.69 Several respondents comment on location of sites with suggestions including the use of brownfield sites in Corby town and off-road lay-by style areas located off major trunk roads. Little Harrowden Parish Council highlighted the need for sites to be as close to trunk roads as possible. Middleton Residents Action group considered that transit sites must not be existing approved or unapproved sites and that there is a need to add new transit sites. Loddington Parish Council considered that emergency stopping places should be located away from the settled community.

Initial Officer Response

2.70 The allocation of emergency stopping places was the option favoured by the highest number of respondents. Many of the concerns raised related to ensuring that sites identified are in suitable locations and do not become permanent provision.

2.71 Through the preparation of the plan further work will need to be undertaken to assess the scale of need and to identify suitable locations for this type of provision, considering the responses to the consultation and the findings of the GTAA update.

Site Design

Q10 Which site design option should be progressed:

- a) Include a policy setting out design principles (please specify what issues the policy should address).
- b) Rely on general design policies and other legislation to address the design of sites.

Which site design option should be progressed:
a) Include a policy setting out design principles (please specify what issues the policy should address). b) Rely on general design policies and other legislation to address the design of sites.



■ Include ■ Rely on Others ■ Don't Know

- 18 respondents identified option a)
- 11 respondents identified option b)
- 9 respondents recorded 'don't know'.

2.72 Nearly half of the respondents supported the inclusion of a policy setting out design principles. Several responses advised that a site design policy should address all the points listed in the consultation document, such as layout, access, orientation, boundary treatment, size of pitches, landscaping, parking, open space, services and facilities, lighting, communal facilities, and amenity buildings. Other specific issues highlighted by respondents to be addressed included policing and management of sites, provision of utilities and waste collection services, litter and fly tipping, welfare, sanitation, occupation, vicinity, pitch size, Electric Vehicle charge points, environmental impact, water supply and sewage disposal, flood risk and contaminated land, Sustainable Urban Drainage Systems, rainwater collection and reuse, density, security, and fire prevention.

2.73 Loddington Parish Council emphasised the importance of standardising the design principles.

2.74 Some respondents commented that design should include environmental impact statements and another respondent suggested that design forms part of the consultation with the resident population where sites are being considered.

2.75 A respondent commented that greenfield sites specified as grazing land should not be permitted for gypsy and traveller accommodation.

2.76 Oundle Town Council advised that general design policies might not deal with some of the specific issues affecting the construction of gypsy and traveller sites and supports the adoption of best practice if other authorities have produced tried and tested specific policies which, if necessary, could be modified to address local circumstances. Another respondent suggested the use of the Good Practice Guide and consultation as the basis for site design. Conversely, a respondent questioned whether the Good Practice Guide was withdrawn because the general principles turned out not to be suitable for the wide variety of situations encountered in practice.

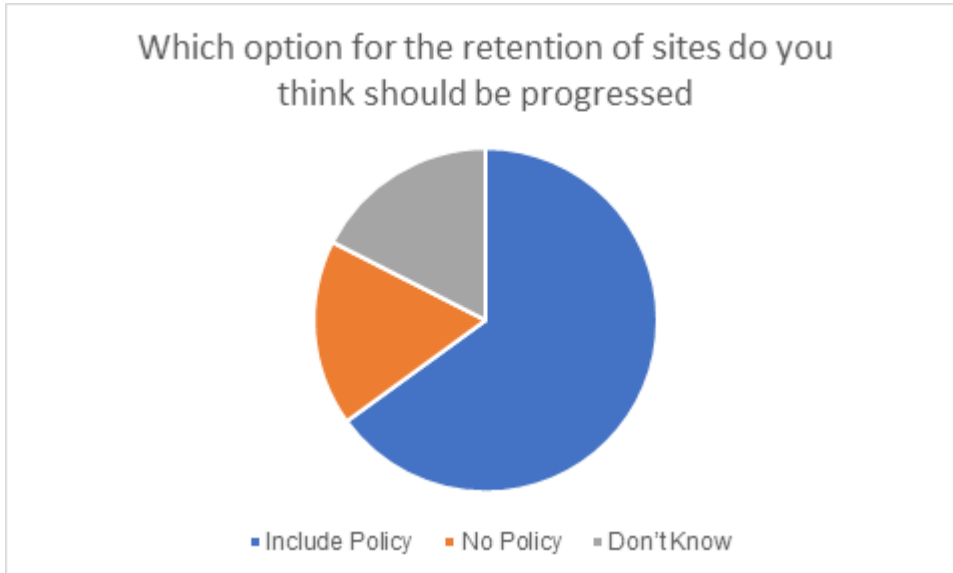
Initial Officer Response

2.77 The comments submitted will usefully help to develop design principles and ensure they are used positively.

Retention of Sites

Q11 Which option for the retention of sites do you think should be progressed:

- a) Include a policy to retain Gypsy and Traveller sites.
- b) Do not actively seek to retain Gypsy and Traveller sites



- 26 respondents identified option a)
- 7 respondents identified option b)
- 7 respondents recorded 'don't know'.

2.78 A large majority of respondents supported the inclusion of a policy to retain gypsy and traveller sites, including town/parish councils and statutory and non-statutory organisations. No specific comments were made.

Initial Officer Response

2.79 Respondents expressed strong support for the inclusion of a policy to retain Gypsy and Traveller sites which effectively endorses continuation of Policy 31 of the Joint Core Strategy that seeks to protect existing lawful sites, plots and pitches for gypsies and travellers.

Scope

Q12 If there are any issues that you consider have been missed and should be considered within the scope of the Gypsy and Traveller Local Plan, please tell us what they are?

2.80 A wide range of additional issues were raised in response to the question on the scope of the plan. Several respondents suggested appropriate management and enforcement of regulations and policies. A few respondents emphasised the importance of having an evidence-based plan that provides a strategy to maintain the correct land supply and reserve land supply to accommodate the needs of the gypsy and traveller communities. Some respondents questioned the status of site occupants and commented on the need to rehouse those who do not meet the planning definition of gypsy and traveller. Other respondents commented on the mapping within the consultation document that it did not include all the sites or that it included unauthorised sites that should be deleted. Middleton Residents Action Group and Great Oakley Farms Limited stressed the importance of retaining existing lawful sites. Similarly, Oundle Town Council suggested existing sites should be retained for so long as they remain suitable and are able to meet an identified need. Other respondents

mentioned defence of green areas and villages, law and order, littering, and highways. Some respondents objected to the current policy relating to gypsy and traveller sites with Gretton Parish Council adding that there is too much emphasis on siting travellers in rural communities where there is more limited access to facilities and resources.

Initial Officer Response

2.81 A wide range of issues were raised that need to be considered as the evidence base is strengthened and the next iteration of the plan is developed. Some of the issues raised, such as policing of sites and enforcement of policies and regulations are outside the local plan process or the scope of local authorities' power.

General

2.82 Some respondents did not answer a specific question but submitted general comments.

2.83 Woodford Parish Council commented that the mapping within the consultation document showed a site located in Woodford that is currently subject of a planning appeal and replanting order issued by the Forestry Commission.

2.84 A respondent suggested restrictions are placed on landowners close to villages from selling land to travellers. The respondent stated that the Council must offer land within a short distance to facilities and added comments on the impact on village community, services and facilities, green spaces, and landscape.

2.85 Wansford Parish Council highlighted the importance that any provision made for gypsy and travellers is within an existing substantial community.

2.86 The Coal Authority confirmed that North Northamptonshire lies outside a mining area and had no specific comments. Thrapston Town Council confirmed no objection.

2.87 Rutland County Council noted that many existing sites are located near to Rutland and would like to maintain a dialogue with the Council as the plan develops through the Duty to Co-operate.

2.88 Historic England stressed that heritage assets and their settings should be considered at all stages of any site allocation and reserve site allocation process and provided a link to guidance.

2.89 Harrington Parish Council commented on the importance of ensuring a balance between the settled community and the travelling community with sites spread out to be sited in towns as well as rural areas and that that there should be a presumption against expanding existing sites.

2.90 Natural England expressed support for the sustainable approach to policy detailed in the scoping report, and the environmental protection objectives identified within the document.

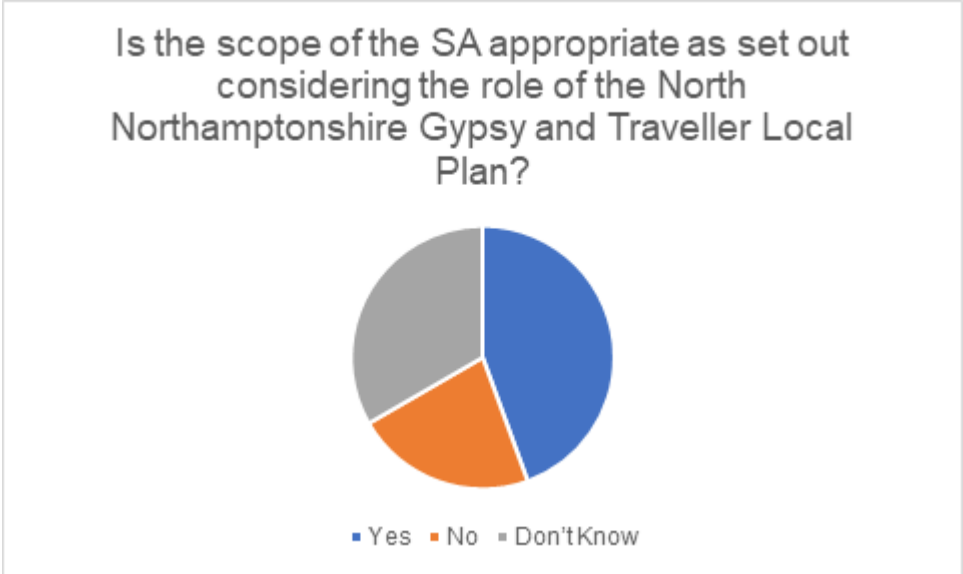
2.91 Northants Police and Northants Fire and Rescue emphasised the importance of properly planning and addressing needs for gypsy and travellers through the Local Plan process, to ensure that adequate and safe provision is accommodated in North Northamptonshire.

Initial Officer Response

2.92 General comments covered a wider range of topics, some reiterating responses to other questions and others highlighting areas of further work.

Scope of Sustainability Appraisal

Q1 Is the scope of the Sustainability Appraisal appropriate as set out considering the role of the North Northamptonshire Gypsy and Traveller Local Plan?



- 16 respondents agreed the scope of the Sustainability Appraisal is appropriate.
- 8 respondents disagreed the scope of the Sustainability Appraisal is appropriate.
- 12 respondents recorded 'don't know'.

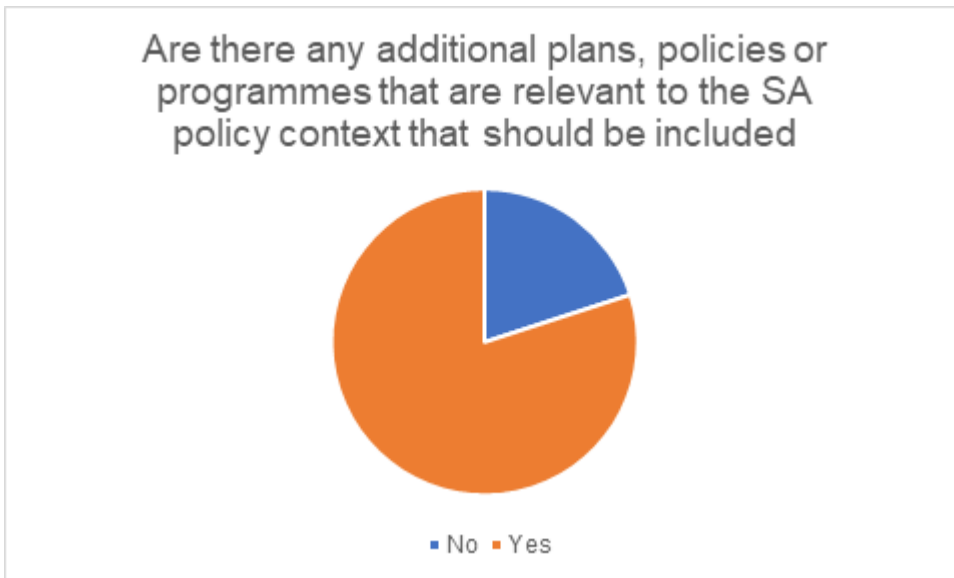
2.93 The majority of respondents agreed the scope of the Sustainability Appraisal is appropriate, whilst a considerable number of respondents answered, 'don't know.' There is however a smaller minority who disagreed that the scope of the Sustainability Appraisal is appropriate.

2.94 When asked whether there were any other matters that should be included within the scope of the Sustainability Appraisal, the Environment Agency provided a useful contribution in relation to sustainability objective SA9 (Reduce and manage the current and future risk of flooding in North Northamptonshire), included in the Sustainability Appraisal Framework (Table 14.1). Specifically, with regards to development in areas of flood risk, including the need to consider the development of schemes to improve resilience of gypsy and traveller sites already located in Flood Zone 3. Other comments provided by the Environment Agency included emphasis on the importance of land contamination as well as managing and protecting groundwater and ensuring consistent cross-referencing in relation to these matters. As well as the need to consider water scarcity.

2.95 Northants Police and Northants Fire and Rescue stated that the carbon cost of crime should also be included in the scope of the North Northamptonshire Gypsy and Traveller Local Plan.

Additional Plans, Policies or Programmes

Q2 Are there any additional plans, policies or programmes that are relevant to the SA (Sustainability Appraisal) policy context that should be included (Appendix 1)? If so, please explain.



- 1 respondent replied that there are no additional plans, policies or programmes that are relevant to the SA policy context that should be included.
- 4 respondents replied that there are additional plans, policies or programmes that are relevant to the SA policy context that should be included.

2.96 There were a limited number of responses to this question with as shown above only 5 responses provided. Of these responses a majority said that there are additional plans, policies or programmes that are relevant to the Sustainability Appraisal policy context that should be included.

2.97 There were again a limited number of responses that provided further detail in relation to the suggesting additional plans, policies or programmes that are relevant to the Sustainability Appraisal policy context that should be included. The Environment Agency, despite answering 'yes' to this question, emphasised the importance of considering the sewage networks and working with the Council through providing data to plan growth and demand in North Northamptonshire. They also suggested further emphasis needs to be placed on documents relating to this, particularly the Anglian River Basin Management Plan, Approved Document H: Drainage and Wastewater Disposal and Land Contamination risk management.

Baseline Information

Q3 Is the baseline information provided robust and comprehensive, and does it provide a suitable baseline for the SA of the North Northamptonshire Gypsy and Traveller Local Plan?

Is the baseline information provided robust and comprehensive, and does it provide a suitable baseline for the SA of the North Northamptonshire Gypsy and Traveller Local Plan?



■ Yes ■ No ■ Don't Know

- 17 respondents recorded 'yes'.
- 6 respondents recorded 'no'.
- 9 respondents recorded 'don't know'.

2.98 The majority of respondents recorded a positive response to agree that the baseline information provides a robust and comprehensive baseline for the Sustainability Appraisal. A significant number of respondents answered, 'don't know,' with a smaller number providing a negative response, answering 'no.'

2.99 The Environment Agency stated that the information relating to flood risk is sufficiently detailed and provides a suitable baseline. Although they did recommend including additional information in relation to groundwater resource quality and WFD designation.

2.100 The first comment of significance was general in nature but important to consider nonetheless, provided by Apethorpe Village Meeting who stated an Executive Summary is needed given quantity of detailed information in the report.

2.101 The only other comment of note emphasised the need to consider air quality and green space in relation to the expansion of existing gypsy and traveller sites.

Additional Issues

Q4 Are there any additional SA issues relevant to the North Northamptonshire Gypsy and Traveller Local Plan that should be included? If so, please explain.

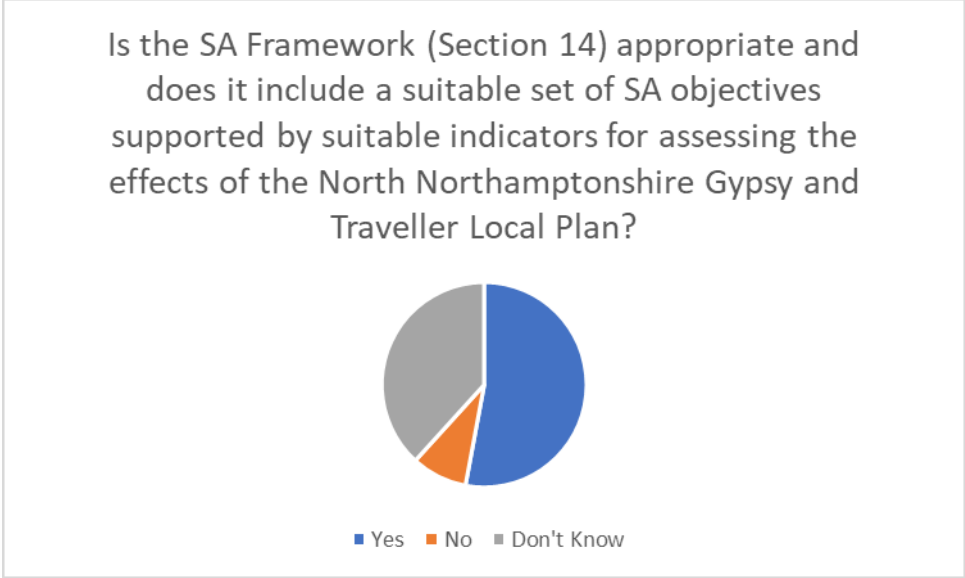
2.102 Two substantial comments directly related to the Sustainability Appraisal baseline information were provided. The first noted that the second sentence of paragraph 5.34 was incomplete. The second, from the Environment Agency, noted that it would be beneficial to include further information on how existing sites might be assessed to determine the risk of flooding. It was also suggested that references should be made to the Welland Abstraction Licensing Strategy and the Upper Ouse and Bedford Ouse Abstraction Licensing Strategy as they encroach on the northern and southern boundaries of North Northamptonshire respectively. The Environment Agency also questioned the lack of reference to groundwater as a potential receptor of polluting activity, along with reference to nitrate vulnerable zones for groundwater.

2.103 Other comments which related more to the Plan itself noted the importance of site accessibility for the emergency services, the importance of children being able to attend

school and applying a site sequential test whereby consideration is given to allocating new sites only when existing capacity has been first utilised and then effectively managed.

Framework and Objectives

Q5 Is the SA Framework (Section 14) appropriate and does it include a suitable set of SA objectives supported by suitable indicators for assessing the effects of the North Northamptonshire Gypsy and Traveller Local Plan?



- 18 respondents recorded 'yes'.
- 3 respondents recorded 'no'.
- 13 respondents recorded 'don't know'.

2.104 There were no additional comments provided.

General

If there are any other comments that you wish to share, which you have not already shared, you can do so here.

2.105 In relation to Sustainability Objective SA9 The Environment Agency noted that this should be amended to ensure that it is in line with the NPPF so that development is appropriate, particularly as caravans and mobile homes intended for permanent residential use are highly vulnerable and not appropriate in flood zones 3a and 3b.

2.106 Natural England were supportive of the approach taken in the Sustainability Appraisal Scoping Report, and the environmental protection objectives identified. Detailed comments were supplied in relation to several matters in the Scoping Report, summarised below:

- Biodiversity Enhancements – Stated the importance of considering enhancing opportunities for biodiversity, natural capital and environmental gains through green infrastructure networks and environmental projects as outlined in the objectives of SA7.
- Green Infrastructure (GI) - Described the development of an England-wide GI mapping database, which brings together data from around 50 sources of environmental and socio-economic data to assist local authorities and other stakeholders to assess GI provision against the emerging GI Standards.

- Nature Recovery – Stated that the SA Scoping Report should aim to ensure that the Local Plan is underpinned by ecological opportunity mapping to help deliver Biodiversity Net Gain and Nature Recovery Network requirements of the Environment Act (2021). Signposting was provided to the National Habitats Network mapping available to view at Magic. Noted that Local Nature Recovery Strategies (LNRS) are required under the Environment Act.
- Designated Sites - Welcomed the inclusion of Sites of Special Scientific Interest (SSSI) within the report, as well as an indicator which refers to SSSI condition and ensuring these are not only maintained but improved, alongside the habitat value of non-designated sites identified for local nature conservation value. Explained the importance of constantly monitoring designated sites in accordance with the objectives of paragraph 179a of the NPPF.
- Soils – Noted that general mapped information on soil types is available as 'Soilscapes' on the Magic website. Additional information regarding obtaining soil data can be found on the LandIS.

2.107 The comments provided by others were generally based around two key themes, the first was to acknowledge the need for a 5-year land-supply of sites; the second was the message that an appropriate level of facilities and infrastructure would also be required to facilitate integration into local communities and for the welfare of individuals.

Initial Officer Response

2.108 Consultation responses to the Sustainability Appraisal Scoping Report will be considered by the consultants appointed by the Council to prepare the next iteration of the Sustainability Appraisal.

3.0 Process and Next Steps

3.1 The responses provided to the consultation will be used to inform the next stage of plan making over the coming months which will lead up to the preparation of a draft Local Plan for consultation in September/October 2023.

Appendix A

Contacts, excluding individuals, invited to make representations under Regulation 18

Aitchison Rafferty
Aldwincle Parish Council
Anglian Water Services Ltd
Apethorpe Parish Meeting
Armstrong Rigg Planning
Arthingworth Parish Council
Ashby House Land and Development Ltd
Ashley Parish Council
Ashton Parish Council
Avant Homes
Avison Young
Barnwell Parish Council
Barrowden Parish Council
Barton Seagrave Parish Council
Beanfield Neighbourhood Association
Bedford Borough Council
Bedford College (Tresham College)
Bellway
Benefield Parish Council
Berry Bros
Bidwells
Billing Parish Council
Blatherwycke Parish Meeting
Bletsoes
BOC
Bozeat Conservation & Environment Care Group
Bozeat Parish Council
Brampton Ash Parish Council
Braybrooke Parish Council
Brightkidz and Brightwayz
Brigstock Parish Council
Bringhurst, Drayton & Nevill Holt Parish Meeting
Broughton Parish Council
BT Openreach
Bulwick Parish Council
Burton Latimer Town Council
Bythorn and Keyston Parish Council
Cadent Gas
Caldecott Parish Council
Cambridgeshire County Council
Cambridgeshire Police
Carden Group PLC
Carney Sweeney
Carter Jonas
Castle Ashby Parish Council
CC Town Planning

Centara Neighbourhood Association
Chadwick Town Planning Ltd
Chave Planning
Cheffins
Chelveston-Cum-Caldecott Parish Council
Civic Voice
Civil Aviation Authority
Class Q Ltd
CLH Pipeline System
Clopton Parish Meeting
Cold Ashby Parish Council
Collyweston Parish Council
Corby Old Village Neighbourhood Association
Corby Town Council
Cotterstock Parish Meeting
Covington Parish Meeting
CPPLC
Cranford Parish Council
David Lock Associates Ltd
David Wilson Homes
Davidsons Group
DB Symmetry Management Ltd
Dean and Shelton Parish Council
Deene and Deenethorpe Parish Council
Define Planning & Design Ltd
Delta Planning
Denford Parish Council
Denton and Caldecote Parish Meeting
Desborough Town Council
Dingley Parish Council
DLP Consultants
Duddington-with-Fineshade Parish Council
East Carlton Parish Council
East Lloyds Community Association
East Midlands Community Led Housing
East Northants Faith Group Rushden /Higham Council of Churches
Easton Maudit Parish Meeting
Easton on the Hill Parish Council
Ecton Parish Council
Eddisons
EEH
Elton Parish Council
Endurance Property Ltd
Environment Agency
Exeter Neighbourhood Association
Fairhurst
Finedon Town Council
Fisher German
Folksworth and Washingley Parish Council

Forestry Commission- East and East Midlands
Fotheringhay Parish Meeting
Foxborough Homes
Francis Jackson
Freight Transport Association
Friends, Families and Travellers
Geddington, Newton & Little Oakley Parish Council
General Aviation Awareness Council
Gladman
Glaphorn Parish Council
Glatton Parish Council
Gleeson Land
Grafton Underwood Parish Council
Great Addington Parish Council
Great and Little Gidding Parish Council
Great Bowden Parish Council
Great Cransley Parish Council
Great Doddington Parish Council
Great Easton Parish Council
Great Harrowden Parish Meeting
Great Oakley Farms and Rockingham Castle Estate, Taylor
Wimpey and BDW Trading Limited
Great Oxenden Parish Council
Greater Peterborough CCG
Grendon Parish Council
Gretton Parish Council
Hallam Land Management Ltd
Hannington Parish Council
Harborough District Council
Hardwick Parish Council
Hargrave Parish Council
Harrington Parish Council
Harringworth Parish Council
Harris Lamb
Harrold Parish Council
Harworth
Health and Safety Executive
Heaton Planning
Helmdon Parish Council
Hemington Luddington and Thurning Parish Council
Henry H Bletsoe & Son LLP
Higham Ferrers Town Council
Historic Buildings & Places
Historic England
Hollins Strategic Land
Home Builders Federation
Homes England
Huntingdonshire District Council
I Plan Solutions
IM Properties

Insight Town Planning Ltd
Intellect
Irchester Parish Council
Irthlingborough Town Council
Isham Parish Council
Islip Parish Council
Jas Martin & Co
Kelmarsh Parish Meeting
Kettering General Hospital
Kettering Town Council
Ketton Parish Council
King West
King's Cliffe Parish Council
Knotting and Souldrop Parish Council
Lagan Homes
Lamport and Hanging Houghton Parish Council
Larkfleet Homes
Lavendon Parish
Laxton Parish Meeting
Leicestershire County Council
leswestplanning
Lichfields
Lilford cum Wigsthorpe and Thorpe Achurch Parish Council
Lincolnshire County Council
Little Addington Parish Council
Little Harrowden Parish Council
Little Stanion Parish Council
Loddington Parish Council
Lovell
Lowick and Slipton Parish Council
Lucas Land and Planning
Lucy White Planning Limited
Lutton Parish Council
Lyddington Parish Council
Maidwell with Draughton Parish Council
Marrons Planning
Mather Jamie Ltd
Mawsley Parish Council
Mears Ashby Parish Council
Medbourne Parish Council
Member of Parliament for Corby & East Northamptonshire
Middleton Parish Council
Miller Homes
Milton Keynes Council
Mineral Products Association
Mono Consultants
Morborne Parish Meeting
Moulton Parish Council
Mulberry Homes
Nassington Parish Council

National Farmers Union
National Grid
National Highways
National Trust East Midlands
Natural England
Nene CCG
Nene Rivers Trust
Network Rail
Newlands Developments
Newton Bromswold Parish Meeting
NHFT
NHS England
NHS Northamptonshire CCG
NK Homes
NNBN - Supporting Business Growth
North Northamptonshire Council
Northamptonshire Acre
Northamptonshire Fire & Rescue Service
Northamptonshire Football Association
Northamptonshire Police
Northamptonshire Traveller Unit
Oakley Vale Community Association
Odell Parish Council
Office of Rail and Road Regulation
Old Parish Council
Orbit Homes
Orlingbury Parish Council
Orton Parish Meeting
Oundle Town Council
Overstone Parish Council
Oxails Planning
Pegasus Group
Persimmon Homes
Peterborough City Council
Pilton, Stoke Doyle and Wadenhoe Parish Council
Planning Prospects
Podington Parish Council
Polebrook Parish Council
Police and Crime Commissioner for Bedfordshire Police
Police and Crime Commissioner for Leicestershire
Police and Crime Commissioner for Lincolnshire
Police and Crime Commissioner for Northamptonshire Police
Priors Hall Park Neighbourhood Association
Prologis
Prop-Search
Pytchley Parish Council
QUOD
Rapleys
Raunds Town Council
Ringstead Parish Council

RNRP
Rockingham Parish Meeting
Rothwell Town Council
RPS
RSPB
Rushden Town Council
Rushton Parish Council
Rutland County Council
Savills
Seaton Parish Council
SEMLEP
Seven Homes
Sibson cum Stibbington Parish Council
Silver Fox Development Consultancy
South Kesteven District Council
Southwest Kettering Community Forum
Southwick Parish Meeting
SSA Planning Ltd
Stagecoach Midlands
Stamford Town Council
Stanion Parish Council
Stanwick Parish Council
STAUNCH (Save Titchmarsh and Upper Nene Valley Countryside
and Habitats)
Stoford Properties Ltd
Stoke Albany Parish Council
Storey Homes
Strixton Parish Meeting
Strutt & Parker
Sudborough Parish Council
Sutton Bassett Parish Meeting
Sywell Parish Council
Tansor Parish Meeting
Terrance O'Rourke Ltd
Tetlow King Planning Ltd
The Boughton Estates Ltd
The Coal Authority
The Traveller Movement
Thornaugh Parish Council
Thorpe Langton Parish Meeting
Thorpe Malsor Parish Council
Thrapston Town Council
Titchmarsh Parish Council
TOR Birmingham
Tritax Symmetry
Turley Associates
Twywell Parish Council
Urban and Civic
Virgin Media
Wakerley Parish Meeting
Walgrave Parish Council

Wansford Parish Council
Warkton Parish Council
Warmington Parish Council
Weekley Parish Council
Weldon Parish Council
Wellingborough Civic Society
Wellingborough Town Council
West Northamptonshire Council
Western Power
Western Power Distribution
Weston by Welland Parish Council
Wilbarston Parish Council
Wilby Parish Council
Wildlife Trust
William Davis
Willmott Dixon
Wilson Bowden Developments Ltd
Winwick Parish Meeting
Wittering Parish Council
Wollaston Parish Council
Woodford Parish Council
Woodnewton Parish Council
Woods Hardwick Planning Ltd
Wothorpe Parish Council
Wymington Parish Council
Yardley Hastings Parish Council
Yarwell Parish Council
Yaxley Parish Council

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PLANNING COMMUNITIES EXECUTIVE ADVISORY PANEL 19 JULY 2023

Briefing Title	Rushden East Sustainable Urban Extension Supplementary Planning Document
Briefing Author	Richard Palmer Planning Policy Manager Richard.Palmer@northnorthants.gov.uk

List of Appendices

Appendix A – Rushden East SUE SPD (text)

Appendix B – Rushden East Masterplan Framework Document (February 2021)

Appendix C – Revised Policy EN33

1. Purpose of Briefing

- 1.1. To consider the content of a proposed Supplementary Planning Document (SPD) for delivering the Rushden East Sustainable Urban Extension (SUE) and to seek agreement to publishing the SPD for public consultation.

2. Executive Summary

- 2.1 This report is prepared to provide the Advisory Panel with an opportunity to consider the content of an SPD, which provides a Masterplan Framework for delivering the Rushden East SUE, in advance of undertaking public consultation. The purpose of the SPD is to amplify development plan guidance to inform the comprehensive delivery of the SUE and guide future planning applications.

3. Recommendations

- 3.1 It is recommended that the Panel:

- a) Note the contents of the Rushden East SUE Masterplan Framework SPD and that any comments or observations raised be taken into consideration by a delegated decision making process, made through the Executive Member for Growth and Regeneration in consultation with the Executive Director for Growth and Regeneration (Interim) to progress the document to public consultation.
- b) Note the proposed revised wording of Policy EN33 of the East Northamptonshire Local Plan Part 2

- 3.2 To provide Member input into the preparation of the draft SPD and to agree, through a delegated decision process, the undertaking of a statutory public consultation on the proposed SPD to allow the document to progress towards adoption.

4. Briefing Background

- 4.1 Rushden East is one of several large scale SUE development proposals allocated through the adopted North Northamptonshire Joint Core Strategy (JCS), which seeks to ensure that North Northamptonshire delivers the scale of growth and investment set out in the strategy.
- 4.2 The Rushden East SUE recognises the role of the designated growth town status for Rushden in seeking to bring forward around 2,500 new homes, employment provision, and supporting infrastructure, including new schools, community facilities and green space, including a new town park. The development proposal forms part of the portfolio of the Garden Communities, supported by the Government, which aspire to deliver high quality built design and open space which seek to embody clear development principles for place making, these are set out in section 4 of the SPD.
- 4.3 Policy guidance to ensure the SUE meets delivery expectations, as referred to above, is required through JCS Policy 33 and East Northamptonshire Local Plan Part 2, draft Policy EN33. A Masterplan Framework Document (MFD) was previously approved through the former East Northamptonshire Council's Planning Policy Committee and incorporated into the East Northamptonshire Local Plan Part 2.
- 4.4 At the hearing sessions of the Local Plan examination the Inspector concluded that the level of detail contained in the MFD was more appropriately provided through a stand-alone document, and that the key delivery principles set out in the MFD should be incorporated into the Local Plan.
- 4.5 Policy EN33 of the Local Plan has been revised to reflect those considerations and has been consulted upon as part of the Proposed Modifications to the Local Plan, to assure that the overall objectives for delivering the Rushden East SUE are made clear. To ensure the more detailed aspects of the SUE are made available to inform future planning applications the MFD has been re-worked as an SPD to amplify Policy EN33 of the Local Plan and Policy 33 of the JCS.
- 4.6 The draft text proposed for the Rushden East SUE SPD is attached to this report (Appendix A). The figures referred to in the draft document all remain unchanged from the original MFD, and they can be viewed through that document, which is attached (Appendix B).
- 4.7 The main changes to the MFD relate to the planning application requirements that were set out in blue boxes. These requirements have largely been inserted into a revised Policy EN33 to ensure the main delivery principles are retained in planning guidance through the Local Plan. Policy EN33 formed part of the Proposed Modifications to the Local Plan, which were consulted on between 10 March and 21 April 2023. Subsequent deletions and additions proposed to the policy are set out following discussions with the Inspector, however, these

further proposed additions are still awaiting the outcome of the Inspector's report (Appendix C refers).

- 4.8 One particular change required by the Inspector was the removal of the Council's proposed restriction on larger employment buildings within the area designated for employment within the Masterplan. No evidence was found to support the justification for restricting proposals for strategic B8 units within the site.
- 4.9 Whilst Policy EN33 has been subject to consultation as a Proposed Modification to the Local Plan, the Inspector's report is currently awaited, should the Inspector's report raise any further implications in respect of Policy EN33 these will need to be taken into account. The latest information from the Inspector is that the report is imminent, and a verbal update will be provided at the Advisory Panel should the report be received in advance of the meeting. However, Officers are not anticipating any further changes that may alter the content of the revised draft SPD.
- 4.10 Once the content of the SPD has been agreed, the document can be published for consultation. The outcome of the consultation will be reported back to the Council in due course, together with any further revisions proposed to the document, with the intention to adopt the SPD as efficiently as possible, to allow its guidance to be taken into consideration in determining future planning applications.

5. Issues and Options

- 5.1 The option proposed is to take forward the draft Masterplan SPD for public consultation. This would be agreed through a delegated decision as set out above and require a statutory public consultation for a minimum period of six weeks, in line with the Council's Statement of Community Involvement, which was adopted in July 2022.
- 5.2 Following consultation, incorporating any further proposed revisions as appropriate, the SPD would then be reported to the Executive for adoption. The document would provide additional planning guidance, which would be of material importance in determining future planning applications for Rushden East.

6. Implications (including financial implications)

Resources, Financial and Transformation

- 6.1 There are no significant resource implications, the preparation and consulting of the SPD will be undertaken within the current work programme without significant impact.
- 6.2 In respect of transformation, Officers and Members have invested time in producing the guidance contained in the Masterplan, through a project group made up of officers and Members presenting evidence at the Plan Examination and through discussion with the Inspector.

Legal and Governance

- 6.3 SPDs comprise non-statutory documents that can form part of the development plan on adoption. They provide a wide range of issues giving detailed guidance on how policies or proposals in development plan documents will be implemented.
- 6.4 Preparation and adoption of SPDs must be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

Relevant Policies and Plans

- 6.5 In addition to the Plan policies set out in the report, delivering development proposals that incorporate high standards of development and place making contributes to the Council's corporate objectives as set out in the Corporate Plan 2021-25, particularly objectives 1 Active fulfilled lives; 3 Safe and thriving places; 4 Greener, sustainable environment and 5 Connected communities.

Risk

- 6.6 This SPD is being prepared in response to a specific issue arising from the Local Plan examination hearings, to ensure current guidance is prepared to inform the delivery expectations of the Rushden East SUE.
- 6.7 There are no anticipated risks arising from the preparation of the document, the Inspector's report into the examination is due shortly, though previous discussions with the Inspector indicate that no significant changes are anticipated to Policy EN33 following the Proposed Modifications. However, if the SPD is not prepared and adopted in a timely manner its availability to inform future planning applications will be limited.

Consultation

- 6.8 The SPD will be subject to a minimum of six weeks public consultation in line with the Council's Statement of Community Involvement, and which will be undertaken in accordance with the requirements of the Town and Country Planning (Local Development) (England) Regulations 2012, this requires publication on the Council's website, hard copies of the SPD being provided in the local library and council offices, and consultation with stakeholders.

Consideration by Scrutiny

- 6.9 The report proposes consultation on a draft planning document for consultation. A further report will be prepared to set out the responses to the consultation and any proposed changes, which will provide opportunity for scrutiny to comment in advance of its potential adoption.

Equality Impact

- 6.10 The SPD does not change policy, it amplifies existing policy contained in development plan documents which have previously been subject to a full equalities assessment.

Climate Impact

- 6.11 The purpose of a Masterplan Framework is to set out expectations for a sustainable urban development. The SPD incorporates sections that provide guidance to address the environmental impacts of the proposal by setting out expectations for green infrastructure provision, standards for sustainable construction, a transport and movement strategy, and supporting infrastructure. The SPD also includes a section setting out guidance for the approach to energy and sustainability within the development.

Community Impact

- 6.12 The SPD will be of benefit to the community by providing a masterplan framework for delivering a sustainable urban extension, that ensures a high level of design and place making which reflect the qualities anticipated through the Government's Garden Communities initiative.

Crime and Disorder

- 6.13 The SPD considers aspects of crime and disorder, particularly through design and placemaking. The preparation of design codes will be a condition of any outline planning consent. The consultation will provide further opportunity for input.

7. Conclusions

- 7.1 The production of an SPD will provide the opportunity to amplify the policies set out in the local development plan, in seeking to provide a high quality, comprehensive masterplan framework that delivers a sustainable urban extension on land to the east of Rushden, guiding future planning applications.

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Rushden East Sustainable Urban Extension

Masterplan Framework Document

Supplementary Planning Document

July 2023

1.0 Introduction

Planning Context

- 1.1 Rushden is experiencing significant expansion and development, it is identified as a growth town in the adopted North Northamptonshire Joint Core Strategy (2011-2031) (NNJCS).
- 1.2 Rushden East is one of the largest sustainable urban extensions (SUE) planned across North Northamptonshire. It aims to deliver around 2,700 new homes (of which approximately 1,600 are projected to be completed within the JCS plan period up to 2031) and provide a wide range of employment opportunities (which the Council expects will broadly match the number of homes in terms of jobs growth), together with supporting community facilities, greenspace and infrastructure within the next 15 years. The development of the SUE will make a significant contribution to the much-needed growth in housing and jobs at Rushden and Higham Ferrers.
- 1.3 The strategic allocation and the broad location for Rushden East is set out in the NNJCS (Policy 33), with delivery principles and site boundaries set out in the East Northamptonshire Local Plan Part 2 (ENLPP2) (Policy EN33), which is progressing towards adoption.
- 1.4 The NNJCS was adopted in 2016 and covers the period from 2011 to 2031. Policy 33 is also supported by the Rushden East SUE Background Paper (updated January 2015).
- 1.5 The preparation of a Masterplan Framework Document is a requirement of Policy 33 of the NNJCS, as is the requirement to set out further delivery principles, including the site boundaries, through the ENLPP2, which will provide guidance and policy expectations for the delivery of the SUE.
- 1.6 This Supplementary Planning Document (SPD) sets out a masterplan framework for the site's development, which amplifies the policy requirements for the SUE, primarily through Policy 33 of the NNJCS and Policy EN33 of the ENLPP2. The content of the SPD will aim to guide the more detailed aspects of the SUE's delivery. The document will set out guidance for informing planning applications and development management decisions. It will be supported by a range of infrastructure including new public transport connections, and a network of walking and cycling routes, complemented by an extensive green infrastructure and public spaces - including a new town park. As well as new schools, local amenities and community centres.
- 1.7 This proposal provides a unique opportunity to deliver high quality and much needed new homes and in turn establish a greater a sense of place. The development will complement the wider area and benefit from enhanced connections to the existing town centre.

- 1.8 In delivering this development proposal, it is recognised that the SUE forms a part of the Government's portfolio of new Garden Communities across the country, which provides the opportunity to reflect the characteristics of this initiative. The expectation is that it will be achieved through high quality building design and landscaping, which will include tree lined streets and an extensive network of open space and green corridors.
- 1.9 This SPD will also seek to integrate the neighbourhood into the existing community and look to address existing concerns, such as the character of the A6 road and ensure careful consideration is given to the relationship between the proposal and the existing urban and rural edges to the development.

The Masterplan Framework

- 1.10 It is not the job of this document to resolve all the detailed matters for the SUE; setting out a masterplan framework is one stage in the development process and the scheme will continue to evolve and respond as it moves closer to implementation. This masterplan framework provides a clear context for the evolution of the SUE rather than setting out the details of the development. It does this by focussing on the key strategic matters and structuring elements of the SUE, leaving scope for the developer to bring forward the details that will be addressed through future planning applications.
- 1.11 The Council has worked closely with the site promoters and developers with an interest in the land that makes up the SUE in advance of the preparation of this SPD and the main developer consortium has submitted a planning application for the area of land it controls within the SUE that is covered by this masterplan framework. Further applications may also come forward from other developers and landowners over time to complete the implementation of the development.
- 1.12 The preparation of the masterplan framework is very significant for the development of the SUE because Policy 33 of the Joint Core Strategy and Policy EN33 of the East Northamptonshire Local Plan make it clear that in order to avoid piece-meal development, the preparation and agreement of a comprehensive masterplan is a prerequisite before any planning applications are granted permission. Therefore, any development proposals must be consistent with the masterplan framework and must not in any way prejudice the implementation of the whole development and any future growth.
- 1.13 This will be particularly important where adjacent parts of the SUE are to be delivered by different developers. Where this occurs, developers will be required to clearly demonstrate in their planning applications how infrastructure (utilities, roads, footways and cycle routes) connects across different ownerships, avoiding ransom situations that would prevent or delay the delivery of new homes and jobs.

- 1.14 Policy 33 also requires the masterplan to be prepared in consultation with the local community and stakeholders and agreed by the Local Authority and it is the Council's intention to achieve this. The masterplan framework document has evolved through a series of consultation workshops and events and follows a public consultation period. It was also subject to public examination in April/May 2022 as part of the ENLPP2, the outcome of which has been to incorporate the main delivery principles into Policy EN33 and to produce a separate planning document to set out the more detailed delivery aspects of the SUE.
- 1.15 In addition to meeting relevant development plan policy, Policy 33 also requires that the SUE delivery is informed by a project level Habitats Regulation Assessment, and that the development proposal is required to meet a number of specific local economic, environmental and social requirements as set out in greater detail in this SPD.
- 1.16 Further to the wider relevant development plan policy requirements set out in both the NNJCS and the ENLPP2, such as Policy 30 (Housing mix and tenure) in the NNJCS (and including national policy expectations), which future planning applications will be expected to take into account, there is helpful advice provided in the ten objectives set out in the Rushden East Vision Statement leaflet which was approved by East Northamptonshire Council in 2017. This also indicates that the majority of the site is being promoted for development by a main development consortium which includes the Duchy of Lancaster, Barratt Homes and Taylor Wimpey.
- 1.17 In preparing the masterplan framework it was also recognised that neighbourhood plans have been prepared and formally 'made' for both Rushden and Higham Ferrers, and that these planning documents form part of the development plan for North Northamptonshire. Whilst the ENLPP2 provides the most up to date policy guidance for delivering the SUE, the contents of the made neighbourhood plans were taken into consideration in the drafting of Policy EN33.
- 1.18 In conclusion, this SPD provides the opportunity for the masterplan framework to set out clear policy requirements for the delivery of the SUE. It does this to ensure that any application for planning permission for the SUE will result in a sustainable and attractive development that meets the long-term aspirations for economic growth; offers a high quality of life for new and existing residents, and enhances the image of the town as a whole (Policy 33, North Northamptonshire JCS 2011–2031).

How to use this document

- 1.19 In order to ensure that there is a clear link between the policy requirements in the NNJCS and the ENLPP2 and the masterplan framework set out in this SPD, each section of this document begins by setting out relevant wording from the adopted

policy for the relevant topic. All references in italics are taken directly from policies 33 and EN33 and the explanatory text in the NNJCS and ENLPP2. This is augmented by the relevant objectives taken from the 2017 Rushden East Vision Statement.

- 1.20 Each section then sets out the main features of the masterplan framework in relation to these policies and identifies detailed delivery guidance, supported by a series of plans, diagrams and precedent images. The key policy principles for delivery are set out in ENLPP2 itself.
- 1.21 It is important for applicants to note that the diagrams referenced are set out to provide an example of how development could come forward based on the key principles set out in a way that would be acceptable to the Council. However, unless otherwise specified, alternative approaches will be considered provided that a clear rationale is provided and that it adheres to the specific policies and principles identified. Applicants are encouraged at the pre-application stage to agree with the Local Planning Authority which requirements are relevant to their proposal.

2.0 The Masterplan Framework

2.1 Form and disposition

2.1.1 Policy

Policy 33 identifies the broad location for the SUE, and Policy EN33 allocates the land for the Rushden East SUE and sets out the key delivery principles.

Policy 33 sets out the following requirements in terms of the overall form and disposition of the masterplan:

(10.31) It (the masterplan) will illustrate the form and disposition of the development and establish the strategy towards matters such as land use, transport and movement, access, sustainable construction standards, open space and design. It will consider infrastructure requirements in greater detail and any necessary matters of avoiding, mitigating or compensating for environmental impacts.

(10.29) A main street will run through the development linking the roundabouts at Newton Road and John Clark Way. The local centre, or neighbourhood centre(s), will be located at accessible intersections to capture passing trade and contain a mix of uses including consideration of siting of primary schools. New homes will provide for a balanced and mixed community including family housing, affordable homes and specialist homes for the older population.

(Policy 33) It will be a new distinctive neighbourhood with its own separate identity but well connected and integrated with the town as a whole.

(Policy 33 d) The opportunity for further development beyond the current scale of development through safeguarding land and access opportunities.

(P33 i) A clear physical separation from the villages of Caldecott, Chelveston and Newton Bromswold but with footpaths and cycle ways to connect them to the new area

Policy EN33 sets out the following overarching requirements:

Planning applications will be required to be broadly consistent with the masterplan framework document (MFD) and the principles of the Government's Garden Communities initiative.

The area shown on the local plan policies map, and defined in figure 18 above, identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE).

The MFD will provide a spatial development context for the delivery of the site to inform future planning applications and will ensure a comprehensive approach to

site delivery. Planning applications will be required to be broadly consistent with the MFD and the principles of the Government's Garden Communities initiative.

(4) Provide clear evidence that connections for all users can be facilitated between development parcels within the SUE and further demonstrate that connections to adjacent land beyond the SUE boundaries are not prejudiced by the proposed development of the SUE. This includes the recognition of the opportunity to transform the character of the A6, whilst seeking to deliver options which are practical and deliverable.

The SUE will be developed as a sustainable place providing a range of opportunities and services that support meeting local needs on a daily basis. The development proposal will need to ensure it can demonstrate good integration within the wider setting taking into account both the natural and built environment. It will maximise sustainable travel connections and provide convenient and attractive cycle and pedestrian connections so that the proposed development is integrated with the existing communities, facilities and services in the town centres of Rushden and Higham Ferrers.

The 2017 Rushden East Vision Statement states:

Objective 1: Create a comprehensive development which is well-connected by all modes of transport, is highly permeable within itself, and has good linkages to Rushden, Higham Ferrers and future growth sites beyond.

2.1.2 The Masterplan

- 2.1.3 The masterplan framework (figure 2.2) indicates the overall form and disposition of the proposed development and provides further detail to the broad concept shown in figure 1.1.

Land availability / SUE boundary

- 2.1.4 As shown in figure 2.1, the majority of the land that is understood to be available for development, and is under the control of the developer consortium, falls within the indicative Policy 33 broad location boundary. There is only one area to the south east that lies outside of the indicative boundary. This is primarily green space in the developer's proposals and has therefore been incorporated into the masterplan framework. Policy EN33 allocates the land for the Rushden East SUE, which is set out in figure 18 of ENLPP2.
- 2.1.5 There is land within the allocation for the SUE (identified on the masterplan framework as the grey land) that may not currently be available for redevelopment and is under a range of different ownerships. In order to create a

deliverable proposition, the masterplan framework allows for appropriate development to come forward in these areas at a future date, should it prove suitable and acceptable in planning terms.

- 2.1.6 The only exception to the above is where a pedestrian, cycle and vehicle connection through the site is required to connect across the A6 to Hayden Road and from there into Rushden town centre. If this important policy requirement is to be achieved, then sufficient land will need to be made available to facilitate this connection and detailed proposals will need to be brought forward by the applicants to identify the preferred route.

The two neighbourhood concept

- 2.1.7 As shown in figure 2.3, the masterplan framework concept is based on the provision of two mixed-use, sustainable neighbourhoods; one to the north containing the greater proportion of the employment uses, and a slightly larger neighbourhood to the south which is predominantly residential in character and is the location for the proposed secondary school.
- 2.1.8 The two neighbourhood approach recognises that, while it will be possible to enhance the connections between the SUE and Rushden and to improve the character of the A6 corridor, the existing settlement largely backs onto the western side of the A6, while the eastern interface with the SUE is, to a large extent, covered by the grey land.
- 2.1.9 Given this position, it will be difficult to fully integrate the site with the existing town and therefore important to establish new centres and facilities within the SUE, as well a unique identity. The concept also adopts a flexible approach to the timing and format of development within the grey land, only relying on a small part of this to form the essential links with the existing settlements.
- 2.1.10 The two neighbourhoods will each have their own local centre, which will be the focus for community activity and include a primary school and local services, as well as providing space for a range of employment opportunities.
- 2.1.11 The local centres are both located on the primary street, which runs through the SUE connecting the John Clark Way and Newton Road roundabouts and connecting the SUE back into the existing communities.
- 2.1.12 The landscape strategy (see section 2.2) for the site is central to the masterplan framework concept. This includes an east-west green corridor link that defines the two neighbourhoods in the middle of the site and provides a connection through the grey land and across the A6 on to Hayden Road. A wide central green corridor,

which follows the watercourse through the site on a broadly north-south axis, also forms a major structuring element at the centre of both neighbourhoods.

2.2 Environmental (green infrastructure)

2.2.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33 e) A sensitively designed environment responding to the existing landscape character and features, including how the edge of the site is treated.

(Policy 33 f) A permeable and well-connected grid of streets and new links to connect with the wider Greenway network.

(Policy 33 g) Appropriate green space, and other mitigation measures as may be required to mitigate impacts on the Upper Nene Valley Gravel Pits Special Protection Area. This should include the provision of a new and attractive destination open space. A project level Habitats Regulations Assessment.

(10.25) It will be necessary to consider the impacts on the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and to provide adequate alternative open space on-site to mitigate an increase in visitor impacts. Account will need to be taken of the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document and of the Northamptonshire Biodiversity Supplementary Planning document.

(Policy 33 h) Green spaces with the imaginative use of water to both manage drainage and make them more attractive.

(10.27) There will be high quality 'destination' open space on site as well as other natural and formal green spaces and there will also be new green infrastructure connections to the wider Greenway network. The existing landscape character and built, historic and natural environment assets within and surrounding the site will inform the nature of the built development, including the treatment of the edges to sensitively manage the change from town to country and avoid coalescence with the villages of Caldecott, Chelveston and Newton Bromswold.

(10.30) Sustainable drainage systems to manage surface water and existing watercourses should be accommodated in the development of the site. Other site-specific constraints will need to be addressed in order for development to take place. Examples may include noise attenuation measures necessary as a consequence of the proximity to the A6 and contamination issues such as the scrapyards to the south of Alexandra Road.

Policy EN33 sets out the following overarching requirements:

A network of green corridors and public open spaces, including a central green corridor, within and around the SUE, and landscaped edges.

A comprehensive enhancement of the A6 corridor between the John Clark Way and the Newton Road, including the provision of a planting strip with additional landscaping to safeguard the future widening of the A6. Built development would be expected to either front or be located side-onto the A6 corridor.

The retention of existing hedgerows and provision of formal street tree planting, particularly on higher order streets.

Appropriate environmental and landscape measures to be incorporated into the design and construction of any proposals for large scale distribution units to ensure they are properly mitigated.

Sensitive landscape treatment of the aircraft crash site.

Environmental improvements on the approaches to the A6 bridge, including the surfacing and gradient of the footway, provision of lighting, along with improvements to the structure itself.

An urban form that responds to the wider context and character of Rushden.

A range of development with higher densities focussed around the two local centres.

Suitable Alternative Natural Greenspace (SANG) of approximately 21 hectares, supported by a Habitats Regulations Assessment

A Sustainable Urban Drainage System.

High standards of resource and energy efficiency, and reduction in carbon emissions in accordance with the requirements of Policies 9 and 33 of the Adopted Joint Core Strategy.

Viewing corridors of the spire of the Grade I listed Church of St Mary's Higham Ferrers into the detailed design and masterplanning of the SUE

The preparation and agreement of Design Codes to guide planning applications for the SUE.

A design brief, which will be prepared for the grey land to ensure a cohesive approach to development.

The 2017 Rushden East Vision Statement states:

Objective 5: Incorporate high-quality, connected green infrastructure of various types and characters, including tree-lined streets that link different parts of the neighbourhood.

Objective 6: Include a large new park that can accommodate events and activities, help enhance health and wellbeing, support biodiversity and cater for wildlife.

2.2.2 The Masterplan

2.2.3 Figure 2.4 shows the green infrastructure strategy incorporated within the masterplan framework.

A network of green corridors

- 2.2.4 The masterplan framework is structured around a series of green corridors and public open spaces that incorporate a strategic network of dedicated footpaths and cycle paths. This will ensure that residents will be provided with attractive, convenient and safe routes for both recreation and movement between key destinations.
- 2.2.5 One of the most important green spaces within the masterplan framework is the central green corridor, which follows the alignment of the existing watercourse running through the SUE and will not only provide a key movement corridor, but also provide drainage for the site (discussed further later in this section) and establish an attractive setting for the adjacent development.
- 2.2.6 As shown in figure 2.4, there is a Second World War aircraft crash site located within the central green corridor, immediately north of the southern local centre. Developers will need to carry out the relevant archaeological investigations in order to determine the precise area affected by the crash and ensure that it is not affected by built development. A sensitive landscape treatment will need to be provided at the site, potentially including a symbol of remembrance of some form.

The edges of the development

- 2.2.7 Careful consideration in any development proposals will need to be given to the relationship between the SUE and the existing urban and rural edges.
- 2.2.8 The response to the interface with the A6 will need to be more urban in character and address issues including noise, the potential widening of the A6 and the orientation of development. The overall aspiration is to change the character of the A6 by slowing traffic, making crossing easier and safer and introducing tree planting. Further guidance on this is provided in Section 2.3.
- 2.2.9 The eastern edge of the SUE will front onto open countryside so a more rural character will be appropriate in this location. As shown in the framework masterplan, the existing hedgerow is retained along the eastern edge of the SUE site with residential development set back from this behind a strategic green

corridor to achieve an appropriate transition between the development and the open fields.

- 2.2.10 Careful consideration will need to be given in development proposals to the location of any possible future expansion and how this might impact the character of the edges and the location of possible connections.

Hayden Road green corridor link

- 2.2.11 In addition to the central green corridor, the masterplan framework provides a direct green connection linking the SUE with the crossing to Hayden Road.
- 2.2.12 The location of this link is shown in the masterplan framework and a diagram showing a possible configuration is shown in figure 2.7. The link incorporates a dedicated footpath and cycle path as well as formal tree planting and will form a broad, safe and attractive route for all users.
- 2.2.13 The green corridor link also incorporates a secondary road that provides an important vehicular connection between the A6 and the SUE via the grey land to the south. A link through the northern grey land will be beneficial but is not essential to the viability of the SUE and could come forward at a later stage.
- 2.2.14 The provision of the green corridor link through to Hayden Road is essential to ensure that the SUE is well-connected to the existing Rushden town centre. Obviously, this will work the other way too with the existing residents in Rushden being able to access the SUE and its new facilities. The link is a critical component of the masterplan framework and is a key policy requirement that will help to deliver integration between the existing built up areas and the SUE.
- 2.2.15 Whilst it will be the responsibility of the developers to identify the land required for this route and to implement the construction of the link to Hayden Road, the Council will consider reasonable requests for support from the developers where this important route can only be secured by compulsory acquisition.
- 2.2.16 Further details on the treatment of the remainder of the grey land are provided in Section 2.7.

Tree-lined streets

- 2.2.17 Formal street tree planting within the development framework should be primarily located along the main routes, including the primary street running through the SUE, helping to create an attractive and legible environment. Figures 2.28 to 2.33 in Section 2.3 show how the treatment of the primary street, including tree planting, should vary in response to the character of the SUE that it is passing through. Developers will also be encouraged to extend street tree planting to

lower-order streets to help reinforce the Garden Community character of the development.

2.2.18 A key requirement for securing tree-lined streets will be evidence of formal agreement with utility providers and the highways authority to the method of installing and maintaining trees. Details, including a tree pit design to contain root growth should feature in the design code. Developers will be expected to discuss and agree appropriate species and planting sizes with the Local Planning Authority prior to an application being formally submitted.

Suitable Alternative Natural Greenspace (SANG)

2.2.19 The masterplan framework acknowledges the significance and sensitivity of the Upper Nene Valley Gravel Pits Special Protection Area (SPA) and therefore incorporates a site for Suitable Alternative Natural Greenspace to meet the high quality 'destination' open space required by Policy 33.

2.2.20 This significant open space amenity is located in the south of the SUE, close to the main local centre and secondary school. The SANG parkland area will be predominantly a naturally landscaped environment with a range of habitat types, including small areas of woodland.

2.2.21 The area needs to be large enough to provide an attractive destination for walking and informal recreational and leisure activities, including dog walking, and should be in the region of 21ha in size. The SANG parkland itself will be accessible on foot by SUE residents, but there should also be car parking facilities to make it more attractive to other visitors and help to take visitor pressure off the SPA. Developers will need to clearly set out a strategy for how the SANG parkland area is to be maintained and managed long term.

A new Town Park

2.2.22 The 2017 Vision proposed a new town park for the SUE in addition to the SANG requirement. In line with Council standards (Open Space and Playing Pitch Strategy by KKP (2017)), and based on the development of 2,500 new homes, this will need to be approximately 3.6ha.

2.2.23 The masterplan identifies three potential options for a new town park:

- A linear park, including space for play, along the street that connects the Newton Road roundabout with the southern local centre. This would create a distinctive and attractive entrance to the scheme and demonstrate the project's Garden Community credentials. It would also mean that the new park can be built early in the first phases of development and demonstrate the commitment to quality for the whole of the SUE.

- A linear park along the interface between the SANG and the adjacent residential development in the southern neighbourhood.
 - A more compact park within the central green corridor, immediately west of the southern local centre. Although this would be a formal park, it would need to reflect the character of the green corridor.
- 2.2.24 Alternative locations for the town park will be considered, but these will need to be justified by the applicant and demonstrate the following key principles:
- An accessible and prominent location;
 - Well-defined and surveilled by adjacent development; and
 - Can come forward in the early phases of the SUE, preferably the first phase.
- 2.2.25 Whichever location option is taken forward, it will be necessary to establish a high standard, contemporary community asset to be enjoyed by residents of the SUE, Rushden and Higham Ferrers, as well as visitors. Consideration will be given to putting the commission out to competition in order to achieve this.
- 2.2.26 As with other community assets in the SUE, arrangements for onward management should be clearly set out by the applicant.

Play spaces and formal sports

- 2.2.27 As shown in figure 2.3, the masterplan framework provides a series of play spaces in strategic locations around the SUE to ensure sufficient accessibility for residents. Provision of play spaces will need to meet the type, quantum and accessibility standards for new development set out within Council guidance (Open Space and Playing Pitch Strategy by KKP, 2017).
- 2.2.28 The main area of formal sports provision is located in the southern neighbourhood, adjacent to the secondary school site and will need to include sports pitches. Good connections will need to be provided with the rest of the SUE and to the wider Rushden community. The area provided will need to meet the accessibility and quantum standards for new development set out within Council guidance (Open Space and Playing Pitch Strategy by KKP, 2017).

Cemetery

- 2.2.29 The masterplan includes a requirement for a new cemetery with associated car parking, which is intended to serve Rushden and Higham Ferrers. Developers will need to agree the area of this with North Northamptonshire Council. The site is to be located away from the main areas of housing and sports activities and will offer a place for quiet reflection and respect. The masterplan framework identifies an area adjacent to the new SANG parkland that would be suitable. The developers

will need to provide an access road to the site and all relevant services should be provided to the site in the first phase of development. Proposals for its onward management should be clearly set out by the applicant.

Allotments

2.2.30 In line with Council standards (Open Space and Playing Pitch Strategy by KKP, 2017) and based on the development of 2,500 new homes, the SUE will need to provide a total of 2.0ha of allotments. There will need to be at least two allotment sites at the SUE; one in the northern neighbourhood and one in the southern neighbourhood to make sure they are accessible to all residents. The masterplan framework identifies two areas that would be suitable. Proposals for the management and maintenance of these allotment sites should be clearly set out by the applicant.

Drainage

2.2.31 Development proposals will need to demonstrate how the opportunity has been taken to use sustainable urban drainage systems (SUDS) to meet the drainage requirements of the SUE whilst creating an attractive environment and encouraging biodiversity. As shown in figure 2.15, the masterplan framework provides a wide green corridor adjacent to the existing watercourse running through the SUE and the opportunity should be taken to use this space to incorporate the main drainage provision in a way which enhances the setting of the corridor.

2.2.32 Consideration will also need to be given to the drainage strategy for the A6 should this be widened in the future to form a dual carriageway. Figure 2.15 shows indicative locations for drainage basins which could be provided on the areas of lower ground east of the A6 as part of this strategy.

2.2.33 Drainage proposals will need to take in account the Lead Local Flood Authority advice, which indicates that all watercourses and ditches across the site need to be protected with no works within 9m without flood defence consent.

2.3 Economic (access and movement)

2.3.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(P33 b) Good connections by all modes across the A6 to the rest of Rushden and to Higham Ferrers, in particular the town centres and other key service and employment destinations.

(10.20) Whilst the A6 bypass currently forms a significant barrier between the proposed urban extension and Rushden and Higham Ferrers, a range of solutions will be examined in order to create a development which is permeable and well-connected to the adjacent urban areas and the facilities these offer.

(10.22) The A6 bypass creates a physical barrier between the SUE and Rushden and Higham Ferrers town centres and means that gaining east-west connections with these on foot and by cycle will need to be addressed.

(10.22) In order to improve connectivity to create a sustainable development, the character of the road would need to change, and the implications of this impact on the surrounding highway network will need to be tested.

(10.23) A transport and movement strategy will be required to demonstrate how connectivity will be achieved. This will include details of how residents will access key services and employment destinations by public transport, building on existing services including the hopper bus service funded by the Rushden and Higham Ferrers town councils.

(10.23) Development east of the A6 would require a bus service looping through the site.

(10.28) The development will be well connected to adjacent urban areas, especially the centres for pedestrians and cyclists and by public transport and car. Where Hayden Road meets the A6, there will be a central access opportunity to the town. The character and the environment of the A6 will be significantly changed between and in the vicinity of Newton Road and John Clarke Way to ensure a well-connected and high-quality environment for people living at Rushden East whilst enabling relevant development and commercial opportunities such as a neighbourhood centre.

Policy EN33 sets out the following overarching requirements:

Provide clear evidence that connections for all users can be facilitated between development parcels within the SUE and further demonstrate that connections to adjacent land beyond the SUE boundaries are not prejudiced by the proposed development of the SUE. This includes the recognition of the opportunity to transform the character of the A6, whilst seeking to deliver options which are practical and deliverable.

Crossings of the A6 at the John Clark and Newton Way Roundabouts and to Hayden Road, Rushden, are designed to incorporate the following key principles:

- Traffic signals provided to control vehicular traffic and allow for safe pedestrian and cycle movement;*
- Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;*
- Change in surface material to ensure that user priority is clear and that the crossing is legible for pedestrians, cyclists and drivers;*

- *Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.*

Provision of a central green corridor link through the SUE to Hayden Road in broad accordance with the location shown on Figure 2.2 of the MFD and incorporating a dedicated footpath and cycle path, as well as formal tree planting.

Provision of high quality, attractive and safe off-site connections for non-motorised and motorised users (including improvements to existing, as well as providing opportunities for new, bridge connections) between the SUE and the towns of Rushden and Higham Ferrers, and to the villages of Caldecott, Chelveston and Newton Bromswold.

The 2017 Rushden East Vision Statement states:

Objective 7: Incorporate the A6 Liberty Way with the aim of changing its character, reducing speed and improving connectivity.

2.3.2 The Masterplan

- 2.3.3 Figure 2.16 shows the access and movement strategy incorporated within the masterplan framework.

Transport and movement strategy

- 2.3.4 A key requirement from any developer will be the preparation and submission of a Transport and Movement Strategy that demonstrates that the proposed development can be adequately serviced to enable all traffic movements, including safe and convenient pedestrian and cycle movements. The strategy will need to address all of the following issues.

Connecting the SUE with Rushden and Higham Ferrers / the A6 as a barrier

- 2.3.5 As is clearly set out in the policy documents, the A6 creates a significant barrier between the existing communities of Rushden and Higham Ferrers and the proposed SUE. The masterplan framework recognises this issue and the opportunity to transform the character of the A6, whilst seeking to deliver options which are practical, deliverable and agreed with the Highways Authority.
- 2.3.6 The masterplan framework provides three new links across the A6 to facilitate effective movement between the existing communities and the SUE. Whilst greater integration could potentially be achieved through additional connections across the A6, the reality is that beyond the locations of the proposed connections, the existing urban edge to Rushden is largely impermeable. The

integration sought by the policy will therefore rely on the quality of the three new connections provided.

- 2.3.7 The three 'super crossings' will provide a generous amount of space for pedestrians and cyclists to cross the A6 within a safe and attractive environment and provide a clear signal to drivers that there is an area where pedestrians have priority.
- 2.3.8 In order to be effective, it is essential that that the pedestrian links are traffic light controlled and 'at grade'. The three crossings will undoubtedly have an impact on the flow of traffic along the A6 in this area and clearly such a proposal will need to be agreed with the highway authority, including any resulting review of speed restrictions.

Super crossings

- 2.3.9 In order to ensure that safe and convenient access is provided between the SUE and the existing settlements of Rushden and Higham Ferrers, three 'super crossings' of the A6 are provided by the masterplan framework.
- 2.3.10 The key principles incorporated within the 'super crossings' are:
- Traffic signals provided to control vehicular traffic and allow for safe pedestrian and cycle movement;
 - Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;
 - Change in road surface material and/or colour on the approach to the crossings to ensure drivers are aware of the change in priority;
 - Change in surface material on the crossing itself to ensure that the change in user priority is clear and that the crossing is legible for pedestrians and cyclists; and
 - Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.

John Clark Way and Newton Road crossings

- 2.3.11 Two of the three new A6 'super crossings' are provided at the John Clark Way roundabout at the northern end of the site and at the Newton Road roundabout at the southern end.
- 2.3.12 Figures 2.17 and 2.18 show how the two roundabouts could be improved to provide an uninterrupted (separated) footpath and cycle path around the edge of the junction, extending existing footpaths and providing new ones where

necessary. The alignment of these paths would follow a more legible circle around the roundabout, rather than be determined by the form of the carriageway and bell mouths.

- 2.3.13 To ensure safe movement for pedestrians and cyclists between all areas of the SUE and the existing town, it is proposed that traffic signal controls are introduced on all arms of both roundabouts, with the exception of the north-western arm of the John Clark Way roundabout, which currently serves a private access.
- 2.3.14 Changes in surface treatments at crossing points (and on the approaches to the roundabout along the A6) will help to indicate to drivers that there is a change in user priority at the junction and encourage safe driving.
- 2.3.15 Figure 2.19 shows a possible arrangement for a 'super crossing' over the A6 on the southern arm of the John Clark Way roundabout.
- 2.3.16 A similar approach could be taken to the 'super crossing' on the northern arm of the Newton Road roundabout. Clearly this arrangement, or any alternative approach to the crossing of the A6 justified by applicants will need to be agreed with the highway authority.

Hayden road crossing

- 2.3.17 The third new connection across the A6 is aligned with Hayden Road. As shown in figures 2.21 to 2.23, this masterplan framework document sets out three possible arrangements for this junction as follows:
- A staggered junction, with pedestrian and cycle access only to Hayden Road;
 - A staggered junction, with pedestrian, cycle and vehicular access to Hayden Road; and
 - A roundabout with pedestrian and cycle access to Hayden Road and the potential for a vehicular link to Hayden Road in the future.
- 2.3.18 The design (scale, width and use of materials) and use of traffic signal controls for all three arrangements would ensure that a safe, attractive and legible route is established for pedestrians and cyclists, extending the green corridor link through the grey land as set out in Section 2.2.

Existing pedestrian bridge and new bridge provision

- 2.3.19 The existing pedestrian bridge crossing, which connects into Ennerdale Road on the western side of the A6, will remain a convenient option for some users so there is an opportunity to improve the approaches to it, along with environmental and lighting improvements to the footway and the structure itself. If the A6 is

widened in the future to form a dual carriageway the bridge will also need to be extended to accommodate this. In addition to the A6 crossings referred to above, there exists the opportunity for new bridges to span across the A6 and provide connectivity between the SUE and the two towns. For example, one such opportunity is the permitted housing development on the opposite side of the A6 on land East of the Ferrers School (planning permission 18/01648/OUT) which safeguards land for the 'landing' of a bridge to connect the SUE with Higham Ferrers and the nearby Greenway and public footpath UK2. The feasibility of bridge crossings should be explored primarily through the opportunity of pursuing external grant assistance to determine the extent to which they can enhance connectivity of the SUE.

Improving the character and appearance of the A6 corridor

- 2.3.20 As well as securing the connectivity between the existing town and the SUE, the policy requires that the character of the A6 itself changes. As described above, the creation of three at-grade crossings will inevitably have the effect of slowing down the traffic on the A6 in these locations. There may also be an opportunity for the speed limit to be reviewed for those sections between the traffic lights.
- 2.3.21 However, changing the character of the A6 in this location is about much more than influencing the behaviour of drivers and other users; the physical appearance of the road adjacent to the SUE also needs to be transformed.
- 2.3.22 As already indicated, until there is a definitive decision to the contrary, any development to the east of the A6 will need to provide a landscaped strip of land to enable the potential future widening of this stretch of the A6 to make a dual carriageway. Any future decision on widening the A6 will be subject to a cost-benefit analysis and, if the three 'super crossings' are installed and are regularly used, then this could have an impact on the perceived traffic flow benefits of widening along this relatively short stretch.
- 2.3.23 With the development of the SUE to the east of the A6, the character along the A6 will undoubtedly change over time. A challenge for developers will be to secure improvements to the character and appearance of the road and the experience of drivers along it whilst having limited control and influence of the land immediately adjacent to the A6. Undoubtedly the experience of travelling along this stretch of the A6 is formed by what happens on both sides of the road.
- 2.3.24 Figures 2.24 and 2.25 show the proposed approach to the treatment of the A6 corridor adjacent to the Consortium land and adjacent to the grey land.
- 2.3.25 The existing boundary to the west of the A6 consists primarily of vegetation. Whilst there is obvious scope to improve the character and appearance of the eastern edge of the A6, the overall effect of this on the road corridor will be

limited if nothing can be done to the western edge at the same time. Therefore, the masterplan framework proposes that a new planting scheme, including significant tree planting proposals, is drawn up for the whole A6 corridor between the two roundabouts to provide some continuity and consistency of visual treatment. As shown in figures 2.21 to 2.23, this includes more formal tree planting arrangements approaching the three main A6 crossings.

- 2.3.26 Once a landscaping scheme is agreed it can be implemented on the western side whilst implementation on the eastern side is likely to be more incremental as land comes forward for development.
- 2.3.27 The treatment of the eastern side of the A6 will vary depending on ground levels and land ownership. In the north, between the John Clark Way roundabout and the pedestrian link to Hayden Road, there is an opportunity to provide a strong built frontage set behind an access road and strategic north-south strategic footpath and cycle path (see figure 2.24). This will ensure that the SUE does not turn its back on the A6 and will help to achieve acceptable noise levels within back gardens.
- 2.3.28 A belt of vegetation is provided between the footpath / cycle path and the existing A6 to accommodate the potential dualling of the A6 if required and with sufficient width to retain a minimum landscape strip of 5m. The set back of buildings from the existing A6 required to avoid any potential noise issues if it were dualled will need to be determined by the applicants and details of any noise attenuation measures required provided.
- 2.3.29 To the south of the Hayden Road link it is likely that the building line will not be quite as formal/ strong due to the grey land. These plots may come forward more incrementally and are likely to be larger, with tree planting etc. However, in the long-term it should still be possible to achieve the same broad configuration as along the northern interface with the A6, with development either fronting or siding onto an access road, strategic footpath and cycle path and landscape strip of minimum 5m width.
- 2.3.30 The masterplan makes no proposals for the carriageway itself; the expectation is that except for the area of the three pedestrian super crossings, the carriageway would broadly retain its existing dimensions and materials.

The street network within the SUE

- 2.3.31 As shown in figure 2.16, the masterplan framework provides a primary street that connects the John Clark Way roundabout in the north with the Newton Road roundabout in the south and incorporates the two local centres. In addition to taking vehicles, this will incorporate generous footways and cycle lanes, tree planting and on-street parking. The configuration of these elements should

respond to the nature of the context in different areas of the site and figures 2.29 to 2.33 shows five possible treatment 'types'. The primary street will form the primary route for bus services that serve the SUE and can connect it to Rushden, Rushden Lakes, Wellingborough railway station and the wider area.

- 2.3.32 As shown in figure 2.16, a secondary street connects with the primary street at the northern and southern ends of the site and also provides an important connection with the Hayden Road crossing. It will be necessary to use a compulsory purchase order to acquire some of the plots in the southern half of the grey land to provide this link. The link through the northern grey land will be beneficial but is not essential to the accessibility strategy for the SUE and could come forward at a later stage.
- 2.3.33 All adopted roads within the masterplan framework will need to have a minimum carriageway width of 5.5m to avoid the need for vehicles to park on verges and/or pavements.

Footpaths and cycle paths within the SUE

- 2.3.34 As set out in Section 2.2, in addition to the hierarchy of streets, a legible and accessible network of dedicated footpath and cycle paths are provided within the green corridors to ensure that pedestrians and cyclists can move safely and conveniently within the SUE.

Connecting to the villages to the east

- 2.3.35 Pedestrian and cycle connections to the villages of Caldecott, Chelveston and Newton Bromswold to the east of the SUE will need to be attractive and safe, particularly where the routes are shared with vehicles. Policy 33 states that pedestrian and cycle routes between these villages and the SUE should be enhanced or created and it will be for developers to demonstrate how this will be done.

Parking

- 2.3.36 Applicants will need to give careful consideration to the parking strategy to ensure that it is both practical and helps to reinforce the garden community character. A mix of approaches will be required to achieve this, including on-plot, on-street and small parking clusters/courtyards. As set out above, on-street parking will be provided within the primary street, as well as within the lower order streets, and will need to be carefully integrated to ensure that it does not dominate the street scene. The parking strategy should be consistent with the Countywide Parking SPD

and incorporate visitor parking. The maximum size for rear parking courts will be 10 spaces as specified in the Planning Out Crime SPD.

2.4 Economic (housing)

2.4.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33 a) Around 2,000- 2,500 homes including affordable homes and homes for the older population.

(Policy 33 c) A mix of employment opportunities that will make a significant contribution to delivering an enhanced balance between new homes and jobs in Rushden, including offices and industrial premises as well as local centre, small-scale business space and dwellings suitable for home working or business start-ups.

(10.26) A range of different job opportunities will be available through dedicated business, a local centre and opportunities for working and starting business at home.

(10.29) New homes will provide for a balanced and mixed community including family housing, affordable homes and specialist homes for the older population.

Policy EN33 sets out the following overarching requirements:

Provision of a mix of dwelling types, sizes and tenures (including specialist housing provision and home working/larger homes) to accord with housing policies EN29-EN32, and Policy 30 of the Adopted Joint Core Strategy, together with relevant Neighbourhood Plan policies.

The 2017 Rushden East Vision Statement states:

Objective 3: Offer different types of homes for all, including affordable and starter homes, homes for older people, larger executive homes and opportunities for custom and self-build homes.

2.4.2 The Masterplan

- 2.4.3 Figure 2.34 shows the residential provision within the masterplan framework.
- 2.4.4 As previously indicated, the SUE will provide at least 2,500 new homes. This will form a significant amount of the housing growth for Rushden and it is important that each phase of the development consists of an appropriate mix of new homes.
- 2.4.5 The Council and the developer consortium have jointly commissioned a report to assess the housing need for the SUE. The report by Opinion Research Services (ORS) was published in 2020 and will be used to inform the Council's housing requirements for the SUE, including details of the proportion and type of affordable housing to be provided.
- 2.4.6 The SUE is also expected to provide a significant number of new jobs and, in addition to the purpose-built employment space, the policy anticipates that there should be new homes in the SUE that support home working and business start-ups.

Affordable housing

- 2.4.7 The provision of affordable homes must be consistent with the Council's current policy requirements and the Rushden East Housing Study Report by Opinion Research Services (ORS) dated 2020 and jointly commissioned by the Council and the Developer Consortium. They should be indistinguishable from the homes for sale in terms of their design, appearance and materials. Policy 30 in the JCS sets a target for 20% of the new homes in the SUE to be affordable up to March 2026 after which there will be a viability review to determine the amount of affordable homes for future phases. The viability model should be index linked to ensure that inflation is accounted for.

Scheme viability appraisals

- 2.4.8 The promoters of the development should share their high-level viability appraisals with the Council at an early stage in order to demonstrate that the development is policy compliant, particularly in the provision of affordable homes.

Mix of type and tenure of new homes

- 2.4.9 In addition to the provision of a policy compliant level of affordable homes, each neighbourhood will need to contain an appropriate mix of larger executive homes, homes for older people including Extra Care, and plots for custom build and self-build homes. The Letwin report (an Independent Review of Build Out: Draft Analysis, Rt Hon Oliver Letwin, June 2018) identified the need for large sites such as this one to provide a wider range of types and tenure of new homes to increase

take up rates and to not only meet more diverse local demand, but also to assist with the pace of housing delivery.

- 2.4.10 Applicants will be expected to agree the mix of housing types and tenures with the Local Planning Authority through the Section 106 or other appropriate legal agreement associated with an outline consent prior to the formal submission of a Reserved Matters application for an individual phase.

Custom and self-build housing

- 2.4.11 Policy 30 of the JCS also requires development in the SUE to provide serviced plots for individual and community custom build developments and applicants will be required to set out details of where the serviced plots are and the process by which custom builders can acquire them.
- 2.4.12 In addition to this, as set out in Section 2.7, it may be appropriate to provide further custom and self-build opportunities within parts of the grey land. These are likely to come forward incrementally and have plot dimensions suited to a more bespoke response.
- 2.4.13 There are a wide number of ways in which custom and self-build plots can be made available and any developer will be expected to clearly describe the process by which they propose to make these homes available through any planning application.

Standards for sustainable construction

- 2.4.14 To ensure that the new buildings in the SUE are as energy efficient as possible, the Council will require any developer to set out from the outset, what benchmark for sustainable construction they intend to use for the new homes and other buildings (JCS Policy 9).

Residential character

- 2.4.15 The proposed distribution of residential character areas is shown in figure 2.34. Further details on residential character are set out in section 2.7.

2.5 Economic (employment)

2.5.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(P33 c) A mix of employment opportunities that will make a significant contribution to delivering an enhanced balance between new homes and jobs in Rushden, including offices and industrial premises as well as local centre, small-scale business space and dwellings suitable for home working or business start-ups.

(10.26) Providing new jobs will be just as important as new homes to help redress the balance of jobs to homes in Rushden as a whole. The SUE will need to support job creation, entrepreneurship and innovation. A range of different job opportunities will be available through dedicated business, a local centre and opportunities for working and starting business at home. It will meet the day to day community needs of residents on site but also contribute to enhancing adjacent urban areas.

Policy EN33 sets out the following overarching requirements:

Ensuring the delivery of the employment land, located on the northern part of the site, that aims to achieve parity between rates overall quantum of new housing occupations and job creation, as set out in Joint Core Strategy Policy 33 criterion c.

Providing opportunities for small-businesses and those driving enterprise and innovation.

The 2017 Rushden East Vision Statement states:

Objective 2: Provide a mixed-use development which offers a good balance of jobs, homes and local facilities that can be accessed by all.

Objective 4: provide a mix of employment opportunities to expand the local economy with the aim of matching the number of new jobs created to the number of new homes built.

2.5.2 The Masterplan

2.5.3 Figure 2.35 shows the distribution of employment within the masterplan framework.

2.5.4 It is clear from the policy requirements that the SUE should provide a mixed-use development where the number of new jobs created broadly matches the number of new homes built. A key requirement of this masterplan framework document is to identify the scale and location of these employment uses.

Major enterprise site and employment clusters

2.5.5 This masterplan framework proposes that there will be a major employment site for enterprise and innovation space at the northern end of the site. There is an

opportunity in this location for new businesses to establish themselves within a high quality, landscaped environment with high sustainability standards, excellent facilities and good connections to the rest of the northern neighbourhood centre.

- 2.5.6 This site should contain some elements of other uses consistent with the objective of achieving a mixed-use development. The design of the employment uses should also be carefully considered to ensure that they relate well to other adjacent uses and specifically seek to retain the views to the church spire in Higham Ferrers as shown in figure 2.37.
- 2.5.7 The Council requires a mix of employment opportunities to be provided, that will make a significant contribution to delivering an enhanced balance between new homes and jobs. Large units/buildings are defined in Policy 24 (footnote 88 – page 118) of the NNJCS as having a floor area over 9,300 sqm (100,000 sq. ft.)”.
- 2.5.8 In addition to this primary employment location there will be other, smaller scale employment clusters on the primary street in and around the two neighbourhood centres. There is also an existing area of employment located at the southern end of the site, north of the Newton Road roundabout. If this site comes forward for redevelopment it will need to be consistent with the guidance set out in the grey land development brief currently being prepared by the Council.

Mixed-use neighbourhoods

- 2.5.9 The two local centres will provide schools, local shops, health facilities, community uses and employment space in attractive mixed- use developments. Developers will need to provide details of the mix of uses to illustrate how these will work together and how they will be delivered, including a timetable for their implementation.

Job creation rate

- 2.5.10 It will be important for the evolution of the new neighbourhoods that the rate of construction for the buildings to house the new jobs keeps pace with the construction and occupation of the new homes. To achieve this there will be appropriate thresholds and triggers agreed between the Council and the developers and set out in the Section 106 or other relevant legal agreement.
- 2.5.11 In order to understand what type of jobs are likely to be provided in the new development any outline applications will need to indicate the location and size of

buildings and provide a clear description of the types of businesses and the number of jobs that will be created.

- 2.5.12 There will be a requirement where relevant at each Reserved Matters Application stage for any applicant to incorporate further details of the proposed employment space that will form part of that phase of development.

Home working

- 2.5.13 One of the changes in the way people are being employed is flexibility in their location. Many employers now require/allow their employees to work from home or at least remotely from their main office base, and some may look to start up a business from their home. Therefore, any applicant will need to consider the implications of this trend on the design and layout of homes and small-scale employment space and explicitly explain their proposals in any planning application.
- 2.5.14 Whilst the roads within the SUE will be designed to accommodate large service vehicles, those employment uses that are likely to generate significant commercial traffic will best be located away from the main residential areas, relatively close to the two existing roundabouts on the A6.

Interim or temporary uses

- 2.5.15 As described above, the timing of the delivery of employment space may be subject to external factors such as the overall performance of the economy or particular sectors within the economy. The masterplan framework therefore proposes that employment land is made available for interim or 'meanwhile' uses that could bring economic activity into the neighbourhoods as soon as possible.
- 2.5.16 Land that is earmarked for future employment space should be made available by the landowners for a fixed period of time. This will enable small businesses and markets to occupy the sites for the benefit of the new residents, bringing services to their neighbourhood before the shops and employment buildings are built.
- 2.5.17 There is a role here for the Council and others to work with the developers to arrange how such uses would be managed. If successful, this approach could create local business start-ups, enable local businesses to become established and create long-term job opportunities.

2.6 Social (schools and community facilities)

2.6.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33 k) Green spaces and community facilities including two new primary schools, primary health care, new community centre, land for a new cemetery and other local community facilities such as allotments.

(Policy 33 l) Land reserved for a new secondary school.

Policy EN33 sets out the following overarching requirements:

Provision of two local neighbourhood centres, incorporating 2 primary schools and land reserved for a secondary school, local shops, health facilities, community uses and employment space to be provided in broad locations serving the northern and southern areas of the SUE, along with a programme for delivery relative to the phased delivery of housing.

Provision for legal agreements to ensure infrastructure provided by one developer is shared, on an equitable basis, with all developers reliant upon that infrastructure to deliver their parts of the SUE, to ensure a comprehensive development of the SUE.

Provision of a new Town Park (of approximately 3.6ha).

Provision of formal, and informal open space, and sports pitches (including ancillary facilities) in accordance with guidance contained in the Council's KKP Open space and Playing Pitch Strategy 2017.

Provision of a Cemetery (approximately 2ha) with access, parking and relevant supporting infrastructure.

Provision of allotments in the northern and southern neighbourhoods (approximately 2.20ha).

Prepare and agree a delivery strategy (including onward adoption and management arrangements) for all education, energy, drainage, community, social, health infrastructure, SANG provision and associated public realm (including off-site and on-site roads, cycle routes and paths).

2.6.2 The Masterplan

Green spaces

- 2.6.3 The SUE is to be a mixed-use development that not only provides a range of homes and jobs, but also provides the key components of the social infrastructure that communities need. The preceding sections have already set out how the masterplan framework will provide a range of green spaces for the active use and enjoyment by the new community.
- 2.6.4 As shown in figure 2.38, allotments are provided in the northern and southern neighbourhoods of the SUE so that they are accessible to as large a number of residents as possible. Land for a new cemetery and associated parking is also identified at the southern end of the SUE adjacent to the SANG parkland. Details of these uses are set out earlier in this document.

Education and community

- 2.6.5 As shown in figure 2.38, the masterplan framework locates the primary education and community facilities in and around the two new local centres, supporting their mixed-use functions.
- 2.6.2 There will be a primary school in each of the local centres, while the primary health care facilities (e.g. surgery, pharmacy and dental services) and a new community centre are likely to be located in the southern local centre. The proposed secondary school and its associated playing fields are located to the south of the southern local centre, adjacent to the proposed SANG parkland.
- 2.6.7 The timing of the delivery of these social and community facilities will be important factors in the creation of community at the SUE and it is therefore essential that clear triggers for these facilities, particularly the schools, are provided.
- 2.6.8 Evidence from other locations, such as Cranbrook near Exeter and Alconbury Weald near Huntingdon, suggests that the early delivery of a new school can help to drive sales of family homes and help to create a sense of community amongst new residents from the earliest occupations. Therefore, developers are encouraged to provide the schools and other community facilities as early in the development process as is feasible and appropriate triggers for this will be incorporated into the relevant legal agreements.

2.7 Urban form, character, and identity

2.7.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33) It will be a new distinctive neighbourhood with its own separate identity but well connected and integrated with the town as a whole.

(10.24) The spire of St Mary’s church in Higham Ferrers can be seen from the A6, and views continue eastwards of the A6. Further assessment of how development may impact on the setting of the church and other heritage assets should be undertaken, including an assessment of the archaeological potential of the broad location.

(10.29) The site itself will include a connected grid of streets, fronted by buildings, reminiscent of the urban structure of the Victorian and Edwardian streets in the town.

(10.31) It (the masterplan) will illustrate the form and disposition of the development and establish the strategy towards matters such as land use, transport and movement, access, sustainable construction standards, open space and design. It will include design principles that could be used to help guide future detailed design or adopted as a design code.

Policy EN33 sets out the following overarching requirements:

Provision of a Primary tier ‘loop’ Street through the SUE (to accommodate a service bus route) connecting the John Clark Way roundabout in the north with the Newton Road roundabout in the south and via the two neighbourhood local centres.

Provision of a Secondary tier Street connecting with the Primary Street at the northern and southern ends of the SUE and the Hayden Road crossing and green corridor link in the centre.

Provision of a hierarchy of streets and a legible and accessible network of dedicated footpaths and cycle paths.

2.7.2 The Masterplan

2.7.3 In addition to the key design principles identified in the sections above, it is important that developers give careful consideration to the urban form, character and identity of the SUE to ensure the creation of a high quality environment with a strong sense of place.

2.7.4 It is not the intention within this masterplan framework document to fix any of the detailed design aspects of the SUE. However, there are a number of important high level design principles which proposals will need to respond to.

Urban context

2.7.5 The development of the SUE provides an opportunity to create an exciting new place, with its own identity and character. However, the setting of the site on the edge of Rushden, which has a distinctive history and identity, offers a number of

important opportunities for responding to context to help establish this. These opportunities include the following characteristics (see figures 2.39 to 2.46):

- Local centres offset from main route intersections;
- Deep and narrow plots with rear access lanes in settlement centres;
- Gridded perimeter block structures; and
- Taller / larger buildings located on street corners.

St Mary's Church spire

2.7.6 The spire of St Mary's Church in Higham Ferrers can be seen from a number of strategic locations within and around the town, including locations at the northern end of the SUE site. As shown in the masterplan framework, developers should therefore give careful consideration in any proposals for the northern local centre and the enterprise and innovation site as to how key strategic views to the church can be retained to provide interest and enhance legibility.

Perimeter blocks

2.7.7 The main form of development should respect the principles of perimeter block development where there is a clear and unambiguous distinction between the public fronts of buildings and the private backs. There will be circumstances where the sides of buildings will front onto streets and paths, but in most cases it will not be acceptable for the backs of buildings to face onto any part of the public realm.

Residential character

2.7.8 As shown in figure 2.34, the masterplan framework indicates where residential development will be more formal/urban in character and where it will be more rural/informal.

2.7.9 The higher density more urban character residential development is located in and around the two local centres, as well as closer to the existing town (and the associated facilities) to optimise accessibility. Development in these areas should be based on more formal, rectilinear block layouts and feature a higher percentage of apartments and terraces than in the rural character areas. They are also more likely to be appropriate locations for responding to some of the existing characteristics of Rushden and Higham Ferrers identified above.

2.7.10 The lower density, more rural character residential development is located around the peripheries of the SUE where it will help to provide an appropriate transition to the adjacent countryside. Development within the grey land is also likely to be

of lower density due to the existing plot pattern and the likely incremental development of the site. The approach to this land is covered below.

Development within the grey land area

- 2.7.11 As previously referred to in Section 2.2 the area of previously used land in multiple ownerships at Alexandra Road, referred to in this document as the grey land, will need its own design principles.
- 2.7.12 It is located centrally to the SUE and, given the mixed ownership status and large size of the plots located in the southern grey land parcels, there is an opportunity to create a distinct neighbourhood there, focused around a new green corridor link through the centre of the SUE and across the A6 to Hayden Road.
- 2.7.13 The character of this area is likely to be based on a mix of individually designed dwellings, including custom and self-build dwellings, with scope for significant planting, small- scale allotments and small-scale employment / community facilities.
- 2.7.14 To ensure it is developed in a cohesive way, a separate development brief will be prepared for the grey land. Any planning applications for development on this land will also be subject to Section 106 Agreements which will be prepared on a pro rata basis when compared to the main Section 106 Agreement for the site.

The design of the local centres

- 2.7.15 Whilst many good examples exist of recently developed new housing schemes, there are fewer examples of good quality, mixed-use local centres. In preparing proposals for submission as part of planning applications for the SUE, particular attention will need to be paid to the form and layout of the two local centres.
- 2.7.16 As part of any planning submission that includes one or both centres, there should be a detailed plan for the local centre that shows what activities and uses are contained in the individual buildings, where the parking and servicing is going to be, and how these non- residential uses dovetail with the adjacent homes and gardens.

Design codes and design specification

- 2.7.17 The preparation and approval of design codes are likely to be a condition of any outline planning consent and it will be helpful for the developers to identify areas of focus that will be covered by the code. There will also be a need for the Council

to identify what type of code will be most appropriate e.g. public realm, architecture, masterplan etc.

2.8 Environmental (energy and sustainability)

2.8.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33 j) An energy strategy to ensure that the highest viable amount of heat and energy used within the development is generated on-site from renewable or low-carbon sources.

(10.31) Sustainable construction standards.

The 2017 Rushden East Vision Statement states:

Objective 8: Minimise energy requirements and promote walking and cycling.

2.8.2 The Masterplan

The move towards renewable sources of energy and heat

- 2.8.3 The Government has signalled its intention not to support new residential developments beyond 2025 being heated by mains gas. Therefore, all new development proposals for the SUE must provide a comprehensive energy strategy, including clear proposals for how the development will be powered and heated. This strategy should also include proposals for the use of high standards of sustainable construction which can contribute towards the reduction in demand for heating.

Energy strategy

- 2.8.4 The development of around 2,500 new homes, along with the creation of a similar number of jobs, creates an opportunity for a more sustainable approach to energy and heating on the site and the energy strategy provided should fully explore this. The policy in the JCS is not prescriptive about how this is to be achieved. However,

it will be phase 1 that sets the tone for the kind of scheme that this is and it will be important that it demonstrates a move beyond the 'business as usual' model.

- 2.8.5 Rushden East is conceptualised as a Sustainable Urban Extension, as well as a garden community. Its sustainability credentials must be credible if the development is to be successful.

Exploring renewable sources of energy

- 2.8.6 The nearby Chelveston Renewable Energy Park, approximately 4km to the east of the SUE site, provides one obvious opportunity to explore the use of renewable energy to heat the homes and other buildings in the new neighbourhoods. The Council will encourage a dialogue between the parties to explore whether there are opportunities for the SUE to take advantage of the locally produced renewable energy.
- 2.8.7 This is no longer the preserve of specialist developers; some of our largest volume house builders, including Barratt Homes and Taylor Wimpey have developed schemes elsewhere in the country that use neighbourhood heat networks. At present, local heat schemes rely on a network of underground pipes, but technology is rapidly changing and the key requirement of the developers here will be to ensure that any system that is adopted by the main developers can be used across land ownership boundaries to ensure convenience for users in the future.
- 2.8.8 The developers will be encouraged to identify suitable emerging technologies to be used at the SUE and to identify delivery partners who will be responsible for designing and implementing the development-wide Energy Strategy.

Sustainable construction standards

- 2.8.9 All homes will be expected to meet the standards detailed in JCS Policy 9, Sustainable buildings which states that:
- 2.8.10 *Development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress.*
- 2.8.11 *Design and access statements must demonstrate how sustainable design principles have been addressed. In particular:*
- 1) *Subject to economic viability, developments of 1000+ square metres of non-residential floorspace should, as a minimum meet BREEAM very good or equivalent nationally recognised standards.*

- 2) *The layout and design of sites, buildings and associated landscaping should: a. maximise the use of passive solar design to address heating and cooling; and b. where technically feasible, enable access to or provision of decentralised energy networks, or safeguard future opportunities to do so without major disruption.*

Waste management and recycling

- 2.8.12 Developers will need to liaise at an early stage with the Council to ensure that effective provision is made in the scheme for waste management and recycling, ensuring that all new homes are accessible for refuse vehicle collections and that the layout provides all properties with easy access to rear gardens to enable storage in them.

3.0 Delivery Strategy

3.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(10.32) The Master Plan will also include a delivery strategy to identify how and when the development will be implemented; any matters to be resolved such as land assembly and preparation; infrastructure requirements and delivery; development phasing to ensure that where possible, housing provision is linked to the development of land for employment; and the likely need for development contributions taking into consideration the Community Infrastructure Levy (CIL) and Regulations. It will also identify the likely need for public sector intervention, by which agency and when.

The 2017 Rushden East Vision Statement states:

Objective 9: Provide appropriate infrastructure including high-quality broadband and adequate parking.

3.2 The Masterplan

Delivery strategy

3.2.1 As part of any planning submission, developers will be required to prepare and submit a delivery strategy that sets out details of how the development will be implemented. This will need to address the following questions:

- How and when the development will be implemented; who will do what?
- What matters need to be resolved such as land assembly; what land is already controlled and what is the developer's strategy for securing control over land currently outside the developer's control?
- What are the infrastructure requirements; who is going to install the infrastructure and when is it going to be in place?
- In what sequence will the development be constructed and why?
- Can the developer confirm that the new houses and jobs will broadly come forward together over the plan period?
- When will the delivery of community and social uses such as the schools, health facilities, community centre, shops, cemetery, allotments, public spaces, sports facilities and SANG take place and what are the triggers for the delivery of these items?

- What development contributions should the scheme make towards key infrastructure requirements? The developers should share their initial viability calculations with the Council.
- Is any public sector intervention required and, if so, by which agency and when?
- What are the management and maintenance proposals for the scheme; is there a management company to manage common land and deal with other management issues?

Garden Community ethos

3.2.2 This development is coming forward under the banner of the Government’s Garden Communities programme and therefore the scheme will need to respond to the characteristics and principles of Garden Communities. These principles are set out in the following section.

Land for the development

3.2.3 In order to have certainty of delivery of the agreed masterplan, it is essential that there is clarity on the availability of land to implement the scheme. The developers will need to identify the land required to deliver the masterplan and include a commentary on the status of the land. Policy EN33 of the East Northamptonshire Local Plan Part 2 allocates the land for the Rushden East SUE.

3.2.4 The Council recognises that there may be land required for the development of the SUE that is not currently controlled by the developers and the Council may signal its intention to directly intervene to support the land assembly in such situations.

3.2.5 A separate land assembly strategy is being developed by the Council, including exploring the need for the Council to consider using its compulsory purchase powers, where appropriate, to ensure the satisfactory development of the scheme.

3.2.6 Given Rushden’s status as a Growth Town in the NNJCS, it is expected that there may be future development pressures to consider further expansion of the urban area to the east and south of the Rushden East SUE, and potentially in other areas. Such proposals may come forward either as part of the plan-led system, which is through the review of the NNJCS, or as speculative planning applications responding to government housing growth and delivery policy. The Local Planning Authority will handle such proposals in the appropriate manner with regard to national and local planning policies and all other material considerations.

Phasing of development

- 3.2.7 Figure 3.2 identifies the area of the SUE likely to be completed by the end of the current NNJCS Plan period (2031) with the rest of the SUE being completed by around 2045 (based on estimated build-out rates of 150 homes per year).
- 3.2.8 The developers will need to identify the likely sequence of development, particularly the new homes and jobs, across the whole masterplan area with specific detail around the delivery of the first phase. The phasing proposals will include the delivery of new homes for sale and for other affordable tenures, as well as all of the non-residential uses such as the social infrastructure and employment. The phasing plan should identify the likely size of parcels to be released and how many homes there will be in each phase, including the broad housing mix. Reference to the increased diversity of housing mix set out in the Letwin Report will be relevant here.
- 3.2.9 It will be particularly helpful for the developers to clearly set out what residents can expect to be in place within, say, the first five years following the grant of a planning permission. For example, how many homes, how many affordable homes, what community facilities, what employment space, schools and green spaces will be in place. This will demonstrate that this is a development of new, connected neighbourhoods not just a housing estate.

Infrastructure delivery

- 3.2.10 The developers should set out the sequence for delivery of the key elements of infrastructure; both the hard infrastructure such as roads and energy, and the social infrastructure such as schools, health and sports facilities.
- 3.2.11 The developers should also clearly identify who will be responsible for implementing and funding these key infrastructure items. It is likely that there will need to be some flexibility to enable new technology to be accommodated into future phases.
- 3.2.12 For each of the following there should be a commentary on when this infrastructure will be delivered, how it is to be funded and who will be responsible for delivering it.
- Roads, cycle routes and footways
 - Structural landscaping and green infrastructure, including sustainable urban drainage and SANG
 - Renewable energy and heating, electric car charging etc.
 - Schools
 - Health facilities

- Sports and leisure
- Community building/ village hall space

Indicative viability appraisal

3.12.13 It is important that the overall masterplan is subject to a high level and indicative economic viability appraisal to test the deliverability of a policy compliant scheme. This is to avoid the outline planning application stage being the first point at which viability is tested and to improve the likelihood of a scheme coming forward that, for example, is able to deliver the policy compliant level of affordable homes alongside all of the infrastructure requirements. The developers should share this development appraisal with the Council at an early stage.

3.12.14 It will also be important to be able to identify the scale and need for development contributions from the scheme to deliver the necessary infrastructure and community facilities.

3.12.15 It is possible that public sector bodies, such as Homes England or the South East Midlands Local Enterprise Partnership (SEMLEP), may have a role to play by investing directly in land or infrastructure in the development if a clear case can be made that such investment would help to overcome barriers to development or accelerate housing delivery.

Project governance

3.12.16 A Project Board was previously set up during the administration of East Northamptonshire Council for overseeing the delivery this scheme, the membership of which included Council Officers and elected Members, and, as appropriate, representation from the developer consortium. The Project Board was disbanded following the creation of the North Northamptonshire Unitary Council, though its work continues to be reflected in the context of this SPD.

3.12.17 The scale of the proposal suggests that a separate delivery vehicle for the development may not be required. It is possible that the different development partners, including key developers and the public sector can work together collaboratively. However, if the relationships between all of the different delivery agencies become complicated then there may be a need to consider some form of delivery vehicle to oversee the scheme's implementation.

Onward management and stewardship

3.12.18 Engagement by the new residents in the onward management of the new neighbourhoods is likely to generate a sense of ownership in the scheme and be

sustainable in the long term. Such an approach would also be consistent with the Garden Community principles that underpin the overall development. To support this approach, the developers are invited to adopt a tiered approach to onward management by first offering the ownership and management of assets to the Councils, particularly the Town or Parish Councils. If these Councils decide not to take on an asset, then the asset would be managed by some form of formally constituted management arrangement such as a Residents Trust.

3.12.19 It will be essential that any community asset taken on for management has a clearly defined source of income to enable the costs of onward management to be met. This may be in the form of a cash dowry or some form of guaranteed income stream to ensure that that the community assets can be cared for in perpetuity.

3.12.20 The developer will be expected to set out for each community asset: who provides the land for it and who will build or implement it; who will own it in the long term; who it will be maintained and managed by; and finally, where the funds will come from to cover the management and maintenance costs in perpetuity. The developers provide this information with their proposals when a planning application is submitted.

4.0 Garden Communities

4.1.1 *In August 2018 the Ministry of Housing, Communities and Local Government set out its list of qualities that any scheme that comes forward through its Garden Communities initiative will be expected to reflect. Rushden East forms part of the portfolio of Garden Community projects in Northamptonshire being supported by the government and therefore any scheme for the SUE should be consistent with these qualities:*

4.1.2 *High quality place-making is what makes garden communities exemplars of large new developments. Although we are not imposing a particular set of development principles on local areas, we do expect proposals to demonstrate how they will meet and embed the key qualities below:*

a) Clear identity

– a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.

b) Sustainable scale

– built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.

c) Well-designed places

– with vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.

d) Great homes

– offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.

e) Strong local vision and engagement

– designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.

f) Transport

– integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.

g) Healthy places

- designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & wellbeing priorities and strategies.

h) Green space

- generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital.

i) Legacy and stewardship arrangements

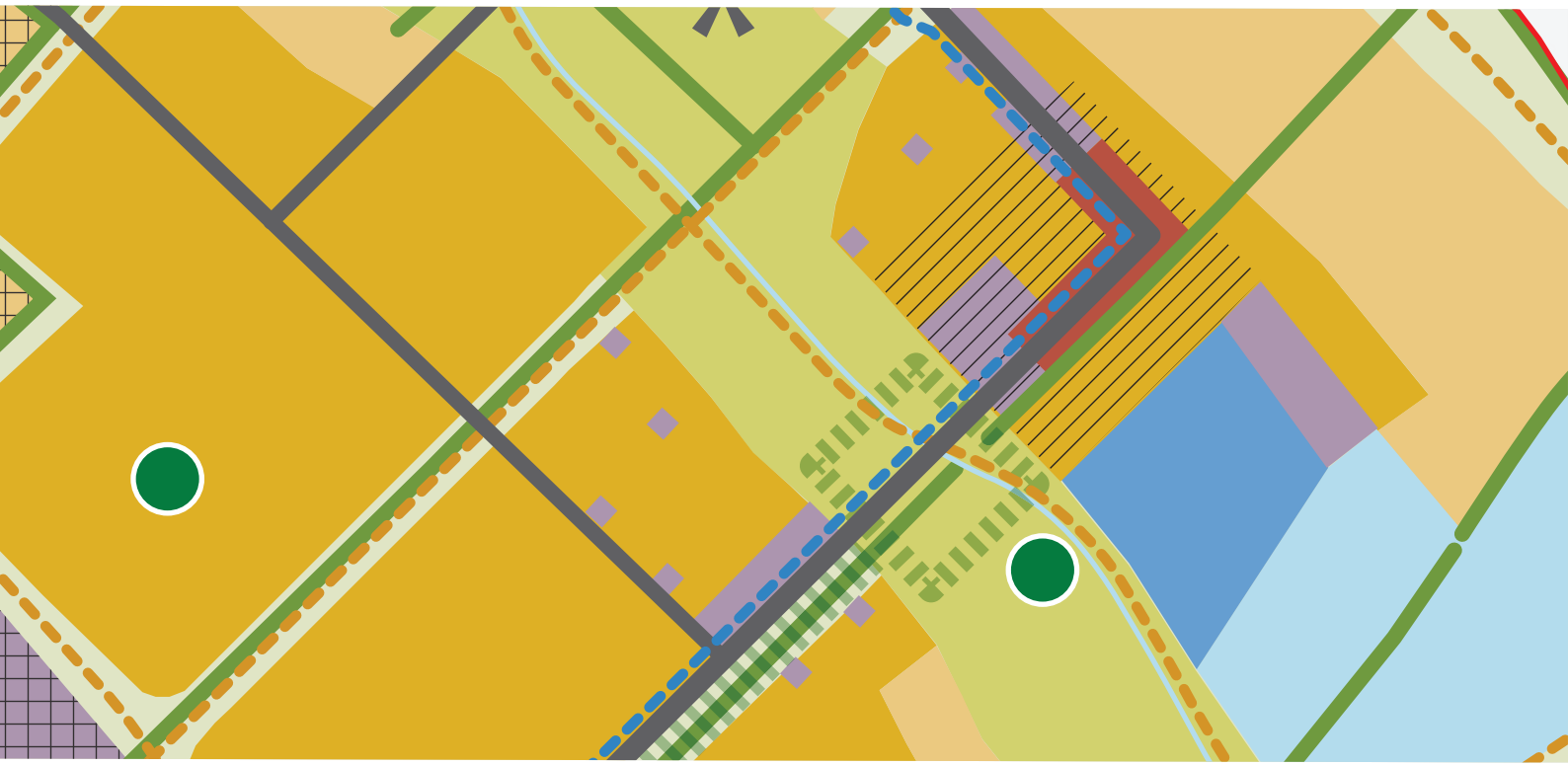
- should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.

j) Future proofed

- designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.

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Rushden East Sustainable Urban Extension Masterplan Framework Document



Regulation 19 Submission version

February 2021

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Version: Regulation 19 Submission version
Version date: February 2021

This document has been prepared and checked in accordance with ISO 9001:2015

Foreword

Rushden is experiencing significant expansion and development, and has been identified as a growth town in the Joint Core Strategy (part one local plan)

This proposal provides a unique opportunity to deliver high quality and much needed new homes and in turn establish a greater a sense of place. The development will complement the wider area and benefit from enhanced connections to the existing town centre.

Rushden East is one of the largest urban extensions planned across North Northamptonshire. It aims to deliver around 2,700 new homes and provide a wide range of employment opportunities within the next 15 years. The proposal, which is set out in this Masterplan Document, will be supported by a range of infrastructure including new public transport connections, and a network of walking and cycling routes, complemented by an extensive green infrastructure and public spaces - including a new town park. As well as new schools, local amenities and community centres.

In creating this development proposal to the east of Rushden, which forms a part of the Government's portfolio of new Garden Communities across the country, there is an opportunity to reflect the characteristics of this initiative. This will be achieved by developing high quality building design and landscaping which will include tree lined streets and an extensive network of open space and green corridors.

The Masterplan Document will seek integrate the neighbourhood into the existing community, and look to address existing concerns such as the character of the A6 road and ensure careful consideration is given to the relationship between the proposal and the existing urban and rural edges to the development.

I am delighted that East Northamptonshire Council has agreed the Masterplan for submission to the Planning Inspectorate as part of the East Northamptonshire Local Plan to set the policy expectations to create a new standard for sustainably expanding Rushden, delivering facilities that will benefit both existing and future residents.

Councillor Steven North
Leader of East Northamptonshire Council



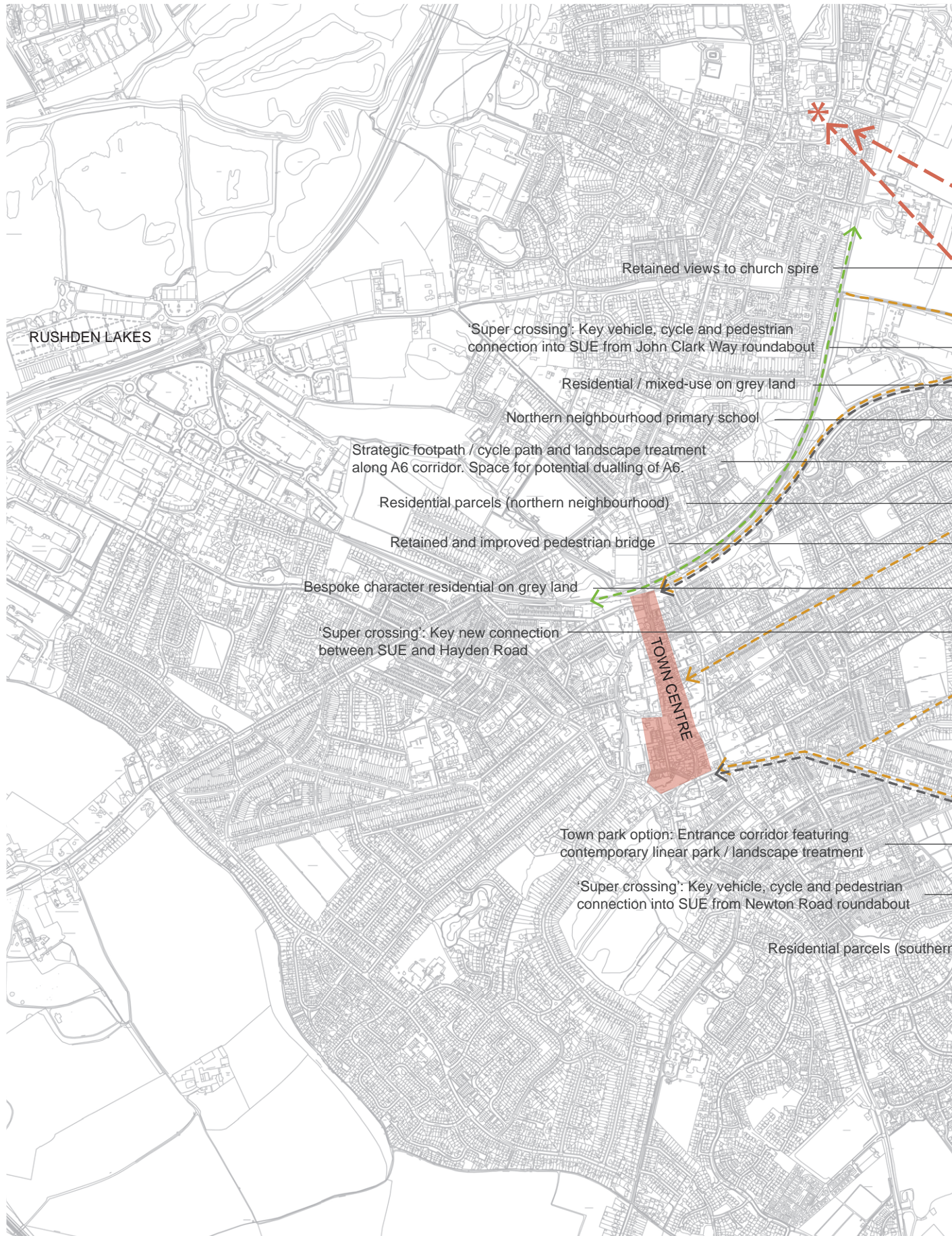


Figure 1.1: Masterplan framework concept



Catalyst site for new employment, business and enterprise sectors

Mix of retail, community, employment and residential

Northern neighbourhood local centre

Green link, incorporating strategic north to south footpath / cycle path

Allotments

Green corridor link connecting whole of SUE with Hayden Road

'The Avenue': primary street, incorporating tree planting and cycle path

Central green corridor (to incorporate drainage)

Southern neighbourhood local centre

Mix of retail, community, employment and residential

Town park option: contemporary high quality park / landscape reflecting character of central green corridor

Primary and secondary schools

Outdoor sports facilities

Town park option: contemporary high quality park / landscape

Suitable Alternative Natural Greenspace (SANG) designed rural parkland

Allotments

Cemetery

(neighbourhood)

Section 1.0

Introduction

1.1 About this masterplan framework document

- 1.1.1 This masterplan framework document is intended to fulfil the requirement of Policy 33 of the North Northamptonshire Joint Core Strategy (JCS) 2011 – 2031 and be part of the East Northamptonshire Local Plan that proposes to allocate the land for a Sustainable Urban Extension (SUE); setting the policy expectations for planning applications and Development Management decisions.
- 1.1.2 This document also recognises the role of the Rushden East SUE as part of the portfolio of proposed new Garden Communities being supported by government and, as such, the Council expects the new development to reflect the qualities and characteristics of that initiative (see details later in this document). It is therefore important that the SUE is designed and delivered in a way that supports the key objectives of the Garden Communities approach.
- 1.1.3 This masterplan framework document sets out the clear policy requirements for development of the SUE. It does this to ensure that any application for planning permission for the SUE will result in *a sustainable and attractive development that meets the long-term aspirations for economic growth; offers a high quality of life for new and existing residents, and enhances the image of the town as a whole* (Policy 33, North Northamptonshire JCS 2011–2031).
- 1.1.4 It is not the job of this document to resolve all of the detailed matters for the SUE; the masterplan framework document is one stage in the development process and the scheme will continue to evolve and respond as it moves closer to implementation. This masterplan framework document provides a framework for the evolution of the SUE rather than setting out the details of the development. It does this by focussing on the key strategic matters and structuring elements of the SUE, leaving scope for the developer to bring forward the details that will be addressed through future planning applications.
- 1.1.5 The Council has worked closely with the site promoters and developers with an interest in the land that makes up the SUE in advance of the preparation of this masterplan and the main developer consortium has submitted a planning application for the area of land it controls within the SUE that is covered by this masterplan framework document. Further applications may also come forward from other developers and land owners over time to complete the implementation of the development.
- 1.1.6 The preparation of the masterplan framework document is very significant for the development of the SUE because Policy 33 of the Joint Core Strategy and draft policy EN33 of the East Northamptonshire Local Plan make it clear that in order to avoid piece-meal development, the preparation and agreement of the masterplan is a prerequisite before any planning applications are granted permission. Therefore, any development proposals must be consistent with the masterplan framework document and must not in any way prejudice the implementation of the whole development and any future growth.

1.1.7 This will be particularly important where adjacent parts of the SUE are to be delivered by different developers and, where this occurs, developers will be required to clearly demonstrate in their planning applications how infrastructure (utilities, roads, footways and cycle routes) connects across different ownerships, avoiding ransom situations that would prevent or delay the delivery of new homes and jobs.

1.1.8 Policy 33 also requires the masterplan to be prepared in consultation with the local community and stakeholders and agreed by the Local Authority and it is the Council's intention to achieve this. The masterplan has evolved through a series of consultation workshops and events and follows a public consultation period.

1.2 The Planning Policy context

1.2.1 In the JCS, Rushden is identified as a Growth Town and the development of the SUE will make a significant contribution to the much-needed growth in housing and jobs at Rushden and Higham Ferrers. The JCS indicates a requirement of around 2,500 new homes, approximately 1,600 of which are projected to be completed within the JCS plan period up to 2031 (JCS Annex A). The remainder will be delivered in the following period.

1.2.2 This trajectory assumes that the first 100 new homes will be completed by March 2021 so any delay to this will potentially reduce the number of new homes completed in the SUE within the current plan period. The Council expects that job growth at the SUE will broadly match the number of homes so, assuming there is no delay in housing delivery, the development will be expected to have created around 1,600 new jobs during the current plan period.

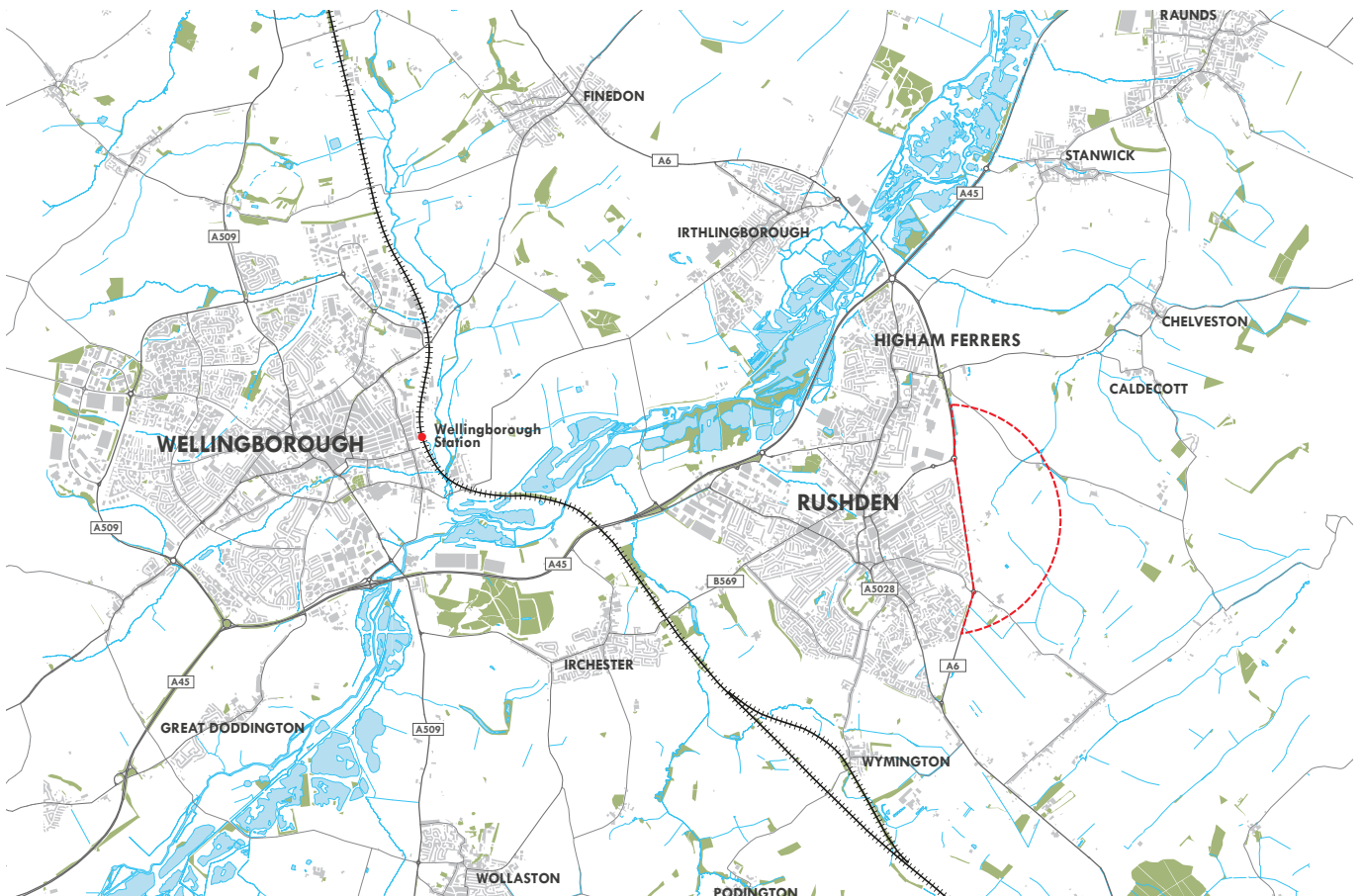


Figure 1.2: SUE (Policy 33 arc) strategic location plan

- 1.2.3 The masterplan framework document is a requirement of Policy 33 of the North Northamptonshire Joint Core Strategy 2011 – 2031 and it forms part of the East Northamptonshire Local Plan Part 2. It has been developed to provide the prospective developers with guidance and policy expectations for the development of the Sustainable Urban Extension.
- 1.2.4 The North Northamptonshire Joint Core Strategy (NNJCS), prepared by the North Northamptonshire Joint Planning and Delivery Unit (NNJPDU), was adopted in 2016 and covers the period from 2011 to 2031. Policy 33 is also supported by the Rushden East SUE Background Paper (updated January 2015).
- 1.2.5 In addition to meeting the policy requirements of the JCS and the need to be informed by a project level Habitats Regulation Assessment, Policy 33 requires any development proposal to meet a number of specific local economic, environmental and social requirements as set out in this masterplan framework document.
- 1.2.6 In addition to the requirements of Policy 33 and other policies such as Policy 30 (Housing mix and tenure) in the JCS itself, there is helpful advice in the ten objectives set out in the Rushden East Vision Statement leaflet which was approved by East Northamptonshire Council in 2017. This also indicates that the majority of the site is being promoted for development by a main development consortium which includes the Duchy of Lancaster, Barratt Homes and Taylor Wimpey.
- 1.2.7 Neighbourhood Plans have also been prepared and formally ‘Made’ for both Rushden and Higham Ferrers and are part of the Development Plan for East Northamptonshire
- 1.2.8 In addition to the policies set out in the JCS, any planning applications for the development of land within the SUE should comply with all other national and local planning policies.



Figure 1.3: SUE (Policy 33 arc) site location plan

1.3 How to use this document

- 1.3.1 In order to ensure that there is a clear link between the policy requirements in the Joint Core Strategy, the East Northamptonshire Local Plan and the masterplan framework, each section of this masterplan framework document begins by setting out the relevant wording from the adopted policy for the relevant topic. All references in italics are taken directly from Policy 33 and the explanatory text in the Joint Core Strategy. This is augmented by the relevant objectives taken from the 2017 Rushden East Vision Statement.
- 1.3.2 Each section then sets out the main features of the masterplan framework in relation to these policies and identifies the key principles, supported by a series of plans, diagrams and precedent images. Finally, each section concludes with a key planning requirements summary for the relevant topic. This summary is a key point of reference for applicants within the masterplan framework document and sets out the key policies and design principles that any application will need to adhere to, cross-referencing the material set out in that section.
- 1.3.3 In responding to the requirements set out in the summary, it is important for applicants to note that the diagrams referenced are there to provide an example of how development could come forward based on the key principles set out in a way that would be acceptable to the Council. However, unless otherwise specified, alternative approaches will be considered provided that a clear rationale is provided and that it adheres to the specific policies and principles identified.
- 1.3.4 It is also recognised that not all of the planning application requirements will be relevant to all planning applications; for example, due to the strategic nature of the masterplan, not all of the planning requirements will apply to a detailed application for a single plot, but they clearly will for an outline application for the development of the majority of the SUE. Applicants are encouraged at the pre-application stage to agree with the Local Planning Authority which requirements are relevant to their proposal.

Section 2.0

The Masterplan Framework

2.1 Form and disposition

2.1.1 Policy

Policy 33 identifies the broad location for the SUE, and draft policy EN33 of the East Northamptonshire Local Plan allocates the land for the Rushden East SUE.

Policy 33 of the Joint Core Strategy sets out the following requirements in terms of the overall form and disposition of the masterplan:

(10.31) It (the masterplan) will illustrate the form and disposition of the development and establish the strategy towards matters such as land use, transport and movement, access, sustainable construction standards, open space and design. It will consider infrastructure requirements in greater detail and any necessary matters of avoiding, mitigating or compensating for environmental impacts.

(10.29) A main street will run through the development linking the roundabouts at Newton Road and John Clark Way. The local centre, or neighbourhood centre(s), will be located at accessible intersections to capture passing trade and contain a mix of uses including consideration of siting of primary schools. New homes will provide for a balanced and mixed community including family housing, affordable homes and specialist homes for the older population.

(Policy 33) It will be a new distinctive neighbourhood with its own separate identity but well connected and integrated with the town as a whole.

(Policy 33 d) The opportunity for further development beyond the current scale of development through safeguarding land and access opportunities.

(P33 i) A clear physical separation from the villages of Caldecott, Chelveston and Newton Bromswold but with footpaths and cycle ways to connect them to the new area.

The 2017 Rushden East Vision Statement states:

Objective 1: Create a comprehensive development which is well-connected by all modes of transport, is highly permeable within itself, and has good linkages to Rushden, Higham Ferrers and future growth sites beyond.

2.1.2 The masterplan framework

2.1.3 The masterplan framework (figure 2.2) indicates the overall form and disposition of the proposed development and provides further detail to the broad concept shown in figure 1.1.

Land availability / SUE boundary

2.1.4 As shown in figure 2.1, the majority of the land that is understood to be available for development and is under the control of the developer consortium falls within the indicative Policy 33 boundary. There is only one area to the south east that lies outside of the indicative boundary. This is primarily green space in the developer’s proposals and has therefore been incorporated into the masterplan framework. Draft policy EN33 of the East Northamptonshire Local Plan allocates the land for the Rushden East SUE.

2.1.5 There is land within the allocation for the SUE (identified on the masterplan framework as the grey land) that may not currently be available for redevelopment and is under a range of different ownerships. In order to create a deliverable proposition, the masterplan framework allows for appropriate development to come forward in these areas at a future date, should it prove suitable and acceptable in planning terms.

2.1.6 The only exception to the above is where a pedestrian, cycle and vehicle connection through the site is required to connect across the A6 to Hayden Road and from there into Rushden town centre. If this important policy requirement is to be achieved, then sufficient land will need to be made available to facilitate this connection and detailed proposals will need to be brought forward by the applicants to identify the preferred route.

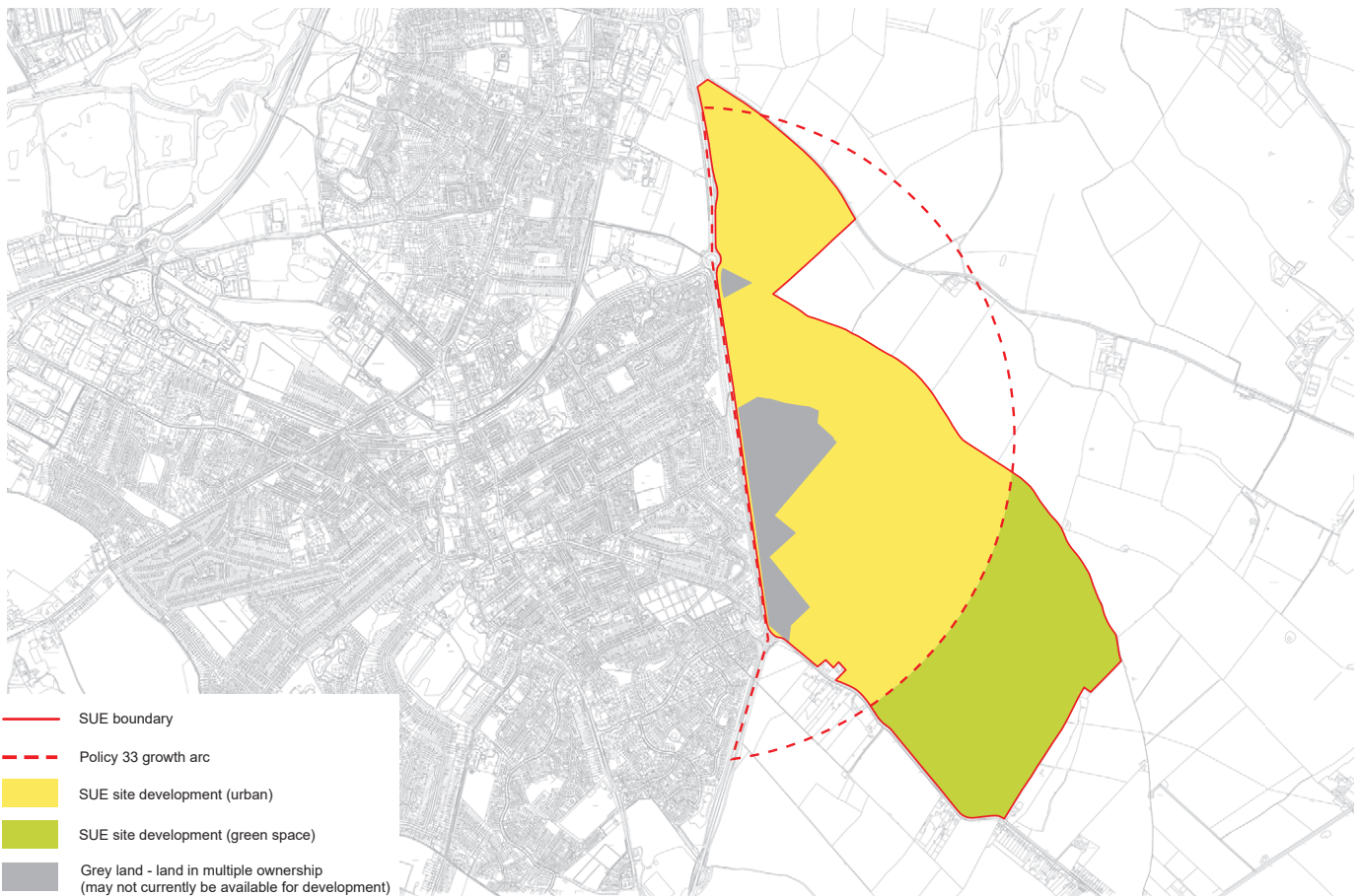


Figure 2.1: Land ownership and growth: within SUE site

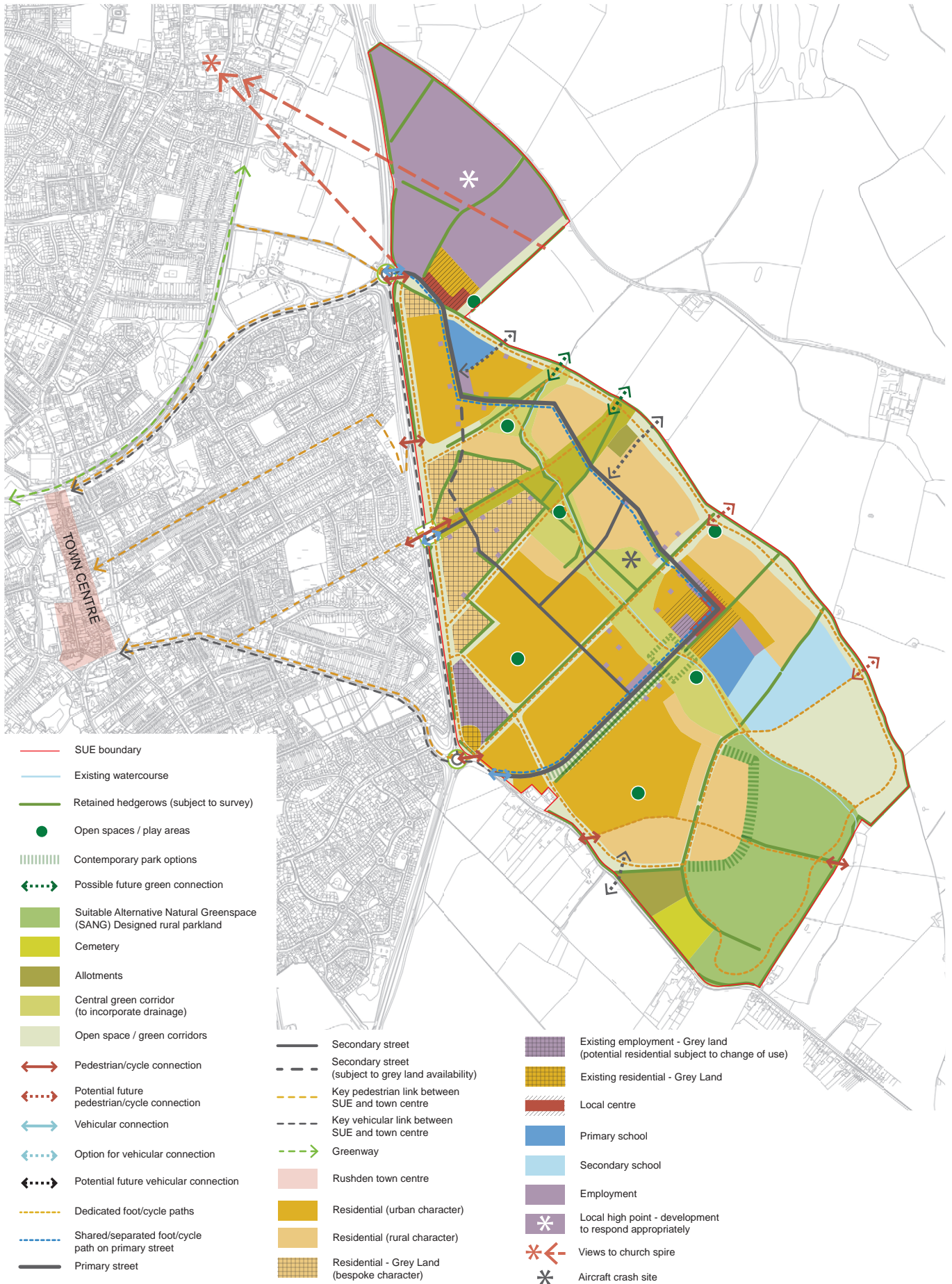


Figure 2.2: The masterplan framework

The two neighbourhood concept

2.1.7 As shown in figure 2.3, the masterplan framework concept is based on the provision of two mixed-use, sustainable neighbourhoods; one to the north containing the greater proportion of the employment uses, and a slightly larger neighbourhood to the south which is predominantly residential in character and is the location for the proposed secondary school.

2.1.8 The two neighbourhood approach recognises that, while it will be possible to enhance the connections between the SUE and Rushden and to improve the character of the A6 corridor, the existing settlement largely backs onto the western side of the A6, while the eastern interface with the SUE is, to a large extent, covered by the grey land.

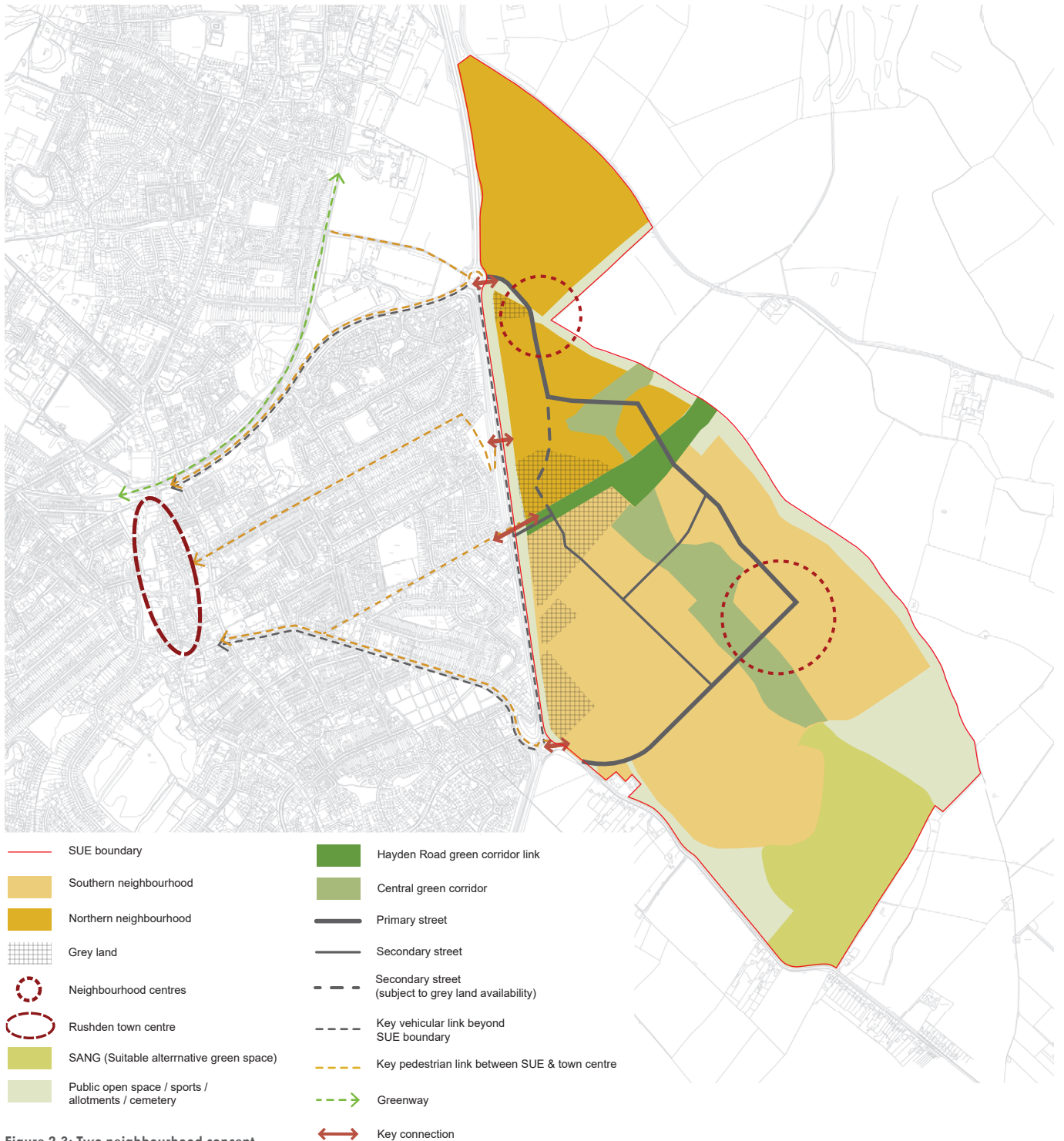


Figure 2.3: Two neighbourhood concept

- 2.1.9 Given this position, it will be difficult to fully integrate the site with the existing town and therefore important to establish new centres and facilities within the SUE, as well as a unique identity. The concept also adopts a flexible approach to the timing and format of development within the grey land, only relying on a small part of this to form the essential links with the existing settlements.
- 2.1.10 The two neighbourhoods will each have their own local centre, which will be the focus for community activity and include a primary school and local services, as well as providing space for a range of employment opportunities.
- 2.1.11 The local centres are both located on the primary street, which runs through the SUE connecting the John Clark Way and Newton Road roundabouts and connecting the SUE back into the existing communities.
- 2.1.12 The landscape strategy (see section 2.2) for the site is central to the masterplan framework concept. This includes an east-west green corridor link that defines the two neighbourhoods in the middle of the site and provides a connection through the grey land and across the A6 on to Hayden Road. A wide central green corridor, which follows the watercourse through the site on a broadly north-south axis, also forms a major structuring element at the centre of both neighbourhoods.

Planning application requirements

Any planning application must:

- * Be consistent with the overall disposition and development boundaries as set out in the masterplan framework;
- * Include an overall, indicative masterplan that shows the layout and distribution of uses, particularly the non-residential uses of the proposed development; and
- * Provide unambiguous evidence that connections can be facilitated where future adjacent developments may be separately implemented and clearly demonstrate that the potential for further growth is not prejudiced by the proposed development of the SUE.

2.2 Environmental (green infrastructure)

2.2.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33 e) A sensitively designed environment responding to the existing landscape character and features, including how the edge of the site is treated.

(Policy 33 f) A permeable and well-connected grid of streets and new links to connect with the wider Greenway network.

(Policy 33 g) Appropriate green space, and other mitigation measures as may be required to mitigate impacts on the Upper Nene Valley Gravel Pits Special Protection Area. This should include the provision of a new and attractive destination open space. A project level Habitats Regulations Assessment.

(10.25) It will be necessary to consider the impacts on the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and to provide adequate alternative open space on-site to mitigate an increase in visitor impacts. Account will need to be taken of the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document and of the Northamptonshire Biodiversity Supplementary Planning document.

(Policy 33 h) Green spaces with the imaginative use of water to both manage drainage and make them more attractive.

(10.27) There will be high quality 'destination' open space on site as well as other natural and formal green spaces and there will also be new green infrastructure connections to the wider Greenway network. The existing landscape character and built, historic and natural environment assets within and surrounding the site will inform the nature of the built development, including the treatment of the edges to sensitively manage the change from town to country and avoid coalescence with the villages of Caldecott, Chelveston and Newton Bromswold.

(10.30) Sustainable drainage systems to manage surface water and existing watercourses should be accommodated in the development of the site. Other site-specific constraints will need to be addressed in order for development to take place. Examples may include noise attenuation measures necessary as a consequence of the proximity to the A6 and contamination issues such as the scrapyards to the south of Alexandra Road.

The 2017 Rushden East Vision Statement states:

Objective 5: Incorporate high-quality, connected green infrastructure of various types and characters, including tree-lined streets that link different parts of the neighbourhood.

Objective 6: Include a large new park that can accommodate events and activities, help enhance health and wellbeing, support biodiversity and cater for wildlife.

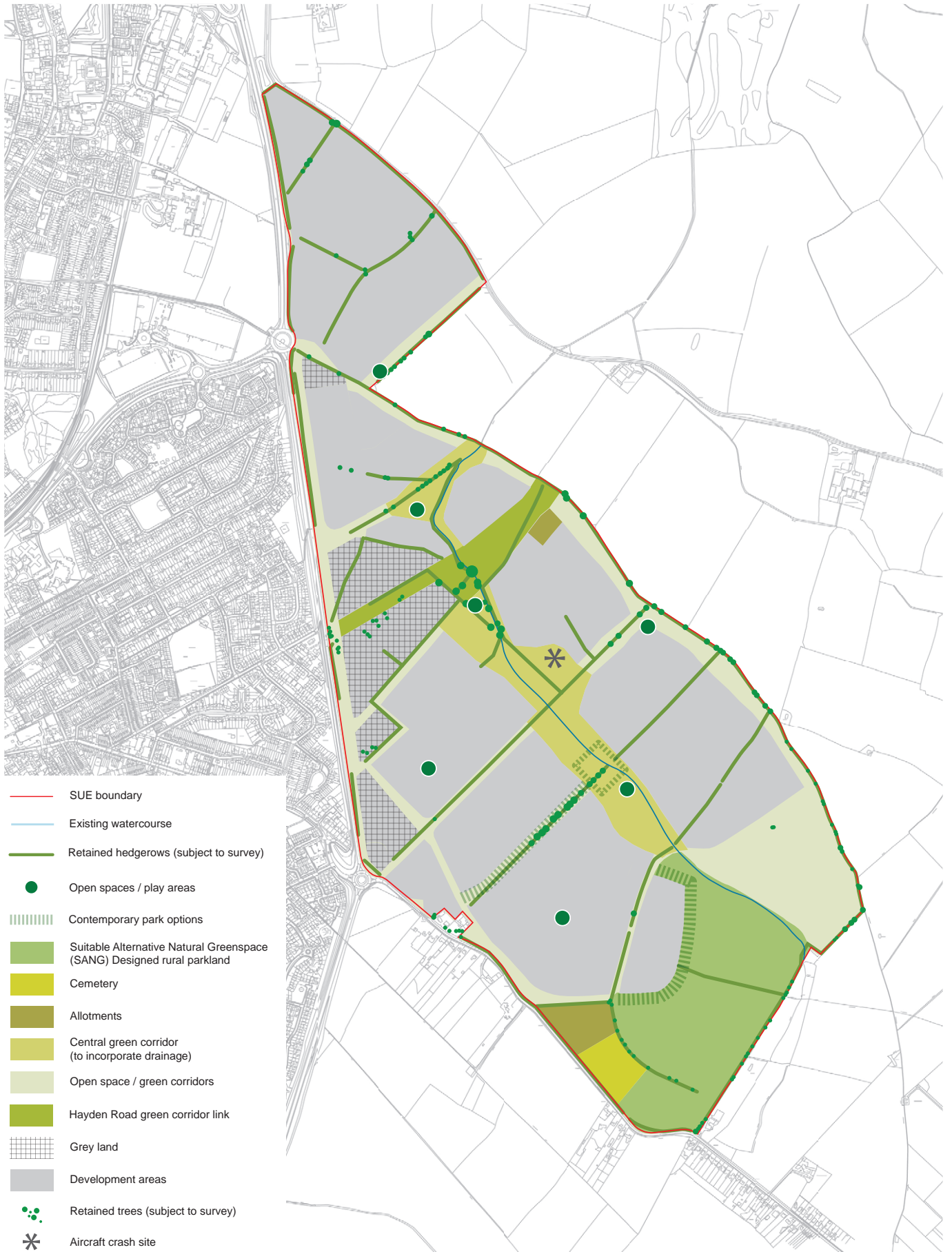


Figure 2.4: Green infrastructure strategy

2.2.2 The masterplan framework

2.2.3 Figure 2.4 shows the green infrastructure strategy incorporated within the masterplan framework.

A network of green corridors

2.2.4 The masterplan framework is structured around a series of green corridors and public open spaces that incorporate a strategic network of dedicated footpaths and cycle paths. This will ensure that residents will be provided with attractive, convenient and safe routes for both recreation and movement between key destinations.

2.2.5 One of the most important green spaces within the masterplan framework is the central green corridor, which follows the alignment of the existing watercourse running through the SUE and will not only provide a key movement corridor, but also provide drainage for the site (discussed further later in this section) and establish an attractive setting for the adjacent development.

2.2.6 As shown in figure 2.4, there is a Second World War aircraft crash site located within the central green corridor, immediately north of the southern local centre. Developers will need to carry out the relevant archaeological investigations in order to determine the precise area affected by the crash and ensure that it is not affected by built development. A sensitive landscape treatment will need to be provided at the site, potentially including a symbol of remembrance of some form.

The edges of the development

2.2.7 Careful consideration in any development proposals will need to be given to the relationship between the SUE and the existing urban and rural edges.

2.2.8 The response to the interface with the A6 will need to be more urban in character and address issues including noise, the potential widening of the A6 and the orientation of development. The overall aspiration is to change the character of the A6 by slowing traffic, making crossing easier and safer and introducing tree planting. Further guidance on this is provided in Section 2.3.

2.2.9 The eastern edge of the SUE will front onto open countryside so a more rural character will be appropriate in this location. As shown in the framework masterplan, the existing hedgerow is retained along the eastern edge of the SUE site with residential development set back from this behind a strategic green corridor to achieve an appropriate transition between the development and the open fields.

2.2.10 Careful consideration will need to be given in development proposals to the location of any possible future expansion and how this might impact the character of the edges and the location of possible connections.



Figure 2.5: Example of potential treatment of central green corridor, including SUDS, footpath/cycle path and positive residential frontage

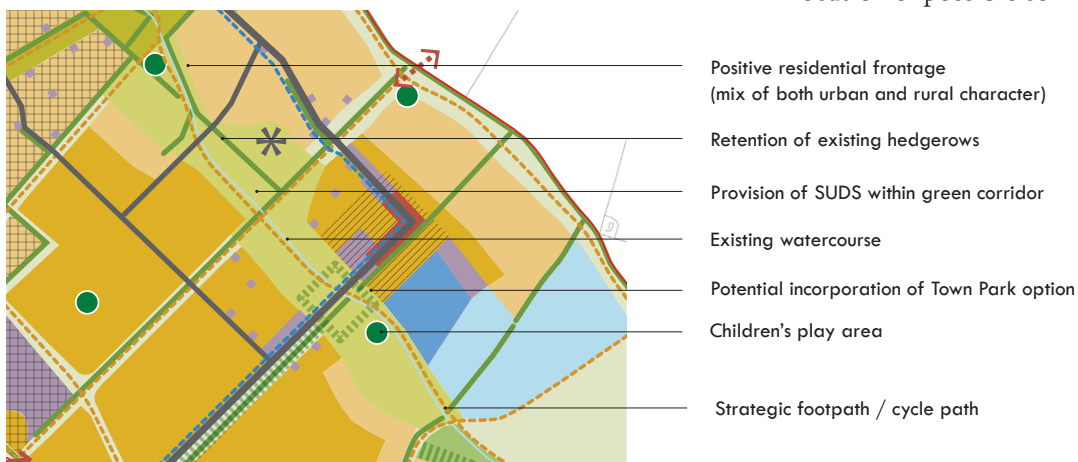


Figure 2.6: Central green corridor

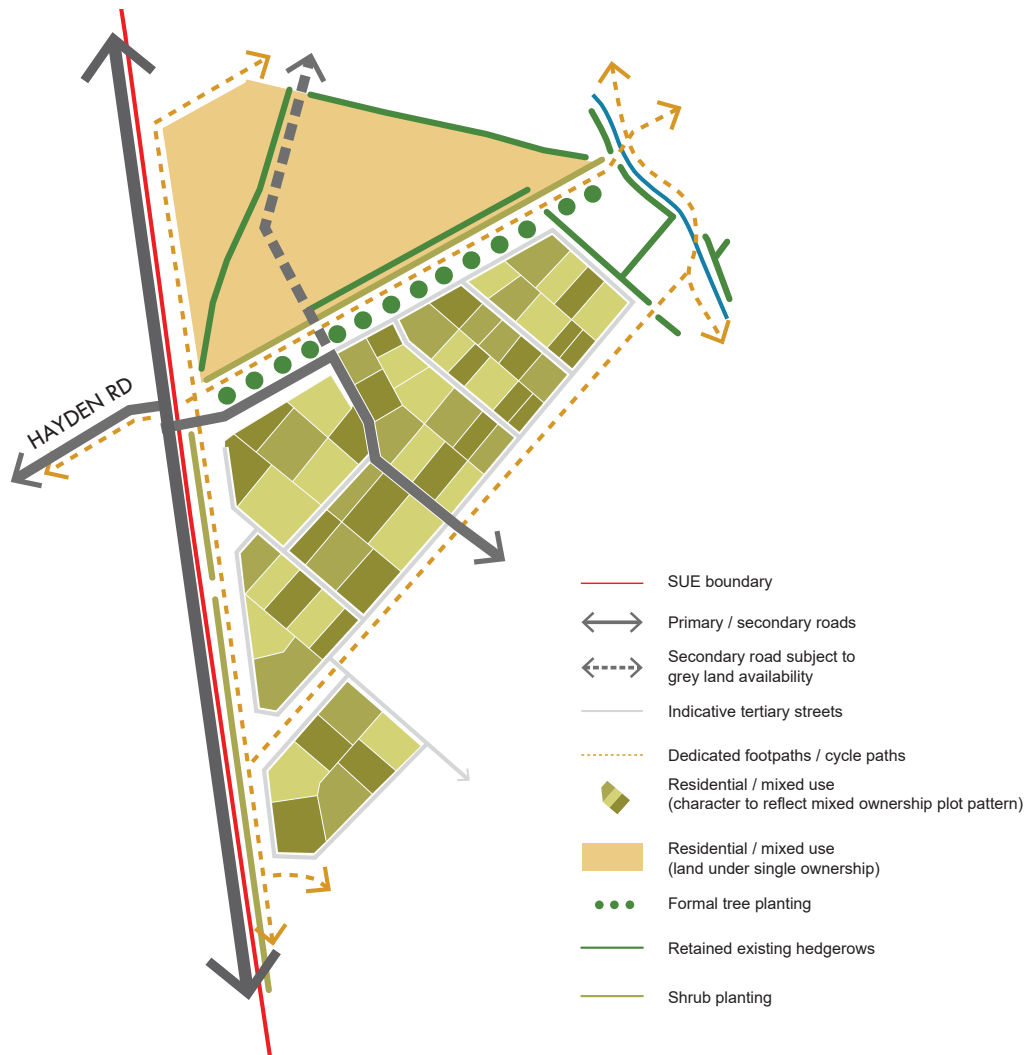


Figure 2.7: Hayden Road green corridor link: possible configuration

Hayden Road green corridor link

- 2.2.11 In addition to the central green corridor, the masterplan framework provides a direct green connection linking the SUE with the crossing to Hayden Road.
- 2.2.12 The location of this link is shown in the masterplan framework and a diagram showing a possible configuration is shown in figure 2.7. The link incorporates a dedicated footpath and cycle path as well as formal tree planting and will form a broad, safe and attractive route for all users.
- 2.2.13 The green corridor link also incorporates a secondary road that provides an important vehicular connection between the A6 and the SUE via the grey land to the south. A link through the northern grey land will be beneficial, but is not essential to the viability of the SUE and could come forward at a later stage.

- 2.2.14 The provision of the green corridor link through to Hayden Road is absolutely essential to ensure that the SUE is well-connected to the existing Rushden town centre. Obviously, this will work the other way too with the existing residents in Rushden being able to access the SUE and its new facilities. The link is a critical component of the masterplan framework and is a key policy requirement that will help to deliver integration between the existing built up areas and the SUE.
- 2.2.15 Whilst it will be the responsibility of the developers to identify the land required for this route and to implement the construction of the link to Hayden Road, the Council will consider reasonable requests for support from the developers where this important route can only be secured by compulsory acquisition.
- 2.2.16 Further details on the treatment of the remainder of the grey land are provided in Section 2.7.

Tree-lined streets

2.2.17 Formal street tree planting within the development framework should be primarily located along the main routes, including the primary street running through the SUE, helping to create an attractive and legible environment. Figures 2.28 to 2.33 in Section 2.3 show how the treatment of the primary street, including tree planting, should vary in response to the character of the SUE that it is passing through. Developers will also be encouraged to extend street tree planting to lower-order streets to help reinforce the Garden Community character of the development.

2.2.18 A key requirement for securing tree-lined streets will be evidence of formal agreement with utility providers and the highways authority to the method of installing and maintaining trees. Details, including a tree pit design to contain root growth should feature in the design code. Developers will be expected to discuss and agree appropriate species and planting sizes with the Local Planning Authority prior to an application being formally submitted.

Suitable Alternative Natural Greenspace (SANG)

2.2.19 The masterplan framework acknowledges the significance and sensitivity of the Upper Nene Valley Gravel Pits Special Protection Area (SPA) and therefore incorporates a site for Suitable Alternative Natural Greenspace to meet the high quality 'destination' open space required by Policy 33.

2.2.20 This significant open space amenity is located in the south of the SUE, close to the main local centre and secondary school. The SANG parkland area will be predominantly a naturally landscaped environment with a range of habitat types, including small areas of woodland.

2.2.21 The area needs to be large enough to provide an attractive destination for walking and informal recreational and leisure activities, including dog walking, and should be in the region of 21ha in size. The SANG parkland itself will be accessible on foot by SUE residents, but there should also be car parking facilities to make it more attractive to other visitors and help to take visitor pressure off the SPA. Developers will need to clearly set out a strategy for how the SANG parkland area is to be maintained and managed long term.



Figure 2.8: Example of the incorporation of tree planting within the verges at Newhall, helping to create an attractive and legible main street



Figure 2.9: Example of a strategic footpath / cycle path running through a naturalistic landscape setting

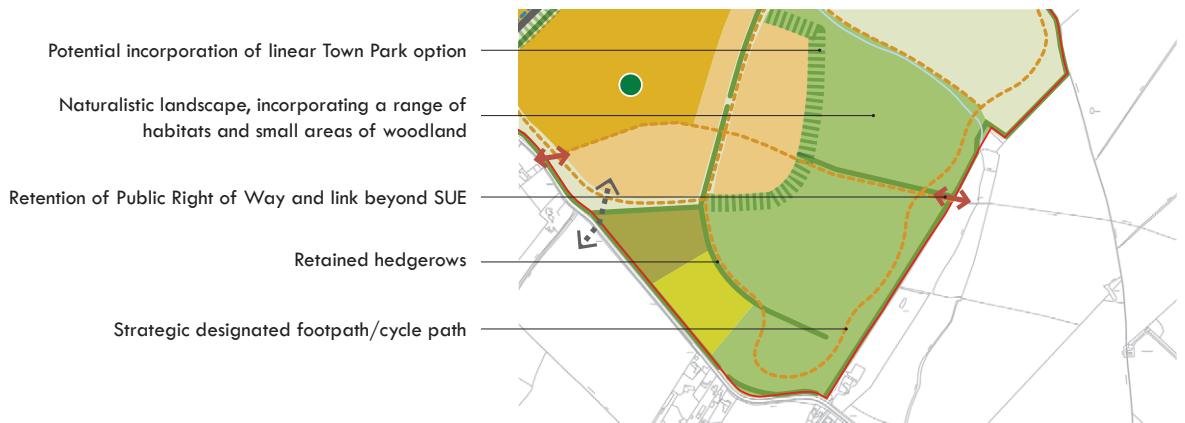


Figure 2.10: SANG parkland

A new Town Park

2.2.22 The 2017 Vision proposed a new town park for the SUE in addition to the SANG requirement. In line with Council standards (Open Space and Playing Pitch Strategy by KKP (2017), and based on the development of 2,500 new homes, this will need to be approximately 3.6ha.

2.2.23 The masterplan identifies three potential options for a new town park:

- * A linear park, including space for play, along the street that connects the Newton Road roundabout with the southern local centre. This would create a distinctive and attractive entrance to the scheme and demonstrate the project's Garden Community credentials. It would also mean that the new park can be built early in the first phases of development and demonstrate the commitment to quality for the whole of the SUE.
- * A linear park along the interface between the SANG and the adjacent residential development in the southern neighbourhood.

- * A more compact park within the central green corridor, immediately west of the southern local centre. Although this would be a formal park, it would need to reflect the character of the green corridor.

2.2.24 Alternative locations for the town park will be considered, but these will need to be justified by the applicant and demonstrate the following key principles:

- * An accessible and prominent location;
- * Well-defined and suveilled by adjacent development; and
- * Can come forward in the early phases of the SUE, preferably the first phase.

2.2.25 Whichever location option is taken forward, it will be necessary to establish a high standard, contemporary community asset to be enjoyed by residents of the SUE, Rushden and Higham Ferrers, as well as visitors. Consideration will be given to putting the commission out to competition in order to achieve this.

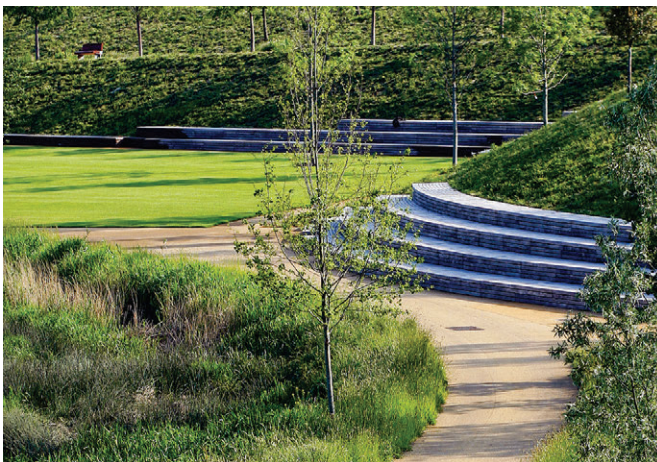


Figure 2.11: Example of a contemporary, high quality town park



Figure 2.12: Town Park option 1

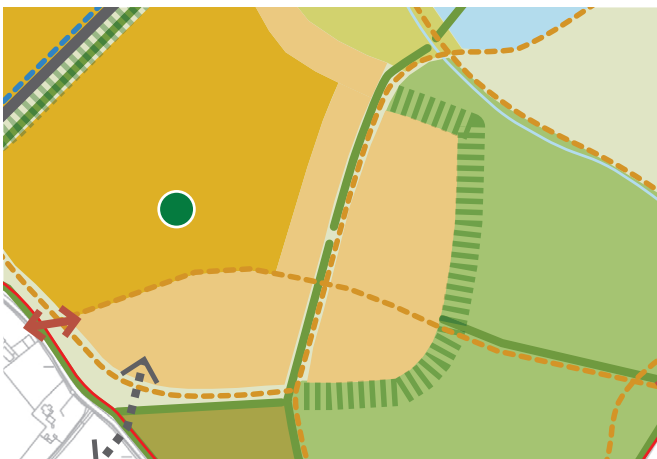


Figure 2.13: Town Park option 2

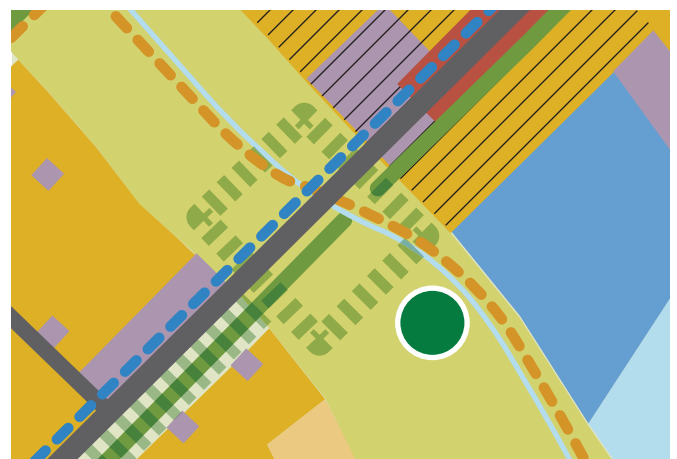


Figure 2.14: Town Park option 3

2.2.26 As with other community assets in the SUE, arrangements for onward management should be clearly set out by the applicant.

Play spaces and formal sports

2.2.27 As shown in figure 2.3, the masterplan framework provides a series of play spaces in strategic locations around the SUE to ensure sufficient accessibility for residents. Provision of play spaces will need to meet the type, quantum and accessibility standards for new development set out within Council guidance (Open Space and Playing Pitch Strategy by KKP, 2017).

2.2.28 The main area of formal sports provision is located in the southern neighbourhood, adjacent to the secondary school site and will need to include sports pitches. Good connections will need to be provided with the rest of the SUE and to the wider Rushden community. The area provided will need to meet the accessibility and quantum standards for new development set out within Council guidance (Open Space and Playing Pitch Strategy by KKP, 2017).

Cemetery

2.2.29 The masterplan includes a requirement for a new cemetery with associated car parking, which is intended to serve Rushden and Higham Ferrers. Developers will need to agree the area of this with East Northamptonshire Council. The site is to be located away from the main areas of housing and sports activities and will offer a place for quiet reflection and respect. The masterplan framework identifies an area adjacent to the new SANG parkland that would be suitable. The developers will need to provide an access road to the site and all relevant services should be provided to the site in the first phase of development. Proposals for its onward management should be clearly set out by the applicant.

Allotments

2.2.30 In line with Council standards (Open Space and Playing Pitch Strategy by KKP, 2017) and based on the development of 2,500 new homes, the SUE will need to provide a total of 2.0ha of allotments. There will need to be at least two allotment sites at the SUE; one in the northern neighbourhood and one in the southern neighbourhood to make sure they are accessible to all residents. The masterplan framework identifies two areas that would be suitable. Proposals for the management and maintenance of these allotment sites should be clearly set out by the applicant.

Drainage

2.2.31 Development proposals will need to demonstrate how the opportunity has been taken to use sustainable urban drainage systems (SUDS) to meet the drainage requirements of the SUE whilst creating an attractive environment and encouraging biodiversity. As shown in figure 2.15, the masterplan framework provides a wide green corridor adjacent to the existing watercourse running through the SUE and the opportunity should be taken to use this space to incorporate the main drainage provision in a way which enhances the setting of the corridor.

2.2.32 Consideration will also need to be given to the drainage strategy for the A6 should this be widened in the future to form a dual carriageway. Figure 2.15 shows indicative locations for drainage basins which could be provided on the areas of lower ground east of the A6 as part of this strategy.

2.2.33 Drainage proposals will need to take in account the Lead Local Flood Authority advice, which indicates that all watercourses and ditches across the site need to be protected with no works within 9m without flood defence consent.

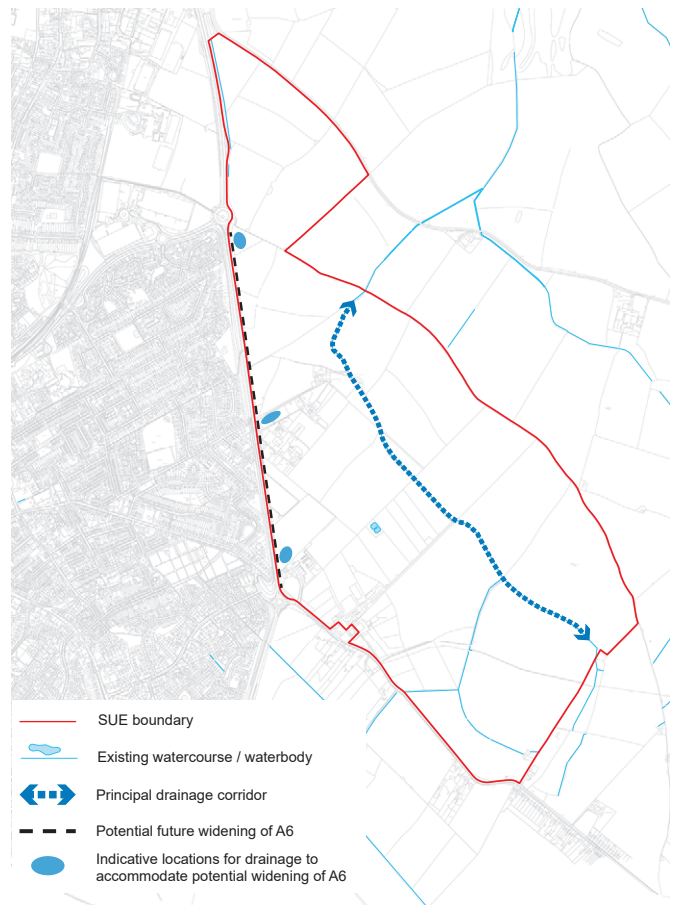


Figure 2.15: Indicative drainage strategy plan

Planning application requirements

Any planning application must:

- * Show details of a proposed network of green corridors, including a central green corridor following the alignment of the existing watercourse, incorporating dedicated footpaths and cycle routes as shown in the masterplan framework or in an alternative arrangement that provides attractive and convenient links between key public open spaces and destinations.
- * Show how the green infrastructure strategy connects with the existing East Northamptonshire Greenway network and the villages to the east;
- * Carry out the relevant archaeological investigations in order to determine the precise area affected by the Second World War aircraft crash. Set out proposals for the site that demonstrate a sensitive landscape treatment, potentially including a symbol of remembrance.
- * Set out proposals for the design and implementation of the green corridor link through the grey land that will connect the SUE with the A6 crossing to Hayden Road. These proposals should be broadly in-line with the configuration shown in figure 2.7 or justify an alternative approach. They should also include details of how the applicant will assemble the required land;
- * Provide proposals for the SUE edge conditions. Proposals for the eastern edge of the site should retain the existing hedgerow and set built development back behind a green corridor of minimum 10m width. Proposals for the A6 interface should broadly follow the configuration shown in figures 2.24 and 2.25 in the following section, including the provision of a new planting strip of a minimum of 5m width and built development that either fronts or sides onto the corridor.
- * Provide a project level Habitats Regulations Assessment and its conclusions along with details of the implications for the development.
- * Provide a new and attractive area of SANG parkland in the broad location shown in the masterplan framework, including details of long-term stewardship;
- * Show the location of street tree planting. This should include formal planting along the primary street which responds to the character of the area it is passing through. This treatment should be in-line with figures 2.28 to 2.33 or a clear rationale provided for an alternative approach. Applications should also provide evidence from the appropriate utility providers and highways authority of agreement to street tree planting and agreement with the Local Planning Authority on appropriate tree species and sizes;
- * Set out details of the location and delivery proposals for a new Town Park of 3.6ha in one of the three locations indicated in the masterplan framework or an alternative location which meets the Town Park design principles set out in section 2.2.2. The developer must also provide clear, long-term proposals for the park's future management and maintenance;
- * Provide a series of play spaces based on the distribution shown in the masterplan framework or an alternative arrangement in-line with the quantum and accessibility standards set out in Council guidance for new development.
- * Provide an area of formal sports facilities in the broad location indicated in the masterplan framework to meet the quantum and accessibility requirements set out in Council guidance for new development.
- * Provide a total of 2.0ha of allotments across two sites (one in each neighbourhood) along with details of how they will be managed in the long-term. It also needs to be clear what triggers the commencement of servicing the sites and the date by which they are to be handed over.
- * Show proposals for a new cemetery, including car parking, in the broad location shown in the masterplan framework and clearly set out the details of how it will be funded, built and what the arrangements are for its onward management; and
- * Show how the scheme accommodates drainage, to include the use of SUDS within the central green corridor, and proposals for how it will be managed and maintained in the long-term. Drainage proposals will need to take in account the Lead Local Flood Authority advice, which indicates that all watercourses and ditches across the site need to be protected with no works within 9m without flood defence consent.

2.3 Economic (access and movement)

2.3.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(P33 b) Good connections by all modes across the A6 to the rest of Rushden and to Higham Ferrers, in particular the town centres and other key service and employment destinations.

(10.20) Whilst the A6 bypass currently forms a significant barrier between the proposed urban extension and Rushden and Higham Ferrers, a range of solutions will be examined in order to create a development which is permeable and well-connected to the adjacent urban areas and the facilities these offer.

(10.22) The A6 bypass creates a physical barrier between the SUE and Rushden and Higham Ferrers town centres and means that gaining east-west connections with these on foot and by cycle will need to be addressed.

(10.22) In order to improve connectivity to create a sustainable development, the character of the road would need to change, and the implications of this impact on the surrounding highway network will need to be tested.

(10.23) A transport and movement strategy will be required to demonstrate how connectivity will be achieved. This will include details of how residents will access key services and employment destinations by public transport, building on existing services including the hopper bus service funded by the Rushden and Higham Ferrers town councils.

(10.23) Development east of the A6 would require a bus service looping through the site.

(10.28) The development will be well connected to adjacent urban areas, especially the centres for pedestrians and cyclists and by public transport and car. Where Hayden Road meets the A6, there will be a central access opportunity to the town. The character and the environment of the A6 will be significantly changed between and in the vicinity of Newton Road and John Clarke Way to ensure a well-connected and high-quality environment for people living at Rushden East whilst enabling relevant development and commercial opportunities such as a neighbourhood centre.

The 2017 Rushden East Vision Statement states:

Objective 7: Incorporate the A6 Liberty Way with the aim of changing its character, reducing speed and improving connectivity.

2.3.2 The masterplan framework

2.3.3 Figure 2.16 shows the access and movement strategy incorporated within the masterplan framework.

Transport and movement strategy

2.3.4 A key requirement from any developer will be the preparation and submission of a Transport and Movement Strategy that demonstrates that the proposed development can be adequately serviced to enable all traffic movements, including safe and convenient pedestrian and cycle movements. The strategy will need to address all of the following issues.

Connecting the SUE with Rushden and Higham Ferrers / the A6 as a barrier

2.3.5 As is clearly set out in the policy documents, the A6 creates a significant barrier between the existing communities of Rushden and Higham Ferrers and the proposed SUE. The masterplan framework recognises this issue and the opportunity to transform the character of the A6, whilst seeking to deliver options which are practical, deliverable and agreed with the Highways Authority.

2.3.6 The masterplan framework provides three new links across the A6 to facilitate effective movement between the existing communities and the SUE. Whilst greater integration could potentially be achieved through additional connections across the A6, the reality is that beyond the locations of the proposed connections, the existing urban edge to Rushden is largely impermeable. The integration sought by the policy will therefore rely on the quality of the three new connections provided.

2.3.7 The three 'super crossings' will provide a generous amount of space for pedestrians and cyclists to cross the A6 within a safe and attractive environment and provide a clear signal to drivers that there is an area where pedestrians have priority.

2.3.8 In order to be effective, it is essential that that the pedestrian links are traffic light controlled and 'at grade'. The three crossings will undoubtedly have an impact on the flow of traffic along the A6 in this area and clearly such a proposal will need to be agreed with the highway authority, including any resulting review of speed restrictions.

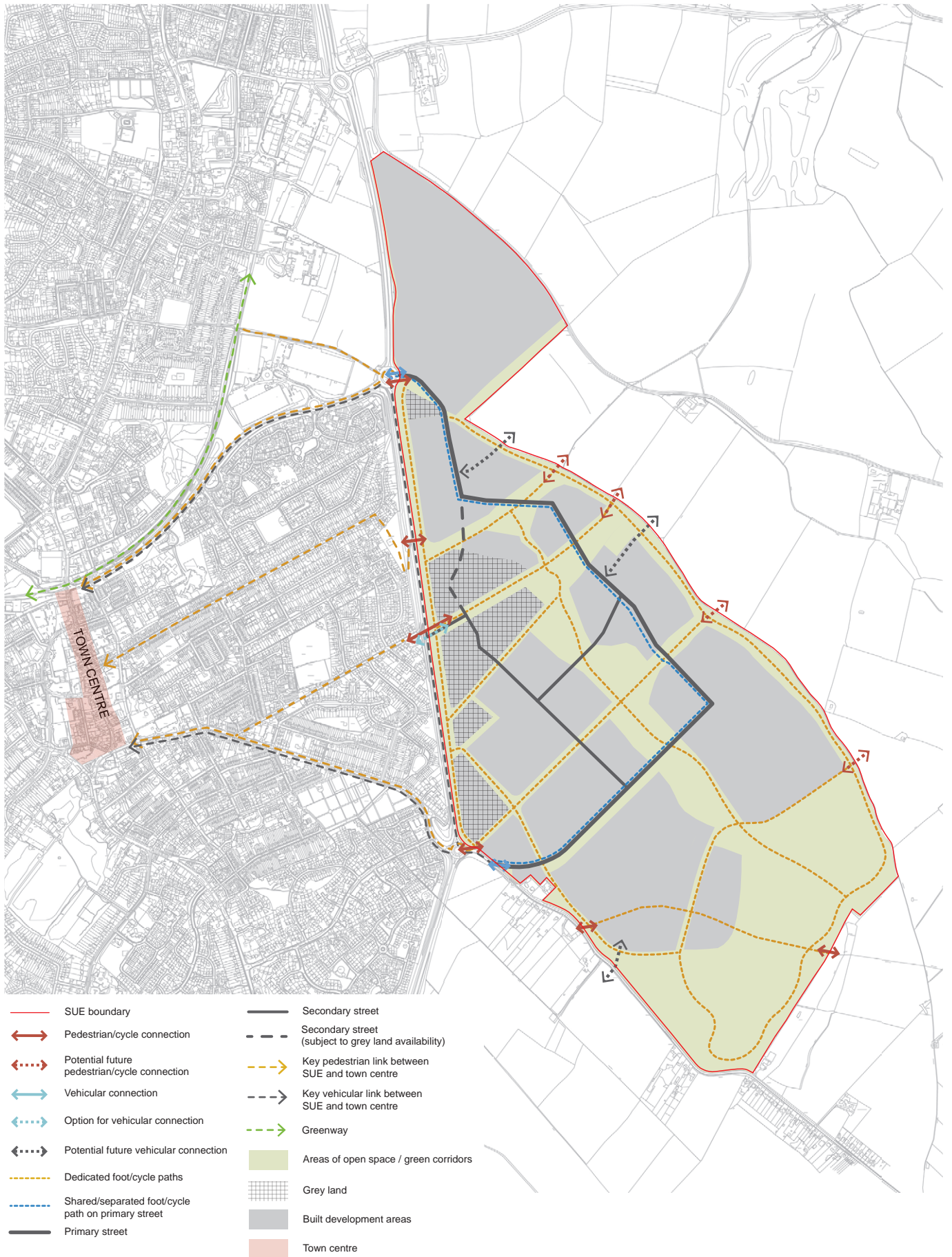


Figure 2.16: Access and movement

Super crossings

2.3.9 In order to ensure that safe and convenient access is provided between the SUE and the existing settlements of Rushden and Higham Ferrers, three ‘super crossings’ of the A6 are provided by the masterplan framework.

2.3.10 The key principles incorporated within the ‘super crossings’ are:

- * Traffic signals provided to control vehicular traffic and allow for safe pedestrian and cycle movement;
- * Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;
- * Change in road surface material and/or colour on the approach to the crossings to ensure drivers are aware of the change in priority;
- * Change in surface material on the crossing itself to ensure that the change in user priority is clear and that the crossing is legible for pedestrians and cyclists; and
- * Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.

John Clark Way and Newton Road crossings

2.3.11 Two of the three new A6 ‘super crossings’ are provided at the John Clark Way roundabout at the northern end of the site and at the Newton Road roundabout at the southern end.

2.3.12 Figures 2.17 and 2.18 show how the two roundabouts could be improved to provide an uninterrupted (separated) footpath and cycle path around the edge of the junction, extending existing footpaths and providing new ones where necessary. The alignment of these paths would follow a more legible circle around the roundabout, rather than be determined by the form of the carriageway and bell mouths.

2.3.13 To ensure safe movement for pedestrians and cyclists between all areas of the SUE and the existing town, it is proposed that traffic signal controls are introduced on all arms of both roundabouts, with the exception of the north-western arm of the John Clark Way roundabout, which currently serves a private access.

2.3.14 Changes in surface treatments at crossing points (and on the approaches to the roundabout along the A6) will help to indicate to drivers that there is a change in user priority at the junction and encourage safe driving.

2.3.15 Figure 2.19 shows a possible arrangement for a ‘super crossing’ over the A6 on the southern arm of the John Clark Way roundabout.

2.3.16 A similar approach could be taken to the ‘super crossing’ on the northern arm of the Newton Road roundabout. Clearly this arrangement, or any alternative approach to the crossing of the A6 justified by applicants will need to be agreed with the highway authority.

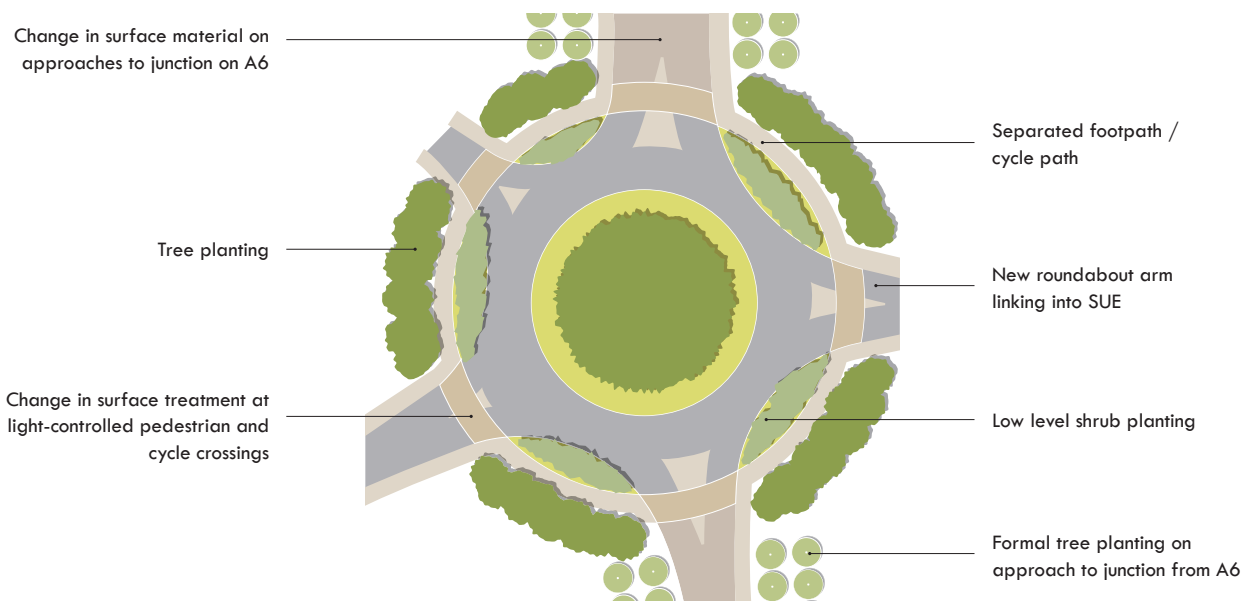


Figure 2.17: John Clark Way roundabout treatment

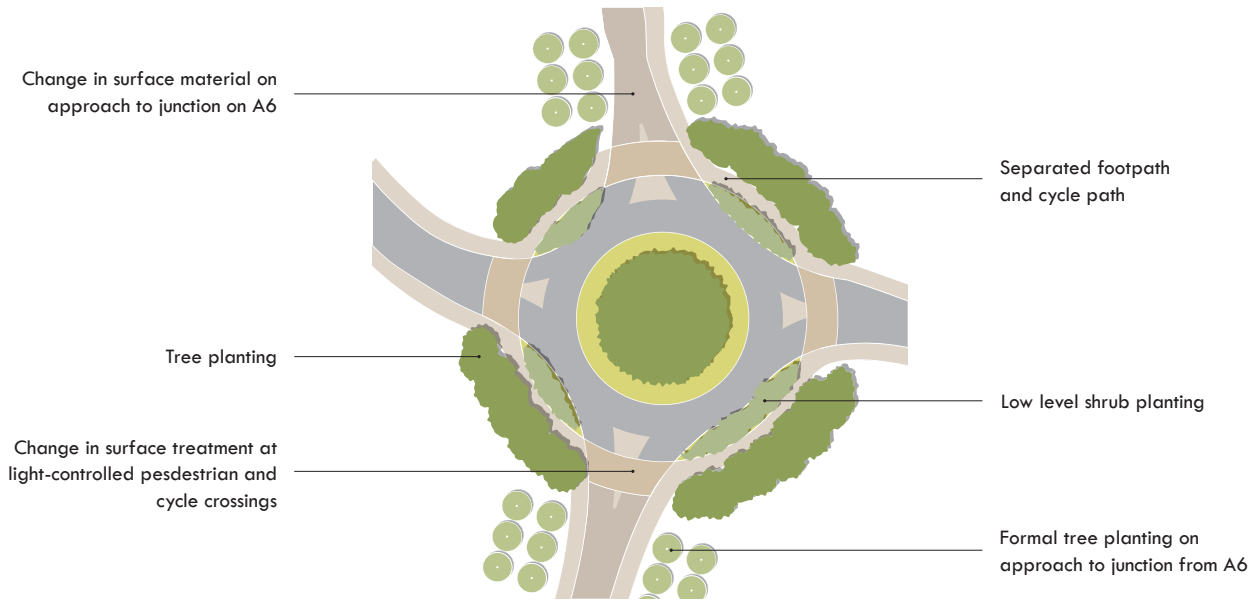


Figure 2.18: Newton Road roundabout treatment

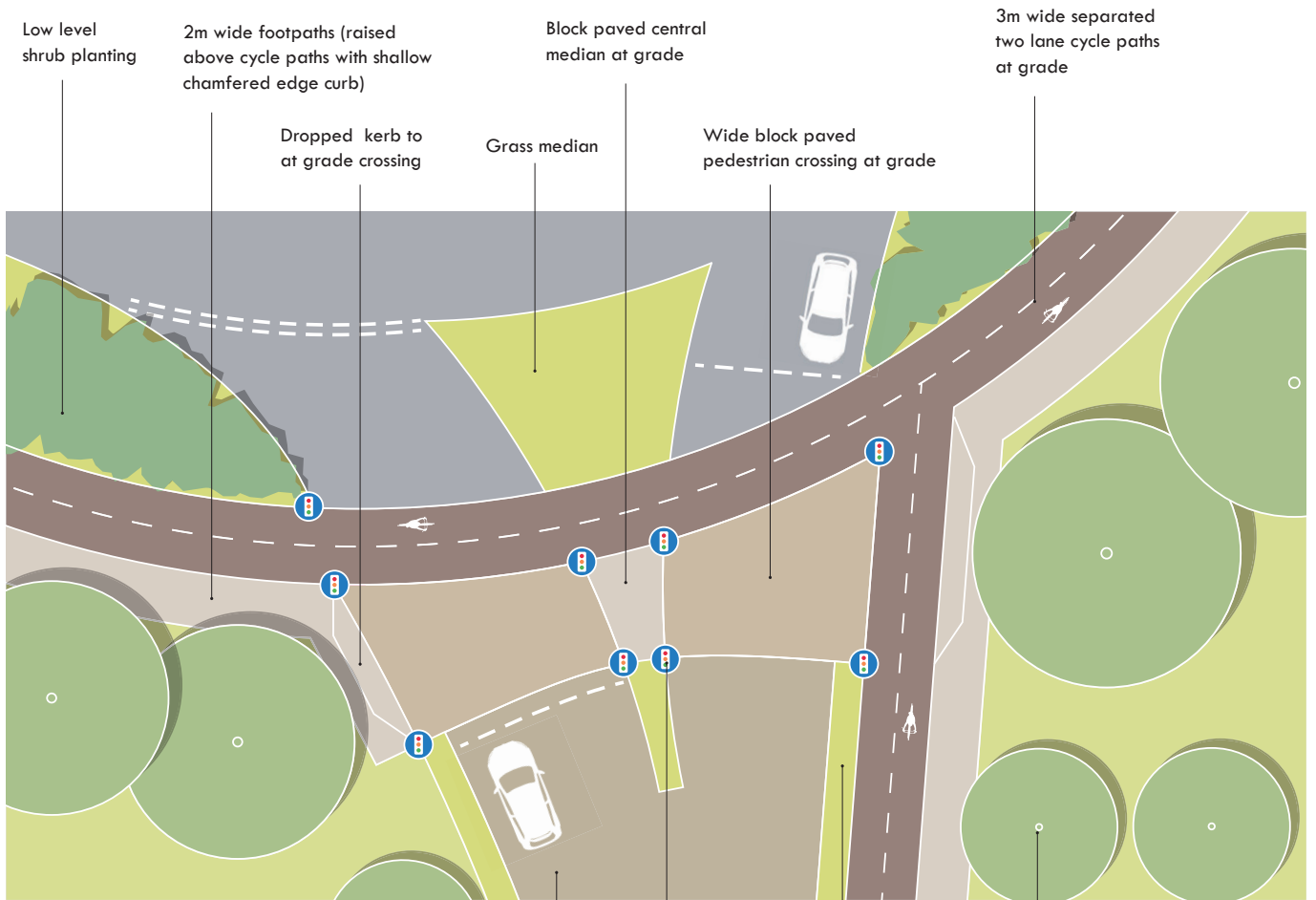


Figure 2.19: A6 super crossing at John Clark Way roundabout

Coloured tarmac on approach to crossing

Traffic light / traffic light control

Grass verge

Formal tree planting on approach to junction from A6

Hayden road crossing

2.3.17 The third new connection across the A6 is aligned with Hayden Road. As shown in figures 2.21 to 2.23, this masterplan framework document sets out three possible arrangements for this junction as follows:

- * A staggered junction, with pedestrian and cycle access only to Hayden Road;
- * A staggered junction, with pedestrian, cycle and vehicular access to Hayden Road; and
- * A roundabout with pedestrian and cycle access to Hayden Road and the potential for a vehicular link to Hayden Road in the future.

2.3.18 The design (scale, width and use of materials) and use of traffic signal controls for all three arrangements would ensure that a safe, attractive and legible route is established for pedestrians and cyclists, extending the green corridor link through the grey land as set out in Section 2.2.

Existing pedestrian bridge and new bridge provision

2.3.19 The existing pedestrian bridge crossing, which connects into Ennerdale Road on the western side of the A6, will remain a convenient option for some users so there is an opportunity to improve the approaches to it, along with environmental and lighting improvements to the footway and the structure itself. If the A6 is widened in the future to form a dual carriageway the bridge will also need to be extended to accommodate this. In addition to



Figure 2.21: Hayden Road crossing: pedestrian and cycle access only



Figure 2.22: Hayden Road crossing: pedestrian, cycle and vehicle access

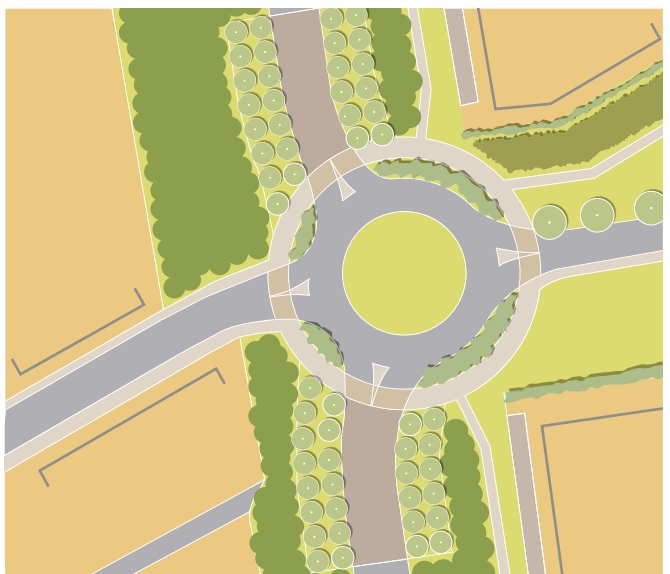








Figure 2.23: Hayden Road crossing: pedestrian, cycle and vehicle access alternative arrangement



Figure 2.20: Example of the use of high quality materials to provide a safe, accessible and attractive at-grade junction crossing

 Carriageways	 Tree blocks
 Footpaths / cycleways	 Shrub planting
 Change in surface treatment	 Hedgerows
 Grass	 Residential Plots
 Formal tree planting	 Building frontages

the A6 crossings referred to above, there exists the opportunity for new bridges to span across the A6 and provide connectivity between the SUE and the two towns. For example, one such opportunity is the permitted housing development on the opposite side of the A6 on land East of the Ferrers School (planning permission 18/01648/OUT) which safeguards land for the 'landing' of a bridge to connect the SUE with Higham Ferrers and the nearby Greenway and public footpath UK2. The feasibility of bridge crossings should be explored primarily through the opportunity of pursuing external grant assistance to determine the extent to which they can enhance connectivity of the SUE.

Improving the character and appearance of the A6 corridor

- 2.3.20 As well as securing the connectivity between the existing town and the SUE, the policy requires that the character of the A6 itself changes. As described above, the creation of three at-grade crossings will inevitably have the effect of slowing down the traffic on the A6 in these locations. There may also be an opportunity for the speed limit to be reviewed for those sections between the traffic lights.
- 2.3.21 However, changing the character of the A6 in this location is about much more than influencing the behaviour of drivers and other users; the physical appearance of the road adjacent to the SUE also needs to be transformed.
- 2.3.22 As already indicated, until there is a definitive decision to the contrary, any development to the east of the A6 will need to provide a landscaped strip of land to enable the potential future widening of this stretch of the A6 to make a dual carriageway. Any future decision on widening the A6 will be subject to a cost-benefit analysis and, if the three 'super crossings' are installed and are regularly used, then this could have an impact on the perceived traffic flow benefits of widening along this relatively short stretch.
- 2.3.23 With the development of the SUE to the east of the A6, the character along the A6 will undoubtedly change over time. A challenge for developers will be to secure improvements to the character and appearance of the road and the experience of drivers along it whilst having limited control and influence of the land immediately adjacent to the A6. Undoubtedly the experience of travelling along this stretch of the A6 is formed by what happens on both sides of the road.
- 2.3.24 Figures 2.24 and 2.25 show the proposed approach to the treatment of the A6 corridor adjacent to the Consortium land and adjacent to the grey land.
- 2.3.25 The existing boundary to the west of the A6 consists primarily of vegetation. Whilst there is obvious scope to improve the character and appearance of the eastern edge of the A6, the overall effect of this on the road corridor will be limited if nothing can be done to the western edge at the same time. Therefore, the masterplan framework proposes that a new planting scheme, including significant tree planting proposals, is drawn up for the whole A6 corridor between the two roundabouts to provide some continuity and consistency of visual treatment. As shown in figures 2.21 to 2.23, this includes more formal tree planting arrangements approaching the three main A6 crossings.
- 2.3.26 Once a landscaping scheme is agreed it can be implemented on the western side whilst implementation on the eastern side is likely to be more incremental as land comes forward for development.
- 2.3.27 The treatment of the eastern side of the A6 will vary depending on ground levels and land ownership. In the north, between the John Clark Way roundabout and the pedestrian link to Hayden Road, there is an opportunity to provide a strong built frontage set behind an access road and strategic north-south strategic footpath and cycle path (see figure 2.24). This will ensure that the SUE does not turn its back on the A6 and will help to achieve acceptable noise levels within back gardens.
- 2.3.28 A belt of vegetation is provided between the footpath / cyclepath and the existing A6 to accommodate the potential dualling of the A6 if required and with sufficient width to retain a minimum landscape strip of 5m. The set back of buildings from the existing A6 required to avoid any potential noise issues if it were dualled will need to be determined by the applicants and details of any noise attenuation measures required provided.
- 2.3.29 To the south of the Hayden Road link it is likely that the building line will not be quite as formal/strong due to the grey land. These plots may come forward more incrementally and are likely

to be larger, with tree planting etc. However, in the long-term it should still be possible to achieve the same broad configuration as along the northern interface with the A6, with development either fronting or siding onto an access road, strategic footpath and cycle path and landscape strip of minimum 5m width.

2.3.30 The masterplan makes no proposals for the carriageway itself; the expectation is that except for the area of the three pedestrian super crossings, the carriageway would broadly retain its existing dimensions and materials.

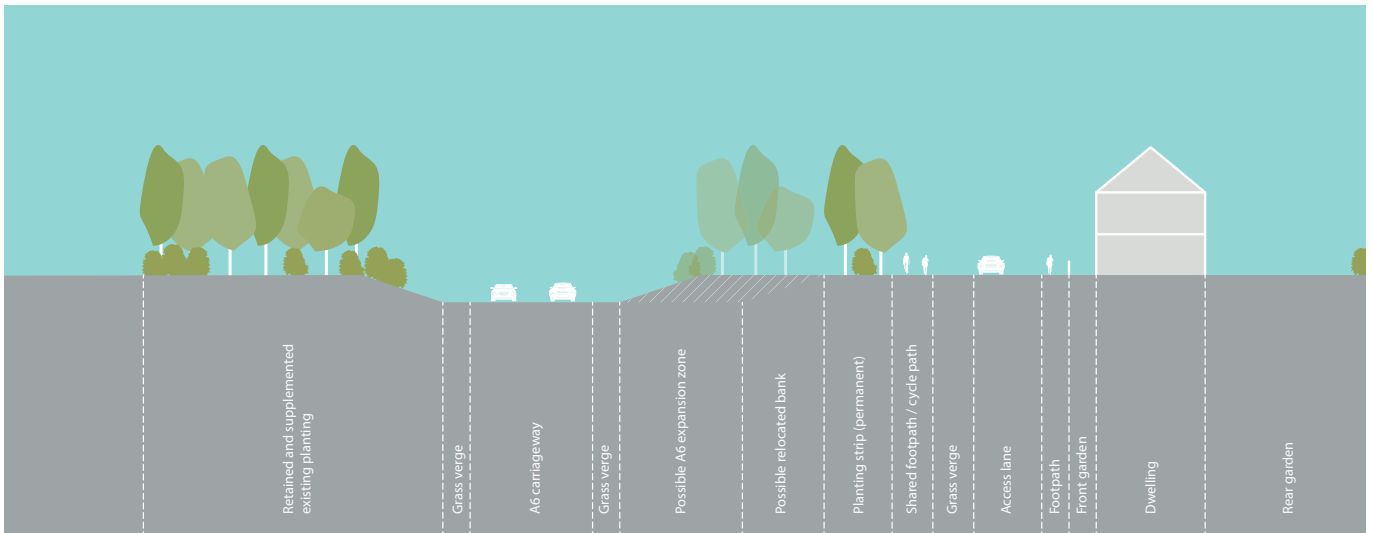


Figure 2.24: Section through A6 corridor: northern section between Hayden Road and John Clark Way roundabout

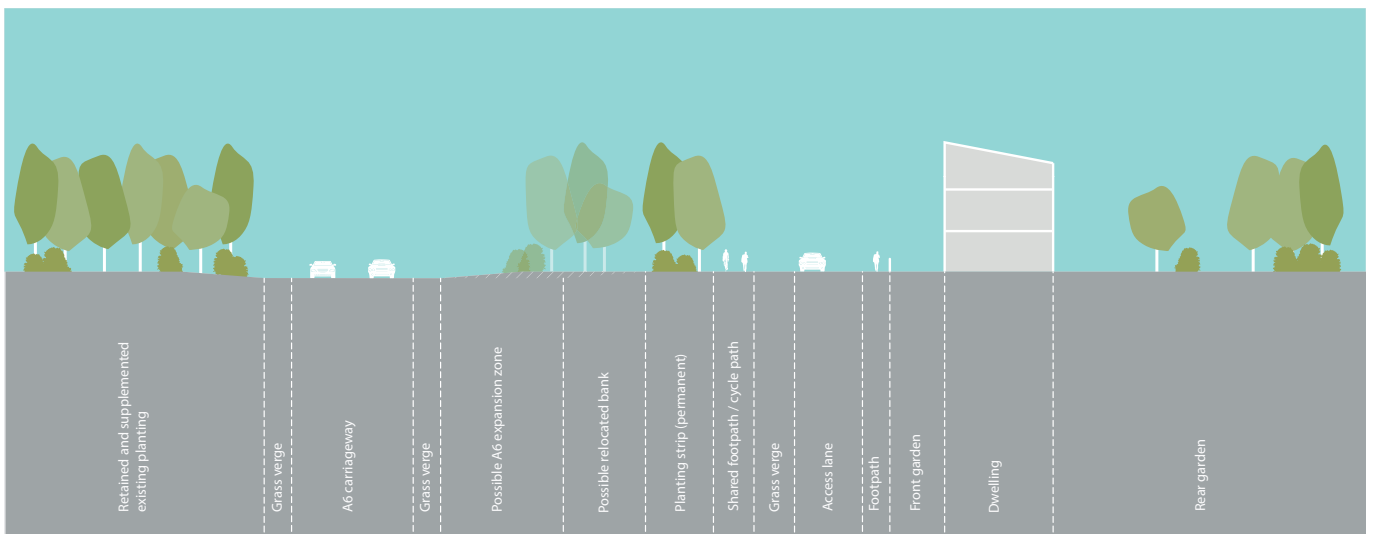


Figure 2.25: Section through A6 corridor: adjacent to grey land

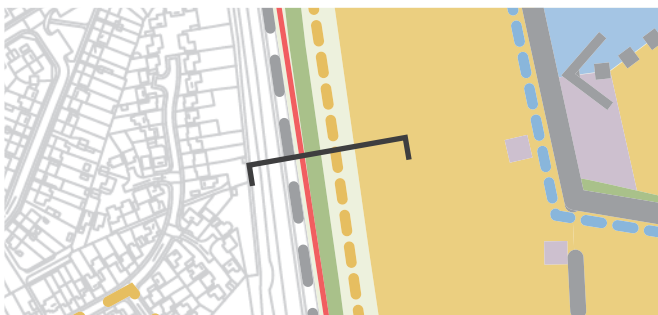


Figure 2.26: Location plan for section shown in figure 2.24

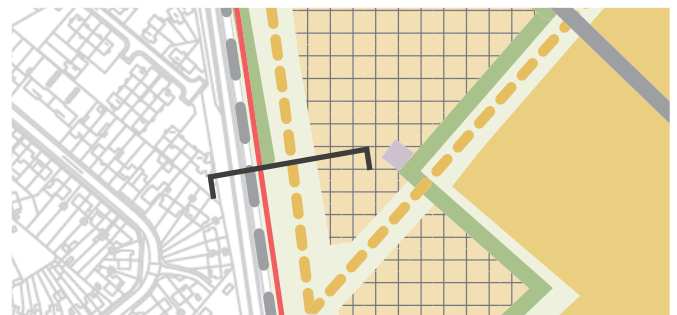


Figure 2.27: Location plan for section shown in figure 2.25

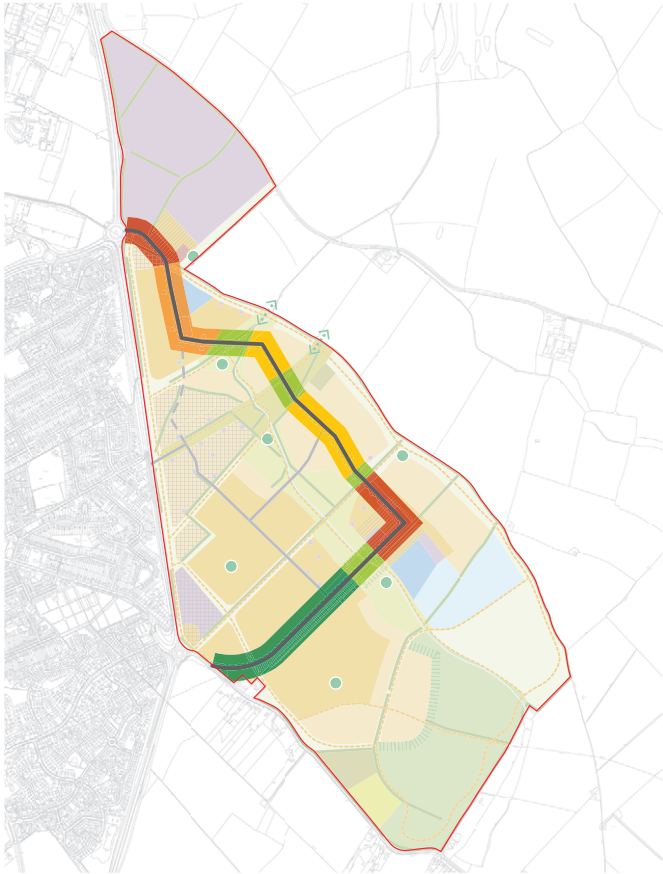


Figure 2.28: Plan showing treatment of the primary street

- SUE boundary
- Primary street treatment type 1 (local centres)
- Primary street treatment type 2 (urban character residential)
- Primary street treatment type 3 (rural character residential)
- Primary street treatment type 4 (green corridors)
- Primary street treatment type 5 (green entrance corridor)

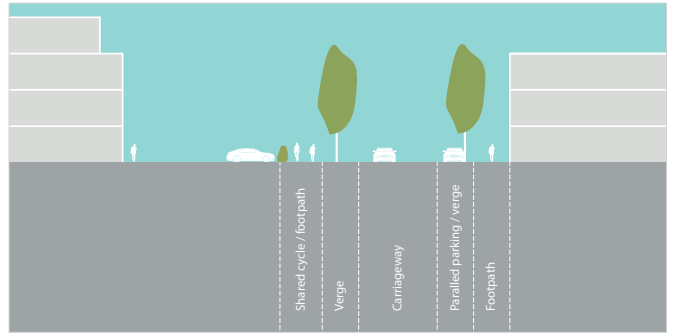


Figure 2.29: Primary street treatment type 1 (local centre)

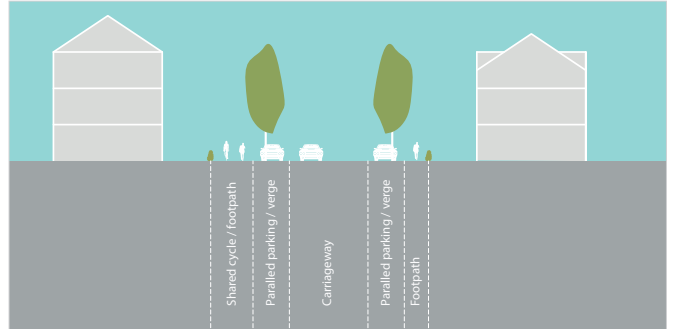


Figure 2.30: Primary street treatment type 2 (urban character residential)

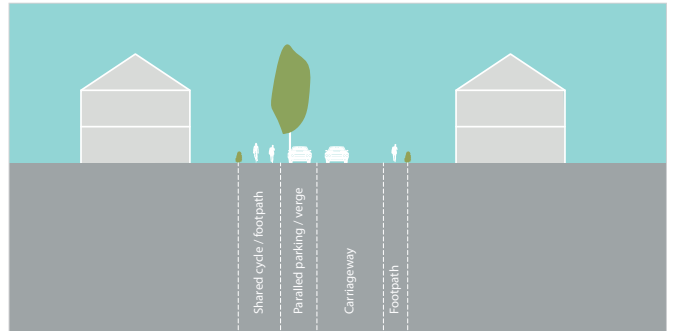


Figure 2.31: Primary street treatment type 3 (rural character residential)

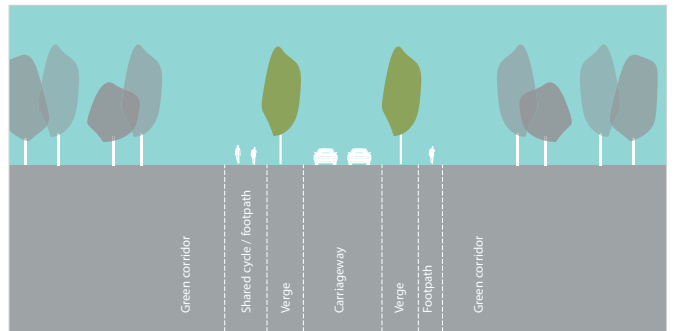


Figure 2.32: Primary street treatment type 4 (green corridors)

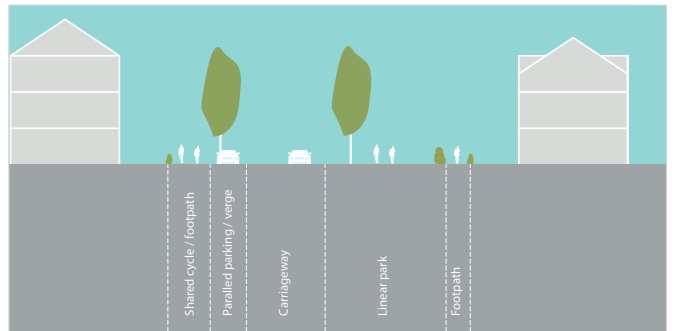


Figure 2.33: Primary street treatment type 5 (green entrance corridor)

The street network within the SUE

- 2.3.31 As shown in figure 2.16, the masterplan framework provides a primary street that connects the John Clark Way roundabout in the north with the Newton Road roundabout in the south and incorporates the two local centres. In addition to taking vehicles, this will incorporate generous footways and cycle lanes, tree planting and on-street parking. The configuration of these elements should respond to the nature of the context in different areas of the site and figures 2.29 to 2.33 shows five possible treatment 'types'. The primary street will form the primary route for bus services that serve the SUE and can connect it to Rushden, Rushden Lakes, Wellingborough railway station and the wider area.
- 2.3.32 As shown in figure 2.16, a secondary street connects with the primary street at the northern and southern ends of the site and also provides an important connection with the Hayden Road crossing. It will be necessary to use a compulsory purchase order to acquire some of the plots in the southern half of the grey land to provide this link. The link through the northern grey land will be beneficial, but is not essential to the accessibility strategy for the SUE and could come forward at a later stage.
- 2.3.33 All adopted roads within the masterplan framework will need to have a minimum carriageway width of 5.5m to avoid the need for vehicles to park on verges and/or pavements.

Footpaths and cycle paths within the SUE

- 2.3.34 As set out in Section 2.2, in addition to the hierarchy of streets, a legible and accessible network of dedicated footpath and cycle paths are provided within the green corridors to ensure that pedestrians and cyclists can move safely and conveniently within the SUE.

Connecting to the villages to the east

- 2.3.35 Pedestrian and cycle connections to the villages of Caldecott, Chelveston and Newton Bromswold to the east of the SUE will need to be attractive and safe, particularly where the routes are shared with vehicles. Policy 33 states that pedestrian and cycle routes between these villages and the SUE should be enhanced or created and it will be for developers to demonstrate how this will be done.

Parking

- 2.3.36 Applicants will need to give careful consideration to the parking strategy to ensure that it is both practical and helps to reinforce the garden community character. A mix of approaches will be required to achieve this, including on-plot, on-street and small parking clusters/courtyards. As set out above, on-street parking will be provided within the primary street, as well as within the lower order streets, and will need to be carefully integrated to ensure that it does not dominate the street scene. The parking strategy should be consistent with the Countywide Parking SPD and incorporate visitor parking. The maximum size for rear parking courts will be 10 spaces as specified in the Planning Out Crime SPD.

Planning application requirements

Any planning application must:

- * Include a Transport and Movement Strategy to demonstrate how the necessary connectivity described in this section will be achieved. This should include how the key connections from the SUE to the town centre shown in the masterplan framework are to be achieved;
- * Include detailed designs of the ‘super crossings’ for the John Clark Way and Newton Road roundabouts and the Hayden Road crossing. These should be based on the arrangements shown in figures 2.17 to 2.19 and figures 2.21 to 2.23 or a clear rationale provided for any alternative approach to the three crossings demonstrating how they apply the ‘super crossing’ principles set out in section 2.3.2;
- * Include details of the proposed vehicular connections between the SUE and the A6 through the grey land. These proposals should follow the configuration shown in figure 2.7 or set out the rationale for an alternative approach and should include details of how the applicant will assemble the required land;
- * Provide plans and sections of the primary street running through the SUE, which will need to connect the John Clark Way and Newton road roundabouts and incorporate the two local centres. The proposals will need to demonstrate how the treatment of this street responds to its context by applying the approach shown in figures 2.29 to 2.33 or setting out the rationale for an alternative approach;
- * Include a plan for the comprehensive enhancement of the A6 corridor between the John Clark Way and the Newton Road roundabouts to include the integration of the three proposed ‘super crossings’. This should broadly be in alignment with the configuration shown in figures 2.24 and 2.25, including the provision of a new planting strip of a minimum of 5m width and built development that either fronts or sides onto the corridor. Applicants should provide a landscaped strip adjacent to the A6 that is sufficient to allow for the widening of the road at a future point if required;
- * Include plans and sections of the secondary and tertiary streets to show proposed dimensions and materials for pavements, roads, verges, tree planting and car parking. The secondary street will need to link back into the primary street, as well as with the Hayden Road crossing. All adopted roads within the masterplan framework will need to have a minimum carriageway width of 5.5m;
- * Identify a clear route for a bus loop through the SUE which is agreed with bus providers;
- * Demonstrate a legible and accessible network of dedicated footpath and cycle paths within the green corridors as shown in the masterplan framework or in an alternative arrangement that ensures that pedestrians and cyclists can move safely and conveniently within the SUE;
- * Indicate the details of the proposed improved pedestrian and cycle connections between the SUE and the villages of Caldecott, Chelveston and Newton Bromswold and how these are to be funded and delivered; and
- * Set out proposals for providing adequate car parking, including on-plot, on-street and small courtyard arrangements that are convenient for residents and other users whilst maintaining the garden community character that the scheme aspires to. The parking strategy should be informed by the Countywide Parking SPD and incorporate visitor parking. The maximum size for rear parking courts will be 10 spaces as specified in the Planning Out Crime SPD.

2.4 Economic (housing)

2.4.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33 a) Around 2,000- 2,500 homes including affordable homes and homes for the older population.

(Policy 33 c) A mix of employment opportunities that will make a significant contribution to delivering an enhanced balance between new homes and jobs in Rushden, including offices and industrial premises as well as local centre, small-scale business space and dwellings suitable for home working or business start-ups.

(10.26) A range of different job opportunities will be available through dedicated business, a local centre and opportunities for working and starting business at home.

(10.29) New homes will provide for a balanced and mixed community including family housing, affordable homes and specialist homes for the older population.

The 2017 Rushden East Vision Statement states:

Objective 3: Offer different types of homes for all, including affordable and starter homes, homes for older people, larger executive homes and opportunities for custom and self-build homes.

2.4.2 The masterplan framework

2.4.3 Figure 2.34 shows the residential provision within the masterplan framework.

2.4.4 As previously indicated, the SUE will provide at least 2,500 new homes. This will form a significant amount of the housing growth for Rushden and it is important that each phase of the development consists of an appropriate mix of new homes.

2.4.5 The Council and the developer consortium have jointly commissioned a report to assess the housing need for the SUE. The report by Opinion Research Services (ORS) was published in 2020 and will be used to inform the Council's housing requirements for the SUE, including details of the proportion and type of affordable housing to be provided.

2.4.6 The SUE is also expected to provide a significant number of new jobs and, in addition to the purpose-built employment space, the policy anticipates that there should be new homes in the SUE that support home working and business start-ups.

Affordable housing

- 2.4.7 The provision of affordable homes must be consistent with the Council's current policy requirements and the Rushden East Housing Study Report by Opinion Research Services (ORS) dated 2020 and jointly commissioned by the Council and the Developer Consortium. They should be indistinguishable from the homes for sale in terms of their design, appearance and materials. Policy 30 in the JCS sets a target for 20% of the new homes in the SUE to be affordable up to March 2026 after which there will be a viability review to determine the amount of affordable homes for future phases. The viability model should be index linked to ensure that inflation is accounted for.

Scheme viability appraisals

- 2.4.8 The promoters of the development should share their high-level viability appraisals with the Council at an early stage in order to demonstrate that the development is policy compliant, particularly in the provision of affordable homes.

Mix of type and tenure of new homes

- 2.4.9 In addition to the provision of a policy compliant level of affordable homes, each neighbourhood will need to contain an appropriate mix of larger executive homes, homes for older people including Extra Care, and plots for custom build and self-build homes. The Letwin report⁽¹⁾ identified the need for large sites such as this one to provide a wider range of types and tenure of new homes to increase take up rates and to not only meet more diverse local demand, but also to assist with the pace of housing delivery.
- 2.4.10 Applicants will be expected to agree the mix of housing types and tenures with the Local Planning Authority through the Section 106 or other appropriate legal agreement associated with an outline consent prior to the formal submission of a Reserved Matters application for an individual phase.

Custom and self-build housing

- 2.4.11 Policy 30 of the JCS also requires development in the SUE to provide serviced plots for individual and community custom build developments and applicants will be required to set out details of where the serviced plots are and the process by which custom builders can acquire them.
- 2.4.12 In addition to this, as set out in Section 2.7, it may be appropriate to provide further custom and self-build opportunities within parts of the grey land. These are likely to come forward incrementally and have plot dimensions suited to a more bespoke response.
- 2.4.13 There are a wide number of ways in which custom and self-build plots can be made available and any developer will be expected to clearly describe the process by which they propose to make these homes available through any planning application.

⁽¹⁾ Independent Review of Build Out: Draft Analysis, Rt Hon Oliver Letwin MP, June 2018

Standards for sustainable construction

2.4.14 To ensure that the new buildings in the SUE are as energy efficient as possible, the Council will require any developer to set out from the outset, what benchmark for sustainable construction they intend to use for the new homes and other buildings (JCS Policy 9).

Residential character

2.4.15 The proposed distribution of residential character areas is shown in figure 2.34. Further details on residential character are set out in section 2.7.

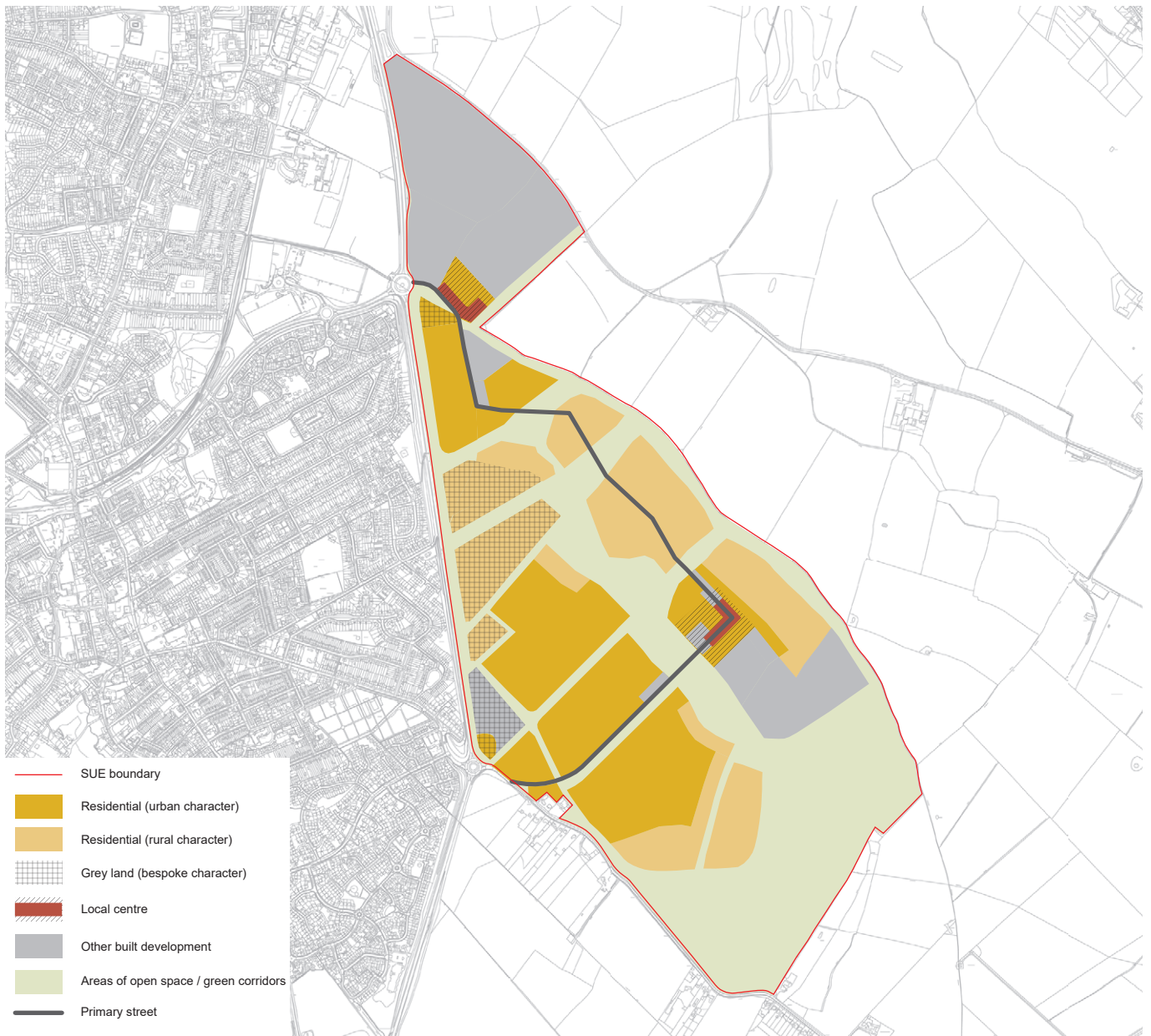


Figure 2.34: Residential development (see section 2.7.2 for further details on residential character)

Planning application requirements

Any planning application must:

- * Include details of the indicative housing mix and tenures for the whole SUE and for each phase, indicating the total number of homes in each phase as well as the number and location of affordable homes, homes for older people (including Extra Care), and larger executive homes (reflecting the advice from the Letwin Review);
- * Provide proposals for the number and location of dwellings suitable for home working or business start ups;
- * Confirm the commitment to deliver the target of 20% affordable homes in the first phases of the development up to March 2026 and details of the proposed financial viability review mechanism, including indexation, for phases beyond;
- * Include a high level scheme viability appraisal to demonstrate that the scheme will be policy compliant;
- * Provide the number and location of the serviced plots for custom and self-build homes and details of the process by which interested custom builders can secure an interest in the plots; and
- * Confirm that new homes will meet standards of Sustainable Construction as detailed in JCS Policy 9, sustainable buildings.

2.5 Economic (employment)

2.5.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(P33 c) A mix of employment opportunities that will make a significant contribution to delivering an enhanced balance between new homes and jobs in Rushden, including offices and industrial premises as well as local centre, small-scale business space and dwellings suitable for home working or business start-ups.

(10.26) Providing new jobs will be just as important as new homes to help redress the balance of jobs to homes in Rushden as a whole. The SUE will need to support job creation, entrepreneurship and innovation. A range of different job opportunities will be available through dedicated business, a local centre and opportunities for working and starting business at home. It will meet the day to day community needs of residents on site but also contribute to enhancing adjacent urban areas.

The 2017 Rushden East Vision Statement states:

Objective 2: Provide a mixed-use development which offers a good balance of jobs, homes and local facilities that can be accessed by all.

Objective 4: provide a mix of employment opportunities to expand the local economy with the aim of matching the number of new jobs created to the number of new homes built.

2.5.2 The masterplan framework

2.5.3 Figure 2.35 shows the distribution of employment within the masterplan framework.

2.5.4 It is clear from the policy requirements that the SUE should provide a mixed-use development where the number of new jobs created broadly matches the number of new homes built. A key requirement of this masterplan framework document is to identify the scale and location of these employment uses.

Major enterprise site and employment clusters

2.5.5 This masterplan framework proposes that there will be a major employment site for enterprise and innovation space at the northern end of the site. There is an opportunity in this location for new businesses to establish themselves within a high quality, landscaped environment with high sustainability standards, excellent facilities and good connections to the rest of the northern neighbourhood centre.

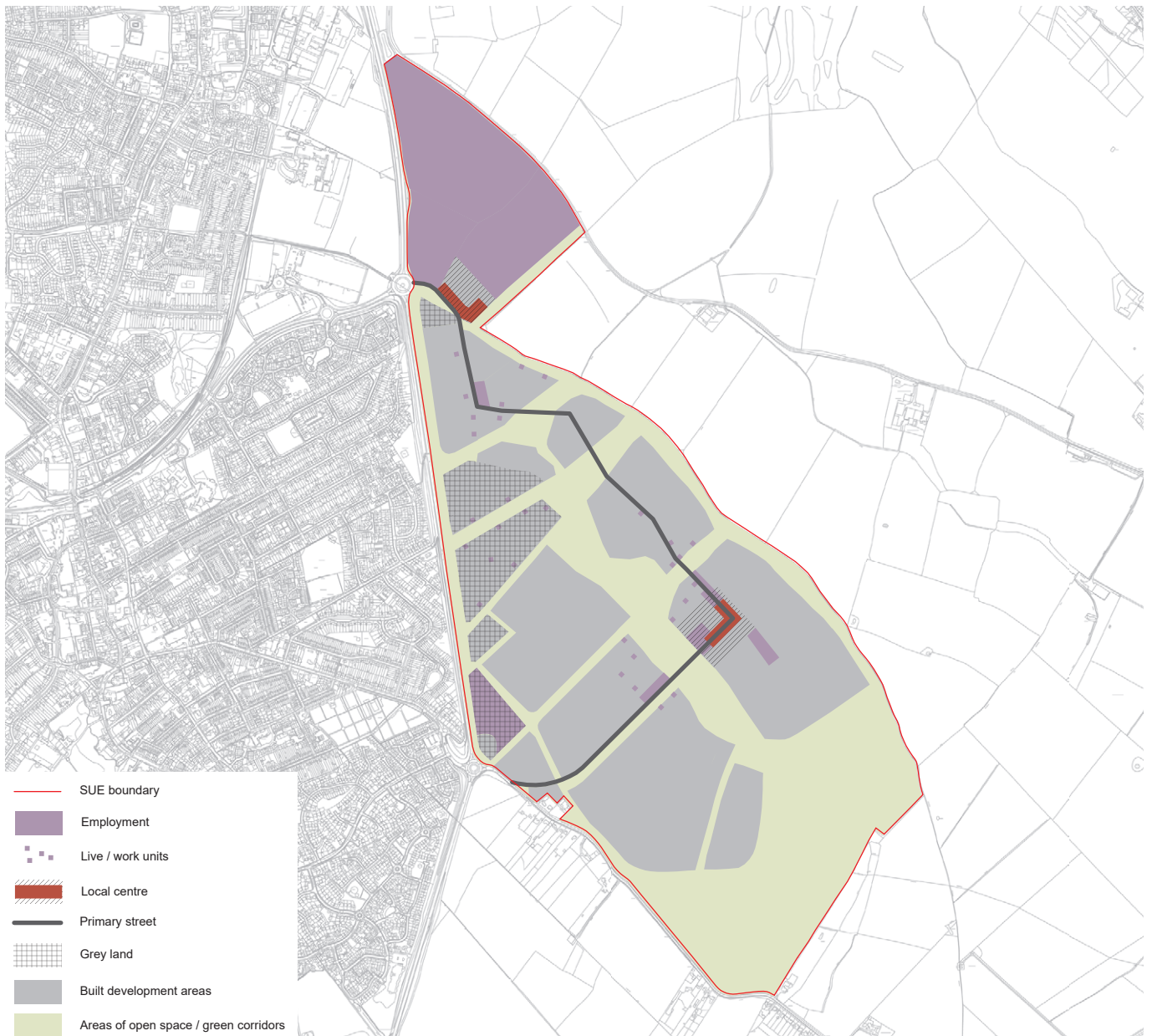


Figure 2.35: Employment

- 2.5.6 This site should contain some elements of other uses consistent with the objective of achieving a mixed-use development. The design of the employment uses should also be carefully considered to ensure that they relate well to other adjacent uses and specifically seek to retain the views to the church spire in Higham Ferrers as shown in figure 2.37.
- 2.5.7 The Council has clearly indicated that large buildings/units for warehousing and distribution uses (B8) will not be supported as part of the SUE. A large unit/building is defined in policy 24 (footnote 88 – page 118) of the Joint Core Strategy as having a floor area over 9,300 sqm (100,000 sq.ft.)”.
- 2.5.8 In addition to this primary employment location there will be other, smaller scale employment clusters on the primary street in and around the two neighbourhood centres. There is also an existing area of employment located at the southern end of the site, north of the Newton Road roundabout. If this site comes forward for redevelopment it will need to be consistent

with the guidance set out in the grey land development brief currently being prepared by the Council.

Mixed-use neighbourhoods

- 2.5.9 The two local centres will provide schools, local shops, health facilities, community uses and employment space in attractive mixed-use developments. Developers will need to provide details of the mix of uses to illustrate how these will work together and how they will be delivered, including a timetable for their implementation.

Job creation rate

- 2.5.10 It will be important for the evolution of the new neighbourhoods that the rate of construction for the buildings to house the new jobs keeps pace with the construction and occupation of the new homes. To achieve this there will be appropriate thresholds and triggers agreed between the Council and the developers and set out in the Section 106 or other relevant legal agreement.

- 2.5.11 In order to understand what type of jobs are likely to be provided in the new development any outline applications will need to indicate the location and size of buildings and provide a clear description of the types of businesses and the number of jobs that will be created.

- 2.5.12 There will be a requirement where relevant at each Reserved Matters Application stage for any applicant to incorporate further details of the proposed employment space that will form part of that phase of development.



Figure 2.36: Example of employment / enterprise set within a high quality landscape environment



Figure 2.37: Enterprise and innovation park

- Retention of strategic views to St. Mary's Church spire in Higham Ferrers
- Retention of existing hedgerows
- Sustainable employment / enterprise set within a high quality landscape setting
- Development to respond appropriately to location at local high point
- Green corridor/ buffer to existing countryside
- Good connections to local centre / northern neighbourhood

Home working

- 2.5.13 One of the changes in the way people are being employed is flexibility in their location. Many employers now require/allow their employees to work from home or at least remotely from their main office base, and some may look to start up a business from their home. Therefore any applicant will need to consider the implications of this trend on the design and layout of homes and small-scale employment space and explicitly explain their proposals in any planning application.
- 2.5.14 Whilst the roads within the SUE will be designed to accommodate large service vehicles, those employment uses that are likely to generate significant commercial traffic will best be located away from the main residential areas, relatively close to the two existing roundabouts on the A6.

Interim or temporary uses

- 2.5.15 As described above, the timing of the delivery of employment space may be subject to external factors such as the overall performance of the economy or particular sectors within the economy. The masterplan framework therefore proposes that employment land is made available for interim or 'meanwhile' uses that could bring economic activity into the neighbourhoods as soon as possible.
- 2.5.16 Land that is earmarked for future employment space should be made available by the land owners for a fixed period of time. This will enable small businesses and markets to occupy the sites for the benefit of the new residents, bringing services to their neighbourhood before the shops and employment buildings are built.
- 2.5.17 There is a role here for the Council and others to work with the developers to arrange how such uses would be managed. If successful, this approach could create local business start-ups, enable local businesses to become established and create long-term job opportunities.

Planning application requirements

Any planning application must:

- * Identify which sectors the employment space is intended to support for the whole SUE, including the location and size of the proposed industrial premises and locations for small-scale business, enterprise and innovation space and the proposed number of jobs in each;
- * Provide a masterplan for the main Enterprise and Innovation area at the northern end of the SUE and illustrate how it integrates with the northern neighbourhood local centre;
- * Provide a plan that shows the detail of how the employment provision is to be accommodated in each neighbourhood centre;
- * Demonstrate that the number of new jobs will match the number of new homes (around 2,500 in line with the number of new homes to be developed/circa 1,600 within the current plan period) on a phase by phase basis and set out the thresholds and triggers to be incorporated into a relevant legal agreement between the Council and the developer;
- * Provide details of dwellings suitable for home working or business start-ups;
- * Explain how the proposed development will support job creation, entrepreneurship and innovation;
- * Set out proposals to make land in the neighbourhood centres temporarily available for a fixed period for interim or 'meanwhile' uses to encourage small business start-ups and to bring early activity to the two centres.

2.6 Social (schools and community facilities)

2.6.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33 k) Green spaces and community facilities including two new primary schools, primary health care, new community centre, land for a new cemetery and other local community facilities such as allotments.

(Policy 33 l) Land reserved for a new secondary school.

2.6.2 The masterplan framework

Green spaces

2.6.3 The SUE is to be a mixed-use development that not only provides a range of homes and jobs, but also provides the key components of the social infrastructure that communities need. The preceding sections have already set out how the masterplan framework will provide a range of green spaces for the active use and enjoyment by the new community.

2.6.4 As shown in figure 2.38, allotments are provided in the northern and southern neighbourhoods of the SUE so that they are accessible to as large a number of residents as possible. Land for a new cemetery and associated parking is also identified at the southern end of the SUE adjacent to the SANG parkland. Details of these uses are set out earlier in this document.

Education and community

2.6.5 As shown in figure 2.38, the masterplan framework locates the primary education and community facilities in and around the two new local centres, supporting their mixed-use functions.

2.6.6 There will be a primary school in each of the local centres, while the primary health care facilities (e.g. surgery, pharmacy and dental services) and a new community centre are likely to be located in the southern local centre. The proposed secondary school and its associated playing fields are located to the south of the southern local centre, adjacent to the proposed SANG parkland.

2.6.7 The timing of the delivery of these social and community facilities will be important factors in the creation of community at the SUE and it is therefore essential that clear triggers for these facilities, particularly the schools, are provided.

2.6.8 Evidence from other locations, such as Cranbrook near Exeter and Alconbury Weald near Huntingdon, suggests that the early delivery of a new school can help to drive sales of family homes and help to create a sense of community amongst new residents from the earliest occupations. Therefore developers are encouraged to provide the schools and other community facilities as early in the development process as is feasible and appropriate triggers for this will be incorporated into the relevant legal agreements.

Planning application requirements

Any planning application must:

- * Identify the location and capacity of two new primary schools and a secondary school. The primary schools should be located in or around the two local centres, while the secondary school should be located in the broad location shown in the masterplan framework or an alternative location justified. Details of how all three schools will be delivered and managed in the future should be provided. It needs to be clear what triggers the commencement of construction and the date by which it must be operational;

- * Identify the location and capacity of the proposed primary health care facilities and details of how they will be delivered and managed in the future. It needs to be clear what will trigger the commencement of construction and the date by which it must be operational; and
- * Identify the location and capacity of the proposed new community centre facilities and details of how they will be delivered and managed in the future. It needs to be clear what triggers the commencement of construction and the date by which it must be operational;

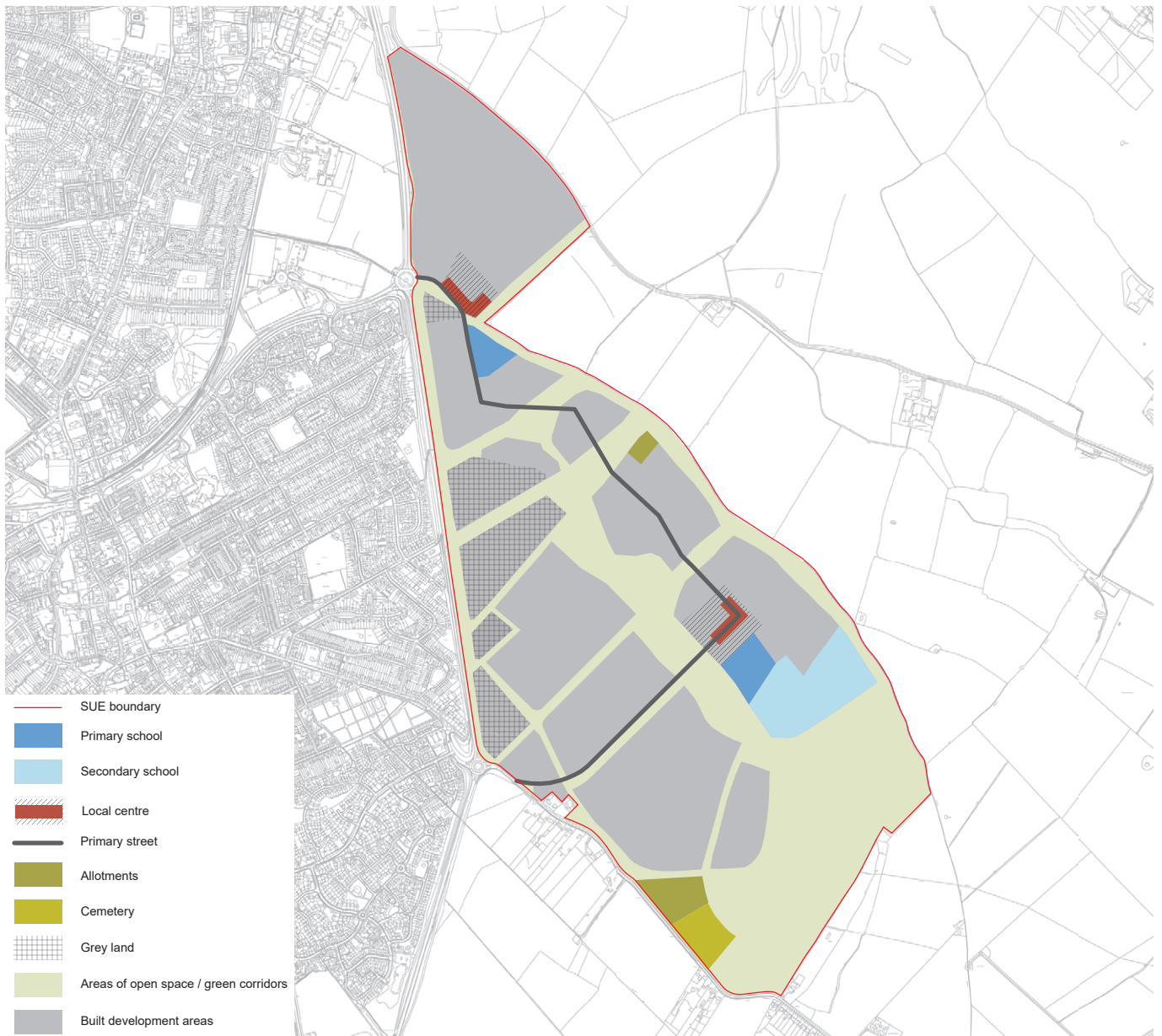


Figure 2.38: School and community

2.7 Urban form, character and identity

2.7.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33) It will be a new distinctive neighbourhood with its own separate identity but well connected and integrated with the town as a whole.

(10.24) The spire of St Mary's church in Higham Ferrers can be seen from the A6, and views continue eastwards of the A6. Further assessment of how development may impact on the setting of the church and other heritage assets should be undertaken, including an assessment of the archaeological potential of the broad location.

(10.29) The site itself will include a connected grid of streets, fronted by buildings, reminiscent of the urban structure of the Victorian and Edwardian streets in the town.

(10.31) It (the masterplan) will illustrate the form and disposition of the development and establish the strategy towards matters such as land use, transport and movement, access, sustainable construction standards, open space and design....It will include design principles that could be used to help guide future detailed design or adopted as a design code.

2.7.2 The masterplan framework

2.7.3 In addition to the key design principles identified in the sections above, it is important that developers give careful consideration to the urban form, character and identity of the SUE to ensure the creation of a high quality environment with a strong sense of place.

2.7.4 It is not the intention within this masterplan framework document to fix any of the detailed design aspects of the SUE. However, there are a number of important high level design principles which proposals will need to respond to.

Urban context

2.7.5 The development of the SUE provides an opportunity to create an exciting new place, with its own identity and character. However, the setting of the site on the edge of Rushden, which has a distinctive history and identity, offers a number of important opportunities for responding to context to help establish this. These opportunities include the following characteristics (see figures 2.39 to 2.46):

- * Local centres offset from main route intersections;
- * Deep and narrow plots with rear access lanes in settlement centres;
- * Gridded perimeter block structures; and
- * Taller / larger buildings located on street corners.

St Mary's Church spire

2.7.6 The spire of St Mary's Church in Higham Ferrers can be seen from a number of strategic locations within and around the town, including locations at the northern end of the SUE site. As shown in the masterplan framework, developers should therefore give careful consideration in any proposals for the northern local centre and the enterprise and innovation site as to how key strategic views to the church can be retained to provide interest and enhance legibility.

Perimeter blocks

2.7.7 The main form of development should respect the principles of perimeter block development where there is a clear and unambiguous distinction between the public fronts of buildings and the private backs. There will be circumstances where the sides of buildings will front onto streets and paths, but in most cases it will not be acceptable for the backs of buildings to face onto any part of the public realm.



Figure 2.39: Rushden centre - located at intersection of main routes

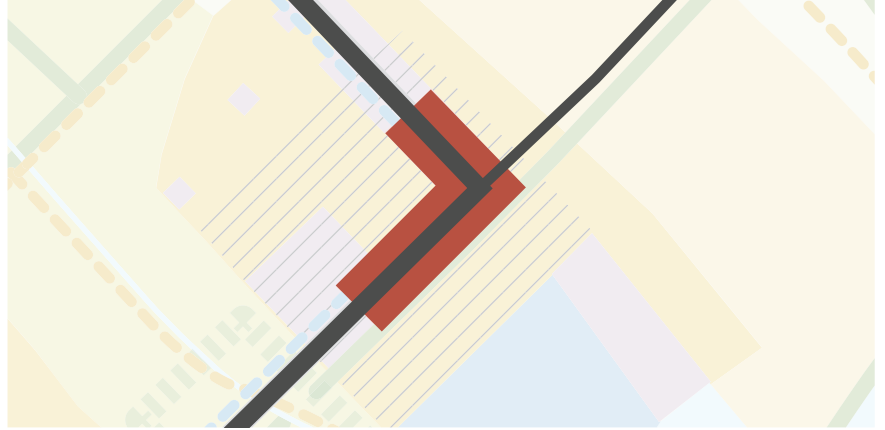


Figure 2.40: Southern local centre located at main route intersection



Figure 2.41: Deep, narrow plots with rear access lanes in Higham Ferrers

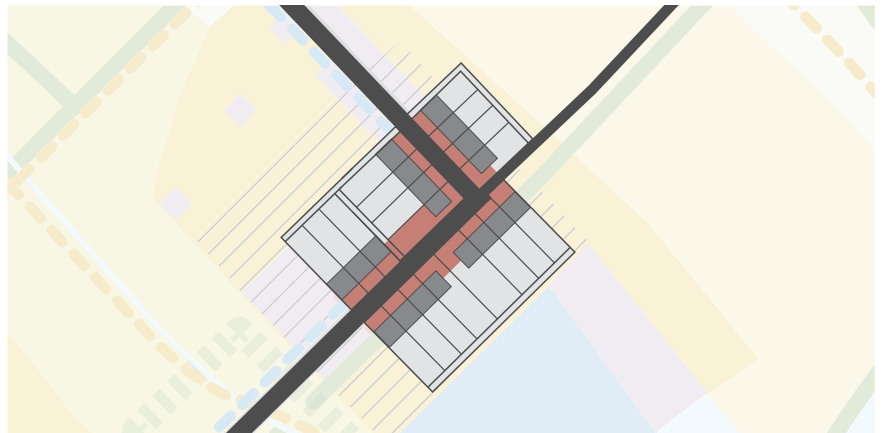


Figure 2.42: Potential for deep plots with rear access lanes within local centre

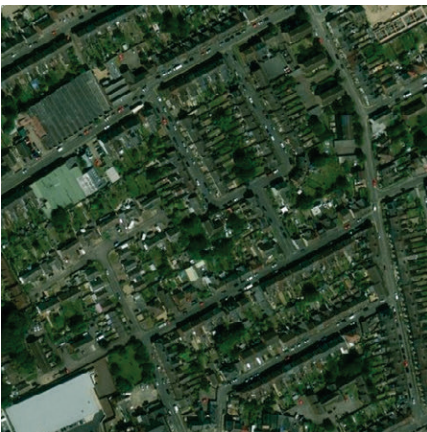


Figure 2.43: Grided block structures in Rushden

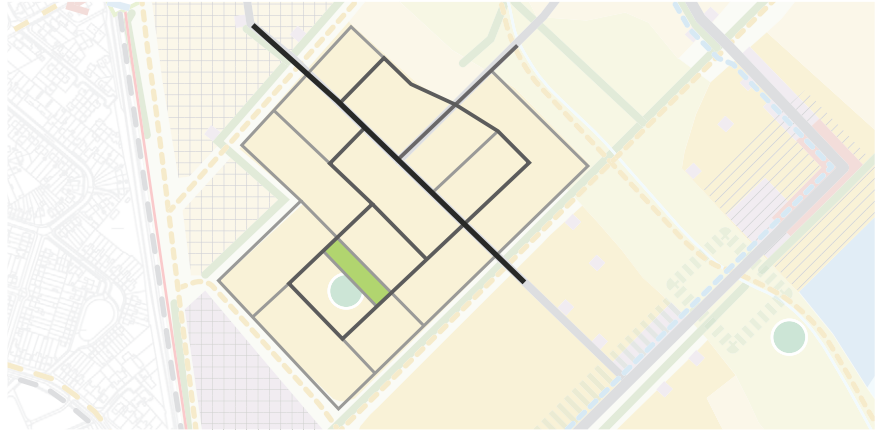


Figure 2.44: Grided perimeter block structure applied to urban character area

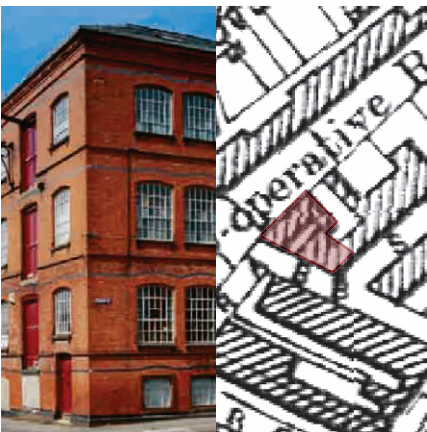


Figure 2.45: Taller factory buildings on street corners in Rushden

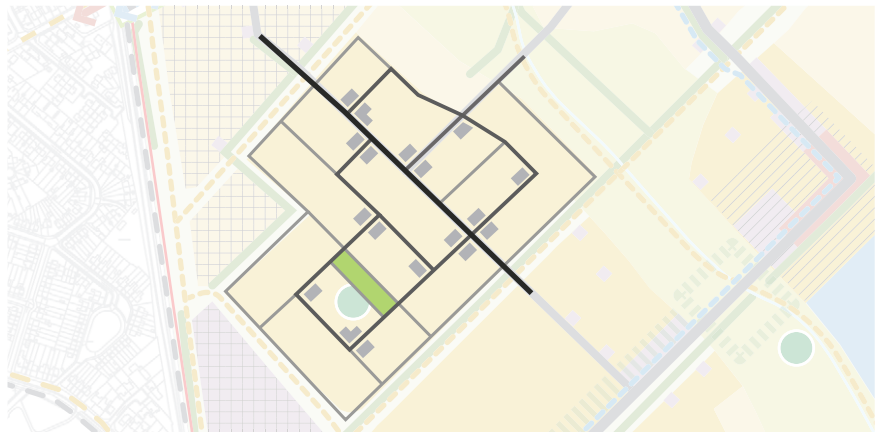


Figure 2.46: Larger / taller buildings (e.g. apartments) on street corners within urban character area

Residential character

- 2.7.8 As shown in figure 2.34, the masterplan framework indicates where residential development will be more formal/urban in character and where it will be more rural/informal.
- 2.7.9 The higher density more urban character residential development is located in and around the two local centres, as well as closer to the existing town (and the associated facilities) to optimise accessibility. Development in these areas should be based on more formal, rectilinear block layouts and feature a higher percentage of apartments and terraces than in the rural character areas. They are also more likely to be appropriate locations for responding to some of the existing characteristics of Rushden and Higham Ferrers identified above.

2.7.10 The lower density, more rural character residential development is located around the peripheries of the SUE where it will help to provide an appropriate transition to the adjacent countryside. Development within the grey land is also likely to be of lower density due to the existing plot pattern and the likely incremental development of the site. The approach to this land is covered below.

Development within the grey land area

2.7.11 As previously referred to in Section 2.2 the area of previously used land in multiple ownerships at Alexandra Road, referred to in this document as the grey land, will need its own design principles.

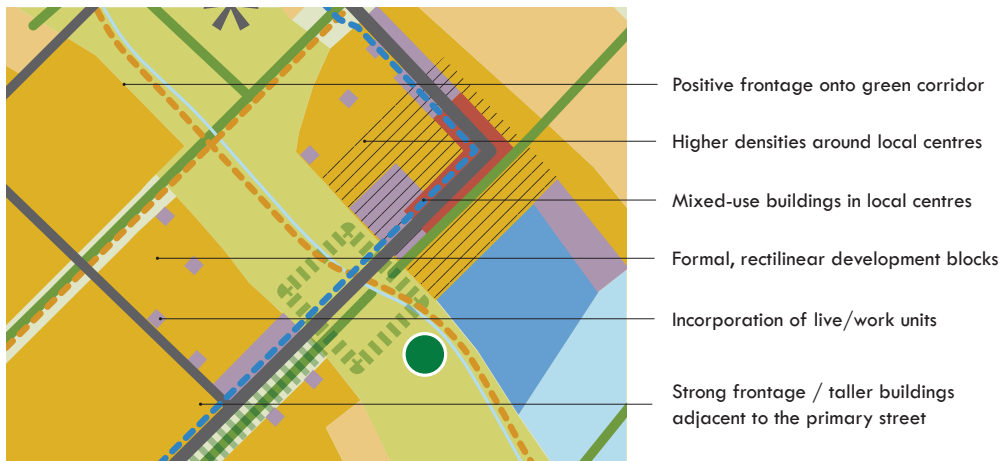


Figure 2.47: Urban character areas: southern neighbourhood

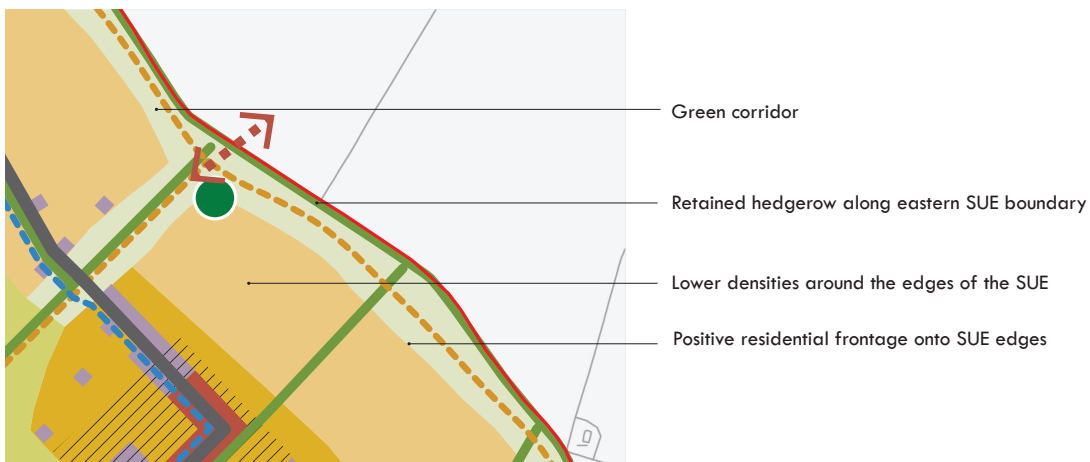


Figure 2.48: Rural character areas: eastern edge of SUE

2.7.12 It is located centrally to the SUE and, given the mixed ownership status and large size of the plots located in the southern grey land parcels, there is an opportunity to create a distinct neighbourhood there, focused around a new green corridor link through the centre of the SUE and across the A6 to Hayden Road.

2.7.13 The character of this area is likely to be based on a mix of individually designed dwellings, including custom and self build dwellings, with scope for significant planting, small-scale allotments and small-scale employment / community facilities.

2.7.14 To ensure it is developed in a cohesive way, a separate development brief will be prepared for the grey land. Any planning applications for development on this land will also be subject to Section 106 Agreements which will be prepared on a pro rata basis when compared to the main Section 106 Agreement for the site.

The design of the local centres

2.7.15 Whilst many good examples exist of recently developed new housing schemes, there are fewer examples of good quality, mixed-use local centres. In preparing proposals for submission as part of planning applications for the SUE, particular attention will need to be paid to the form and layout of the two local centres.

2.7.16 As part of any planning submission that includes one or both centres, there should be a detailed plan for the local centre that shows what activities and uses are contained in the individual buildings, where the parking and servicing is going to be, and how these non-residential uses dovetail with the adjacent homes and gardens.



Figure 2.49: Potential alternative approach to development within the grey land south of the Hayden Road green corridor link

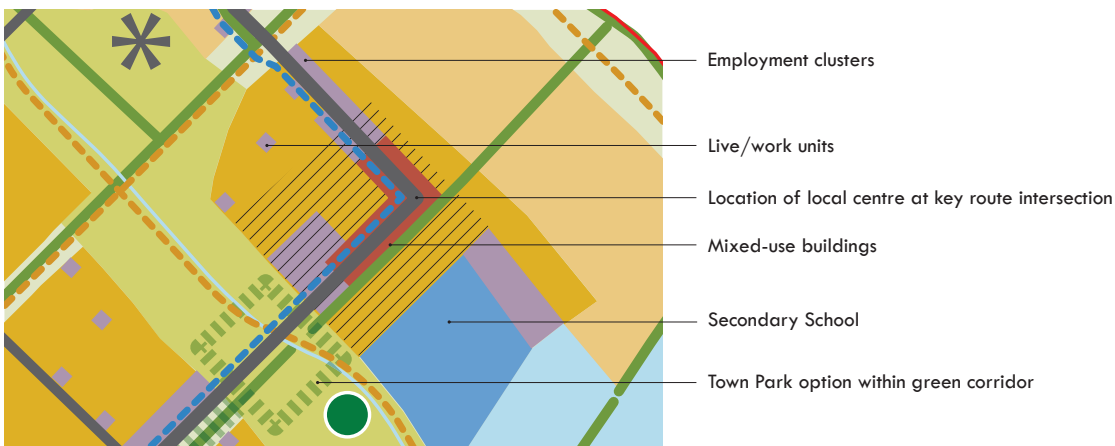


Figure 2.50: Local centre



Figure 2.51: Example of a well-defined and vibrant local centre, incorporating a mix of uses, including a community hub, employment, residential and retail

Design codes and design specification

2.7.17 The preparation and approval of design codes are likely to be a condition of any outline planning consent and it will be helpful for the developers to identify areas of focus that will be covered by the code. There will also be a need for the Council to identify what type of code will be most appropriate e.g. public realm, architecture, masterplan etc.

Planning application requirements

Any planning application must:

- * Demonstrate how the proposals have responded to the character of Rushden and Higham Ferrers by applying some of the principles shown in figures 2.39 to 2.46 in order to help create a clear sense of place and identity;
- * Demonstrate how the existing views to St Mary's church spire in Higham Ferrers will be retained from strategic locations within the SUE;
- * Demonstrate adherence to the principle of using perimeter blocks to clearly define the public fronts and private backs of the development;
- * Show how the character and density of the residential areas broadly reflect the distribution shown in the masterplan framework or provide the rationale for any alternative approach;
- * Demonstrate that development proposals within the area of grey land on the masterplan adhere to the Grey Land Design Guidance to be prepared by the Council; and

- * Include a layout plan of each local centre to demonstrate how the uses work together, where the parking and servicing is, and how the non-residential uses dovetail with the adjacent homes and gardens.

2.8 Environmental (energy and sustainability)

2.8.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(Policy 33 j) An energy strategy to ensure that the highest viable amount of heat and energy used within the development is generated on-site from renewable or low-carbon sources.

(10.31) Sustainable construction standards.

The 2017 Rushden East Vision Statement states:

Objective 8: Minimise energy requirements and promote walking and cycling.

2.8.2 The masterplan framework

The move towards renewable sources of energy and heat

2.8.3 The government has signalled its intention not to support new residential developments beyond 2025 being heated by mains gas. Therefore, all new development proposals for the SUE must provide a comprehensive energy strategy, including clear proposals for how the development will be powered and heated. This strategy should also include proposals for the use of high standards of sustainable construction which can contribute towards the reduction in demand for heating.

Energy strategy

2.8.4 The development of around 2,500 new homes, along with the creation of a similar number of jobs, creates an opportunity for a more sustainable approach to energy and heating on the site and the energy strategy provided should fully explore this. The policy in the JCS is not prescriptive about how this is to be achieved.

However, it will be phase 1 that sets the tone for the kind of scheme that this is and it will be important that it demonstrates a move beyond the 'business as usual' model.

- 2.8.5 Rushden East is conceptualised as a Sustainable Urban Extension, as well as a garden community. Its sustainability credentials must be credible if the development is to be successful.

Exploring renewable sources of energy

- 2.8.6 The nearby Chelveston Renewable Energy Park, approximately 4km to the east of the SUE site, provides one obvious opportunity to explore the use of renewable energy to heat the homes and other buildings in the new neighbourhoods. The Council will encourage a dialogue between the parties to explore whether there are opportunities for the SUE to take advantage of the locally produced renewable energy.
- 2.8.7 This is no longer the preserve of specialist developers; some of our largest volume house builders, including Barratt Homes and Taylor Wimpey have developed schemes elsewhere in the country that use neighbourhood heat networks. At present, local heat schemes rely on a network of underground pipes, but technology is rapidly changing and the key requirement of the developers here will be to ensure that any system that is adopted by the main developers can be used across land ownership boundaries to ensure convenience for users in the future.
- 2.8.8 The developers will be encouraged to identify suitable emerging technologies to be used at the SUE and to identify delivery partners who will be responsible for designing and implementing the development-wide Energy Strategy.

Sustainable construction standards

- 2.8.9 All homes will be expected to meet the standards detailed in JCS Policy 9, Sustainable buildings which states that:
- 2.8.10 *Development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress.*

2.8.11 *Design and access statements must demonstrate how sustainable design principles have been addressed. In particular:*

1. *Subject to economic viability, developments of 1000+ square metres of non-residential floorspace should, as a minimum meet BREEAM very good or equivalent nationally recognised standards.*
2. *The layout and design of sites, buildings and associated landscaping should: a. maximise the use of passive solar design to address heating and cooling; and b. where technically feasible, enable access to or provision of decentralised energy networks, or safeguard future opportunities to do so without major disruption.*

Waste management and recycling

- 2.8.12 Developers will need to liaise at an early stage with ENC to ensure that effective provision is made in the scheme for waste management and recycling, ensuring that all new homes are accessible for refuse vehicle collections and that the layout provides all properties with easy access to rear gardens to enable storage in them.

Planning application requirements

Any planning application must:

- * Include an energy strategy that demonstrates that a rigorous assessment has been undertaken by an independent expert of the detailed options available to ensure that the highest viable amount of heat and energy used within the development is generated on-site from renewable or low-carbon sources, including confirmation of the preferred low-carbon option;
- * Illustrate how the scheme, including phase one, will utilise renewable or low-carbon sources of energy as required by Policy 33; and
- * Include details of the sustainable construction standards that will be achieved by development on the site in line with the requirements of JCS Policy 9, Sustainable buildings.

Section 3.0

Delivery Strategy

3.1 Policy

Policy 33 of the Joint Core Strategy sets out the following requirements:

(10.32) The Master Plan will also include a delivery strategy to identify how and when the development will be implemented; any matters to be resolved such as land assembly and preparation; infrastructure requirements and delivery; development phasing to ensure that where possible, housing provision is linked to the development of land for employment; and the likely need for development contributions taking into consideration the Community Infrastructure Levy (CIL) and Regulations. It will also identify the likely need for public sector intervention, by which agency and when.

The 2017 Rushden East Vision Statement states:

Objective 9: Provide appropriate infrastructure including high-quality broadband and adequate parking.

3.2 The masterplan framework

Delivery strategy

3.2.1 As part of any planning submission, developers will be required to prepare and submit a delivery strategy that sets out details of how the development will be implemented. This will need to address the following questions:

- * How and when the development will be implemented; who will do what?
- * What matters need to be resolved such as land assembly; what land is already controlled and what is the developer's strategy for securing control over land currently outside the developer's control?

- * What are the infrastructure requirements; who is going to install the infrastructure and when is it going to be in place?
- * In what sequence will the development be constructed and why?
- * Can the developer confirm that the new houses and jobs will broadly come forward together over the plan period?
- * When will the delivery of community and social uses such as the schools, health facilities, community centre, shops, cemetery, allotments, public spaces, sports facilities and SANG take place?; what are the triggers for the delivery of these items?
- * What development contributions should the scheme make towards key infrastructure requirements? The developers should share their initial viability calculations with the Council.
- * Is any public sector intervention required and, if so, by which agency and when?
- * What are the management and maintenance proposals for the scheme; is there a management company to manage common land and deal with other management issues?

Garden Community ethos

3.2.2 This development is coming forward under the banner of the government's Garden Communities programme and therefore the scheme will need to respond to the characteristics and principles of Garden Communities. These principles are set out in the following section.

Land for the development

3.2.3 In order to have certainty of delivery of the agreed masterplan, it is essential that there is clarity on the availability of land to implement the scheme. The developers will need to identify the land required to deliver the masterplan and include a commentary on the status of the land. Draft policy EN33 of the East Northamptonshire Local Plan Part 2 allocates the land for the Rushden East SUE.

3.2.4 The Council recognises that there may be land required for the development of the SUE that is not currently controlled by the developers and the Council may signal its intention to directly intervene to support the land assembly in such situations.

3.2.5 A separate land assembly strategy is being developed by the Council, including exploring the need for the Council to consider using its compulsory purchase powers, where appropriate, to ensure the satisfactory development of the scheme.

3.2.6 Given Rushden's status as a Growth Town in the NNJCS, it is expected that there will be pressures in the future, for example from the Cambridge-Oxford Arc, to consider further expansion of the urban area to the east and south of the Rushden East SUE, and potentially in other areas. Such proposals may come forward either at the point when the NNJCS is under review, as part of the plan-led system, which is likely to be when the new North Northamptonshire Unitary Authority has been created, or as speculative planning applications responding to government housing growth and delivery policy. The Local Planning Authority will handle such proposals in the appropriate manner with regard to national and local planning policies and all other material considerations.

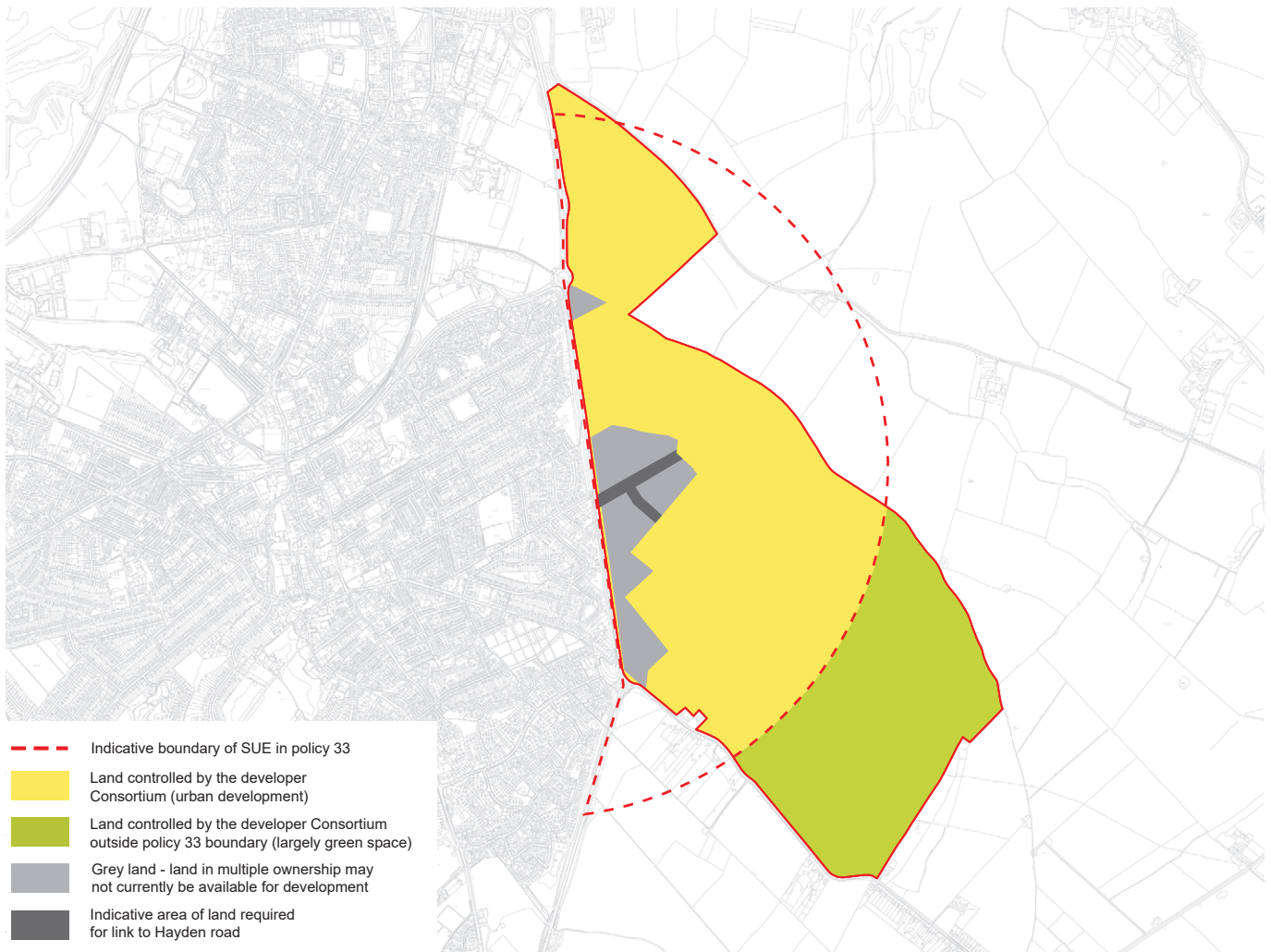


Figure 3.1: Land ownership plan and key deliverability issues

Phasing of development

- 3.2.7 Figure 3.2 identifies the area of the SUE likely to be completed by the end of the JCS Plan period (2031) with the rest of the SUE being completed by around 2045 (based on estimated build-out rates of 150 homes per year).
- 3.2.8 The developers will need to identify the likely sequence of development, particularly the new homes and jobs, across the whole masterplan area with specific detail around the delivery of the first phase. The phasing proposals will include the delivery of new homes for sale and for other affordable tenures, as well as all of the non-residential uses such as the social infrastructure and employment. The phasing plan should identify the likely size of parcels to be released and how many homes there will be in each phase, including the broad housing mix. Reference to the increased diversity of housing mix set out in the Letwin Report will be relevant here.

3.2.9 It will be particularly helpful for the developers to clearly set out what residents can expect to be in place within, say, the first five years following the grant of a planning permission. For example, how many homes, how many affordable homes, what community facilities, what employment space, schools and green spaces will be in place. This will demonstrate that this is a development of new, connected neighbourhoods not just a housing estate.

Infrastructure delivery

3.2.10 The developers should set out the sequence for delivery of the key elements of infrastructure; both the hard infrastructure such as roads and energy, and the social infrastructure such as schools, health and sports facilities.

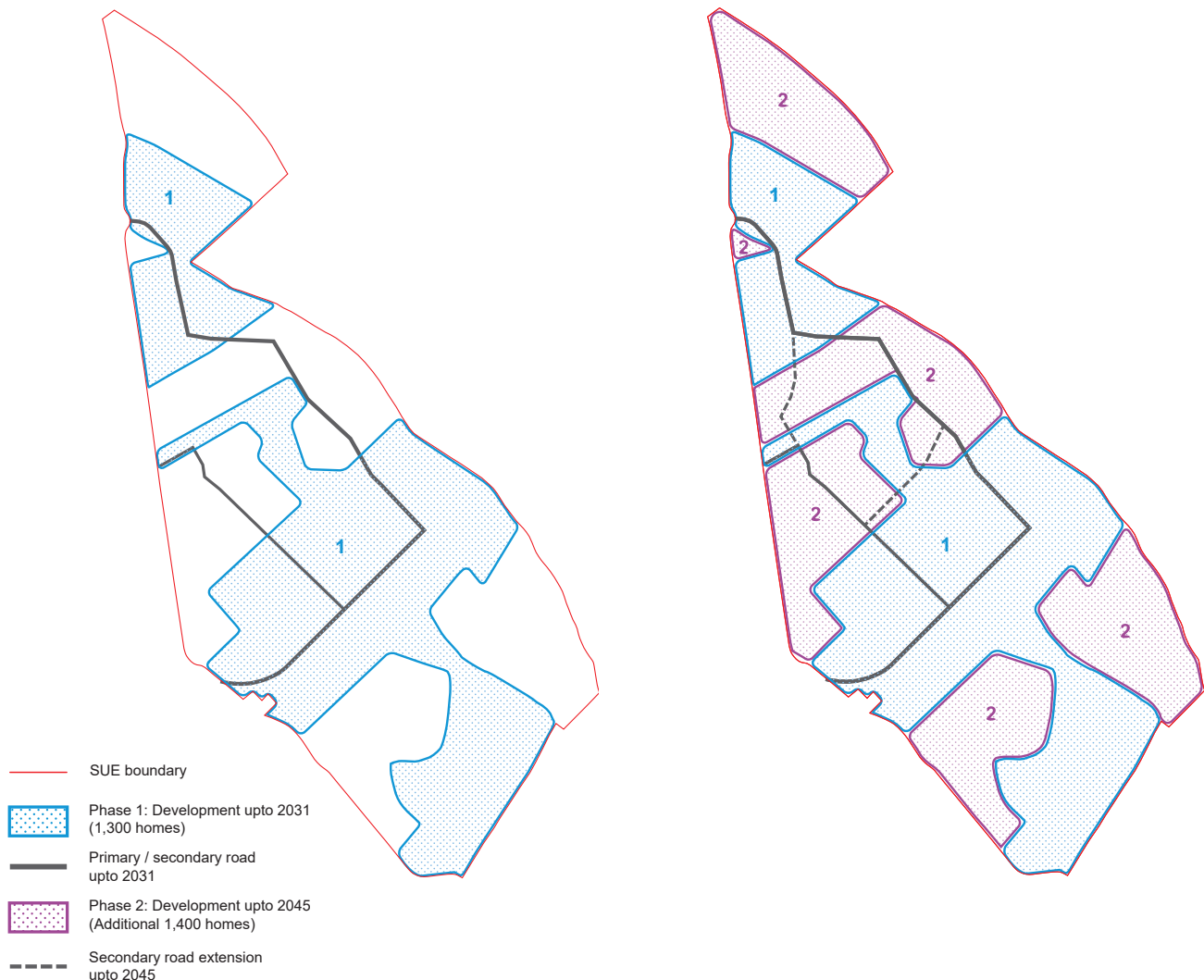


Figure 3.2: Phasing plans

3.2.11 The developers should also clearly identify who will be responsible for implementing and funding these key infrastructure items. It is likely that there will need to be some flexibility to enable new technology to be accommodated into future phases.

3.2.12 For each of the following there should be a commentary on when this infrastructure will be delivered, how it is to be funded and who will be responsible for delivering it. This should be consistent with the details shown in Table 3.1:

- * Roads, cycle routes and footways
- * Structural landscaping and green infrastructure, including sustainable urban drainage and SANG
- * Renewable energy and heating, electric car charging etc.
- * Schools
- * Health facilities
- * Sports and leisure
- * Community building/ village hall space

Indicative viability appraisal

3.2.13 It is important that the overall masterplan is subject to a high level and indicative economic viability appraisal to test the deliverability of a policy compliant scheme. This is to avoid the outline planning application stage being the first point at which viability is tested and to improve the likelihood of a scheme coming forward that, for example, is able to deliver the policy compliant level of affordable homes alongside all of the infrastructure requirements. The developers should share this development appraisal with the Council at an early stage.

3.2.14 It will also be important to be able to identify the scale and need for development contributions from the scheme to deliver the necessary infrastructure and community facilities.

3.2.15 It is possible that public sector bodies, such as Homes England or the South East Midlands Local Enterprise Partnership (SEMLEP), may have a role to play by investing directly in land or infrastructure in the development if a clear case can be made that such investment would help to overcome barriers to development or accelerate housing delivery.

Project governance

3.2.16 There is already a Project Board in place for this scheme and it would seem appropriate to extend the membership to regularly include the main developers so that there is a high-level forum for identifying and resolving issues and problems that arise through the development process. This Board will be supported by an officer Delivery Group consisting of representatives of the developers and officers of the Councils to manage the development through key stages such as the preparation of planning applications.

3.2.17 The scale of the proposal suggests that a separate delivery vehicle for the development may not be required. It is possible that the different development partners, including key developers and the public sector can work together collaboratively via the Project Board and a supporting Delivery Group to co-ordinate delivery of the scheme. However, if the relationships between all of the different delivery agencies become complicated then there may be a need to consider some form of delivery vehicle to oversee the scheme's implementation.

Onward management and stewardship

3.2.18 Engagement by the new residents in the onward management of the new neighbourhoods is likely to generate a sense of ownership in the scheme and be sustainable in the long term. Such an approach would also be consistent with the Garden Community principles that underpin the overall development. To support this approach, the developers are invited to adopt a tiered approach to onward management by first offering the ownership and management of assets to the Councils, particularly the Town or Parish Councils. If these Councils decide not to take on an asset then the asset would be managed by some form of formally constituted management arrangement such as a Residents Trust.

3.2.19 It will be essential that any community asset taken on for management has a clearly defined source of income to enable the costs of onward management to be met. This may be in the form of a cash dowry or some form of guaranteed income stream to ensure that the community assets can be cared for in perpetuity.

3.2.20 Table 3.1 is to be completed by the developer and sets out for each asset: who provides the land for it and who will build or implement it; who will own it in the long term; who it will be maintained and managed by; and finally, where the funds will come from to cover the management and maintenance costs in perpetuity. The developers should complete this table with their proposals when a planning application is submitted.

Planning application requirements

Any planning application must:

- * Include a delivery strategy that describes the developer’s proposals for all of the issues set out above in Section 3 on delivery;
- * Clearly show any land in the development area in which the applicant has a legal interest and, in the grey area, set out clear proposals for how the land for the required connections is to be achieved, including a timetable for acquisition and implementation;

- * Set out a clear and implementable phasing plan that shows the sequence of the delivery of new homes, land and buildings for employment uses and schools and other community buildings;
- * Provide a summary of what social infrastructure and other facilities will be in place for new residents within the first five years of the development; Include a plan for infrastructure, including a commitment to provide connections to adjacent sites in the SUE for infrastructure in-line with the proposed phasing plan and an undertaking not to create any ransom situation for any adjacent development that would frustrate the pace of development or the delivery of housing numbers;
- * Include a development appraisal for the SUE that shows that the scheme is deliverable and policy compliant; and
- * Include the proposed arrangements for the onward management of the common areas of the site, including which elements are to be adopted by the Councils and how any remaining land and property is to be managed on behalf of the residents and owners. This should include the completion of Table 3.1.

Asset	Land provided and implementation by	To be owned by	To be managed by	Maintenance to be funded by
SANG park	Developer			
Town Park	Developer			
Green routes	Developer			
Green corridor (inc SUDS)	Developer			
Street trees	Developer			
Play spaces	Developer			
Sports fields	Developer			
Urban spaces in the neighbourhood centres	Developer			
Community centre	Developer			
allotments	Developer			
cemetery	Developer			
Parking areas	Developer			
Retained hedges	Developer			
Grey land link to Hayden Road	Developer			

Table 3.1

Section 4.0

Garden Communities

4.1.1 *In August 2018 the Ministry of Housing, Communities and Local Government set out its list of qualities that any scheme that comes forward through its Garden Communities initiative will be expected to reflect. Rushden East forms part of the portfolio of Garden Community projects in Northamptonshire being supported by the government and therefore any scheme for the SUE should be consistent with these qualities:*

4.1.2 *High quality place-making is what makes garden communities exemplars of large new developments..... Although we are not imposing a particular set of development principles on local areas, we do expect proposals to demonstrate how they will meet and embed the key qualities below:*

a. Clear identity – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.

b. Sustainable scale – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.

c. Well-designed places – with vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.

d. Great homes – offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.

e. Strong local vision and engagement – designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.

f. Transport – integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.

g. Healthy places – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & wellbeing priorities and strategies.

h. Green space – generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital.

i. Legacy and stewardship arrangements – should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.

j. Future proofed – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.

Planning application requirements

Any planning application must incorporate and demonstrate a commitment to the principles of the government's Garden Communities initiative as set out above, including a statement on how the proposed development of the SUE responds to each of these requirements.

Policy EN33: Rushden East Sustainable Urban Extension

*In order to meet the requirements of Policy 33 of the adopted Joint Core Strategy the area shown on the local plan policies map, and defined in figure 18 above, identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE). This **SUE** development, ~~also known as High Hayden Garden Community~~, constitutes a mixed use development, where land is allocated for up to 2,700 dwellings, a mix of retail, community facilities, employment development and open space, including two new primary schools, (and land reserved for a secondary school), a town park, allotments, sports facilities, a cemetery, and Suitable Alternative Natural Green Space and associated infrastructure.*

*Policy 33 of the adopted Joint Core Strategy requires a masterplan to be prepared to define the policy expectations for the development of the SUE. The Masterplan Framework Document (MFD) **will** provide a spatial development context for the delivery of the site to inform future planning applications and will ensure a comprehensive approach to site delivery. Planning applications will be required to be broadly consistent with the MFD and the principles of the Government's Garden Communities initiative.*

*Proposals for development will be granted planning permission where they are consistent with the relevant policy expectations listed below. Further detailed guidance and illustration on how these policy expectations might be met is **will be** set out in the MFD.*

Economic:

- 1. Ensuring the delivery of the employment land, located on the northern part of the site, that aims to achieve parity between rates **overall quantum** of new housing occupations and job creation, as set out in Joint Core Strategy Policy 33 criterion c.*
- 2. Providing opportunities for small-businesses and those driving enterprise and innovation.*

3. *Provision of two local neighbourhood centres, incorporating 2 primary schools and land reserved for a secondary school, local shops, health facilities, community uses and employment space to be provided in the broad locations **servicing the northern and southern areas of the SUE** shown on Figures 2.3 and 2.38 in the MFD, along with a programme for delivery relative to the phased delivery of housing.*

4. *Provide clear evidence that connections for all users can be facilitated between development parcels within the SUE and further demonstrate that connections to adjacent land beyond the SUE boundaries are not prejudiced by the proposed development of the SUE. This includes the recognition of the opportunity to transform the character of the A6, whilst seeking to deliver options which are practical and deliverable.*

5. *Crossings of the A6 at the John Clark and Newton Way Roundabouts and to Hayden Road, Rushden, are designed to incorporate the following key principles:*

- *Traffic signals provided to control vehicular traffic and allow for safe pedestrian and cycle movement;*
- *Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;*
- *Change in surface material to ensure that user priority is clear and that the crossing is legible for pedestrians, cyclists and drivers;*
- *Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.*

6. *Provision of a Primary tier 'loop' Street through the SUE (to accommodate a service bus route) connecting the John Clark Way roundabout in the north with the Newton Road roundabout in the south and via the two neighbourhood local centres.*

7. *Provision of a Secondary tier Street connecting with the Primary Street at the northern and southern ends of the SUE and the Hayden Road crossing and green corridor link in the centre.*

8. *Provision of a hierarchy of streets and a legible and accessible network of dedicated footpaths and cycle paths.*
9. *Provision of a central green corridor link through the SUE to Hayden Road ~~in broad accordance with the location shown on Figure 2.2 of the MFD~~ and incorporating a dedicated footpath and cycle path, as well as formal tree planting.*
10. *Provision of high quality, attractive and safe off-site connections for non-motorised and motorised users (including improvements to existing, as well as providing opportunities for new, bridge connections) between the SUE and the towns of Rushden and Higham Ferrers, and to the villages of Caldecott, Chelveston and Newton Bromswold.*
11. *Provision for legal agreements to ensure infrastructure provided by one developer is shared, on an equitable basis, with all developers reliant upon that infrastructure to deliver their parts of the SUE, to ensure a comprehensive development of the SUE.*

Environmental:

12. *Provide a sensitively designed environment incorporating:*
 - *A network of green corridors and public open spaces, including a central green corridor, within and around the SUE, and landscaped edges ~~in line with Figure 2.2 of the MFD.~~*
 - *A comprehensive enhancement of the A6 corridor between the John Clark Way and the Newton Road, including the provision of a planting strip with additional landscaping to safeguard the future widening of the A6. Built development would be expected to either front or be located side-onto the A6 corridor.*
 - *The retention of existing hedgerows and provision of formal street tree planting, particularly on higher order streets.*
 - *Appropriate environmental and landscape measures to be incorporated into the design and construction of any proposals for large scale distribution units to ensure they are properly mitigated.*

- *Sensitive landscape treatment of the aircraft crash site.*
- *Environmental improvements on the approaches to the A6 bridge, including the surfacing and gradient of the footway, provision of lighting, along with improvements to the structure itself.*
- *An urban form that responds to the wider context and character of Rushden.*
- *A range of development with higher densities focussed around the two local centres.*
- *Suitable Alternative Natural Greenspace (SANG) of approximately 21 hectares, supported by a Habitats Regulations Assessment*
- *A Sustainable Urban Drainage System.*
- *High standards of resource and energy efficiency, and reduction in carbon emissions in accordance with the requirements of Policies 9 and 33 of the Adopted Joint Core Strategy.*
- *Viewing corridors of the spire of the Grade I listed Church of St Mary's Higham Ferrers into the detailed design and masterplanning of the SUE*
- *The preparation and agreement of Design Codes to guide planning applications for the SUE.*
- *A design brief, which will be prepared for the grey land to ensure a cohesive approach to development.*

Social:

13. *Provision of a new Town Park (of approximately 3.6ha).*
14. *Provision of formal, and informal open space, and sports pitches (including ancillary facilities) in accordance with ~~MFD Figure 2.4~~ and guidance contained in the Council's KKP Open space and Playing Pitch Strategy 2017*
15. *Provision of a Cemetery (approximately 2ha) with access, parking and relevant supporting infrastructure ~~in line with MFD Figure 2.2.~~*

16. *Provision of allotments in the northern and southern neighbourhoods (approximately 2.20ha) in line with MFD Figure 2.2.*

17. *Prepare and agree a delivery strategy (including onward adoption and management arrangements) for all education, energy, drainage, community, social, health infrastructure, SANG provision and associated public realm (including off-site and on-site roads, cycle routes and paths).*

18. *Provision of a mix of dwelling types, sizes and tenures (including specialist housing provision and home working/larger homes) to accord with housing policies EN29-EN32, and Policy 30 of the Adopted Joint Core Strategy, together with relevant Neighbourhood Plan policies.*

The SUE will be developed as a sustainable place providing a range of opportunities and services that support meeting local needs on a daily basis. The development proposal will need to ensure it can demonstrate good integration within the wider setting taking into account both the natural and built environment. It will maximise sustainable travel connections and provide convenient and attractive cycle and pedestrian connections so that the proposed development is integrated with the existing communities, facilities and services in the town centres of Rushden and Higham Ferrers.

*However, in accordance with the policy objectives for the “grey land” within the **central part of** the SUE, (as shown in figure 2.1 of the MFD) to deliver a “bespoke residential character”, the Council will bring forward detailed design guidance through a Supplementary Planning Document*

The infrastructure requirements for the proposed SUE are to be provided for through planning conditions and/or planning obligations following the principles of fairness and proportionality. To ensure all parts of the SUE make an appropriate contribution towards the SUE infrastructure it is expected that collaboration will be sought as part of S106 planning obligations.

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