

# Public Document Pack




**Meeting:** EAP Planning Communities  
**Date:** Tuesday 24th October, 2023  
**Time:** 2.00 pm  
**Venue:** Council Chamber, Cedar Drive, Thrapston, NN14 4LZ

## 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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<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p><b>Proper Officer</b> <b>18 October 2023</b></p>			

This agenda has been published by Democratic Services.  
Committee Administrator: Louise Tyers  
☎01832 742198  
✉louise.tyers@northnorthants.gov.uk

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## Minutes of a Meeting of the Planning Communities EAP

At 10.00am on Wednesday 19<sup>th</sup> July 2023

Held in the Lahnstein Room, Municipal Offices, Bowling Green Road, Kettering

### Present:

#### Members

Councillor David Brackenbury (Chair)

Councillor Jennie Bone

Councillor Anne Lee

Councillor Mark Dearing

#### Officers

Julia Baish – Development Team Leader

Sue Bateman – Senior Planning Officer

Terry Begley – Principal Planner

Richard Palmer – Planning Policy Manager

Louise Tyers – Senior Democratic Services Officer

#### Also Present

Councillor Michael Tebbutt – Assistant Executive Member

### 17. Apologies for Non-Attendance

Apologies for non-attendance were received from Councillors Robin Carter, Ken Harrington and Steven North.

### 18. Members' Declarations of Interest

The Chair invited those who wished to do so to declare any interests in respect of items on the agenda.

The following declaration of interest was made:

Councillors	Item	Nature of Interest	DPI	Other Interest
Jennie Bone	Rushden East Sustainable Urban Extension Supplementary Planning Document	Is Chair of the Planning Committee (South) which will consider any planning applications in relation to the SUE.		Yes

## **19. Minutes of the Meeting held on 27 March 2023**

The minutes of the meeting held on 27 March 2023 were approved and signed as a correct record.

## **20. North Northamptonshire Local Development Scheme**

The Planning Policy Manager presented a report which presented a revised North Northamptonshire Local Development Scheme (LDS).

The Council was required to prepare and publish an LDS which provided a timetable for the preparation of documents that made up the area's Development Plan. These included the North Northamptonshire Local Plan, Gypsy and Traveller Local Plan and the remaining stages of the East Northamptonshire Local Plan Part 2.

The Levelling-up and Regeneration Bill set out reforms to the local plan-making system, where the Government intends that Plans would be produced more quickly and the content of Plans would be simplified. Subject to parliamentary approval, it was anticipated that the plan-making reforms would be implemented from late 2024.

During discussion, the following key points were noted:

- i. It was acknowledged that North Northamptonshire had a good record in plan making thanks to the former Joint Planning Unit.
- ii. The LDS was ambitious but was it achievable as the resources within the team may come under pressure in the future. In response, officers advised that previously the Joint Planning Unit had been able to focus solely on plan development, but now it was more challenging as there was also other work to be dealt with.
- iii. Should the included risk assessment include external risks such as climate change and flooding? The Chair advised that he was a member of the Anglian Northern Regional Flood and Coastal Committee and he had raised issues of surface water flooding at those meetings.
- iv. The cumulative impact of development and the need for a balanced economy was important. The proposed development of the Kettering Energy Park was proposing a large amount of B8 on the site. We needed to consider how to deal with those type of applications.
- v. With regards to Community Infrastructure Levy and Planning Obligations, it was advised that we were still waiting for the government's response to the consultation. Members stated that S106 was the best option but that could only be levied on bigger development and we would miss out on additional monies on smaller developments.
- vi. In response to a question as to whether we should be encouraging those parish and town councils who did not have a neighbourhood plan to develop them, officers advised that a lot of proactive support was given to them. It was acknowledged that some substantial areas of the district were not covered by a neighbourhood plan and needed to be guided through policies set out in the Local Plan Part 2s.

**RESOLVED:**

That the draft North Northamptonshire Local Development Scheme be advanced to the Executive meeting for consideration.

**21. Gypsy and Traveller Local Plan: Scope and Options**

The Principal Planner presented a report which summarised the responses received to the Scope and Options consultation undertaken as part of the preparation of the Gypsy and Traveller Local Plan.

Public consultation had been undertaken between 5 April and 31 May 2023 on the Scope and Options and associated Sustainability Appraisal Scoping Report. The consultation was the first formal stage in the plan making process and nearly 100 individual responses had been received. A wide range of views had been received that supported the continued preparation of the Gypsy and Traveller Local Plan and emphasised the need to continue to strengthen the supporting evidence base and to engage with the gypsy and traveller community, as well as with neighbouring authorities and other stakeholders.

During discussion, the following key points were noted:

- i. Officers were thanked for their work in getting to this stage.
- ii. Enforcement was very important and removing illegal encampments was a priority. Some members did not agree with extending existing sites and believed that options in other areas needed to be considered. The provision of stopping sites would support enforcement.

**RESOLVED:**

To note the contents of the 'Scope and Options Consultation Summary Report' as a document which will be used to inform the preparation of the Gypsy and Traveller Local Plan.

**22. Rushden East Sustainable Urban Extension Supplementary Planning Document**

The Planning Policy Manager presented a report which presented the content of a proposed Supplementary Planning Document (SPD) for delivering the Rushden East Sustainable Urban Extension (SUE) and sought agreement to publishing the SPD for public consultation.

The SUE recognised 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 formed part of the portfolio of the Garden Communities, supported by the Government, which aspired to deliver high quality built design and open space which sought to embody clear development principles for place making.

Policy guidance to ensure the SUE meets delivery expectations was required through JCS Policy 33 and East Northamptonshire Local Plan Part 2, draft Policy EN33. A Masterplan Framework Document (MFD) had previously been

approved through the former East Northamptonshire Council's Planning Policy Committee and incorporated into the East Northamptonshire Local Plan Part 2.

At the hearing sessions of the Local Plan examination, the Inspector concluded that the level of detail contained within the MFD would be 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. Policy EN33 of the Local Plan has been revised to reflect those considerations and had been consulted upon as part of the Proposed Modifications to the Local Plan, to assure that the overall objectives for delivering the SUE were made clear. To ensure that the more detailed aspects of the SUE were made available to inform future planning applications, the MFD had been re-worked as an SPD to amplify Policy EN33 of the Local Plan and Policy 33 of the JCS.

During discussion, the following key points were noted:

- i. It was noted that there were still some outstanding issues including A6 connectivity and employment land.
- ii. The draft SPD would strengthen the Council's position in determining future planning application for the SUE. The undertaking of an SPD (or similar document) is set out in the East Northamptonshire Local Plan Part 2.
- iii. The inclusion of green corridors and buffers was welcomed but were there any guarantees that they would remain. In response, officers advised that the SUE would have lots of green space in line with standards set out in policy documents, but also additional green space to offset impacts on the Upper Nene Gravel Pits Special Protection Area.
- iv. The involvement of local councillors and officers with highways would be important. This would be a major development which needed to be delivered correctly. Officers advised that there was an intention to hold a workshop for members before the SUE application went to the Planning Committee for consideration.

**RESOLVED:**

- (i) To note the contents of the Rushden East Sustainable Urban Extension Masterplan Framework Supplementary Planning Document 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 Place and Economy (Interim), to progress the document to public consultation.
- (ii) To note the proposed revised wording of Policy EN33 of the East Northamptonshire Local Plan Part 2.

**23. Future List of EAP Items**

An updated list of future items would be brought to the next meeting. Members suggested the following items for possible inclusion:

- Retail Strategy
- Flooding – both river and surface water.

**24. Close of Meeting**

The Chair thanked Members, officers and the public for their attendance and closed the meeting.

The meeting closed at 12.00pm.

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Chair

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Date

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## PLANNING COMMUNITIES EXECUTIVE ADVISORY PANEL 24 October 2023

<b>Briefing Title</b>	<b>East Northamptonshire Local Plan Part 2</b>
<b>Briefing Author</b>	<b>Richard Palmer Planning Policy Manager – East Northants Area</b> <a href="mailto:Richard.Palmer@northnorthants.gov.uk">Richard.Palmer@northnorthants.gov.uk</a>

### List of Appendices

- Appendix A – East Northamptonshire Local Plan Part 2
- Appendix B – Local Plan draft adoption statement
- Appendix C – Sustainability Appraisal adoption statement
- Appendix D – Inspector’s Report
- Appendix E – Schedule of Main Modifications
- Appendix F – Schedule of Additional Modifications
- Appendix G – Schedule of changes to the Policies Map

### **1. Purpose of Briefing**

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- 1.1. To progress the Part 2 Local Plan for East Northamptonshire to adoption in order to provide an up-to-date development plan for making planning decisions and to guide development proposals for the area.
- 1.2. This report includes the Inspector’s report into the examination, and the Main Modifications required to make the Plan sound for consideration and seeks the Executive Advisory Panel’s agreement ahead of the Plan being recommended to Executive, and Full Council for adoption, as modified by the Inspector’s Report and the Council’s Additional Modifications.

### **2. Executive Summary**

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- 2.1 Local plans are usually prepared by Local Planning Authorities (LPAs). North Northamptonshire Council is the responsible body, as the LPA, for plan making within North Northamptonshire and is required to ensure that development plan documents for the area remain up to date.
- 2.2 The former Council of East Northamptonshire resolved to submit the Local Plan for examination to the Secretary of State in March 2021, the examination hearing sessions were subsequently held from April to May 2022.
- 2.3 The Council worked with the Inspector to agree a series of Main Modifications necessary to make the Local Plan sound. These were subject to consultation

earlier this year, the responses were then considered by the Inspector before the Inspector's Report was submitted to the Council.

- 2.4 The outcome of the examination was a report prepared by the appointed Planning Inspector, received by the Council on 31 July 2023. This concluded, that whilst the submitted plan had a number of deficiencies in respect of soundness and legal compliance, by taking into account the Inspector's recommended Main Modifications to the Plan, this would mean that the East Northamptonshire Local Plan Part 2 would satisfy the legislative requirements and would therefore be found sound, and could proceed to adoption.
- 2.5 Formal adoption is the final stage in the process of producing an up-to-date development plan which will form the basis for making planning decisions and guiding development proposals in the East Northamptonshire area. In order to progress the local plan to adoption, the Advisory Panel is requested to consider supporting the Part 2 Local Plan, as revised through the Main Modifications schedule and the Council's Additional Modifications.

### **3. Recommendations**

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- 3.1 It is recommended that the Panel:
- a) Support the content of the Part 2 Local Plan for consideration by the Executive, (as set out in Appendix A) in advance of its progression to adoption by Full Council;
  - b) Delegates authority to the Executive Member for Growth and Regeneration, in consultation with the Assistant Director for Growth and Regeneration, to make any minor alterations to the Plan, or its accompanying Policies Map, that relate to factual updates or typographical errors for the purposes of publishing the Plan to presentation standard; and;
  - c) Delegates authority to the Executive Member for Growth and Regeneration, in consultation with the Assistant Director for Growth and Regeneration, to prepare and publish the Local Plan Adoption Statement (Appendix B) and the Sustainability Appraisal Statement (Appendix C) and to fulfil any other duties, as required by Regulations 26 and 35 of the Town and Country (Local Planning) (England) Regulations 2012.

#### Reasons for Recommendation

- 3.2 The National Planning Policy Framework (NPPF) states that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area and a framework for addressing housing needs and other economic, social, and environmental priorities.
- 3.3 The Plan prepared by the Council was subject to thorough examination and has been modified as a result of the recommendations made by the Inspector, as set out in her report (Appendix D refers). The Council has previously consulted on a schedule of these Main Modifications (Appendix E) and has also made non-substantive modifications to the plan during the examination, which are set

out at Appendix F to this report. Corresponding changes to the Policies Map are also set out in Appendix G.

- 3.4 Subsequent to the adoption of the East Northamptonshire Local Plan Part 2 , it will supersede all the saved policies from the 1996 Local Plan for East Northamptonshire, along with the extant policies from the 2011 Rural North, Oundle and Thrapston Local Plan.

#### **4. Report Background**

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- 4.1 All councils are required to have a plan for development in their area, which is known as a Local Plan. The plan is expected to set out a range of development proposals as well as planning policies and should support the delivery of the Council's vision for the area.
- 4.2 The North Northamptonshire Joint Core Strategy (JCS) was adopted in July 2016 by the North Northamptonshire Joint Planning Unit , endorsed by the former councils that now comprise the North Northamptonshire local government administrative area. The strategy provides the overarching strategic local plan, commonly referred to as the Part 1 Local Plan – it outlines the strategic policy direction, to be developed in more detail through Part 2 Local Plans, prepared by each former borough/district council and any neighbourhood planning groups.
- 4.3 The Part 2 Local Plan sets out the non-strategic development allocations and detailed policies to manage development in line with the strategic policies of the JCS for the East Northamptonshire area of the Council.
- 4.4 The decision to submit the East Northamptonshire Part 2 Local Plan to the Secretary of State for examination was made by the former East Northamptonshire Council's Planning Policy Committee on 27 January 2021.
- 4.5 The purpose of the examination is for the appointed planning inspector to ensure that the relevant legal and procedural requirements have been followed and to test the plan for its soundness as set out in paragraph 35 of the NPPF. Only if the plan is considered sound by the planning inspector can it be capable of legal adoption by the Council.
- 4.6 The Inspector issued her report to the Council on 31 July 2023, in that report the planning inspector identified 10 main issues in the draft plan that were material to her assessment of the soundness of the Plan:
- i) Whether the Plan's spatial strategy, including the approach to the settlement hierarchy and settlement boundaries, is positively prepared, consistent with the JCS and national policy, justified and effective;
  - ii) Whether the Plan is positively prepared, justified and effective in meeting the requirements set out in the JCS in relation to housing provision;
  - iii) Whether the Plan is positively prepared, justified, effective and consistent with national policy and the JCS in terms of meeting other housing needs;

- iv) Whether the Housing Allocations are positively prepared, justified, effective, consistent with national policy and the JCS and deliverable/developable;
  - v) Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the approach towards building a strong, competitive economy;
  - vi) Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy and the JCS in relation to the matter of town centres, town centre strategies and development sites?
  - vii) Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy and the JCS in relation to the matter of social capital;
  - viii) Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy and the JCS in relation to natural capital;
  - ix) Whether the Plan is positively prepared, justified, effective and consistent with national policy in relation to viability;
  - x) Whether effective arrangements are in place for the monitoring of the Plan.
- 4.7 The examination was a rigorous and public process, involving consideration of all the relevant matters (including all issues in the written representations) and the supporting evidence base together with examination hearing sessions conducted between 6 April and 5 May 2022 (a total of 8 hearing days examining 14 separate matters). The hearings were run by the appointed Inspector, Caroline Mulloy and included council representatives and invited participants, including Josef Cannon a specialist planning barrister, who advised the Council during the examination.
- 4.8 The hearings covered matters and questions which the Inspector considered required further exploration, allowing those parties with concerns about the plan to provide further information linked to the matters and issues determined by the Inspector. Further statements and information were produced as part of the examination process at the request of the Inspector and made available on the examination website.

#### Main Modifications to the submitted Plan

- 4.9 A Planning Inspector can recommend changes to the plan (known as 'Main Modifications') during the examination to make a submitted plan sound and legally compliant, but only if asked to do so by the local planning authority, this was agreed by the Council.
- 4.10 During the examination the Inspector identified issues that she considered affected the soundness of the plan. Throughout the hearing sessions a schedule of potential main modifications was drafted. After the hearings closed in May 2022, the Council drafted a composite list of main modifications and, through an iterative process, agreed these with the Inspector.

- 4.11 The Schedule of proposed Main Modifications, and the main issues arising, were reported to the Planning Policy Executive Advisory Panel at its meeting held on 14 December 2022 and then published for public consultation from 10 March to 21 April 2023.
- 4.12 The Inspector considered the results of the public consultation on the modified draft plan and issued her report into the soundness of the plan on 31 July 2023. This stated in the section entitled Overall Conclusion and Recommendation (para 236 of Appendix B) that:
- 4.13 *“The Plan has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act.”*
- 4.14 However, the Inspector further added the following:
- 4.15 *“The Council has requested that I recommend Main Modifications (MMs) to make the Plan sound and legally compliant and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in the Appendix the East Northamptonshire Local Plan Part 2 2011-2031 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound”.*
- 4.16 The Inspector’s report has been published on the Council’s website, and all contributors to the plan process have been notified of its availability. The receipt of the Inspector’s report marks the completion of the examination.

#### Minor/Additional Modifications to the submitted Plan

- 4.17 In preparing the local plan for adoption, additional minor modifications can be made to it by the Council provided they do not materially affect the plan’s policies. These include such things as correcting typographic errors, changes which are consequential to the Main Modifications and factual updating. The Council has authority to make minor modifications without reverting to the Inspector or carrying out consultations on them. The changes that have been made to the Plan, and approved by the Inspector under this provision, are set out in Appendices E, F and G.
- 4.18 The Local Plan, as attached at Appendix A to this report, incorporates all the modifications set out in the Main, Additional and Policies Map schedule of changes, and therefore represents the Plan as proposed to be adopted.

## **5. Issues and Options**

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- 5.1 The Council has now reached the adoption stage of the development plan preparation process. In accordance with section 23 of the 2004 Planning and Compulsory purchase Act, the Council can now either:
- 5.1.1 adopt the East Northamptonshire Local Plan Part 2 incorporating the recommended modifications; or
  - 5.1.2 resolve not to adopt the Local Plan

- 5.2 Adoption of the East Northamptonshire Local Plan would provide full coverage for Part 2 Local Plan policy across the whole of North Northamptonshire. Its adoption would also provide an up to date suite of policies for guiding future development proposals and allocations across East Northamptonshire, providing clear direction, borne out of significant public consultation and interaction with councillors and various stakeholders over recent years.
- 5.3 If the Local Plan is not adopted, as modified, this would put at risk the delivery of key policies in guiding sustainable development. It would also result in there being an incomplete and partially out of date local planning policy framework to guide future development decisions in the East Northamptonshire area.
- 5.4 If the Council agrees to adopt the East Northamptonshire Local Plan Part 2, the Plan will be finalised for adoption and publication. The Advisory Panel is therefore recommended to support the submission of the Plan for consideration by the Executive (then Full Council), and to delegate to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration, the ability to finalise the document by resolving the formatting and presentation of the content of the document prior to publication.
- 5.5 If adopted, the East Northamptonshire Local Plan Part 2 would carry full weight in the determination of planning applications for the area and become part of the development plan for this same area alongside the North Northamptonshire Joint Core Strategy, and any made Neighbourhood Plans. The adopted Plan would supersede the remaining saved policies from the 1996 District wide Local Plan and the 2011 Rural North Oundle and Thrapston Local Plan.
- 5.6 The adoption process also requires the Council to prepare and publish an Adoption Statement to accompany the Local Plan in accordance with regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Adoption Statement sets out:
- Date which the Local Plan was adopted;
  - Modifications following the Pre-Submission Publication Draft; and
  - Notice that any person aggrieved by the process can make an application to the High Court within 6 weeks from the date of adoption
- 5.7 The Policies Map maintained by the Council illustrates geographically on an Ordnance Survey base where the policies and proposals of the development plan apply. Following the adoption of the Plan, the Policies Map would need updating to reflect the change in policy. As soon as possible after adoption, a Policies Map reflecting the adopted Local Plan will need to be published.

## **6. Implications (including financial implications)**

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### **Resources, Financial and Legal**

- 6.1 The costs associated with producing the Local Plan have been met from existing budgets. There are only minimal costs outstanding to progress the Plan to adoption, which will be funded from the current planning policy budget.

- 6.2 In respect of other resources, the procedure to adopt the Plan will now largely be achieved through legislative tasks, though some additional work will be required to prepare an updated accessible Local Plan document. Thereafter, there will be no ongoing cost to the Council from the adoption of the Local Plan.
- 6.3 There are no direct legal implications arising from this report, other than fulfilling the statutory requirements for adopting the Local Plan in line with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Planning and Compulsory Purchase Act 2004 (as amended, inter alia, by the Localism Act 2011), which are set out in the body of the report.

### **Relevant Policies and Plans**

- 6.4 The policies set out in the Local Plan provide direction for a wide range of issues and will support many of the initiatives 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**

- 6.5 The greatest risk is that the adoption of the East Northamptonshire Part 2 Local Plan is challenged post adoption. To mitigate this risk, the preparation of the plan has followed a robust process, and this is reflected in the positive conclusions of the Inspector's Report. This should minimise the grounds for legal challenge after adoption. Further, the Council has received specialist legal advice throughout the process to ensure that the prospect of successful challenge is minimised.

### **Consultation**

- 6.6 The Council has complied with its obligations to undertake appropriate consultation at all points in the development of this plan in line with legislative requirements, including those requirements set out in the Council's Statement of Community Involvement. Adoption of the Plan will be published in line with legislative requirements.

### **Consideration by Scrutiny**

- 6.7 None yet, however, the matter is a key decision and is therefore eligible for call in.

### **Equality Impact**

- 6.8 The Local Plan has the potential to impact positively on all residents and visitors to the former East Northamptonshire area, with equalities implications considered at an early stage and integrated into policy development. An Equality Impact Assessment has been previously undertaken on the policy impacts of the Plan.

## **Climate Impact**

- 6.9 The Part 2 Local Plan for East Northamptonshire, in combination with the Joint Core Strategy includes policies designed to secure that the development and use of land in the former East Northamptonshire area contributes to the mitigation of, and adaptation to, climate change. These include policies setting out the policy direction on the sustainable approach to the location of future development, renewable and low carbon energy, water resources and sustainable drainage, health and wellbeing and green infrastructure.

## **Community Impact**

- 6.10 Upon adoption, the Local Plan Part 2 will ensure that the Council will have a clear up to date statutory planning policy framework to inform decisions on future planning applications, which take account of the needs of local communities, particularly in respect of addressing housing, employment and community infrastructure needs, including the provision of recreation and open space. It would also help improve the quality of future planning applications and permissions by encouraging higher quality submissions and ensuring that local planning policies reflect both national guidance and local aspirations.

## **Crime and Disorder**

- 6.11 The Local Plan considers aspects of crime and disorder, particularly through design and placemaking, amplifying policies contained in the Joint Core Strategy. Consultation has been undertaken with appropriate organisations, including Northamptonshire Police, designing out crime.

## **7. Background Papers**

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- 7.1 Background papers relating to the preparation of the Plan are available on the former Council's web site:

East Northamptonshire Local Plan Part 2 Examination webpage -  
[https://www.east-northamptonshire.gov.uk/info/200193/adopted\\_local\\_plan/65/development\\_plan\\_documents/12](https://www.east-northamptonshire.gov.uk/info/200193/adopted_local_plan/65/development_plan_documents/12)



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## **Foreword** (to be updated following adoption)

*Introduction by Cllr David Brackenbury (Executive Member for Growth and Regeneration)*

*This plan sets out a vision for East Northamptonshire, building on the proposals and land use allocations as set out in the Joint Core Strategy. The North Northamptonshire Joint Core Strategy 2011-2031 includes significant proposals such as the Rushden East sustainable urban extension and a new garden community at Tresham in the north of the district. It seeks to add local value through its policies which reflect the distinctive characteristics and attractiveness of the area.*

*The plan supports the growth and diversification of business opportunities across the district, recognising the need to ensure its market towns remain as thriving and competitive centres by providing a range of services and facilities for their local communities as well as encouraging town centre regeneration schemes to encourage future redevelopment opportunities.*

*As the growth town for the area, Rushden will provide the majority of new housing and employment development during the plan period. This will help deliver future housing and employment needs, supported by infrastructure and services including transport, retail and leisure, to help ensure a sustainable, high quality environment.*

*Much of the district is rural, interspersed with villages and market towns. It is bisected in a north/south direction by the Nene Valley, a focus for blue and green infrastructure that provides a significant natural asset which enhances the district. The Plan aims to ensure those rural communities have the ability to meet local needs, as well as providing opportunities to improve local connections, create local employment prospects and develop the visitor offer.*

*To meet the needs of the wider community, the plan seeks to provide a range of housing types including for the older population who may be looking quality housing for downsizing or meeting a specialist need through care and extra care provision. The plan recognises the need to provide for aspirational choice and the variety of demand and need across the district, from predominantly smaller properties in the rural north to larger properties in the south. It also considers those who wish to be more proactive in designing the type of home they wish for through exciting opportunities such as custom build.*

*This plan also recognises the importance of the area's natural and built assets and includes a number of policies that seek to enhance and protect its distinctive green spaces as well as meeting the challenge of sensitively designed development. In drafting this plan, we have engaged with many different organisations and we are now asking for your views on what the plan says and whether you think it needs to include any further proposals for addressing the area's future needs.*

## 1.0 Introduction

### Layout of the Local Plan Part 2

1.1 The Local Plan Part 2 is a statutory development plan document covering the former district of East Northamptonshire. While this Plan is self-contained, it should be read in conjunction with the North Northamptonshire Joint Core Strategy 2011-2031 (the Local Plan Part 1; referred to as the “Joint Core Strategy” in the document)<sup>1</sup>, Neighbourhood Plans and national policies. This document contains appropriate planning policies for the growth and regeneration of the district up to 2031. It is proposed that this will present a vision of the EastNorthamptonshire Area of North Northamptonshire Council through the objectives and policies which will set out what and how much development should take place and the sites and strategies required to meet this target growth.

1.2 The Plan consists of the following key elements:

- **Sections 1.0-3.0 – Introduction, Area Portrait, and Vision and Outcomes (introductory sections)** – sets the scene in terms of the evidence base and the context of higher level national or Joint Core Strategy policies; outlines key reasons and factors that entail the need for suitable local policies; and sets out Plan-level Vision and Outcomes to be achieved;
- **Section 4.0 – Spatial Development Strategy** – provides additional strategic and spatial policy direction for the area , over and above the overarching spatial policy framework set out in the Joint Core Strategy;
- **Sections 5.0-6.0 – Natural and Social Capital** – sets out additional policies for the protection and enhancement of natural, heritage, cultural and community assets;
- **Sections 7.0-9.0 – Economy and Housing** – sets out proactive policies and proposals for delivering economic growth and the housing requirements for the remainder of the Plan period (to 2031);
- **Section 10.0 – Town Centre Strategies** – sets out detailed policies and proposals for the re-imagination of existing urban areas;
- **Section 11.0 – Monitoring and Implementation** – each policy is supported by relevant indicators and targets, which will be reviewed annually through the North Northamptonshire Authorities’ Monitoring Report (AMR);
- **Appendices** – glossary and other supporting evidence and information for the Plan.

1.3 The Plan includes the following details of policy guidance:

Policy type(s)	Relevant section heading(s)
Spatial policies	Spatial Development Strategy; Natural Capital; Town Centre Strategies
Development management policies	Spatial Development Strategy; Natural Capital; Social Capital; Housing Delivery
Site specific policies	Economic Prosperity

<sup>1</sup> <http://www.nnjpdu.org.uk/publications/adopted-north-northamptonshire-joint-core-strategy-2011-2031/>

Policy type(s)	Relevant section heading(s)
Development land allocations	Economic Prosperity; Housing Delivery; Delivering Sustainable Urban Extensions; Town Strategies

- 1.4 Footnotes are used to provide references to related assessments, studies and policy documents, in order to show how policies have developed from an evidence base and are in accordance with other relevant policies and strategies.

### Policies Map

- 1.5 Under the legislation (Planning and Compulsory Purchase Act 2004<sup>2</sup>) and associated regulations, the Policies Map is classified as a separate document to the Local Plan Part 2. The legislation and national guidance set out the requirements for the Policies Map; namely that it must be reproduced from, or based on, an Ordnance Survey map, and must be cartographically clear. It forms a critical tool in explaining and understanding specific policies and proposals in the Plan.
- 1.6 Draft illustrative diagram maps and map extracts are included within this document where appropriate in order to provide additional clarity.

### Pre-Submission Draft Plan consultation

- 1.7 The Pre-Submission Draft Local Plan Part 2 was approved by the former East Northamptonshire Council's Planning Policy Committee on 27 January 2021. This represented the published Local Plan Part 2, which the former Council submitted to the then Secretary of State for Communities, Housing and Local Government in March 2021 for public examination by an independently appointed Planning Inspector.
- 1.8 The Plan was subject to a 6-weeks consultation, in accordance with Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended<sup>3</sup>, prior to assessment by the appointed Planning Inspector in accordance with four criteria set out below, to establish that the Plan has been prepared in accordance with the relevant legal and procedural requirements, and whether it is 'sound'; i.e. :
- a) **Positively prepared** – consistent with relevant strategic policies for the area [i.e. the Local Plan Part 1; the [North Northamptonshire Joint Core Strategy 2011-2031](#), adopted July 2016];
  - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
  - c) **Effective** – deliverable over the plan period; and
  - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the [National Planning Policy Framework](#) (NPPF).

- 1.9 The consultation took place from 5 February – 19 March 2021.

<sup>2</sup> <https://www.legislation.gov.uk/ukpga/2004/5/contents>

<sup>3</sup> <https://www.legislation.gov.uk/uksi/2012/767/contents>



## The Local Plan Part 2

### Purpose of the Plan

- 1.10 The Local Plan Part 2 will help guide future planning decisions in the East Northamptonshire area of North Northamptonshire for the period of 2011 to 2031. It contains policies that the Council will use to assess development proposals, together with the Joint Core Strategy (adopted 2016).
- 1.11 The Local Plan Part 2 replaces all of the extant saved policies from the former East Northamptonshire District Local Plan<sup>4</sup> (adopted 1996) and the Rural North, Oundle and Thrapston Plan<sup>5</sup> (adopted 2011).

**Figure 1: Preparation of the Local Plan – key milestones**

Stage	Dates
Decision made to prepare new district-wide Local Plan Part 2	11 April 2016
Formal commencement/ consultation on the scope of Plan/ call for sites, including issues/ options consultation (Regulation 18)	January – March 2017
Topic/ theme based Member workshops	May – October 2017
Area focused (town centre/ urban area and rural area) Member workshops	November 2017 – January 2018
Town and Parish Council workshops	February – April 2018
Draft Plan consultation	November 2018 – February 2019
Additional sites/ focused changes consultations	February – March 2020; and October – November 2020
Publication of pre-submission draft Plan and consultation (Regulation 19)	February – March 2021
Submission of Plan (Regulation 22)	March 2021
Examination of Plan (Regulation 24)	April – May 2022
Proposed Modifications Consultation	March – April 2023
Receipt of Inspectors Report (Regulation 25)	July 2023
Adoption of Plan (Regulation 26)	December 2023

### Context for the Plan

- 1.12 The Plan has been prepared taking into account the National Planning Policy Framework (NPPF). Paragraphs 15-37 of the NPPF set out the approach which should be taken in respect of plan-making; the NPPF requires that plans should “be prepared with the objective of contributing to the achievement of sustainable development”. The NPPF (paragraph 8) specifies the three objectives of sustainable development:

- Economic – including supporting economic growth, innovation and productivity;
- Social – including housing delivery and wellbeing (quality of life); and

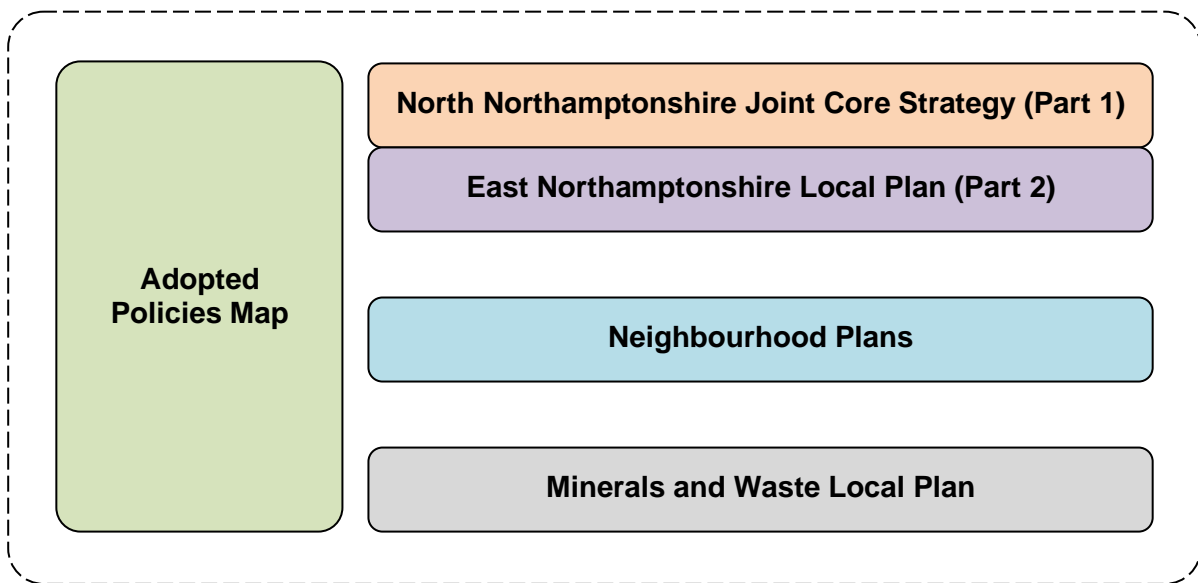
<sup>4</sup> [https://www.east-northamptonshire.gov.uk/info/200197/1996\\_district\\_local\\_plan/1676/1996\\_district\\_local\\_plan](https://www.east-northamptonshire.gov.uk/info/200197/1996_district_local_plan/1676/1996_district_local_plan)

<sup>5</sup> <https://www.east-northamptonshire.gov.uk/rnotp>

- Environmental – including conservation and enhancement of the natural (i.e. biodiversity and/ or ecological networks), built and historic environment.

1.13 The North Northamptonshire Joint Core Strategy (the Local Plan Part 1) deals with strategic issues across Kettering, Corby, Wellingborough and East Northamptonshire. It allocates strategic sites and sets out the overall spatial strategy, the required level of growth and the distribution of growth. It also includes both strategic and development management policies. This Plan supplements the Joint Core Strategy and provides greater local detail to issues relevant to the former district area of East Northamptonshire, where this is necessary to add value to these overarching strategic Local Plan policies.

**Figure 2: Plan Making – North Northamptonshire Framework**



1.14 The Localism Act 2011<sup>6</sup> allows local communities to make Neighbourhood Plans in order to shape growth and development in their area. Neighbourhood Plans must be in general conformity with strategic policies of the Local Plan and once “made” will form part of the statutory development plan for the area.

1.15 Neighbourhood Plans by definition, are non-strategic in scope. For Neighbourhood Plans to work effectively, policies should add local value and distinctiveness to the higher level policies of the Local Plan. The Local Plan Part 2 contains a mixture of strategic and non-strategic policies. This Plan has been written so as to minimise any potential for conflict between non-strategic Local Plan and extant Neighbourhood Plan policies; as in decision making “made” Neighbourhood Plan policies have parity with Local Plan policy making in terms of weightings in decision making<sup>7</sup>.

1.16 For locations where no Neighbourhood Plan has been “made” or is in preparation, this Plan provides the additional spatial policy framework, covering themes and topics that go beyond the scope of strategic (Joint Core Strategy) policies. This Plan also provides an

<sup>6</sup> <https://www.legislation.gov.uk/ukpga/2011/20/contents>

<sup>7</sup> Appendix 1 sets out, for each Plan policy, relevant Local Plan Outcomes (section 3.0), related Joint Core Strategy policies and whether the policy is strategic or non-strategic

enhanced policy framework, to allow future Neighbourhood Plans to set parish/ Neighbourhood Area level non-strategic and/ or site specific policies.

### **Soundness Tests**

- 1.17 Paragraph 35 of the NPPF sets out the criteria against which the independent planning inspector has assessed this Plan to determine whether it has been prepared in accordance with legal and procedural requirements, and whether it is 'sound'. Further details about the tests of 'soundness' (positively prepared; justified; effective, and consistent with national policy) are set out in full at paragraph 1.8, above.
- 1.18 Alongside complying with the four soundness tests, the Plan has been prepared in accordance with relevant legislation, so as to fulfil statutory requirements. Throughout the Plan preparation process, the former Council worked closely with specific consultation bodies to deliver a sound Local Plan. These statutory consultees have also worked closely with the Council to guide the process, with reference to matters such as flood risk management (Environment Agency); cultural heritage (Historic England); protection of designated biodiversity assets (Natural England), and to inform any potential cross boundary issues (neighbouring local authorities).

### **Duty to Cooperate**

- 1.19 The Localism Act 2011 introduced the 'Duty to Cooperate' as an amendment to the Planning and Compulsory Purchase Act 2004. The 'Duty to Cooperate' places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis with regard to the preparation of development plan documents to ensure that cross boundary planning matters have been taken into account.
- 1.20 The Council worked closely with other local authorities and partners in the North Northamptonshire area through the existing joint working arrangement. This joint arrangement had operated since 2004/5 and was formalised by way of secondary legislation (SI 2005 No. 1552<sup>8</sup>). The preparation of the Joint Core Strategy (strategic policies) was led by the North Northamptonshire Joint Planning and Delivery Unit (JPDU); a partnership of Corby Borough Council, East Northamptonshire Council, Kettering Borough Council, the Borough Council of Wellingborough and Northamptonshire County Council. These authorities merged into a single unitary authority for the North Northamptonshire area on 1 April 2021 forming the Unitary council of North Northamptonshire. The 'Duty to Cooperate' relates predominantly to strategic Local Plan policies which, in the main, are addressed through the Joint Core Strategy. This Plan falls within this framework, although continuous engagement with the North Northamptonshire partner authorities together with other national statutory bodies formed an integral part of the Plan-making process.
- 1.21 The statutory Duty to Cooperate, while predominantly a function of strategic Local Plan policies (i.e. the Joint Core Strategy), was nevertheless still a requirement for this Plan. One way that the Council ensured compliance with the Duty to Cooperate was through the preparation of Statements of Common Ground. These are prepared in conjunction with neighbouring/ interested local authorities and/ or other prescribed Duty to Cooperate bodies (statutory consultees; including national bodies such as Government departments

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<sup>8</sup> <http://www.legislation.gov.uk/uksi/2005/1552/contents/made>

and other organisations such as Local Enterprise Partnerships) where appropriate, to support the Examination of the Plan.

### **Community engagement**

- 1.22 As shown in Figure 1 (above), the preparation of the Local Plan follows a number of key milestones, which entail continuous public consultation/ community engagement. The statutory Regulation 18 consultation (January – March 2017) was followed by a series of stakeholder workshop events with elected representatives and Town/ Parish Councils (2017-2018).
- 1.23 The subsequent consultation upon the 1<sup>st</sup> draft version of the Local Plan (November 2018 – February 2019) allowed for a full range of feedback (including additional evidence) from both statutory consultation bodies and the wider public. This consultation, which was in addition to the statutory milestones, enabled all stakeholders to respond to draft policies. This allowed policies to be further refined and developed prior to the formal publication and submission of the Plan.
- 1.24 Full details about these consultations are set out in the statutory Statement of Consultation; also known as the “Regulation 22” Statement. This is included within the suite of supporting submission Local Plan documents and also includes additional information regarding the Duty to Cooperate.

### **Evidence Base**

- 1.25 Paragraphs 31-33 of the NPPF required that the preparation of all policies should be underpinned by relevant and up-to-date evidence which is adequate, proportionate, focused on supporting and justifying the policies and takes into account relevant market signals.
- 1.26 This Plan is accompanied by background papers which provide additional supporting detail and evidence for the policies. These are available to view on the Council’s website:  
[https://www.east-northamptonshire.gov.uk/info/200190/annual\\_monitoring\\_report/68/evidence\\_base\\_and\\_monitoring](https://www.east-northamptonshire.gov.uk/info/200190/annual_monitoring_report/68/evidence_base_and_monitoring)
- 1.27 Evidence is available at many different levels, ranging between Ward, District, North Northamptonshire or data collected at a sub-regional/ regional level. In utilising the evidence base, it is important to understand the broader context for the Plan. This includes spatial policies that are already in force through the Joint Core Strategy and the Minerals and Waste Local Plan, adopted July 2017<sup>9</sup>.
- 1.28 The published evidence base that underpins this Plan takes many forms. These may be broader, more strategic documents; notably the Strategic Flood Risk Assessment (SFRA), updated February 2020<sup>10</sup> and the Infrastructure Delivery Plan (IDP), September

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<sup>9</sup> <https://www3.northamptonshire.gov.uk/councilservices/environment-and-planning/planning/planning-policy/minerals-and-waste-planning-policy/Pages/update-of-the-adopted-minerals-and-waste-local-plan.aspx>

<sup>10</sup> [https://www.east-northamptonshire.gov.uk/info/200190/annual\\_monitoring\\_report/68/evidence\\_base\\_and\\_monitoring/9](https://www.east-northamptonshire.gov.uk/info/200190/annual_monitoring_report/68/evidence_base_and_monitoring/9)

2017<sup>11</sup>. The SFRA provides an overarching District-level assessment of published (secondary) flood data to establish whether new development can be allocated outside high and medium flood risk areas. The IDP guides the development of new infrastructure to support new developments, both community (e.g. education) and physical (e.g. transport or utilities).

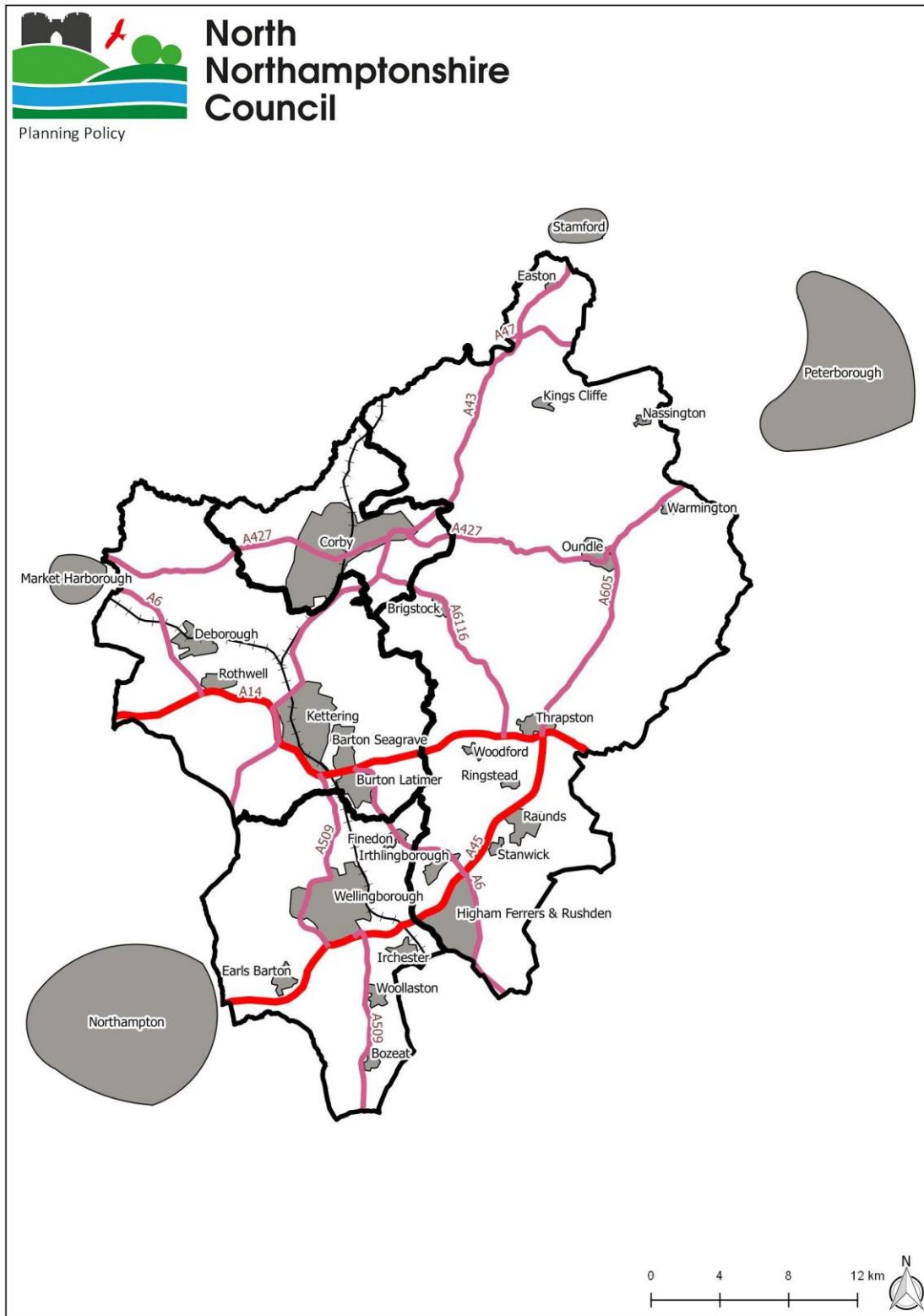
- 1.29 The 2017 North Northamptonshire IDP is supplemented by the updated East Northamptonshire Local Infrastructure Plan (LIP), January 2021<sup>12</sup>. In combination, the IDP and LIP provide a comprehensive and up to date resource detailing infrastructure delivery priorities for the remaining duration of the Plan period. Other evidence regarding infrastructure needs and priorities may take the form of bespoke assessments/ studies to support individual sections of the Plan or policies; e.g. Open Space and Playing Pitch Strategy (April 2017) or background papers.
- 1.30 Details of evidence base documents (with a hyperlink, where available) are shown as footnotes on each page. This information is included to ensure that the Plan policies and strategy are justified; i.e. that these fulfil the 2<sup>nd</sup> soundness test (that is, being based on proportionate evidence).
- 1.31 The scope and contents of this plan are directed by the Joint Core Strategy, adopted July 2016, and broader contextual information is set out in the spatial context map at Figure 3 (below). This includes strategic land use designations, which are shown on the Policies Map. Further spatial/ site specific information derived from this Plan will be added to the Policies Map upon adoption.

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<sup>11</sup> <http://www.nnjpu.org.uk/publications/north-northamptonshire-infrastructure-delivery-plan/>

<sup>12</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12114/east\\_northamptonshire\\_local\\_infrastructure\\_plan](https://www.east-northamptonshire.gov.uk/downloads/file/12114/east_northamptonshire_local_infrastructure_plan)

**Figure 3: East Northamptonshire: Spatial context**



**Sustainability Appraisal and Strategic Environmental Assessment**

1.32 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal for each of the proposals in a Local Plan during its preparation, to promote sustainable development and ensure the Plan contributes to environmental, economic and social objectives. The UK Government signed up to European Directive 2001/42/EC when a member of the European

Community/ Union, incorporating Strategic Environmental Assessment into domestic legislation. This is incorporated into the wider Sustainability Appraisal process, to assess the potential effects of certain plans and programmes on the environment.

- 1.33 The process for undertaking Sustainability Appraisal is set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No 1633<sup>13</sup>) and requires consideration of “all reasonable alternatives”. The Council’s consultants AECOM undertook the Sustainability Appraisal<sup>14</sup> on behalf of the former East Northamptonshire Council, in parallel with the preparation of this Plan.
- 1.34 A Sustainability Appraisal is undertaken in parallel with the plan-making process. Several of the statutory consultation bodies provide detailed guidance, which supplements the Planning Practice Guidance<sup>15</sup>; e.g. Historic England<sup>16</sup>.
- 1.35 In accordance with NPPF Section 2, criteria to include physical limitations or problems such as access, infrastructure, ground conditions, flood risk, pollution and contamination are assessed. Potential impacts are considered, including the effect upon landscapes, biodiversity, conservation and environmental/amenity impacts. Accessibility, links and frequency of public transport to include intra-urban transport should be given significant weighting.
- 1.36 Whilst it is inevitable that new development would have some impact upon the existing built form, any assessment should consider the overall impact of any development, to include any potential mitigation that a site can deliver.
- 1.37 Other factors to be considered are public footpath connections, accessibility to footpaths and cycleways as well as the potential for enhancement of such facilities as part of any development.

### **Habitat Regulations Assessment**

- 1.38 A Habitat Regulations Assessment is required under the European Directive 92/43/EEC (which the UK Government incorporated into domestic legislation when a member) to assess the impacts of implementing a policy on European (Natura 2000) Sites, to determine whether it would have an adverse effect on the integrity of the site. The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/ Ramsar site, which lies within the district between Irthlingborough and Thorpe Waterville, was confirmed in April 2011.
- 1.39 This Plan will be subject to a Habitat Regulations Assessment (HRA), under the Conservation of Habitats and Species Regulations 2017<sup>17</sup>. The HRA was undertaken by AECOM on behalf of the former East Northamptonshire Council, in parallel with the preparation of the Plan. Natural England and the Wildlife Trust have been engaged throughout the plan-making process with regards to the HRA process. The HRA report

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<sup>13</sup> <http://www.legislation.gov.uk/ukxi/2004/1633/contents/made>

<sup>14</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12096/sustainability\\_appraisal\\_report](https://www.east-northamptonshire.gov.uk/downloads/file/12096/sustainability_appraisal_report)

<sup>15</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

<sup>16</sup> <https://historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/>

<sup>17</sup> <https://www.legislation.gov.uk/ukxi/2017/1012/contents>

will be submitted alongside the Plan, within the suite of supporting submission documents.

- 1.40 Areas of land located beyond the Upper Nene Valley Gravel Pits SPA/ Ramsar site may also be important ecologically in supporting populations for which the SPA has been designated, these areas are defined as Functionally Linked Land (FLL). In the case of the Upper Nene Valley Gravel Pits SPA, Natural England has advised that land beyond designated SPA/ Ramsar sites may provide foraging habitats for protected wintering bird species such as lapwing and golden plover. FLL has been considered through the HRA undertaken to support the Plan.
- 1.41 Policy 4 of the JCS and the Special Protection Area SPD set out requirements where development would have an effect on the SPA to ensure that such development would have no significant effect on the SPA. The Special Protection Area SPD includes a Mitigation Strategy. The JCS Policies Map identifies two zones, one within a 3km buffer of the SPA and one within a 4km buffer of the SPA. Within the 3km buffer zone the SPA a Mitigation Strategy applies. For larger greenfield developments of 2ha or more, the Joint Core Strategy (paragraph 3.41) requires that within the 4km buffer these should be subject to site specific wintering bird surveys to determine if sites have a role as functionally linked land. The effectiveness and extent of the SPA buffer zones will need to be addressed through a review of the JCS, to ensure that a sustainable approach to future development proposals is agreed.
- 1.42 Natural England has raised concerns regarding the impacts of air quality and pollution upon the SPA/ Ramsar site. The local planning authority shares these concerns and since July 2020 the Council has required air quality assessments submitted in support of planning applications/ proposals, which are to be prepared in line with the East Midlands Air Quality Network (EMAQN) guidance.
- 1.43 Sites within the 3km buffer zone are bound by the Mitigation Strategy; whereby financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy. In line with the SPD requirements, consultation is required by Natural England in advance of submitting a planning application. As part of that consultation, further mitigation may be needed in exceptional circumstances and where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany a planning application.
- 1.44 Within the 3km and 4km zones and potentially beyond, in order to comply with HRA legislation, development may need to be supported by bespoke assessments such as wintering bird surveys. To fulfil the precautionary principle, at Natural England's direction, the requirements for an appropriate assessment are set out below.



In submitting a planning application, the applicant will be required to provide evidence that the development will not result in a Likely Significant Effect upon the Upper Nene Valley Gravel Pits SPA/ Ramsar site. To achieve this, surveys will be required to determine habitats and current use of the site to determine if it does support a significant population of qualifying species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat.

Surveys should be required to be undertaken during autumn, winter and spring and at more than one year of survey data may be needed (to be agreed in consultation with the local planning authority and Natural England). If habitat within the site is identified to support significant populations of designated bird features avoidance measures and mitigation will be required, such as the creation of replacement habitat nearby, and the planning application will likely need to be supported by a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity

### **Equalities Impact Assessment**

- 1.45 An Equality Impact Assessment is required under the Equality Act 2010, to determine that the Council has had due regard to its duty to consider the equality impact of any proposed policies. The Plan has been subject to Equalities Impact Assessment Screening<sup>18</sup>, but only positive and/ or neutral impacts for protected or vulnerable groups were identified through this process.

### **Health Impact Assessment**

- 1.46 Health Impact Assessments (HIAs) are a requirement, as outlined in paragraph 91 of the NPPF, to ensure that planning policies and decisions aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs. This could be through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. Policies should provide the social, recreational and cultural facilities and services the community needs. Planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 1.47 Health and wellbeing is addressed further in the National Planning Guidance on Promoting Healthy and Safe Communities. This identifies that planners should engage with local health partners to help achieve healthier new developments and deliver the appropriate healthcare facilities to meet the needs of the residents of new developments. Undertaking a HIA, in relation to a development proposal, can help judge the likely health impacts of that proposal and help ensure any positive health impacts are achieved and negative health impacts minimised. To assist the process, the North Northamptonshire Joint Planning and Delivery Unit (NNJPDU) has produced a toolkit<sup>19</sup>, which has been utilised to prepare the HIA for this Plan.

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<sup>18</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12089/equalities\\_impact\\_assessment](https://www.east-northamptonshire.gov.uk/downloads/file/12089/equalities_impact_assessment)

<sup>19</sup> <http://www.nnjpd.org.uk/publications/northamptonshire-rapid-hia-for-planning-tool/>

## Local Plan Viability

- 1.48 National policy (NPPF paragraphs 16 and 76) requires plan-making to be underpinned by robust viability evidence, as fundamental to ensuring successful implementation of Local Plan policies. It is required that these should reflect the recommendation approach in the Planning Practice Guide<sup>20</sup>, utilising standardised inputs.
- 1.49 Accordingly, in September 2019, BNP Paribas was appointed to undertake a viability assessment of the Plan. This analysis was systematically undertaken for each draft Local Plan policy prior to the statutory consultation for the published Plan (January – March 2021). The Viability Assessment<sup>21</sup> was finalised in January 2021 and was submitted with the Plan as part of the evidence base.

## Delivery, monitoring and review

- 1.50 Implementation of this Plan will be undertaken in accordance with the Monitoring and Implementation Framework (section 11.0). Each policy is supported by a monitoring objective, indicator and target, in order to assess its effectiveness.
- 1.51 The Plan will be monitored on an annual basis through the Authorities' Monitoring Report (AMR). The latest published AMR<sup>22</sup> at the stage of Plan drafting was for the 2018-19 monitoring year. The following measures may trigger a review of the Plan:
- Changes to national policies and/ or legislation;
  - Evidence that policies are not working as intended; or
  - New information or evidence becomes available which renders a policy out of date.

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<sup>20</sup> <https://www.gov.uk/guidance/viability>

<sup>21</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11982/east\\_northamptonshire\\_local\\_plan\\_viability\\_assessment\\_bnp\\_paribas\\_july\\_2020](https://www.east-northamptonshire.gov.uk/downloads/file/11982/east_northamptonshire_local_plan_viability_assessment_bnp_paribas_july_2020)

<sup>22</sup> <http://www.nnjpu.org.uk/publications/north-northamptonshire-authorities-monitoring-report-18-19/>

## 2.0 Area Portrait

### Introduction – Background to the Plan area

- 2.1 The Local Plan Part 2 covers the whole of the former district of East Northamptonshire. It provides additional district/sub-district level policy detail to support the overarching spatial strategy for North Northamptonshire set out in the Local Plan Part 1; the Joint Core Strategy, adopted in July 2016.
- 2.2 The Plan area contains contrasting rural and urban aspects. The Area Portrait provides background contextual information for the Plan. These concepts are developed further; through the Vision and Outcomes (section 3.0), and the Spatial Development Strategy (section 4.0), before providing more detailed thematic and site specific policies which make up the remainder of this document.
- 2.3 This Area Portrait provides background information for each of the six towns within the district, starting with the designated Growth Town (Rushden) and then considering the other five Market Towns (Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston). Each of these designated Market Towns has its own character and functional role; each facing its own challenges, with a need to maintain a prosperous local economy and also maintain key heritage assets (e.g. pubs, tourism) as attractions for visitors. These distinctive characteristics are recognised through this Plan.
- 2.4 These towns have all undergone significant population growth (Table 1, below) with an overall 20% increase occurring in the urban areas over the previous 15 years (2001-2016). Proportionally, Higham Ferrers, Irthlingborough and Thrapston have seen the highest levels of growth (30% or more). It should be noted that there has been significant growth in the population in Raunds since the 2016 estimate, due to residential urban extensions to the north, north-east and south of the town.

**Table 1 Population Data**

Settlements	Population (2001 Census)	Population (2011 Census)	Population (2016 estimate)	Population increase (2001-16)	% increase (2001-16)
Rushden	25,849	29,272	30,282	4,433	17.1%
Higham Ferrers	6,086	8,083	8,410	2,324	38.2%
Irthlingborough	7,033	8,535	9,112	2,079	29.6%
Oundle	5,345	5,735	6,177	832	15.6%
Raunds	8,275	8,641	8,809	534	6.5%
Thrapston	4,855	6,239	6,361	1,506	31.0%
<b>TOTAL</b>	<b>57,443</b>	<b>66,505</b>	<b>69,151</b>	<b>11,708</b>	<b>20.4%</b>

- 2.5 The Plan sets out similar information for the rural areas, recognising the contrasting geographical characteristics within the district. It also notes the implications of Neighbourhood Plans which have been “made” (adopted) since 2016.

## Urban areas

### Rushden: Growth Town

- 2.6 Rushden, once described as an ‘appendage’ to Higham (*Kelly’s Trade Directory, 1854*), underwent a dramatic expansion and industrialisation in the late 19<sup>th</sup> century. A once rural village was turned in to a thriving centre for the boot and shoe industry. Many buildings, including former factories, social clubs, chapels, churches and housing, dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, survive and are a strong reminder of the town’s heritage. A number of buildings predate the boot and shoe boom, which glimpse the former landscape setting; these can most noticeably be seen in Rushden Hall, as well as St Mary’s Church and a number of buildings along the High Street.
- 2.7 Rushden today, whilst being the most southern town within the district, is very much the urban hub of the predominantly urban southern part of the district. It is by far the largest town within the district and has seen substantial population growth over the past 15 years, from just below 26,000 (25,849; 2001 Census) to over 30,000 (30,282; 2016 estimate). The town is flanked by a number of industrial sites to the east and west, whilst more recent housing developments have expanded the town to the south and east.
- 2.8 Rushden is designated as a Growth Town in the Joint Core Strategy (2011-2031), and is expected to undertake a significant amount of development over the Plan period. The wider town contains a mix of existing leisure facilities, businesses and services as well as forthcoming leisure, retail and business opportunities. The most notable of these include Rushden Lakes (opened in 2017, extended in 2019) and the proposed mixed use development of the Rushden East Sustainable Urban Extension, adjoining the eastern side of the town. The growth for this area is anticipated to provide for greater investment and value within Rushden.

### Rushden Neighbourhood Plan (made June 2018)

- 2.9 The Rushden Neighbourhood Plan contains a range of detailed non-strategic policies for the town and its hinterland. These policies form part of the development plan for the area, sitting alongside this Plan. They include smaller housing site allocations within the main urban area of Rushden, detailed development management policies and site specific designations such as open spaces and town centres. The Rushden Neighbourhood Plan provides a detailed policy framework for the town. It includes a number of housing land allocations within the urban area, which should deliver around 560 dwellings towards the Joint Core Strategy housing requirement for the town.

### Rushden East Masterplan Framework (2020)

- 2.10 Development of the Rushden East sustainable urban extension has been a commitment since the adoption of the Joint Core Strategy in July 2016 (Policy 33). This is a new proposal including at least 2,500 dwellings and associated jobs and facilities, reflecting the status of Rushden as a Growth Town. Policy EN29 identifies the broad location for this SUE, together with the key issues and development principles that need to be addressed as this is taken forward through master-planning.
- 2.11 An overarching vision for Rushden East was agreed by East Northamptonshire Council on 17 July 2017. Following on from this, the former Council prepared a draft Rushden

East Masterplan Framework Document (MFD). This was published in January 2020, for consultation during February – March 2020, and it was then determined that the MFD should be incorporated into the Local Plan Part 2 (Planning Policy Committee, 21 September 2020, Item 5). Following the examination of the Plan it was agreed that the MFD would be taken forward as a Supplementary Planning Document supporting Policy EN29. An updated position in respect of the MFD is provided in paragraph 9.8.

### **Higham Ferrers**

- 2.12 Higham Ferrers, the home of some of East Northamptonshire's oldest buildings, benefits from a vibrant and attractive historic core. The architecture of the Church of St Mary the Virgin, its prominent spire and the group of buildings that surround the churchyard (all Grade I Listed Buildings), add a certain theatrical zeal to the sense of place, with many positive and landmark buildings in and adjacent to the town centre and College Street (Chichele College and The Green Dragon, for instance).
- 2.13 Over the years Higham has had its fair share of notable residents and visitors. It is the birth place of Henry Chichele (Archbishop of Canterbury 1414 – 1443 and the founder of All Souls College Oxford) who established Higham Ferrers School in 1422. The Duchy of Lancaster is a key landowner in and around the town, acknowledging the town's Royal connections.
- 2.14 Higham Ferrers is the historic market town for the south of the district, having been granted a market charter in 1251. Proportionally it has undergone the largest population growth (over 38%) of the six towns within the district during the previous 15 years (2001-16); from just over 6,000 (6,086; 2001 Census) to just over 8,400 (8,410; 2016 estimate).
- 2.15 To the north of Higham, new housing developments have led to an extended settlement away from its historic core. This has resulted in a closer physical link to Irthlingborough, although physically separated by the A45/ A6 Chowns Mill roundabout and the 20<sup>th</sup> century Irthlingborough viaduct, over the River Nene.

### **Higham Ferrers Neighbourhood Plan (made April 2016)**

- 2.16 The Higham Ferrers Neighbourhood Plan was the first in the district to be "made" (adopted). This sets out a range of site specific proposals and designations, including the town centre, local green space, main employment areas, proposed Greenway extensions and provides a strategic housing land allocation of 300 dwellings to the east of Ferrers School.

### **Irthlingborough**

- 2.17 Irthlingborough is separated from the other southern urban centres of Rushden, Higham Ferrers and Raunds by the River Nene. It was historically involved in the iron and gravel mining industry and much of the surrounding landscape is shaped by this historic activity. The growth of the town during the 20<sup>th</sup> Century was, in part, shaped by the extensive mine workings between Irthlingborough and Finedon, which present ongoing issues of ground stability to the west of the town. The Church of St Peter, with its distinctive lantern tower, dominates the sky line and holds dominion over the north side of the Nene Valley.
- 2.18 Whilst Irthlingborough has a historic association with excavation and the landscape is well related to this, much like the other towns in the south of the district, industrialisation

due to the boot and shoe industry resulted in a quick expansion from a farming community to a town. The boot and shoe trade developed from an aspect of the community in the 18<sup>th</sup> century to being fully established and a prominent aspect of the town's economy by the late 19<sup>th</sup> century.

- 2.19 Irthlingborough has seen significant population growth (approximately 30%) over the previous 15 years (2001-16). The population has increased from just over 7,000 (7,033; 2001 Census) to just over 9,100 (9,112; 2016 estimate).
- 2.20 Most of the growth in Irthlingborough proposed over the next 15 years (i.e. during the remainder of the current Plan period), will be delivered through the proposed sustainable urban extension (700 dwellings and associated employment, services and infrastructure) to the west of the town. Approval was granted in 2014, although discussions continue around development contributions. This and other smaller commitments to the east (Attley Way) and west (Wellingborough Road), combined with recent developments at the former Sunseeker Caravan site (Finedon Road) and Crow Hill (to the north of the main urban area), have expanded and will continue to grow the town throughout the Plan period. Annual monitoring will indicate whether any further development land allocations are needed to meet the requirement for the town as set out in the Joint Core Strategy (Policy 29, Table 5).

### **Emerging Irthlingborough Neighbourhood Plan**

- 2.21 Irthlingborough Town Council applied to prepare a Neighbourhood Plan in 2014; the Neighbourhood Area designation was confirmed in December 2014. In February 2020 the Irthlingborough Neighbourhood Planning Group stated their intention to work towards Regulation 14 of the Neighbourhood Planning process during 2021, thereby re-engaging in the development of their plan.

### **Oundle**

- 2.22 Oundle is the main market town and service centre for the rural north of the district. It has functional relationships to other larger urban centres to the north and east, namely Stamford and Peterborough. The town of Oundle is located to the west of the River Nene, close to the river floodplain, situated to the south and east of the town.
- 2.23 Oundle has been settled since the Iron Age, having been a trading place and market centre for local farmers and craftsmen for at least 1,500 years. It also has significant ecclesiastical heritage; St Wilfrid set up a monastery in the 8<sup>th</sup> century, which was later replaced by the current St Peter's Church. The town underwent significant growth in the 11<sup>th</sup> and 12<sup>th</sup> centuries, such that it was then granted a market charter.
- 2.24 The town also has a longstanding academic heritage, with a grammar school first founded in 1465. Sir William Laxton, a former pupil, then founded Laxton Grammar School in 1556, which subsequently became Oundle School. These dual historic ecclesiastical and educational aspects of the town's history have combined to define the unique character of Oundle.
- 2.25 Oundle has seen some population growth during the past 15 years (2001-2016). The population has risen from just over 5,300 (5,345; 2001 Census) to nearly 6,200 (6,177; 2016 estimate) and further growth is anticipated during the remainder of the Plan period.

The population fluctuates during the year due to the presence of Oundle School, increasing by approximately 1000 students during term time.

- 2.26 Beyond the main built up area, adjacent to the River Nene, are a number of significant riparian landmarks. To the south of the town, Barnwell Country Park and the Oundle Marina retail and leisure redevelopment scheme (permitted in 2018) provide a significant opportunity to develop the town's tourist potential. Also in close proximity to the town, on the opposite bank of the River Nene, are landmark (currently vacant) heritage assets; the Riverside Hotel to the east and Barnwell Mill to the south. It will represent a key challenge for the planning system to bring these premises back into viable uses.

### **Raunds**

- 2.27 Raunds, whilst not as famous as Rushden for its boot and shoe industry history, had a boom period during the 19<sup>th</sup> century, developing from an agricultural community to a town by the early 1800s. Raunds and the surrounding area contain a number of ancient monuments as well as archaeological sites of international significance.
- 2.28 The town has particularly good road transport links; the A45 trunk road which links through to the A14, allowing easy access to the M1 and A6 to the west, and A1 to the east. As such, with Raunds being the first major settlement to the south of the A14 off the A45, the town acts as a passing gateway from the more rural northern part of the district to the urban centres in the south.
- 2.29 Today Raunds has a major strategic industrial/warehousing area to the north west of the main urban area (Warth Park). The initial development phase at Warth Park took place during the early 2000s, with major expansion (phase 2) having taken place since 2012. The town as a whole will continue to grow, with new developments already under construction to the north, north east and south of the town. These existing commitments are expected to be delivered over the remainder of the Plan period, by 2031.
- 2.30 In recent years population growth at Raunds has been limited. The population increased by 6.5% over 15 years (2001-2016), from just below 8,300 (8,275; 2001 Census) to just over 8,800 (8,809; 2016 estimate). Accelerated population growth is anticipated during the remainder of the Plan period, as the major urban extensions around the town are implemented.

### **Raunds Neighbourhood Plan (made November 2017)**

- 2.31 Raunds Neighbourhood Plan contains a range of detailed non-strategic policies for the town and its rural hinterland, many of which would otherwise be covered by this Plan. It does not allocate further development land allocations, as all of the required growth is already delivered, under construction or permitted. Instead, the Neighbourhood Plan focuses upon the re-imagining of the town centre and the retention of existing assets including employment areas, community facilities and open spaces.

### **Thrapston**

- 2.32 Thrapston is a historic market town, situated midway along the River Nene within the East Northamptonshire area. It was granted a market charter in 1205, soon after a bridge crossing the river was constructed between Thrapston and the neighbouring village of Islip on the opposite (west) bank of the river, (first recorded in 1224). The

current Nine Arches bridge is more recent, although it is likely that this was constructed as a replacement for the earlier bridge.

- 2.33 Thrapston is situated at a significant crossroad, between the Northampton – Peterborough road (A45/ A605), which follows the Nene Valley and the main east-west trunk road (now the A14) which connects east coast ports with the West Midlands conurbation (Birmingham, Coventry and the Black Country). Since the 1980s it functioned as the administrative centre for East Northamptonshire Council, largely due to its central location within the district.
- 2.34 Thrapston has seen significant population growth (over 30%) since 2001. In this 15 year period, from 2001 to 2016, the population has increased from below 5,000 (4,855; 2001 Census), to nearly 6,400 (6,361; 2016 estimate). This is largely due to major new development at Lazy Acre, on the north east side of the urban area. Development to the south of the town is mostly complete, “filling the gap” between the older built-up/ urban area and the A14.
- 2.35 Despite the significant population increase and its situation on the main strategic road network, Thrapston retains its rural character, with agriculture remaining a significant sector of the local economy. Notably the town retains its cattle market, the sole remaining livestock market in the counties of Northamptonshire, Bedfordshire and Cambridgeshire. In common with Raunds, Thrapston is also host to a number of national logistics and distribution centres, due to its location on the strategic road network, particularly the east-west A14 and A45 trunk roads. In addition a number of businesses are located within the town, including local authority offices.

### **The rural area**

- 2.36 The district is subdivided by the A14, the main East Coast – Midlands Trunk Road. This divides East Northamptonshire between the more urban southern area and the predominantly rural northern parts of the district. Three distinctive rural sub-areas are noted:
- Nene Valley, including agricultural Claylands to the east of the River Nene;
  - Rockingham Forest – to the north west of the Nene Valley, south east of the Welland Valley and north of the A14, including the major tributaries of the River Nene (Harper’s Brook and Willow Brook); and
  - Rural hinterland for the predominantly urban southern area of the district, to the south of the A14 (also known as the Four Towns area).

### **Nene Valley**

- 2.37 The Nene Valley is the major feature which defines the whole of the district. It rises above (to the west of) Northampton and flows south west/ north east, entering the Wash at Sutton Bridge, Lincolnshire. It is a major national waterway, with the vast majority of the area of the district situated within the River Nene catchment area.
- 2.38 The importance of the River Nene to the district has long been recognised (e.g. through the River Nene Regional Park). The Nene Valley Strategic Plan (October 2010) recognised the vast variety of functions of the River Nene and sought to bring environmental, leisure, tourism, economic, planning and land use matters into a single document. This was subsequently implemented through a number of more focused



projects, such as “Destination Nene Valley” (DNV), This is a new pathfinding partnership project, aiming to build on existing frameworks to better position and promote the Nene Valley and the Nene Valley Improvement Area (NIA), designated in 2011. It is supported by the NIA business Plan, which seeks to achieve a step-change in the mechanisms for delivering nature conservation, to create a resilient ecological network along the river valley.

- 2.39 All of the six towns within the district are situated on, or are in close proximity to, the River Nene. Historically, the river has been a major communications link. The River Nene is navigable for 88 miles, between Northampton and the Wash. It was approved for navigation under a 1724 Act of Parliament, with works to make the river navigable from Peterborough upstream to Northampton. Improvements to the river were progressively implemented between then and 1761.
- 2.40 A branch of the London and Birmingham Railway was later constructed along the Nene Valley between Blisworth and Peterborough, and opened in 1845. This functioned as a secondary railway link, although an important freight route for iron ore trains was eventually closed in the 1960s. The Nene Valley has also been a major arterial road route since Roman times. Much of the A45/ A605 road link within the district (connecting Milton Keynes, Northampton, Peterborough and East Anglia) follows the route of a former Roman road.
- 2.41 Within the district, a number of villages are situated on or are in close proximity to the River Nene. These are Ringstead, Denford, Islip, Thorpe Waterville, Aldwinckle, Wadenhoe, Pilton, Lilford, Ashton, Cotterstock, Tansor, Fotheringhay, Warmington, Nassington and Yarwell. These villages also host a number of historic assets, including notable Buildings at Risk (Ashton Mill and Lilford Hall) and the nationally significant historic monument of Fotheringhay Castle.
- 2.42 The Claylands to the east of the Nene Valley also include a number of nationally important sites of historic interest. In 2010, the Ashton Estate (with Ashton Wold) was designated a Grade II Park and Garden under the Register of Historic Buildings and Ancient Monuments Act 1953 for its special historic interest, having been developed by the Rothschild family as a model agricultural estate in the late 19<sup>th</sup>/ early 20<sup>th</sup> centuries. Other important features to the east of the Nene Valley include Barnwell Castle, first built in the 12<sup>th</sup> century and subsequently used as a Royalist arsenal in the Civil War. The landscape of the Claylands is defined by its open character, extensive views and intensive agricultural economy.
- 2.43 Overall, the Nene Valley and Claylands to the east include a number of significant heritage assets, some of national importance (e.g. Fotheringhay Castle, Ashton Estate). To the south (upstream) of Thorpe Waterville, much of the Nene Valley is covered by the Upper Nene Valley Gravel Pits SPA/ Ramsar site, an internationally important habitat for migrating winter birds. The Plan, with reference to the various Nene Valley strategies, should accommodate the (sometimes) competing roles of tourism, heritage and the natural environment.

### **Rockingham Forest and Welland Valley**

- 2.44 To the west of the River Nene, the largest geographical area of the rural part of the district is defined by the Rockingham Forest. This area was designated a royal hunting forest in the 11<sup>th</sup> century, a role which continued until the 19<sup>th</sup> century. Despite this

designation the area was not extensively forested; the name arose from its royal designation.

- 2.45 The Rockingham Forest is bisected by Harper's Brook and Willow Brook, two main tributaries of the Nene, both of which flow west-east. The Rockingham Forest defines most of rural north part of the district, to the north of the A14 and west of the Nene Valley. It supports many rural communities but is closely connected to a number of urban areas; Oundle and Thrapston to the east, Corby to the west and Stamford to the north.
- 2.46 Within the heart of the forest itself are a small number of larger rural settlements, some of which function as service centres for a wider rural hinterland. The larger service villages within the Rockingham Forest include Brigstock, King's Cliffe and Nassington. Easton on the Hill, just to the north of Rockingham Forest within the Welland Valley, has close functional relationships to the nearby urban centres of Stamford and Peterborough.
- 2.47 The River Welland forms a north western boundary to the Rockingham Forest. Villages such as Easton on the Hill and Collyweston are situated upon a prominent ridge which overlooks the Welland Valley. Other villages such as Duddington, Harringworth and Wakerley are defined by the Welland Valley. The Welland Valley Partnership has recently developed a vision<sup>23</sup> for the enhancement of the river valley, emphasising the resource that the river provides for the northernmost part of the district.
- 2.48 The Welland Valley is defined by a number of significant features. The Harringworth Viaduct is the longest in Britain, carrying the former Midland Railway's Nottingham – Melton – Kettering loop line. It is also defined by a number of historic stone bridges (Collyweston, Duddington and Wakerley), together with the 20<sup>th</sup> century Ketton cement works (Rutland).
- 2.49 The Rockingham Forest and Welland Valley combine to define the largest parts of the rural area of the district. The role of the Rockingham Forest is already recognised in the Joint Core Strategy (Policy 21), which identifies its role in carbon storage through the Government's Carbon Plan. The role of the Welland Valley as a defining feature for the northern part of the district should also be recognised; it is noted that the Barrowden and Wakerley Neighbourhood Plan provides some detailed local policy direction for Green Infrastructure enhancements along the Welland Valley.

### **Rural hinterland for the predominantly urban southern area**

- 2.50 Whilst the southern area (south of the A14) is made up of a far denser urban core than the northern part of the district, its rural hinterland is still an intrinsic feature of the southern part of the East Northamptonshire district. Several smaller settlements are situated in close proximity to the urban centres. These vary in size from the larger villages of Stanwick and Ringstead to the smaller picturesque rural parishes of Chelveston cum Caldecott, Great Addington, Little Addington, Hargrave and Newton Bromswold.
- 2.51 Stanwick and Ringstead both benefit from local facilities, typical of villages of their size (e.g. convenience store, post office, fast food takeaway and a pub). These primarily

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<sup>23</sup> <https://www.gov.uk/government/publications/the-welland-valley-partnership-enhancing-the-river-welland>

serve local needs, however travel out of these villages is necessary for other local amenities. The two villages benefit from their own primary schools. Stanwick also has a large recreation ground that adjoins the north eastern end of the village, which offers sporting provision. Just outside the village, west of the A45, is Stanwick Lakes, a large nature reserve with a visitor centre and walking, cycling and leisure opportunities. To the west of Ringstead is the Willy Watt Marina, a site for mooring boats, as well as providing camping opportunities.

2.52 Also within this southern area are the freestanding villages of Chelveston, Great Addington, Little Addington, Hargrave and Newton Bromswold. Chelveston cum Caldecott parish is divided into three separate settlements: Chelveston, Caldecott and Chelston Rise. Each village has its own distinctive character set within the rural heartland of the southern area. Whilst amenities are limited in these villages, their rural location and isolation is part of their charm and attraction to residents.

### **Rural area Neighbourhood Plans**

2.53 Several communities, led by Parish Councils, have taken advantage of the opportunities that Neighbourhood Plans offer, to develop distinctive local spatial visions and planning policies. The following rural area Neighbourhood Plans are “made” (adopted):

- Barnwell (February 2023)
- Barrowden and Wakerley (December 2019)
- Brigstock (January 2019)
- Chelveston cum Caldecott (July 2017)
- Glapthorn (July 2018);
- Hargrave (August 2022)
- King’s Cliffe (October 2019)
- Ringstead (August 2022)
- Stanwick (July 2017)
- Warmington (December 2019)

2.54 Elsewhere a number of Neighbourhood Plans have reached significant milestones and contain detailed site specific policies, including development land allocations and designations such as Local Green Space and settlement boundaries. This Plan should recognise and complement extant policies from made, and future, emerging Neighbourhood Plans.

## 3.0 Vision and Outcomes

- 3.1 The Plan's Vision and Outcomes were informed by the Council's Corporate Plan (2016-2019). The Corporate Plan, is normally reviewed every 3-4 years. As the North Northamptonshire Council was formed on 1 April 2021, it will be a priority for the new unitary authority to update the Corporate Plan to set future priorities.
- 3.2 The Corporate Plan set out a vision for the former East Northamptonshire Council: "*Working with our communities to sustain a thriving district*". Underpinning this vision, the corporate priorities are:
- **Sustainable development** – recognising continuing demand for housing in the area, the need for growth and the benefits it can bring, particularly in helping to revitalise the town centres; supporting sensible levels of growth while preserving the character of our historic towns and villages;
  - **Regeneration and economic development** – securing improvements to the quality of the town centres, working with the private sector to bring investment into the area, reverse the decline of some towns and work with communities to achieve their aspirations for their local area;
  - **Financial stability** – control costs, provide value for money services and building effective partnerships; and
  - **Customer focused services** – improve the quality of information and services to maximise delivery of online services, while working closely with partners to recognise the needs of the most vulnerable communities.
- 3.3 It is noted that the priorities of sustainable development, and regeneration and economic development are particularly relevant to the Plan. The Local Plan Vision and Outcomes will recognise these key challenges and opportunities.

### The Vision

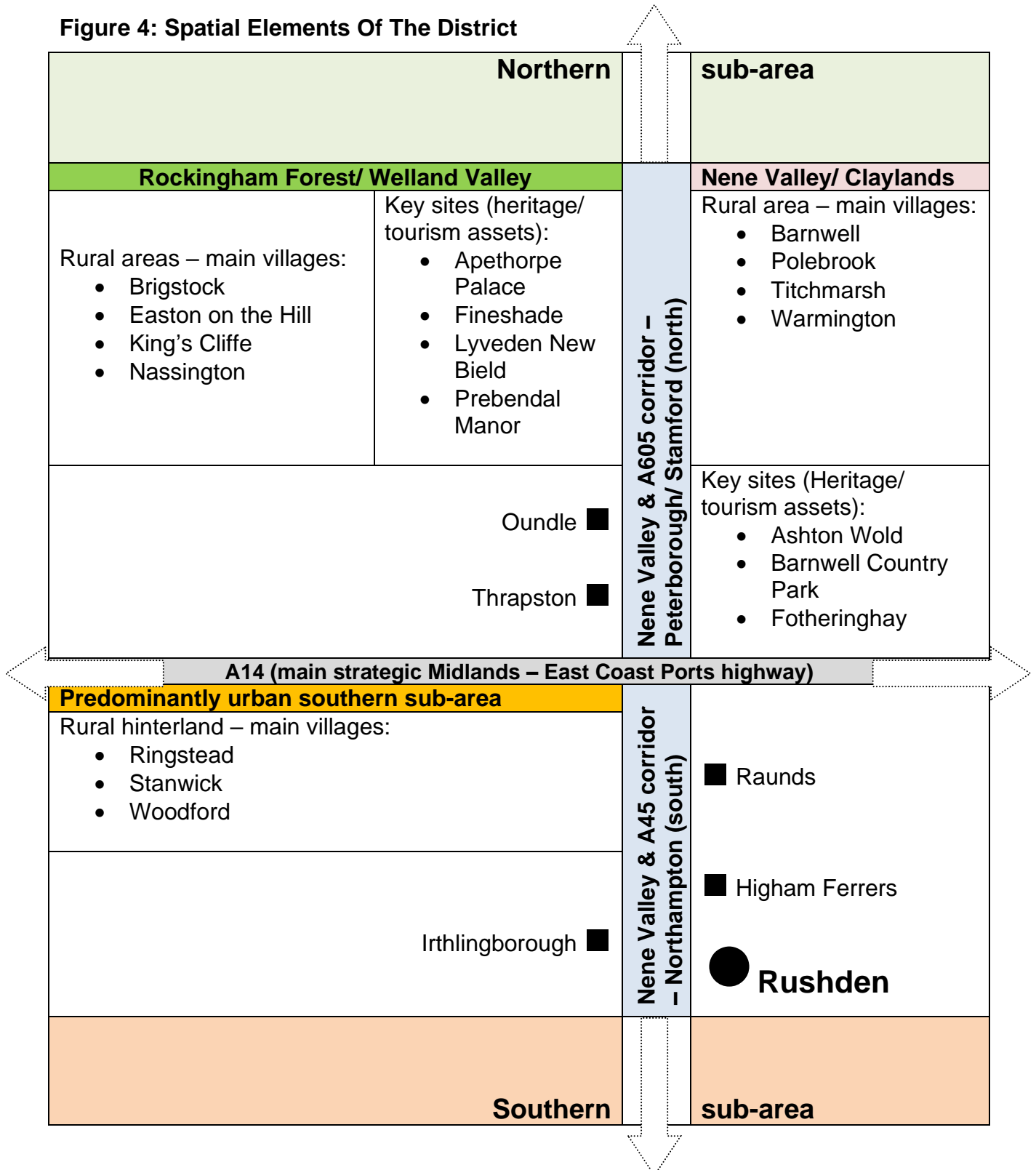
- 3.4 The Joint Core Strategy defines an overarching Vision, for the whole of the North Northamptonshire area. It also sets out an East Northamptonshire specific Vision.

East Northamptonshire will be the heartland of small and medium sized enterprises, based on regenerated and thriving market towns with an enhanced role for Rushden as the District's Growth Town. Implementation of the consented development at Rushden Lakes will have provided a new out of centre retail and leisure offer serving residents in the southern area of North Northamptonshire and delivering significant environmental benefits in the Nene Valley. Diverse, sustainable villages and a living, working countryside will provide the backdrop for tourism, creative industries and low carbon businesses to locate at the meeting point of the Nene Valley and Rockingham Forest.

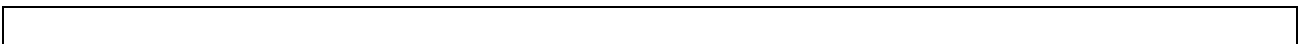
- 3.5 The Plan will aim to identify those aspects of the Joint Core Strategy Vision that should be developed further, and to develop the spatial elements of this vision. This should recognise the diverse aspects of the Plan area, with particular reference to the northern

and southern functional sub-areas (Joint Core Strategy, Figure 17). Figure 4 (below) identifies the key spatial elements that make up the East Northamptonshire area.

**Figure 4: Spatial Elements Of The District**



3.6 The Plan sets out three distinctive sub-area Visions which, together with the Vision of the Joint Core Strategy, will provide an overall spatial Vision for East Northamptonshire.



**Rockingham Forest/ Welland Valley:**

- A focus for managing climate change, delivering carbon storage through re-forestation, and balancing this through ecosystem services, delivering sustainable tourism, informal leisure and new carbon-efficient businesses.
- The function of Oundle and Thrapston as key service centres for Rockingham Forest and focal points for growth in the Forest; providing a buffer between the “green” (forest) and “blue” (River Nene), at the heart of the district.

**Nene Valley/ Claylands:**

- The Nene Valley defines the character of the six towns within the district, and as such will be a focal point for strategic developments and “blue” tourism, to deliver water based ecosystem services and overall enhancements to tourism and the wider economy.
- The Claylands will be a focus for the rural economy, specifically sustainable agricultural businesses, and reconciling this with the “blue” infrastructure function of the Nene Valley.

**Predominantly urban southern sub-area:**

- The focal point for strategic housing and employment growth within the district, with a particular focus upon the Rushden’s Growth Town status and the successful delivery of the Rushden East and Rushden Gateway developments.
- Successful implementation and integration of the already committed major developments at the Market Towns of Higham Ferrers, Irthlingborough and Raunds.
- Reconciliation of the need to secure enhancements to the Nene Valley’s natural capital, while recognising the need to deliver the wider Local Plan growth agenda.

**Outcomes**

- 3.7 This Plan will recognise the 10 overarching outcomes of the Joint Core Strategy, setting out how these can be delivered within an East Northamptonshire context (Figure 5, below).

**Figure 5 – Local Plan Outcomes**

Local Plan outcomes	Links to corporate outcomes
<p><b>1. Empowered and proactive communities</b> The Plan sets out a framework for place shaping, focusing on the issues that matter to local communities and providing a context within which community led planning initiatives can flourish and prosper. It seeks to create successful, safe, strong, cohesive and sustainable communities where residents are actively involved in shaping the places where they live.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – sustainable, clean, healthy, safe</li> <li>• Effective partnership working</li> <li>• Knowledge of our customers and communities</li> </ul>

<p><b>2. Adaptability to future climate change</b> The Plan will create more sustainable places that are naturally resilient to future climate change. Carbon footprints will be minimised and sustainable transport choice will be improved. Low carbon growth will be delivered through policies that seek the highest viable standards for energy efficiency, renewable energy and sustainable construction.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – sustainable, clean, healthy</li> <li>• Effective partnership working</li> <li>• Effective management</li> </ul>
<p><b>3. Distinctive environments that enhance and respect local character and enhance biodiversity</b> The Plan sets out a framework for retaining the area’s distinctiveness, by maintaining and enhancing landscape and townscape character. It promotes an integrated approach to biodiversity management and a net gain in Green Infrastructure, strengthening links between the countryside and the towns.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – sustainable, clean, healthy</li> <li>• Effective partnership working</li> </ul>
<p><b>4. Excellent services and facilities easily accessed by local communities and businesses</b> The Plan establishes the priorities for future public and private investment and collaboration. It will help to secure provision of the infrastructure, services and facilities needed to sustain and enhance communities and support new development.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – prosperous, sustainable, clean, healthy, safe</li> <li>• Effective partnership working</li> <li>• Effective management</li> <li>• Knowledge of our customers and communities</li> </ul>
<p><b>5. A sustainable balance between local jobs and workers and a more diverse economy</b> The Plan provides for the workplaces, jobs, skills and sites to help build a more diverse, dynamic and self-reliant economy; one which is not overly dependent on in or out commuting. Higher skilled jobs will be facilitated through improved further education provision and enterprise and innovation will be enabled through next generation digital connectivity. Provision will be made to capitalise upon existing sectoral strengths in creating a stronger, greener economy.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – prosperous, sustainable</li> <li>• Effective partnership working</li> <li>• Effective management</li> </ul>
<p><b>6. Transformed connectivity</b> The Plan seeks transformed connectivity at all levels. It sets out measures to enhance Neighbourhood Connectivity, establishes the requirement for inter urban transport links and for improvements to the strategic road network and main-line rail connections. It identifies the growth locations that will provide connections to and support the longer-term opportunity for the Northamptonshire Arc Rapid Transit network.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – prosperous, sustainable</li> <li>• Effective partnership working</li> </ul>
<p><b>7. More walkable places and an excellent choice of ways to travel</b> The Plan identifies the actions needed in order to make walking the first choice of transport to local services and jobs including increasing connectivity to and from</p>	<ul style="list-style-type: none"> <li>• Good quality of life – sustainable, healthy</li> <li>• Effective partnership working</li> </ul>

<p>new development and the countryside and centres and ensuring that developments allow movement through them. It makes the links to the Local Transport Plan for the county, which identifies improvements to public transport, cycling networks and travel information that will encourage a shift away from car use in the towns and increase transport choice in the rural area.</p>	
<p><b>8. Vibrant, well connected towns and a productive countryside</b>  The Plan proposes sustainable urban-focused development and a proactive approach to meeting rural needs, supporting greater self-reliance for the area as a whole. The network of settlements will be strengthened through transformed public transport services within the north-south urban spine and out to the market towns in the east, with demand responsive services in the rural areas. Superfast broadband will support rural businesses, enable more working from home and assist the development of local food and fuel supply chains.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – prosperous, sustainable</li> <li>• Effective partnership working</li> </ul>
<p><b>9. Stronger, more self-reliant towns with thriving centres</b>  The Plan proposes the regeneration of town centres and of older parts of towns; will help to maximise the use of brownfield land for new development and inspire community confidence in the need for positive change. Implementation of the consented Rushden Lakes development will provide an additional retail and leisure focus serving the southern area, complementing Rushden and Wellingborough town centre, which will diversify and strengthen their convenience retail provision and cultural offers.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – prosperous, sustainable</li> <li>• Effective partnership working</li> </ul>
<p><b>10. Enhanced quality of life for all residents</b>  The Plan identifies the quality and mix of housing needed to meet the full, objectively assessed needs of the housing market area, ensuring that a sufficient proportion is affordable and accessible to all. It supports initiatives that build stable, safe, healthy and strong communities, which means respecting cultural diversity and distinctiveness; planning new development to help reduce crime, anti-social behaviour and the fear of crime; promoting well-being and health; ensuring that development is of local character; and supporting area based renewal.</p>	<ul style="list-style-type: none"> <li>• Good quality of life – sustainable, clean, healthy, safe</li> <li>• Effective partnership working</li> <li>• Effective management</li> <li>• Knowledge of our customers and communities</li> </ul>

## Presumption in favour of sustainable development

- 3.8 The “presumption in favour of sustainable development” is a national planning policy requirement, set out in the National Planning Policy Framework (NPPF). It should therefore underpin the planning system at all levels and has been taken into account in preparing this Plan.



- 3.9 The Joint Core Strategy has sought to define this within the context of North Northamptonshire (Policy 1).
- 3.10 The Development Plan must be read as a whole, and planning applications will be determined in accordance with the Development Plan.

## 4.0 Spatial Development Strategy

- 4.1 The Joint Core Strategy sets out the overarching role that the urban and rural areas within North Northamptonshire will have in delivering the overall Local Plan vision. In order to provide a more detailed, local direction for the district, this Plan sets out a bespoke local spatial strategy for the Plan area; this will complement that set out in the Joint Core Strategy.
- 4.2 Joint Core Strategy Table 1 and Policy 11 define the overall spatial role for the urban and rural areas. Table 2 (below) explains settlement roles for the Plan area, applying Joint Core Strategy Table 1 within the context of this Plan.

<b>Category</b>	<b>Location</b>	<b>Role</b>
Growth Towns	Rushden	To provide the focus for major co-ordinated regeneration and growth in employment, housing, retail and higher order facilities.
Market Towns	Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston	To provide a strong service role for their local community and wider rural hinterland.  Higham Ferrers to provide a more localised convenience and service role, with growth pressures directed to the adjoining Growth Towns.
Villages	Villages other than settlements of a dispersed form, which may be designated as open countryside, outside the formal settlement hierarchy	To provide community infrastructure and services to meet day to day needs of residents and businesses in the rural areas. Focal points for development to meet locally identified needs, unless those needs can be met more sustainably at a nearby larger settlement.
Open countryside		A living, working countryside providing the green setting for the network of settlements and supporting the area's self-reliance and resilience through food production; leisure and tourism; biodiversity resources; renewable energy; flood risk management and carbon capture.

- 4.3 Significant strategic commitments such as Rushden East, Irthlingborough West and future development phases around Rushden Lakes (e.g. Rushden Gateway) will be delivered in accordance with approved masterplans, as required by relevant policies in the Joint Core Strategy (e.g. policies 33 and 35), or in accordance with extant planning permissions. Later development phases of major committed sites at Raunds and Thrapston will continue to be delivered in line with approved plans.
- 4.4 Aside from for the six urban areas, the Joint Core Strategy does not define specific spatial development strategies for individual settlements. For this Plan to provide a distinctive local vision, it is necessary to set out a more specific local approach for the district.

## Spatial approach for the urban areas

- 4.5 As indicated above, the Joint Core Strategy (Table 1) sets out specific spatial development strategies for each of the six East Northamptonshire area towns. This recognises that:
- **Rushden**, as the Growth Town, is the major focus for new development;
  - **Irthlingborough and Raunds** were the focus for growth in the previous (2008) Core Strategy, and the emphasis of the current Joint Core Strategy is the regeneration of these two Market Towns and their local service role;
  - **Higham Ferrers**, due to its proximity and relationship with Rushden (its larger neighbour and designated Growth Town), has a localised service role, with local growth pressures directed to Rushden;
  - **Oundle** is regarded as having a successful town centre (Joint Core Strategy Table 1), so the focus for this Plan should be to consolidate and enhance the role of the town;
  - **Thrapston** was a focus for regeneration through for the previous Local Plan (2008 Core Strategy and 2011 RNOTP), while the current Joint Core Strategy emphasises its local service role and ongoing regeneration.
- 4.6 Policy 29 (Table 5) of the Joint Core Strategy distributes housing requirements with reference to the overall spatial strategy (Policy 11), constraints and/ or existing commitments. A large portion of the overall North Northamptonshire development requirement is already committed (i.e. under construction or having extant planning permission), largely a reflection of the strategy for growth set out in the previous (2008) Core Spatial Strategy. Table 3 (below) demonstrates the percentages of the Joint Core Strategy requirement for the six urban areas (7,580 dwellings, 2011-2031) allocated to each town.

**Table 3 Distribution of housing requirements (urban areas)**

(extracted from Joint Core Strategy/ JCS Table 5)	Settlements	Local Plan housing requirement (2011-31)	Percentage of total JCS requirement
Growth Town	Rushden	3,285	43.3%
Market Towns	Higham Ferrers	560	7.4%
	Irthlingborough	1,350	17.8%
	Raunds	1,060	14.0%
	Thrapston	680	9.0%
	Oundle	645	8.5%
<b>TOTAL</b>		<b>7,580</b>	<b>100.0%</b>

- 4.7 Policy 11 of the Joint Core Strategy provides a distinction between the overall development strategy for the urban areas (Policy 11(1)) and rural areas (Policy 11(2)). This Plan acknowledges this differentiation, through proposing clear settlement boundary criteria, the aim of which is to provide a distinction between the urban areas and the surrounding rural hinterland.

## Upper Nene Valley Gravel Pits SPA/ Ramsar site Mitigation Strategy

- 4.8 The potential impacts of the planned levels of housing growth upon the Upper Nene Valley Gravel Pits (UNVGP) SPA/ Ramsar site are recognised in the Joint Core Strategy. Natural England highlighted the potential cumulative impacts of visitor pressures upon the SPA/ Ramsar site from residential development within 3km of the designated sites. Policy 4(d) sets out the range of mitigation measures, including effective monitoring, that will be necessary to fulfil the requirements of the updated (2017) Habitat Regulations.
- 4.9 To this end, the SPA Mitigation Strategy was adopted as an addendum to the UNVGP SPA Supplementary Planning Document (SPD) in November 2016. The SPA SPD provides a legal mechanism by which a per-dwelling Mitigation Strategy payment is required within the 3km SPA/ Ramsar site buffer zone. Since the adoption of the Mitigation Strategy, Natural England has emphasised the need to establish an effective mechanism for monitoring how this has been working (Joint Core Strategy Policy 4(d)(iv)). This review will focus upon the effectiveness of mitigation measures as these are implemented.

### Spatial approach for the rural areas

- 4.10 The Joint Core Strategy sets out a generic spatial development strategy for all established villages, focussing upon development that meets a locally identified need. It must be recognised however, that rural settlements within the Plan area vary greatly in character, function and role. The Plan will therefore give recognition to the variety of settlements throughout the rural areas.
- 4.11 Assessments of rural settlements beyond the main urban areas are summarised in the rural Settlement Hierarchy Background Paper (BP1)<sup>24</sup>, with more detailed analysis set out in the Rural Settlement Hierarchy Technical Paper<sup>25</sup>. This process has revealed four distinct rural settlement typologies:
- Large freestanding villages
  - Small freestanding villages
  - Urban outliers
  - Rural outliers
- 4.12 The Plan seeks to enhance the rural spatial strategy set out in Policy 11(2) of the Joint Core Strategy by identifying a more detailed settlement hierarchy, based on local evidence, to guide planning decisions and Neighbourhood Plan progression. The Plan therefore seeks to set out a clearly distinctive and local application of the Joint Core Strategy approach to the different typologies of rural settlement, as set out in Table 4 (below).

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<sup>24</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12120/background\\_paper\\_1\\_-\\_settlement\\_hierarchy](https://www.east-northamptonshire.gov.uk/downloads/file/12120/background_paper_1_-_settlement_hierarchy)

<sup>25</sup> [https://www.east-northamptonshire.gov.uk/downloads/download/5048/technical\\_paper\\_rural\\_settlement\\_hierarchy\\_january\\_2021](https://www.east-northamptonshire.gov.uk/downloads/download/5048/technical_paper_rural_settlement_hierarchy_january_2021)

<b>Table 4: Functional roles for rural settlements</b>		
<b>Category/ settlement</b>	<b>Roles include:</b>	<b>Generic characteristics</b>
<b>Large freestanding villages:</b> <ul style="list-style-type: none"> <li>• Brigstock</li> <li>• Easton on the Hill</li> <li>• King's Cliffe</li> <li>• Nassington</li> <li>• Ringstead</li> <li>• Stanwick</li> <li>• Warmington</li> <li>• Woodford</li> </ul>	<ul style="list-style-type: none"> <li>• Focal points for community infrastructure and services within the locality;</li> <li>• Local services and facilities may serve a cluster or network of rural settlements;</li> <li>• Emphasis upon development to meet locally occurring needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Population &gt;1000;</li> <li>• Local services and facilities – primary school, pub, Post Office, convenience retailer;</li> <li>• Defined by rural Parish, but serving a localised network of rural villages.</li> </ul>
<b>Small freestanding villages:</b> <ul style="list-style-type: none"> <li>• Most villages (Listed in Table 5)</li> </ul>	<ul style="list-style-type: none"> <li>• Limited community infrastructure and facilities;</li> <li>• Emphasis upon smaller scale locally significant development opportunities where these are necessary to fulfil a defined local need.</li> </ul>	<ul style="list-style-type: none"> <li>• Population &lt;1000;</li> <li>• Limited local services and facilities – 1-2 local services e.g. primary school, pub etc</li> <li>• Generally defined by rural Parish, with a Church of England Parish Church.</li> </ul>
<b>Urban outliers:</b> <ul style="list-style-type: none"> <li>• Crow Hill (Irthlingborough)</li> <li>• Elmington/ Laxton Drive (Oundle)</li> <li>• Avenue Road/ Bedford Road/ Newton Road (Rushden)</li> </ul>	<ul style="list-style-type: none"> <li>• Limited community infrastructure and facilities;</li> <li>• Specific character areas – emphasis upon small scale managed infill development within the existing built form.</li> </ul>	<ul style="list-style-type: none"> <li>• Urban/ suburban character;</li> <li>• Development management in accordance with an appropriate bespoke criteria-based policy;</li> <li>• May be regarded as part of a larger/ main urban area, or functional communities in their own right.</li> </ul>
<b>Restraint villages/ rural outliers (Open Countryside):</b> <ul style="list-style-type: none"> <li>• Armston</li> <li>• Ashton</li> <li>• Wigsthorpe</li> <li>• Wakerley</li> <li>• Various other groups of outlying buildings, or hamlets</li> </ul>	<ul style="list-style-type: none"> <li>• Few/ no community infrastructure and facilities;</li> <li>• Small groups of properties serving 1-2 rural businesses.</li> </ul>	<ul style="list-style-type: none"> <li>• Clusters of rural properties in open countryside locations, or special historic conservation interest (Ashton);</li> <li>• Close functional relationship to a larger village (Wakerley);</li> <li>• Development management in accordance with Open Countryside policies; or</li> <li>• Are normally regarded as part of a wider network of rural communities, rather than freestanding settlements.</li> </ul>

4.13 The Joint Core Strategy (Table 5) sets out an overall rural housing requirement for 820 dwellings for East Northamptonshire. This district-wide requirement is expected to be delivered through small scale infill development, 'rural exceptions' schemes and/ or Neighbourhood Plan allocations. It should be noted that the overall requirement should be distributed across approximately 50 villages within the district, so the numbers of units anticipated to be delivered to individual villages is likely to be modest and could expect to be accommodated without the need for specific strategic site allocations being proposed in the Plan.

### **Large freestanding villages**

4.14 The eight largest freestanding villages within the district are significantly larger than other villages located in East Northamptonshire. These are identified as large villages; each

having a substantive range of services and facilities. In many cases these serve a wider local cluster or network of rural settlements and may have the capacity to accommodate additional local growth, where, for example, promoted through neighbourhood planning.

### Small freestanding villages

- 4.15 The majority of villages throughout the district are small freestanding communities. In most cases these are long established communities, normally centred upon a (Church of England) Parish Church or historic core. Neighbourhood Plans may seek to promote growth as a way to sustain or improve local services. Otherwise, development will be limited to small scale infill developments and/ or ‘rural exceptions’ affordable housing schemes.

### Functional relationships between freestanding villages and nearby urban areas

- 4.16 Some of the larger freestanding villages, including three of the designated large villages (Easton on the Hill, Ringstead and Stanwick), together with others such as Glapthorn and Islip, have a close functional relationship with a nearby urban area. This is recognised in the Joint Core Strategy, which states that: *“Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement”*.

Village	Nearby urban area
Easton on the Hill	Stamford
Ringstead	Raunds
Stanwick	Raunds
Glapthorn	Oundle
Islip	Thrapston

- 4.17 In these circumstances, the need to direct development to the nearby urban area is therefore explicitly recognised in the adopted spatial strategy and reflected in the “made” Neighbourhood Plans for Glapthorn and Stanwick, both of which recognise this issue and set policies to avoid coalescence with the adjoining urban area.
- 4.18 Of all the freestanding villages in these circumstances, Islip is the most physically and functionally connected to a larger urban centre (Thrapston). Nevertheless, Islip is separated from Thrapston by a physical boundary (River Nene), but it is clearly a self contained community with a range of services and facilities appropriate to a village of its size and population.

### Urban outliers

- 4.19 Urban outliers are built up areas with urban or suburban elements that are physically separated from the main built up areas of their respective towns, but are not historically considered freestanding communities or settlements. Three urban outliers have been identified within the district:
- Crow Hill (Irthlingborough)
  - Elmington/ Laxton Drive (Ashton Parish/ Oundle) and
  - Avenue Road/ Bedford Road/ Newton Road ribbon development (Rushden)

- 4.20 **Crow Hill** – Crow Hill has a predominantly urban/ suburban character. As such this area is regarded as “urban”, for the purposes of applying the spatial development strategy. It is part of the main urban area and is therefore covered by Policy EN1(1) (below) and Policy 11(1) of the Joint Core Strategy.
- 4.21 **Elmington/ Laxton Drive** – The Elmington/ Laxton Drive area, which is located within the parish of Ashton, includes both rural and suburban parts. It is physically separated from Oundle by the River Nene and overall is considered to be predominantly rural in character. It does not, however, have the necessary characteristics for a functional settlement, so is accordingly considered to be “open countryside”. Therefore, Policy EN1(3) and Policy 11(2) of the Joint Core Strategy will apply.
- 4.22 **Avenue Road/ Bedford Road/ Newton Road** – The Avenue Road/ Bedford Road/ Newton Road ribbon development is a significant area of suburban character to the south-east of the main built up area of Rushden. The Rushden Neighbourhood Plan defines the area as part of Rushden’s rural hinterland, setting out a specific spatial strategy in Policy H1. Therefore, Policy H1 of the Neighbourhood Plan and Policy 11(2) of the Joint Core Strategy will apply.

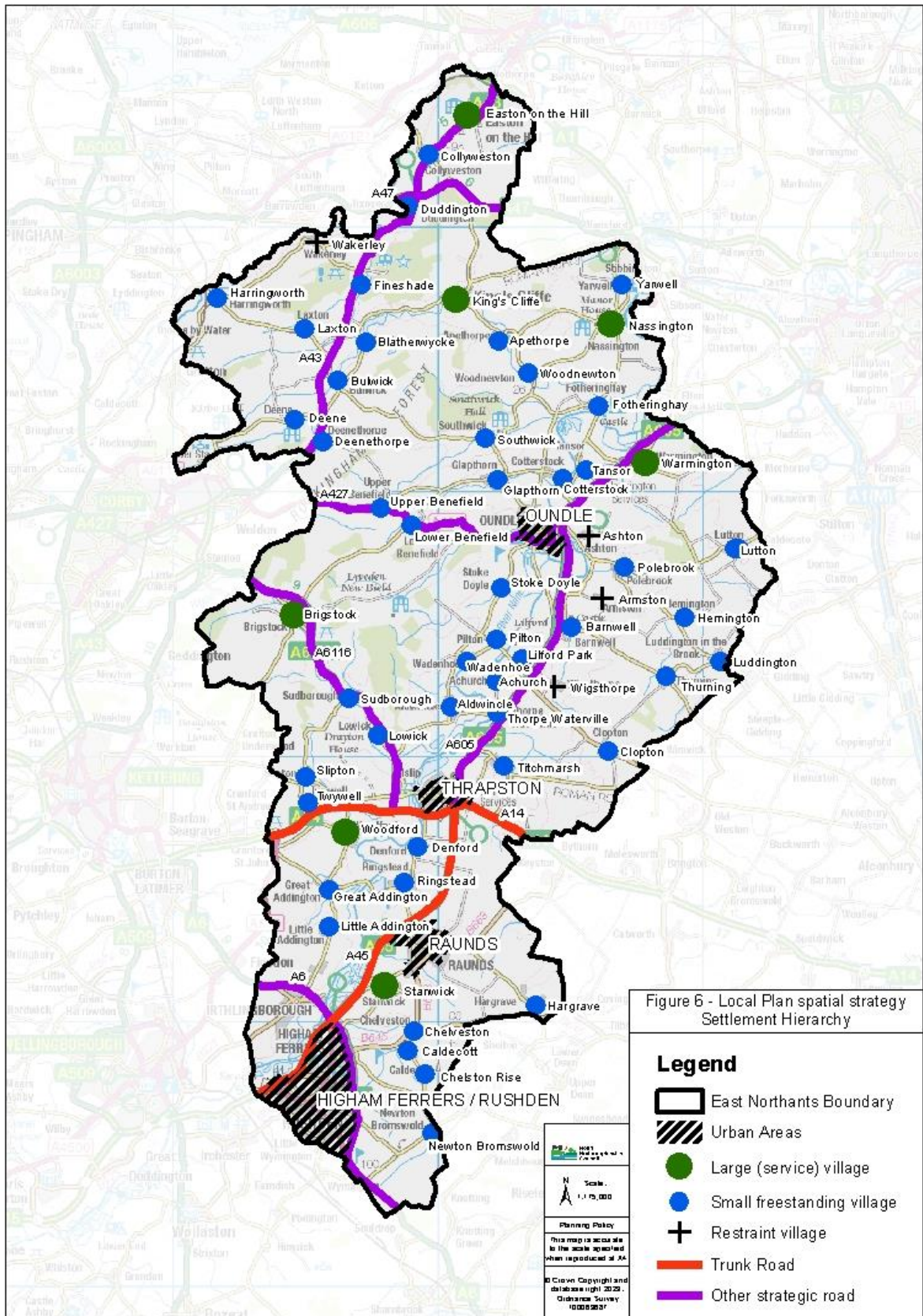
### **Restraint villages**

- 4.23 Four settlements are identified where policies of development restraint should be applied:
- Armston
  - Ashton
  - Wakerley and
  - Wigsthorpe
- 4.24 Armston and Wigsthorpe, while recognised as rural settlements within the settlement hierarchy, are hamlets of a size and rural character, such that open countryside policies will apply. For Wakerley, the emerging Neighbourhood Plan has assessed the character and built form of the village, but has concluded this to be unsuitable to accommodate further infill development.
- 4.25 The historic character of Ashton has undergone a detailed assessment through the Ashton Conservation Area Appraisal and Management Plan (July 2017). This found that the character and special interest of Ashton and the Ashton Wold rural outlier is highly sensitive and therefore its capacity for change in the form of new development is very limited. As such development opportunities are limited on account of their prevailing architectural character and spatial form, while most of the historic stock of ancillary buildings within the village has already been converted. Therefore, this historic character is of such sensitivity that the Plan should recognise this by way of a policy of development restraint, whereby open countryside policies (Policy EN1(3), below) should apply.
- 4.26 For the purposes of applying the spatial strategy through development management, the defined villages (large villages, small villages and restraint villages) are specified in Table 5 and Figure 6 (below).

<b>Table 5: Defined villages</b>		
<b>Large freestanding (service) villages</b>		
Brigstock	Nassington	Warmington
Easton on the Hill	Ringstead	Woodford
King's Cliffe	Stanwick	
<b>Small freestanding (other) villages</b>		
Achurch	Duddington	Newton Bromswold
Aldwinckle	Fineshade	Pilton
Apethorpe	Fotheringhay	Polebrook
Barnwell	Glapthorn	Slipton
Benefield (Lower and Upper)	Great Addington	Southwick
Blatherwycke	Hargrave	Stoke Doyle
Bulwick	Harringworth	Sudborough
Clopton	Hemington	Tansor
Caldecott	Islip	Thorpe Waterville
Chelston Rise	Laxton	Thurning
Chelveston	Lilford	Titchmarsh
Collyweston	Little Addington	Twywell
Cotterstock	Lowick	Wadenhoe
Deene	Luddington in the Brook	Woodnewton
Deenethorpe	Lutton	Yarwell
<b>Restraint villages</b>		
Armston	Wakerley	
Ashton	Wigsthorpe	



Figure 6: Local Plan spatial strategy – settlement hierarchy



## **Open countryside**

- 4.27 The open countryside includes many hamlets, agricultural complexes and other isolated groups of dwellings ('rural outliers'). Specifically, it also includes four defined villages – Armston, Ashton, Wakerley and Wigsthorpe – where policies of development restraint (i.e. open countryside policies) should be applied.
- 4.28 In practice this Plan regards the defined restraint villages and other rural outliers to be open countryside, where policies such as a general presumption against new build residential development should apply. However, where applicable, Neighbourhood Plans may provide the opportunity to adopt specific local spatial development strategies regarding the role of individual rural outliers or other groups of rural buildings in the open countryside, away from established settlements. Some Neighbourhood Plans have already taken a lead in this regard.
- 4.29 Policies EN1 and EN2 (below) explain how the spatial development strategy should apply. The policies provide additional district-level direction to support the development management process, or provide further strategic direction for the preparation of Neighbourhood Plans.

### **Policy EN1: Spatial development strategy**

**Development proposals will respect the network of settlements across the district, in accordance with the spatial roles set out in the Joint Core Strategy (Table 1) along with local considerations for assessing development proposals set out below and through Policy EN2 and the supporting text.**

**Settlements within the Plan area vary greatly in character, function and role. To provide greater clarity as to how the Spatial Strategy will be applied within East Northamptonshire, informed through Tables 4 and 5 of this Plan, the following approach will set out a context for development proposals:**

#### **1. Urban Areas**

- a) **Rushden – Rushden will be the focus for major development, as the designated Growth Town, concentrated upon the delivery of the Rushden East Sustainable Urban Extension and land to the east of the A6/Bedford Road (Policy EN28).**
- b) **Higham Ferrers, Irthlingborough, Raunds, Thrapston and Oundle Development will be focussed upon the major committed development sites at Irthlingborough (including Crow Hill), Raunds, and Thrapston. Development at Higham Ferrers will take place within the current built up area of the town with additional locally arising development needs directed towards Rushden. Development at Higham Ferrers will take place within the current built up area of the town with additional locally arising development needs directed towards Rushden. Further development at these towns will focus upon urban re-imagination, to support job creation, regeneration and to secure and enhance the local service base.**

**At Oundle, development proposals will seek to deliver the allocated sites to meet**

the Joint Core Strategy requirements for the latter half of the Plan period (2021-2031), to enhance Oundle's role as the main service centre for the rural north of the District.

## **2. Freestanding Villages**

To help maintain and strengthen local services infill development opportunities within the existing built up areas as defined through Policy EN2 and the supporting text, or a made Neighbourhood Plan, will be supported. 'Rural exceptions' affordable housing schemes (Policy EN3) or other small-scale employment and community-based proposals will also be supported. Further development beyond the extent of the built-up area will be resisted, unless allocated through a Neighbourhood Plan.

Within the eight larger freestanding villages (Table 4) larger scale <sup>26</sup> development opportunities may be supported where it can be demonstrated that they are necessary to fulfil a defined local need <sup>27</sup> and meet the requirements of Policy EN2, together with the supporting text, as being considered as part of the built-up area, or a made Neighbourhood Plan.

## **3. Open countryside and restraint villages**

Development will be refused for new build residential development units in locations beyond the built-up area of the settlements identified in Table 5. Development proposals for rural diversification or the re-use or conversion of rural buildings will be supported where this in accordance with Policy 11 of the Joint Core Strategy.

The four restraint villages (Armston, Ashton, Wakerley and Wigsthorpe) together with other rural outliers, are defined as open countryside. Rural diversification or the re-use or conversion of rural buildings will be supported where this in accordance with Policy 13 Section 2 of the Joint Core Strategy the relevant policy guidance.

## **Defining Built up Areas**

- 4.30 Managing development pressures around the periphery of settlements has long been a challenging issue for the planning system. The Joint Core Strategy recognises this, in particular through Policy 11 (Network of Urban and Rural Areas), which provides a clear distinction between urban areas and rural areas by setting specific urban (Policy 11(1)) and rural (Policy 11(2)) spatial strategies. It is the intention of this Plan to similarly provide a practical means to differentiate between the built up areas and their

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<sup>26</sup> Larger scale development proposals will need to take into account the guidance set out in Table 18 (Indicative rural housing need) of the Local Plan, as well as taking into account any development that has already been provided in a settlement within the plan period.

<sup>27</sup> Locally defined needs (as referred to in the larger freestanding villages section of the Plan above) are generally defined through mechanisms such as housing needs surveys or community plans. These sites may be delivered by way of Rural Exceptions housing, Neighbourhood Plan proposals or rural diversification schemes.

surrounding rural hinterlands. Different approaches to defining settlement boundaries (i.e. the extent of the built up area) have been extensively assessed. This analysis is summarised in the Settlement Boundaries Background Paper (BP2)<sup>28</sup>, with these potential alternative approaches initially considered at the Regulation 18 consultation stage and fed back to the Council accordingly (Planning Policy Committee, 3 April 2017, Item 5).<sup>29</sup>

### Urban areas

- 4.31 There has been no consistent district-wide policy approach to defining settlement boundaries in previous Local Plans. Linear boundaries were applied for Oundle and Thrapston, while a written definition was used for Higham Ferrers, Irthlingborough, Raunds and Rushden.
- 4.32 However, it is recognised that more recently Neighbourhood Plans have considered different approaches to defining settlement boundaries:
- Higham Ferrers Neighbourhood Plan includes a written boundary<sup>30</sup>, reflecting the clear physical limits to that urban area;
  - Raunds Neighbourhood Plan does not include an explicit urban/ rural distinction; and
  - Rushden's linear settlement boundary is defined through the Rushden Neighbourhood Plan and shown on the adopted Policies Map.
- 4.33 The Joint Core Strategy sets generic criteria for defining the built up areas of villages (paragraph 5.17):
- Vacant and under-developed land within the main built-up area;
  - Bounded by existing built curtilages on at least two sides, such as the filling in of a small gap in an otherwise substantially built up frontage.
- 4.34 These criteria could equally be applied for the urban areas. The default position for this Plan is that infill development will be generally supported within the urban areas. The development principles together with the supporting text to Policy EN2 provide more detailed criteria to support those in the Joint Core Strategy
- 4.35 The spatial development strategy (Table 2) sets out the settlement roles for the Plan area. The size of settlements ranges from the Growth Town of Rushden, as the largest settlement, down to the smaller rural settlements of defined villages such as Pilton and Newton Bromswold.
- 4.36 The spatial approach for the rural areas is further explained in section 4 and Policy EN1 above, with a list of the freestanding villages set out in Table 5. The smallest freestanding villages accommodate upwards of 20 dwellings and a built-up area is therefore defined by those settlements that comprises a cluster of 20 or more residential buildings and are identified in Table 5.

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<sup>28</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12103/background\\_paper\\_2\\_-\\_settlement\\_boundaries](https://www.east-northamptonshire.gov.uk/downloads/file/12103/background_paper_2_-_settlement_boundaries)

<sup>29</sup> [https://www.east-northamptonshire.gov.uk/meetings/meeting/760/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/760/planning_policy_committee)

<sup>30</sup> For Higham Ferrers, the Neighbourhood Plan (made April 2016) defines the built up area of Higham Ferrers as that part of the town bounded by the A6 and A45, and to the south by the built up area of Rushden

- 4.37 The definition of that built-up area is considered to include areas that have a closer relationship, in character and scale, to that cluster of buildings defining a settlement, than that of the surrounding countryside, as set out in the Joint Core Strategy para 5.17. This includes areas of land committed for development by way of an extant planning permission or development plan allocation adjoining the built-up area.
- 4.38 The extent of the built-up area excludes the following uses, unless they are wholly enclosed on all sides by built development forming part of the built up area:
- a) existing employment use, caravan sites, cemeteries, churchyards and leisure use including sport and recreation
  - b) freestanding built structures, including farmyards and associated agriculture buildings
  - c) open spaces and allotments
  - d) isolated properties or areas of ribbon development which are physically and visually detached from the main built form.

### **Policy EN2 Development Principles**

**Development proposals will be generally supported where they meet the following requirements/criteria:**

- (i) The site is allocated in the Local Plan or a made Neighbourhood Plan, or;**
- (ii) Infill development within a built-up area (as defined in the supporting text) or within a settlement boundary, where that is defined by a neighbourhood plan, will be supported where the site is:**
  - (a) well-related to the principal built-form of the settlement (existing or committed) and is not protected for any other use;**
  - (b) clearly distinct from the surrounding countryside, both physically and visually;**
  - (c) bounded by existing or committed development on at least two sides, which should be adjoined by a highway and such that developing it would not extend the built form away from a highway to create a “backland” form of development.**
- (iii) They would not harm the settlement’s character, form, or the surrounding countryside, including the need to avoid comprising key views, heritage assets and their settings, respect the importance of open, greenspace areas within the built up form of the settlement and seek to conserve special landscape designations; and**
- (iv) They would not be disproportionate to the settlement's size, form and range of facilities available.**

### **Freestanding villages**

- 4.39 The eight large freestanding villages (Table 4) differ significantly from other villages, in terms of their services and facilities. While predominantly rural in character, the larger villages include both urban and suburban character areas within their overall built form.
- 4.40 The other (small) villages (Table 5) tend to be more rural in character and built form than the eight large freestanding villages. However, in terms of their built form, virtually all villages incorporate transitional areas at the periphery, between the built up core and the rural hinterland (open countryside) beyond. This is recognised in the NPPF, which directs that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, but isolated homes in the countryside should be avoided (paragraphs 79-80); i.e. setting a distinction between development in or adjacent to an established settlement and the open countryside beyond.
- 4.41 Previous policy applied tightly defined settlement boundary criteria in order to protect the character of the existing built up areas and restrict small scale infill development beyond the existing built up cores of most villages. These have been reviewed to accord with the more flexible Joint Core Strategy criteria.
- 4.42 At the freestanding villages, new residential infill development should occur within the existing built up areas, as defined by Policy EN2 and the supporting text. These criteria should be applied in managing future development proposals. They may also be utilised for Neighbourhood Plans, where it has been decided to designate settlement boundaries, as is the case for the “made” Brigstock, Chelveston cum Caldecott, Glapthorn, King’s Cliffe, Stanwick and Warmington Neighbourhood Plans.

### **Development at the periphery of settlements and rural exceptions housing**

- 4.43 The NPPF (paragraph 80) emphasises a need to avoid new isolated homes in the countryside. The settlement boundaries and/or criteria for the urban areas and rural settlements enable, for the purposes of development management, a distinction to be made between the predominantly built up core area (i.e. where small scale infill and windfall development would generally be appropriate) and areas of a more dispersed, rural character at the periphery of settlements.
- 4.44 The fringe areas around settlements often contain groups of operational or redundant agricultural buildings, small groups of dwellings (less than 10 units) physically separated from the main built up area, caravan sites or other leisure uses. There is not always a clear distinction between core built up areas and the open countryside although in many locations physical features do provide a clear differentiation. Other peripheral areas may have potential to accommodate rural exceptions housing or small scale rural businesses, in accordance with Joint Core Strategy Policies 13 and 25.
- 4.45 It is recognised that several Neighbourhood Plans already define linear settlement boundaries. It would not fulfil the spirit of the NPPF if settlement boundaries are regarded as equivalent in status to the Green Belt, beyond which there is general presumption against most new build development. Rather, they are a development management tool, to provide a distinction between the core built up area and more sensitive peripheral and gateway parts of a settlement. Policy EN3 (below) sets out how

development proposals beyond a defined settlement boundary (where this exists) should be assessed.

- 4.46 Policy EN3 enables a differentiation between built up areas and the countryside beyond to be clearly made. In particular, this has implications for the delivery of rural exceptions housing schemes. National policy includes explicit provision to bring forward rural exceptions sites where these provide affordable housing to meet identified local needs (NPPF paragraph 78).
- 4.47 The Joint Core Strategy (Policy 13) provides an overarching rural exceptions housing policy, setting a strategic perspective on such development, which attempts to apply a policy that addresses all settlements across North Northamptonshire from large to small. East Northamptonshire is however, particularly rural in nature. The intention of the strategic policy is to meet local need where appropriate, recognising that the involvement of local communities is an essential prerequisite for the consideration of schemes to meet local housing need.
- 4.48 Strictly applied, Policy 13 of the Joint Core Strategy could exclude the potential for rural exception housing across the majority of settlements within the East Northamptonshire area, although it does recognise that there may be special circumstances when development is acceptable in the rural area, particularly where proposals meet identified need for affordable housing provision which is also supported locally. To explain how Policy 13 applies at a local level, Policy EN3 provides additional guidance for supporting proposals for rural exception housing schemes within the district.

### **Policy EN3: Development on the periphery of settlements**

**Beyond the extent of the built up area, as defined in the supporting text to Policy EN2 (or defined by a settlement boundary, within a made Neighbourhood Plan), new build residential development will not generally be supported. Proposals for rural diversification, the re-use or conversion of rural buildings, or rural exceptions housing schemes, will be supported.**

**In recognition of the rural nature of the district the following criteria will apply when assessing the suitability of settlements to provide for Rural Exceptions Housing on the periphery of settlements:**

- a) The proposed development would assist in supporting services in the settlement or in a cluster of nearby settlements,**
- b) Proposals will need to take into account the policy requirements set out in Policy 13 of the Joint Core Strategy, balanced against the need to assist in meeting a locally identified need for affordable housing provision and a desire for people to continue to live in their local community evidenced by a local needs housing survey.**

### **Replacement dwellings in the open countryside**

- 4.49 National policy seeks to limit the development of isolated new build dwellings in the countryside; it does however set out circumstances where such proposals may be acceptable. The replacement dwellings policy is intended to ensure that the new build dwelling is of a scale and form appropriate to its setting. It is important to ensure that replacement dwellings maintain, respect and/ or enhance their rural setting. Policy EN4 sets out the criteria against which provisions for replacement dwellings will be considered.

#### **Policy EN4: Replacement dwellings in the open countryside**

**Proposals for new build replacement dwellings in the countryside will be granted where they meet the following criteria:**

- a) The original dwelling has not been abandoned or allowed to fall into a state of dereliction and disrepair, so that any replacement would in effect be treated as a 'new dwelling' (a structural survey will be required where any signs of dereliction or disrepair is visible or the building has been unoccupied for some time);**
- b) The original dwelling is not a temporary or mobile structure;**
- c) The replacement dwelling is located within the site boundary of the original dwelling;**
- d) The replacement is of a size, scale and massing similar to the original dwelling, and the footprint and floor space should be a similar amount to the original dwelling;**
- e) Where an existing dwelling is considered too small for modern living standards,(to be assessed having regard the latest applicable national space standards) the floor space may be increased, to meet nationally described space standards, however this should not be to the detriment of the open countryside or character of the area; and**
- f) The design, materials and layout of the replacement dwelling should be sympathetic to the surrounding area by preserving and/ or enhancing the immediate setting and taking into account any wider impact of the development in its general location.**

**Conditions or unilateral undertakings will be used to ensure the demolition and removal of the existing dwelling is undertaken prior to the first occupation of the new dwelling or prior to construction of the new dwelling where more appropriate.**



## 5.0 Natural Capital

- 5.1 Natural capital is defined as the world's stocks of natural assets which include geology, soil, air, water and all living things. It is from this natural capital that humans derive a wide range of benefits (or services), often called ecosystem services, which make human life possible.
- 5.2 The importance of natural capital is recognised in Policy 1 of the Joint Core Strategy. This states that development should deliver improvements to “*the economic, social and environmental conditions in the area meeting the challenges of climate change and protecting and enhancing the provision of ecosystem services*”. In other words, to fulfil the presumption in favour of sustainable development, new development should ideally secure net environmental enhancement (i.e. overall gains in natural capital).
- 5.3 At a district level, natural capital as a concept normally relates to local areas, features or sites of biodiversity importance. Such green and/ or blue infrastructure is recognised in the Joint Core Strategy as being vital in maintaining the rural/ urban character of the Plan area (North Northamptonshire).
- 5.4 The Joint Core Strategy includes an extensive range of policies relating to the protection of existing assets; the natural and historic environment. Furthermore, it includes policies for delivering natural capital gains, through the Green Infrastructure framework. The Plan considers where further site specific policies will be required to deliver the benefits of development. All sites should meet the criteria outlined in the North Northamptonshire Joint Core Strategy Policy 5 (Water Environment, Resources and Flood Risk Management) and Policy 10 (Provision of Infrastructure).

### Green Infrastructure

- 5.5 The NPPF describes Green Infrastructure as “*a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities*”. The Joint Core Strategy, although it predates the revised NPPF, also provides clear direction as to the role and function of GI to “*enhance and respect local character and enhance biodiversity*” (Outcome 3). This seeks effective delivery through “*an integrated approach to biodiversity and a net gain in Green Infrastructure, strengthening links between the countryside and the towns*”.
- 5.6 In 2014, Natural England produced a nationwide profile of National Character Areas (NCAs)<sup>31</sup>. These NCAs highlight the significant opportunities in each area and therefore provide a useful planning tool that can help deliver the maximum benefits for the natural environment. Biodiversity Action Plan (BAP) Habitats and Species data is also a relevant consideration. This is available elsewhere via organisations such as Natural England and the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire and so is not identified on the Policies Map. East Northamptonshire is covered by the following NCAs:

- 88 – *Bedfordshire and Cambridgeshire Claylands* – eastern periphery of the District; e.g. Ashton, Clopton, Hemington, Luddington, Luton, Thurning;

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<sup>31</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

- 89 – *Northamptonshire Vales* – Nene Valley;
- 91 – *Yardley Whittlewood Ridge* – south eastern periphery of the District; e.g. Chelston Rise (Chelveston), Hargrave, Newton Bromswold, Avenue Road/ Newton Road area of Rushden;
- 92 – *Rockingham Forest* – Majority of the rural parts of the District, north of the A14.

5.7 Policies 19-21 of the Joint Core Strategy explain how GI should be delivered at the strategic level. These policies relate to the GI network across North Northamptonshire, and East Northamptonshire in particular:

- Sub-regional GI corridors e.g. Willow Brook, Harper’s Brook (Joint Core Strategy Figure 17/ Policy 19(b));
- Local GI corridors (Joint Core Strategy Figure 17/ Policy 19(c));
- Nene Valley (Policy 20); and
- Rockingham Forest (Policy 21).

5.8 Whilst specific GI routes are identified within the Joint Core Strategy (Figure 17), it is recognised that there is scope to identify local site specific proposals or linear connections in this Plan.

5.9 A spatial analysis of the GI resources in East Northamptonshire has been undertaken to identify the distribution of local GI corridors and assets within the district. The study revealed that the areas of the multi-functionality are predominantly located to the west of the River Nene (mainly within Rockingham Forest), with fewer opportunities located to the east of the river. Furthermore, several new GI corridors have been recommended based on the distribution of existing multifunctional GI assets. Much of the GI network has already been established in the south of the district, so more attention is now required to deliver an improved GI network in the north of the district.

5.10 As a result of the study, a local GI network comprised of existing and planned assets is proposed, to accord with the Joint Core Strategy and current Planning Practice Guidance. This study identifies priority local GI corridors (i.e. those which offer the greatest net benefit in terms of ecosystem services). GI can deliver a broad range of positive gains, including biodiversity conservation, water and flood management, and social (health and wellbeing). It is important to ensure that these wider GI benefits, continues to be delivered and enhanced.

5.11 There are a number of projects contained in made and emerging Neighbourhood Plans related to the regeneration and strengthening of the local GI, e.g. the made Barrowden and Wakerley and Brigstock Neighbourhood Plans, which relate to the Welland Valley and Harper’s Brook corridors respectively. Proposals for a strategic approach for GI provision around the periphery of Oundle, to create a circular cycle/ pedestrian network, are set out in the Oundle Cycle Network Study (June 2015<sup>32</sup>), which this Plan will support.

5.12 Where appropriate in terms of the scale of the development and its proximity to the GI network, developer contributions will be sought towards the protection and enhancement of the GI corridors within the district, including the Greenway. As this requirement may

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<sup>32</sup> <https://www.oundle.gov.uk/uploads/oundle-cycle-network-study---sustrans---draft-2.pdf>

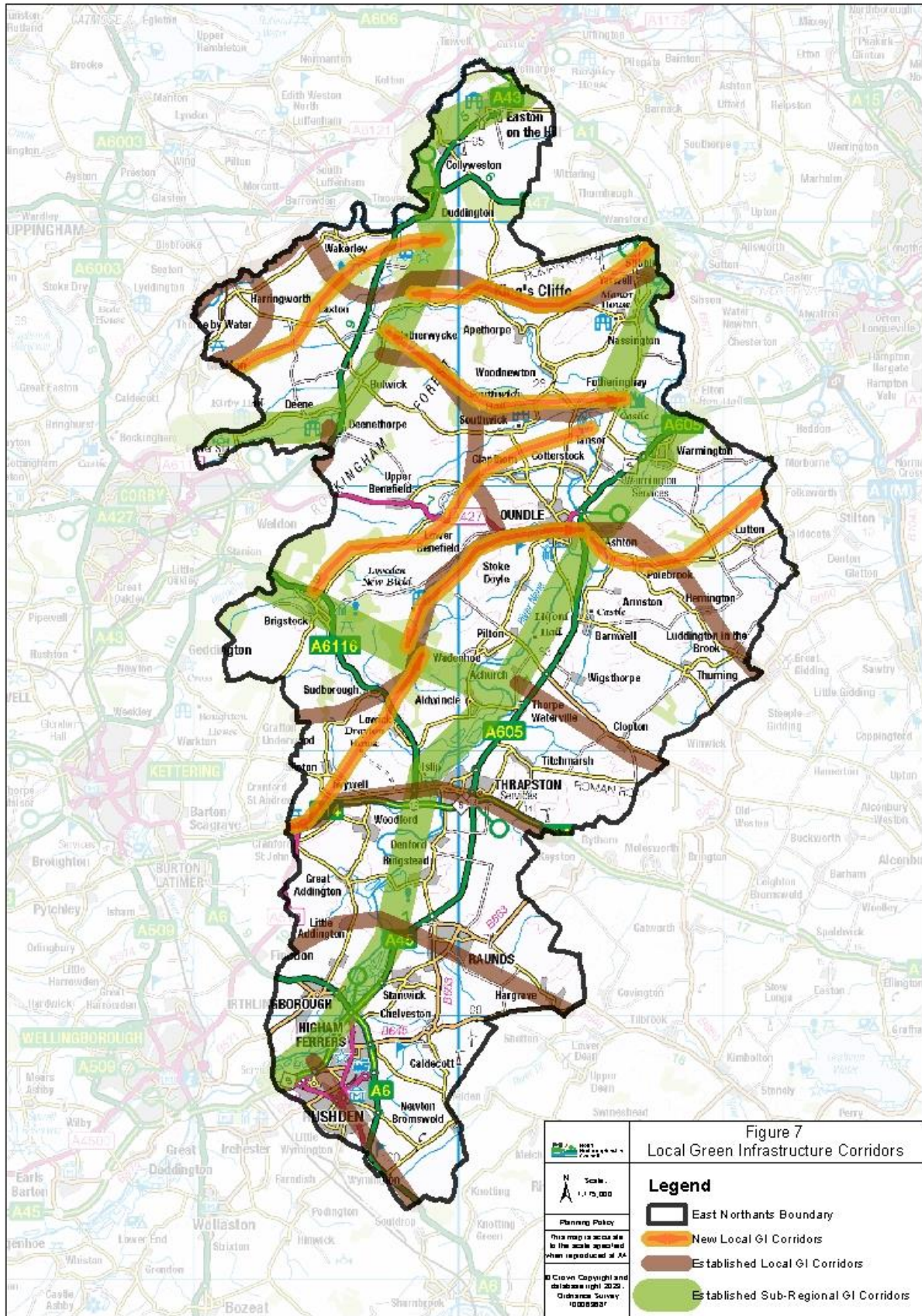
affect the viability of smaller developments a threshold of 10 or more dwellings; 0.5 ha or more for housing schemes; or more than 1000m<sup>2</sup> for commercial schemes, is set (Policy EN5, below) to enable developer contributions towards the local GI and Greenway. It is important to engage with key stakeholders at an early stage.

- 5.13 There are many ways that development can link in with the existing GI network. In addition to the GI corridors shown on the Policies Map there are maps available which identify the wider GI network in a location, for example the GI standards suite prepared by Natural England has a mapping tool where all GI can be seen. Developments should consider early in the design process where the local GI is located and how the development can link to it, both for people and wildlife benefit. There are various policies and guidance available on how good design can facilitate this.
- 5.14 When determining contributions towards GI, consideration needs to be given to the relationship between Policy EN5 and EN6. Contributions should reflect the scale and location of the site under consideration and should be proportionate. The relationship with Policy EN5, EN6 and EN8 also needs to be considered. GI and Open Space are clearly related with open spaces forming an integral part of the GI network. Opportunities to combine open space and green infrastructure schemes should be sought to optimise design and keep contributions proportionate. The Council will take care to avoid double counting between strategic and local green infrastructure and open space requirements when calculating contributions. A Supplementary Planning Document for Open Space and GI provision will be prepared to set out a step by step guide for calculating requirements.
- 5.15 The NPPF (paragraph 180) recognises the importance of ancient woodlands and veteran trees as a key element of maintaining the natural capital of the district. This is acknowledged through this Plan (Policy EN5, below). Trees, and the landscape they form part of, are key to the character of an area and significantly contribute to the environment. Best practice guidance for the protection of existing and the planting of new trees is provided through the Trees and Landscape Supplementary Planning Document, adopted June 2013<sup>33</sup>.

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<sup>33</sup> [https://www.east-northamptonshire.gov.uk/site/scripts/download\\_info.php?downloadID=1755&fileID=5019](https://www.east-northamptonshire.gov.uk/site/scripts/download_info.php?downloadID=1755&fileID=5019)

**Figure 7: Priority Green Infrastructure Corridors**



- 5.16** Policy EN5 ensures that the GI corridors across the district are protected and enhanced. It provides additional direction to support the delivery of GI as stipulated in Figure 17 and Policy 19 of the Joint Core Strategy. It is recognised that the delivery of enhancements to the priority GI corridors presents particular challenges; e.g. establishing connections across strategic roads or other physical barriers. In order to secure the long term management and maintenance of new public open spaces or other Green Infrastructure developers should work with the council to determine the most appropriate long term management and maintenance arrangements.

### **Policy EN5: Local Green Infrastructure corridors**

**Local Green Infrastructure corridors are identified on the Policies Map and Figure 7. These local corridors will be protected and enhanced through development proposals.**

**Development proposals will be expected to:**

- a) Ensure that, where opportunities exist, new development, including open space, is connected to the Local Green Infrastructure network, this includes the local GI corridors and the wider Green Infrastructure network;**
- b) Ensure, through the design and layout of schemes, the delivery of ecosystem services, through measures such as green roofs and walls, the protection of soils, plus new tree planting, including planting of new street trees, using native species;**
- c) Using developer contributions, and additional funding streams, where possible, to facilitate appropriate additions to, or improve the quality of, the existing and proposed Green Infrastructure network; and**
- d) Requiring sites of 10 dwellings or more (or 0.5ha or more) and commercial sites of 1000m<sup>2</sup> or more to make on-site provision and/ or provide off-site contributions, to create connections to the defined Green Infrastructure corridors in accordance with the most up to date standards/ standards in the SPD.**

**Opportunities to create the following local Green Infrastructure corridors and incorporate them into the wider Green Infrastructure network will be supported:**

- i) Duddington – Gretton (via Wakerley Woods)**
- ii) King’s Cliffe – Wansford**
- iii) Blatherwycke – Fotheringhay**
- iv) Brigstock – Fotheringhay (via Glapthorn Cow Pasture and Lower Benefield)**
- v) Brigstock Country Park – Oundle**
- vi) Oundle – Great Gidding (via Ashton Wold)**
- vii) Aldwincle – Twywell (via Drayton House)**
- viii) Oundle circular cycle/ pedestrian network**

## The Greenway

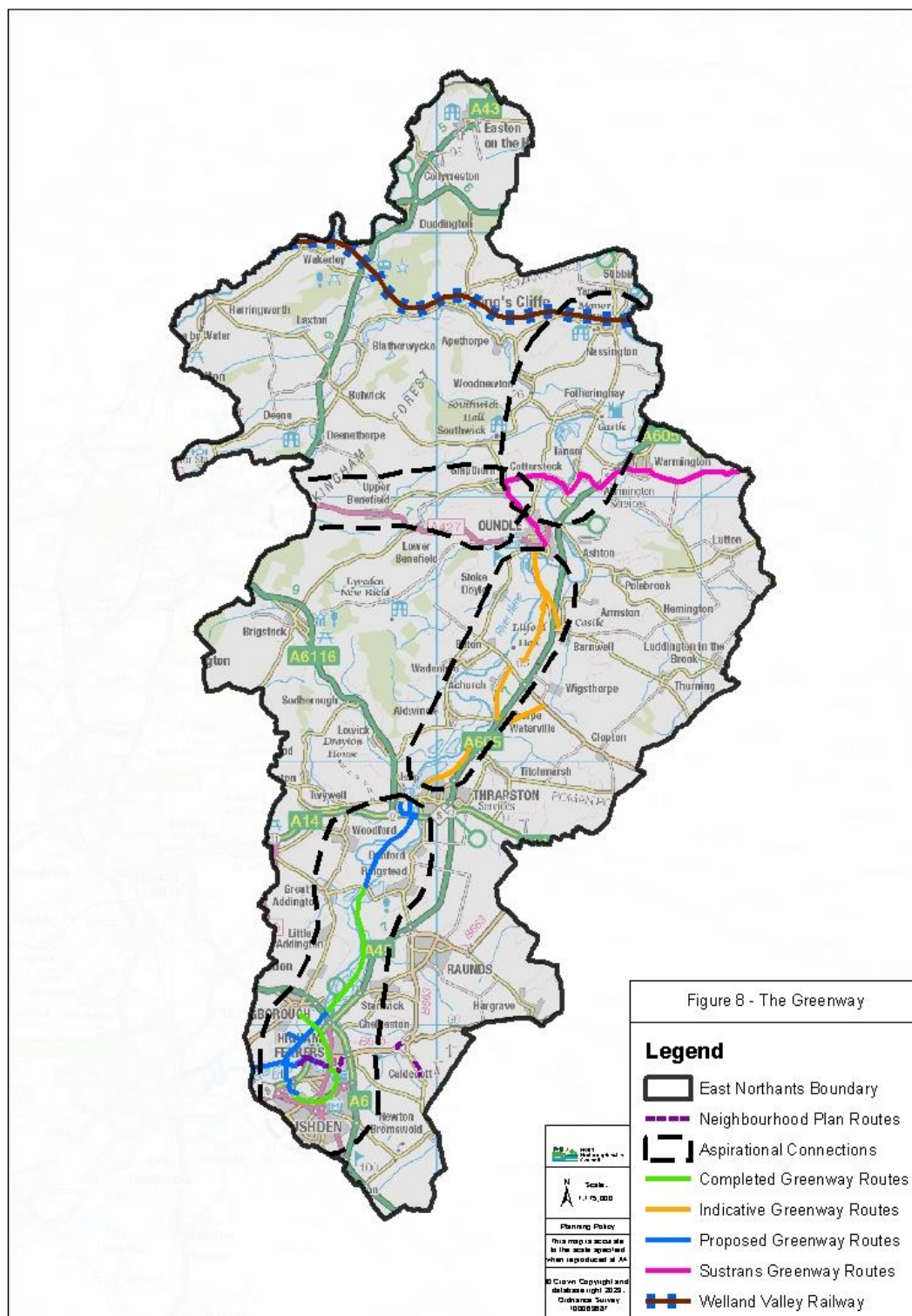
- 5.17 The Greenway is a central GI route that will, upon completion, run from Wellingborough railway station through East Northamptonshire, to Peterborough railway station. It will provide an alternative means of transport, predominantly for walkers cyclists and equestrian users where appropriate, and to provide opportunities for informal recreation. The Greenway is being developed in phases, some of which have been completed. Detailed proposals for future phases of the Greenway are set out in the Greenway Forward Plan 2019 to 2024<sup>34</sup>, particularly proposals to the north of Thrapston. Additionally, the 2015 Oundle Cycle Network Study puts forward specific proposals in/ around the Oundle Urban Area, which could be integrated with the Greenway proposals, to deliver a fully integrated network for the Nene Valley between Wellingborough and Peterborough. This Plan will recognise the importance of the Greenway project and the implication for development proposals throughout the district.
- 5.18 In terms of project specific delivery of the Plan's GI priorities, the Greenway should be regarded as the "jewel in the crown". Much of this long term GI project has already been delivered in the south of the district, with links between Rushden, Higham Ferrers, Irthlingborough, Stanwick, Raunds, Ringstead and Woodford. Previous Local Plans have sought to define linear routes on the Policies Map to denote proposals to extend the Greenway or other GI corridors. This has proven to be overly rigid and inflexible, so this Plan will look to define conceptual corridors (in a similar way to Figure 17 of the Joint Core Strategy) in place of proposed linear routes. The aim is that these can be delivered as separate projects or as part of other developments. The Greenway Vision identifies the following principal elements:
- Predominantly off-road connections between Wellingborough, Irthlingborough, Rushden, Higham Ferrers, Stanwick, Raunds, Ringstead, Woodford and Thrapston, Great Addington, Little Addington, Denford;
  - On and off-road routes, connecting Thrapston to Oundle;
  - On and off-road cycle network within and around the Oundle urban area, providing connectivity between the Thrapston (south) and Peterborough (north/ east) routes;
  - Connections to Peterborough 'Green Wheel' – on/ off road links between Oundle and Peterborough, including routes via Tansor and Warmington;
  - Indicative connection from Weldon, Deene, Deenethorpe and surrounding villages to Tresham Garden Village and on to Oundle;
  - Aspirational east-west off-road connection utilising the former Rugby – Market Harborough – Peterborough railway line.
- 5.19 The made Neighbourhood Plans for Barrowden and Wakerley, Chelveston cum Caldecott, Higham Ferrers, Raunds, Ringstead and Warmington; all include specific proposals for possible extensions and links to the Greenway, shown in Figure 8 (below).
- 5.20 Contributions towards The Greenway will need to be considered alongside the requirements of Policy EN5 and EN8 to ensure that requirements are proportionate and

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<sup>34</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/7666/the\\_greenway\\_forward\\_plan\\_2018-22](https://www.east-northamptonshire.gov.uk/downloads/file/7666/the_greenway_forward_plan_2018-22)

take into account the scale and location of the development, and that no double counting of contributions is requested. Contributions towards the Greenway will be sought from development located in settlements where there is access to The Greenway or where there are opportunities to create or enhance connections to The Greenway. A Supplementary Planning Document for Open Space and GI provision will be prepared to set out a step by step guide for calculating requirements.

**Figure 8: The Greenway**



## **Policy EN6: The Greenway**

The Greenway routes, both existing and proposed, as identified on the Policies Map and Figure 8 comprise a priority Green Infrastructure project for the Council, requiring both investment and improvement to ensure its satisfactory delivery. This includes the aspirational connections, where opportunities will be explored within the areas delineated by the dashed lines on the Policies Map and Figure 8.

**Development should:**

- a. be designed to protect and enhance the Greenway, and to strengthen connections to the wider green infrastructure network within the District;**
- b. protect and enhance heritage assets and their settings; and**
- c. on residential developments of 10 or more dwellings (or sites more than 0.5ha) and commercial sites of 1000m<sup>2</sup> or more which are located in settlements with access to The Greenway, or where there are opportunities to connect to The Greenway, contributions toward enhancement of The Greenway will be required in accordance with the most up to date standards set out in the SPD. Opportunities for the creation/ enhancement of connections to The Greenway will be required in line with Policy EN5.**

The aim will be to provide fully integrated connections along the Nene Valley; linking Wellingborough, Peterborough and the Rockingham Forest. This will be achieved via development or through mechanisms such as developer contributions and additional funding streams where appropriate.

Future maintenance of the Greenway and especially the area that adjoins it should be secured. Developers should work with the Council to determine the most appropriate future maintenance arrangements.

### **Local Green Space**

- 5.21 Local Green Space (LGS) is designated as a national land use in the NPPF (paragraphs 101-103). In practice, the NPPF enables the designation of LGS through the Local Plan Part 2 and/ or Neighbourhood Plans. Designating land as LGS provides a level of protection against development in green areas that are of particular importance for local communities.
- 5.22 The designation of LGS may provide an opportunity to deliver enhanced protection for established biodiversity sites without statutory protection. For example, non-statutory local wildlife or local geological sites (also sometimes shortened to LGS) could be protected, where appropriate, as LGS.
- 5.23 The NPPF sets out specific criteria that would need to be met for land to be designated as LGS (paragraph 102). The LGS designation should only be used where the green space is:



- in reasonably close proximity to the community it serves;
- special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in scale/ character and is not an extensive tract of land.

5.24 With reference to the third requirement, the NPPF does not define the threshold for what an ‘extensive’ tract of land is, although the intention is to ensure that the designation of LGS cannot be applied to indirectly introduce a new Green Belt. It is therefore for this Plan to establish what this means at a district level, through setting an enhanced local standard to explain how the terms “local in character” and “extensive tract of land” are to be applied, in cases where LGS designations are sought. These matters are assessed in the Local Green Space Background Paper (BP3)<sup>35</sup>.

5.25 Given that the designation of LGS is a specifically local and non-strategic matter, it is considered that Neighbourhood Plans represent the most appropriate mechanism for designating individual sites. Indeed, several “made” Neighbourhood Plans have already designated LGS sites, and these are already shown on the adopted policies map. As such, this Plan will not seek to designate individual LGS sites but will define an enhanced local interpretation of the NPPF criteria, as set out in Policy EN7 (below). In addition, increasing weight will be given to LGS sites designated in emerging Neighbourhood Plans, as they progress.

5.26 Local Green Space is also relevant to wider tourism, leisure and recreational activities and associated employment. As an example, Oundle is short of ‘in town’ greenspace but is characterised by access along the River Nene and Barnwell Country Park. This wider linkage is a critical element of the quality of life and the attraction of Oundle as a visitor or tourist destination. Improved ‘in town’ green infrastructure should enable enhanced access to these wider facilities.

### **Policy EN7: Designation of Local Green Space**

**In accordance with the National Planning Policy Framework guidance, Local Green Space may be designated through Neighbourhood Plans, where it has been identified by the community and it fulfils the following criteria:**

- a) The site is closely related to the main built up area of the settlement it is intended to serve;**
- b) Where local value can be demonstrated, in terms of providing one or more of the following functions:**
  - i) Defining the setting of a built up area**
  - ii) Archaeological or historical interest, including tourism related activities**

<sup>35</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12104/background\\_paper\\_3\\_-\\_local\\_green\\_spaces](https://www.east-northamptonshire.gov.uk/downloads/file/12104/background_paper_3_-_local_green_spaces)

iii) Recreational importance

iv) Tranquillity, or

v) biodiversity;

vi) beauty; and

c) The gross area of the site should be proportionate to the existing main built up area of the settlement and not an extensive tract of land.

### Protection and enhancement of open space, sport and recreation

- 5.27 At a local level, public open spaces, sports pitches and recreation grounds all provide a valuable resource, linking natural capital and people. This enables people to access and benefit from GI, be it within new developments, linear corridors or country parks. This multi-functional role provides a good example of how ecosystem services function in practice.
- 5.28 The Joint Core Strategy includes a generic policy for the retention and enhancement of public open space, allotments, sports and recreation buildings and land (playing fields), identifying their role as a key community facility (Policy 7(d)). In 2015 the Council appointed Knight Kavanagh and Page (KKP) to prepare an Open Space Study and Playing Pitch Strategy (April 2017)<sup>36</sup>. This updated the earlier (2006) Open Space, Sport and Recreation Study, which informed the previous Local Plan and 2011 Open Space SPD. The latter contains detailed standards regarding development contributions for open space, sport and recreational facilities, which will be replaced by the standards in this Plan (Tables 6-8, below; derived from the KKP study, or any subsequent updates).
- 5.29 Evidence gathering for the 2017 KKP study was undertaken during 2015/2016 to provide a comprehensive analysis of open space and playing pitch provision in the district. The KKP study provides evidence for locally based policies and standards for each open space typology, to ensure open space requirements will be implemented for all new development, either by enhancing existing lower quality open space or by providing new open space to meet the additional need. Further information about how the KKP has informed this section of the Plan are set out in the Open Spaces and Green Infrastructure Background Paper (BP4)<sup>37</sup>.

### Open space

- 5.30 The KKP Open Space Assessment Report assesses the quality and value of existing open spaces, shown in Table 6 (below).

**Table 6: Open Space Assessment – Quality and Value Criteria**

**Quality Criteria**

**Value Criteria**

<sup>36</sup> [https://www.east-northamptonshire.gov.uk/downloads/download/4484/open\\_space\\_and\\_playing\\_pitch\\_strategy](https://www.east-northamptonshire.gov.uk/downloads/download/4484/open_space_and_playing_pitch_strategy)

<sup>37</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12105/background\\_paper\\_4\\_-\\_open\\_spaces](https://www.east-northamptonshire.gov.uk/downloads/file/12105/background_paper_4_-_open_spaces)

<b>Quality Criteria</b>	<b>Value Criteria</b>
• Physical access	• Level of use
• Personal security	• Structural and landscape benefits
• Social access	• Ecological benefits
• Parking	• Educational benefits
• Information signage	• Social inclusion and health benefits
• Equipment and facilities	• Cultural and heritage benefits
• Location value	• Amenity benefits and sense of place
• Site problems	• Economic benefits
• Groups that the site meets the needs of	• Context of site in relation to other open spaces
• Maintenance and cleanliness	• Designated site (e.g. LNR, SSSI)
• Healthy, safe and secure	• Educational programme in place
• Site potential	• Historic site
	• Listed building or historical monument on site
	• Registered 'friends of' group to the site

5.31 The following standards are proposed in the KKP Open Space Standards Paper for each open space typology. No standard is set for cemeteries or civic spaces due to their unique nature and usage. These standards will be applied to all new development in the Plan area. The accessibility standards in Table 7 (below) apply to the whole of the district.

<b>Typology</b>	<b>Accessibility</b>
Parks and gardens	1200 metres (15 minute walk time)
Natural and semi-natural	1200 metres (15 minute walk time)
Amenity greenspace	400 metres (5 minute walk time)
Children and younger people	800 metres (10 minute walk time)
Allotments	1200 metres (15 minute walk time)

5.32 In terms of quantity of open space provision, there are current and future standards set out for each area of East Northamptonshire (Higham Ferrers, Irthlingborough, Oundle, Raunds, Rushden, Thrapston and Rural). Table 8 (below) identifies what minimum level of requirement for each typology would be needed to support appropriate new development proposals.

Typology	Higham Ferrers	Irthling-borough	Oundle	Raunds <sup>38</sup>	Rushden	Thrapston	Rural
	(ha per 1000 population/ 417 households <sup>39</sup> )						
Parks and gardens	0.25	0.01	0.31	0.58*	1.12	0.15	1.85
Natural and semi-natural	1.28	14.98	1.63	2.87	1.38	1.04	9.33
Amenity greenspace	0.39	1.16	0.36	0.56	0.58	0.64	0.94
Children and younger people	0.05	0.03	0.09	0.03	0.04 <sup>40</sup>	0.09	0.14
Allotments	0.09	0.38	0.12	0.16	0.38	0.34	0.79

- 5.33 New housing developments create additional need with regard to open space, however the viability of small housing schemes may be affected. Therefore, a threshold of 10 or more dwellings or 0.5 ha or more for housing schemes will be established for the requirement of developer contributions towards the provision and enhancement of open space which is suitable for children and younger people as well as older people. The preference is for provision to be made onsite, however where sites are physically constrained, if necessary to achieve development viability, it may be appropriate to seek development contributions towards off-site provision where this can be justified.
- 5.34 The open space for the Sustainable Urban Extension of Rushden East will be dealt with as a separate matter and the precise detail of what is to be provided there will be informed by the Open Space and Playing Pitch Strategy (or subsequent updates), future iterations of the MFD/SPD for the site and negotiations through the planning application process.
- 5.35 Open space requirements will be calculated using the most up to date evidence on open space. An Open Space SPD will be prepared which will provide a step by step guide for calculating open space requirements. Contributions toward open space would be spent in accordance with the Open Space Study and Local Infrastructure Plan.
- 5.36 There is a clear relationship between open space and the green infrastructure network. Open spaces form an integral component of the green infrastructure network. To ensure a commensurate approach when determining contributions, the requirements of EN5 and EN6 should be taken into account. Opportunities to combine open space and green infrastructure schemes should be sought to optimise design and keep contributions proportionate. The Council will take care to avoid double counting between strategic and local green infrastructure and open space requirements when calculating contributions.

<sup>38</sup> Raunds was identified as having no existing parks and gardens provision therefore the wider East Northamptonshire figure has been used.

<sup>39</sup> Applying 2.4 persons per household standard

<sup>40</sup> The figure of 0.04 ha per 1000 population is a minimum

## **Policy EN8: Enhancement and provision of open space**

**All new residential development of 10 or more dwellings (or sites more than 0.5 ha) will be required to contribute to the enhancement and provision of open space to meet the needs of the population arising from the development.**

**The provision of new open space will be required for development where there is an identified quantitative and/ or qualitative need. Requirements will be determined in accordance with the most up-to-date evidence base. Where applicable, new open space will need to be provided in order to meet the following requirements (or subsequent updates to these requirements set out in the most up-to-date evidence base):**

- **Quality and value criteria in Table 6;**
- **Accessibility standards in Table 7; and**
- **Quantity standards in Table 8.**

**Rushden East SUE will have its own bespoke open space, sport and recreation facilities which will be agreed in accordance with Policy EN29, informed by the Open Space and Playing Pitch Strategy (or subsequent updates).**

**For all other qualifying development, contributions to enhance the quality and value of existing open space onsite, or where appropriate offsite, including enhanced connectivity between open spaces and the Green Infrastructure network within the locality, will be required. Developer contributions will be calculated based on the quantity standards for the scale of development proposed.**

**The long term management and maintenance of all new open space must be secured. Developers should work with the Council to determine the most appropriate long term management and maintenance arrangements.**

### **Sport and Recreation**

- 5.37 The KKP Playing Pitch Strategy Assessment Report provides an evaluation of the local supply of and demand for playing pitch facilities in the district. The quantity, accessibility and quality of each of the following types of facility have been assessed: football pitches (both grass and artificial), rugby pitches, hockey pitches (artificial), cricket pitches, tennis courts and bowling greens.
- 5.38 In the KKP Playing Pitch Strategy and Action Plan, the district is divided into two analysis areas, north and south, to allow for a more localised assessment. Oundle and Thrapston are located in the north of the district, whilst Higham Ferrers, Irthlingborough, Raunds and Rushden are located in the south. The shortfalls in the study are expressed in match sessions rather than in number of pitches required. To convert match sessions into a number of pitches, the number of match sessions is halved (to take account of teams playing on a home and away basis). This has been done to calculate the total demand, combining current demand and future demand.

- 5.39 For all types of facilities either current demand is being met or there is an identified shortfall. Some facilities also have a predicted future shortfall as a result of the exacerbation of the current shortfall. The study concludes there is a need to protect and improve the existing provision, as well as to create new playing pitches.
- 5.40 The Plan focuses upon maximising opportunities for people to be physically active, as reflected in the Northamptonshire Physical Activity and Sport Framework (NPASF) 2018-2031. These opportunities should be maximised through encouraging active lifestyles, beyond a focus upon protecting traditional sports based facilities such as playing pitches, for competitive sports. This can include green gyms, marked/ measured trails and activities trails.
- 5.41 New developments create additional need for sport and recreation facilities, therefore major residential developments and strategic employment developments will be required to provide developer contributions towards the provision and enhancement of sport and recreation facilities or make provision for these on site.
- 5.42 A Sports and Recreation SPD will be prepared to set out the process for determining contributions. This will set out a step by step process for calculating requirements using Sport England planning tools to inform decision making. The focus for investment of contributions will be the Playing Pitch Strategy (or subsequent update), and where appropriate, other relevant documents, including Sports Facilities Strategies, Physical Activity and Sports Frameworks, Health and Wellbeing Strategies, Neighbourhood Plans and/ or plans or strategies prepared by National Governing bodies for sport and physical activity.

#### **Policy EN9: Enhancement and provision of sport and recreation facilities**

**All new residential development of 10 or more dwellings (or sites more than 0.5ha) and employment development of 5ha or more will be required to enhance the quality and value of existing sports and recreation facilities within the locality and/ or create new facilities to meet needs arising from the development. Developer contributions will be calculated based on the most up-to-date evidence base.**

**Preference will be to meet need through new onsite provision, though off-site provision and enhancement of existing facilities will be considered, where a need for such an approach can be fully justified.**

**Rushden East SUE will have its own bespoke sport and recreation facilities which will be agreed in accordance with Policy EN29, informed by the Open Space and Playing Pitch Strategy (or subsequent updates).**

**The long term management and maintenance of all new sport and recreation facilities—must be secured. Developers should work with the Council to determine the most appropriate long term management and maintenance arrangements.**

## 6.0 Social Capital

- 6.1 Social capital is about how people (communities) coexist, function and live together. It is defined as “*the networks of relationships among people who live and work in a particular society, enabling that society to function effectively*”. Typically, the concept of social capital is closely related to quality of life considerations.
- 6.2 There are many ways that the Plan can deliver social capital enhancements or gains i.e. quality of life improvements. The Joint Core Strategy includes a policy framework to deliver the following outcomes:
- Empowered and proactive communities;
  - Enhanced local character;
  - Excellent services and facilities;
  - A more diverse economy;
  - More walkable places and an excellent choice of ways to travel;
  - Stronger, more self-reliant towns; and
  - Enhanced quality of life for all residents.
- 6.3 There are many aspects to social capital. Elements of this concept include the protection, retention or enhancement of community assets. For this, the Joint Core Strategy sets out a comprehensive overarching policy to support and enhance community services and facilities (Policy 7).
- 6.4 The six urban areas all host a range of services and facilities typical to market towns of their respective sizes. In rural areas, development should be supported where this is necessary and appropriately located to boost local services and a prosperous rural economy. In particular this should be the focus of development within the larger villages (Table 5; section 4.0, above), all of which, to some degree, function as service hubs for the wider area.
- 6.5 However, the concept of social capital underpins all elements of quality of life, much of which is greatly influenced by the built environment. The Joint Core Strategy sets out a range of policies for protecting assets, including the historic environment, landscape, biodiversity, geodiversity, water environment, place shaping and sustainable building standards. These policies provide the overall framework for managing development.
- 6.6 The initial consultation for the Plan (Regulation 18 consultation) and subsequent stakeholder engagement has revealed that there are a number of themes where this Plan could provide additional direction, over and above the Joint Core Strategy. Policies within this section of the Plan will address the following matters:
- Health and wellbeing;
  - Design and character;
  - Historic environment;
  - Tourism and culture; and
  - Education and training.

## Health and wellbeing

- 6.7 Health and wellbeing are key aspects of social capital and are reflected as overall quality of life functions. This Plan provides additional district level policy direction to support the place shaping principles of the Joint Core Strategy (Policy 8).
- 6.8 Although faring better than average in some regards, East Northamptonshire, like all parts of the country faces a number of significant health and wellbeing challenges within its communities. In order to address these, local councils and their health partners are working with their communities to support and improve health and wellbeing. Important issues include:
- Increasing levels of physical activity – approximately one quarter of adults<sup>41</sup> are not physically active enough to maintain good health.
  - Healthy diet and weight - Two-thirds of adults in East Northamptonshire are overweight or obese, which has significant implications for their health and wellbeing.
  - In school year 6 (final year of primary education), 17.2% of children are obese.
  - Social isolation – ensuring people have opportunities for social interaction and engagement with their community.
  - Access to appropriate healthcare services when required.
  - Mental wellbeing – for all ages
  - Healthy Ageing – supporting people to stay independent and active.
- 6.9 The planning system can contribute significantly to health and wellbeing by ensuring that these are considered effectively at all stages of the planning process. The design of new developments can have a major influence on community health and wellbeing in a number of ways. Well-designed places should support and enable people and communities to live healthier lifestyles, thus improving community wellbeing and reducing pressures on local health and social care services.
- 6.10 Good design can achieve this through:
- Physical activity – Creating environments which encourage and support people to be active, through active travel, play, informal and formal leisure and sporting activities.
  - Social interaction – providing facilities and spaces that can be used for formal and informal social interaction and community activity and enable access to these services.
  - Green infrastructure – effective incorporation of multi-functional green infrastructure and spaces, providing benefits such as; access, play and recreation, attractive environments and wildlife habitat, flooding, climate and air quality management, relaxation and enhanced mental wellbeing.

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<sup>41</sup> Recent survey data collected by Northamptonshire Public Health indicates that while over 75% of respondents are recorded as “active” – above national average – this still means almost a quarter are noted as being “inactive”



- Streets/ public spaces – distinctive, high quality, safe and interesting streetscapes and public realm; which are safe, interesting and attractive, accessible and not polluted.
- Quality homes – which support health and wellbeing, through providing adequate internal and external space, attractive, accessible design and are flexible to meet changing needs.
- Movement and access – providing infrastructure to encourage and enable access for all by prioritising non-motorised means of transport such as walking, cycling and horse riding, together with public transport, balancing access by private car with any negatives impacts.
- Safe environments – Creating safe environments by identifying risks from hazards such as crime and anti-social behaviour, noise and air pollution and designing the development to minimise these impacts.
- Food and healthy diet – Encouraging a healthy diet through providing spaces for community gardening and engagement with food, ranging from allotments, community orchards and gardens.
- Economy and employment – providing access to employment and learning opportunities and creating workplace environments which support employee health and wellbeing.
- Social and healthcare infrastructure – providing suitable infrastructure for community services that support health and wellbeing, including appropriate health care provision.

6.11 A range of good practice exists in regards to designing for good health and wellbeing. Three documents are cited as particularly useful references<sup>42</sup>. The local planning authority recognises the implications of air quality and pollution for health and wellbeing. In July 2020, the former East Northamptonshire Council introduced a requirement for air quality assessments supporting planning applications/ proposals to be prepared in line with the latest EMAQN guidance.

### **Health Impact Assessment**

- 6.12 Health Impact Assessment (HIA) enables the identification and assessment of the likely effects that a proposed development will have on the health and wellbeing of the community. The purpose of systematically assessing these impacts is to develop the proposals in a way that minimises negative health and wellbeing impacts and maximises positive contributions to community wellbeing, including reducing health inequalities.
- 6.13 Where a health impact is identified, any actions that have been/will be undertaken to reduce a negative impact or maximise a positive impact should be identified and described. The HIA process will enable health and wellbeing issues to be identified and assessed and the development proposals to be adjusted accordingly. The completed HIA

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<sup>42</sup> Building for a Healthy Life - <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

Healthy Streets - <http://content.tfl.gov.uk/healthy-streets-for-london.pdf>

Active Design Guide - <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

will help enable relevant organisations to judge whether the proposal effectively addresses health and wellbeing issues and thus meet the relevant local planning policies.

- 6.14 In line with the Northamptonshire Planning and Health Protocol<sup>43</sup>, major applications (10+ homes or 1000m<sup>2</sup>+) will need to be accompanied by an appropriate HIA. This assessment will demonstrate how the development proposals promote good health and wellbeing and minimise any negative health and wellbeing impacts and thus meet policy requirements.
- 6.15 A local Rapid Health Impact Assessment (HIA) toolkit<sup>44</sup> has been developed to enable an assessment of the likely health impacts of spatial planning related proposals – including specific development proposals or planning applications. This should be used at the earliest practicable stage of the planning process, in order to influence the proposals as they are being developed.
- 6.16 Policy EN10 (below) sets out how health and wellbeing, will be managed within the planning system, including for example, the application of place shaping principles set out in JCS Policy 8 to ensure the delivery of good design that promotes health and wellbeing. It provides a mechanism for HIA to be incorporated into the development management system.

#### **Policy EN10: Health and wellbeing**

**Development proposals should demonstrate that the design will contribute positively to health and wellbeing by enabling and promoting healthy lifestyles and minimising any negative health and wellbeing impacts, through:**

- a) Effective application of -design and place shaping principles;**
- b) Creating a distinctive, high quality and accessible public realm which promotes and encourages physical activity and social engagement;**
- c) Having regard to the implications for and access to healthcare services and demonstrate how this will be addressed;**
- d) Engagement with local and national health bodies, including local NHS Clinical Commissioning Groups (or replacement body), to inform proposals relating to healthcare provision and / or access; and**
- e) Undertaking Health Impact Assessments at an early stage to ensure HIA influences the design process, for example, through pre-application advice, to ensure that the issues identified can be addressed or incorporated into the design proposals, and have regard to the Northamptonshire Planning and Health Protocol.**

**Health Impact Assessments will need to be objective and proportionate, dependent upon the scale of development proposed. In line with the Northamptonshire Planning and Health Protocol, all major development proposals (Development of**

<sup>43</sup>

[http://www.nnjpdu.org.uk/site/assets/files/1456/updated\\_northamptonshire\\_planning\\_and\\_health\\_protocol\\_mar20.pdf](http://www.nnjpdu.org.uk/site/assets/files/1456/updated_northamptonshire_planning_and_health_protocol_mar20.pdf)

<sup>44</sup> <http://www.nnjpdu.org.uk/publications/northamptonshire-rapid-hia-for-planning-tool/>

**10 or more homes (or with a site area of 0.5 ha) or for non-residential development of 1000m<sup>2</sup> or more) will need to be accompanied by an appropriate HIA.**

### **Design and character**

- 6.17 The Joint Core Strategy (Policy 8) sets out a broad range of place shaping principles relating to connectivity, the public realm, local character and quality of life
- 6.18 The character of East Northamptonshire is defined by a range of built environment assets. There are a large number of distinctive streetscapes and buildings of character across the district.
- 6.19 The varied criteria set out in Policy 8 of the Joint Core Strategy relate to a range of development schemes. In the case of development management, over 80% of applications are minor schemes (householder applications, changes of use, schemes of 1-2 dwellings etc). A need to provide further direction regarding design and character through this Plan has been highlighted.
- 6.20 In some instances, Village Design Statements may provide additional local direction and information regarding character and design for a Parish or settlement. Village Design Statements. Local examples include Cotterstock<sup>45</sup>, and Pilton, Stoke Doyle and Wadenhoe<sup>46</sup> Village Design Statements; adopted as a Supplementary Planning Documents in September 2020 and February 2016, respectively. These provide detailed local guidance regarding the built vernacular and local styles.
- 6.21 Policy EN11 (below) sets out detailed criteria against which new buildings, and extensions to existing buildings, will be assessed within their immediate context or setting. Policy EN11 focuses upon the immediate setting of new development. Issues such as the wider setting, including connections to green infrastructure and ensuring walkable neighbourhoods are addressed through the place shaping criteria in Policy 8 of the Joint Core Strategy and Chapter 12 of the NPPF (Achieving well-designed places).
- 6.22 Policy EN11 and Policy 8 of the Joint Core Strategy are supported by various specialist supplementary planning documents. Most recently, the Householder Extensions SPD (adopted June 2020<sup>47</sup>) provides detailed guidance on extensions to residential properties in situations where they require Planning Permission. Earlier examples include the Domestic Waste Storage SPD (2012)<sup>48</sup>, providing additional local guidance regarding the provision of domestic waste storage facilities for new residential development and the Shop Front SPD (2011)<sup>49</sup>, which provides specialist guidance for retail business premises regarding new shop fronts and alterations to existing frontages. In addition, statutory bodies may apply their own adopted policies (e.g. Northamptonshire Parking Standards,

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<sup>45</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11861/draft\\_cotterstock\\_village\\_design\\_statement](https://www.east-northamptonshire.gov.uk/downloads/file/11861/draft_cotterstock_village_design_statement)

<sup>46</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/9056/adopted\\_pilton\\_stoke\\_doyle\\_and\\_wadenhoe\\_village\\_design\\_statement](https://www.east-northamptonshire.gov.uk/downloads/file/9056/adopted_pilton_stoke_doyle_and_wadenhoe_village_design_statement)

<sup>47</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder\\_extensions\\_supplementary\\_planning\\_document](https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder_extensions_supplementary_planning_document)

<sup>48</sup> <https://www.northnorthants.gov.uk/planning-strategies-and-plans/supplementary-planning-documents-spd>

<sup>49</sup> <https://www.northnorthants.gov.uk/planning-strategies-and-plans/supplementary-planning-documents-spd>

September 2016<sup>50</sup>) in providing detailed feedback or responses to inform the determination of applications.

## **Policy EN11: Design of Buildings / Extensions**

**Development proposals should relate well to and where possible enhance the surrounding environment, and will be supported where the design:**

- a) Integrates positively with the surrounding area and creates a continuity of street frontage in terms of appearance, layout, massing and scale;**
- b) Does not detract from the character of the existing building(s);**
- c) Creates visual interest through careful use of detailing and appropriate materials;**
- d) Is locally inspired where appropriate, reflecting local distinctiveness;**
- e) Incorporates accessible and well designed amenity space proportionate to the scale of the unit and space for waste management to serve the needs of all end users<sup>51</sup>;**
- f) In the case of Houses in Multiple Occupation, have regard to the minimum space standards as defined in ‘The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Order 2018<sup>52</sup> or any amendment to that Order; and**
- g) For all other developments, provide sufficient internal space in line with National Space Standards**
- h) Does not result in -significant harm arising from light pollution.**

### **Historic Environment**

- 6.23 The Joint Core Strategy and NPPF set out a range of policies for the protection of the historic environment or heritage assets. The historic environment should be recognised as a critical element of the cultural and tourist offering of the district. The district is home to a rich variety of designated and non-designated heritage assets, including scheduled ancient monuments, historic parks and gardens, and statutory and locally listed structures.
- 6.24 The Joint Core Strategy contains an overarching policy for the protection of the historic environment (Policy 2). The need to provide more detailed local direction through this Plan has been considered. This Plan identifies where additional policies are necessary to supplement Policy 2 of the Joint Core Strategy, with regard to both designated and non-designated heritage assets.

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<sup>50</sup> <https://www3.northamptonshire.gov.uk/councilservices/northamptonshire-highways/transport-plans-and-policies/Pages/northamptonshire-parking-standards.aspx>

<sup>51</sup> A typical garden length will be 10.5m

<sup>52</sup> <https://www.legislation.gov.uk/uksi/2018/616/contents/made>

## Designated Heritage Assets

- 6.25 As illustrated in the Area Portrait (section 2.0, above), the historic built environment of East Northamptonshire is rich and varied. The area is noted to contain the highest number of designated heritage assets within North Northamptonshire. These include scheduled ancient monuments, listed buildings, conservation areas, and registered parks and gardens. Notable sites include:
- Former Rothschild Estate at Ashton
  - Country houses including Apethorpe Palace
  - National Trust site at Lyveden
  - Key historic settlements such as Oundle, Higham Ferrers and Fotheringhay
  - Buildings and townscape of the boot and shoe industry
- 6.26 The Joint Core Strategy and this Plan take a proactive approach to addressing the current pressures on this valued resource. These measures include:
- a series of historic environment policies which target heritage asset types, which are of particular local concern;
  - robust criteria for the identification of non-designated heritage assets, given the high number of such assets in the district; and
  - landscape and design policies which address the important inter-relationship between the historic, built and natural environment.
- 6.27 National legislation provides statutory protection for designated heritage assets. However, to ensure the historic environment (including heritage assets and their settings) to be adequately protected and enhanced within the development management process, it is considered that a local strategic policy is necessary to reinforce this. The key consideration is the potential harm that might be caused to the heritage asset or its setting and the great weight that should be given to its conservation, proportionate to its level of significance, and how that is balanced against the proposed public benefits of development proposals; i.e. application of national policy and legislation in the local context.
- 6.28 Policy EN12 (below) recognises the key principles of the NPPF. The balancing principles referred to in Policy EN12 reflect paragraphs 199-202 of the NPPF, providing additional district level direction. In addition, the NPPF emphasises the importance of the opportunity that new development may provide to better reveal the significance of heritage assets. Listed Buildings and Scheduled Ancient Monuments are also subject to separate regulatory regimes.
- 6.29 There is a great deal of evidence available in the public domain relating to the historic environment which assists in the identification of historic significance. Principally this is held at the Northamptonshire Historic Environment Record. However, in the case of conservation areas, a number of them are supported by published appraisals and management plans, which are available through the Council's website. These evidence-base documents should be consulted and taken into account in the formulation of development proposals.

## Policy EN12: Designated Heritage Assets

**In considering proposals that affect a designated heritage asset or its setting great weight will be given to the asset's conservation.**

**Development proposals that protect and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses consistent with their conservation, will be supported.**

**Where development:**

- a) protects and enhances heritage assets (including non-designated assets) and prevents harm to their significance and setting;**
- b) has been informed by a conservation area appraisal, landscape character assessment, village design statement of neighbourhood plan;**
- c) supports the sympathetic re-use of buildings of architectural or historic importance to ensure a positive contribution to the historic environment is maintained; and**
- d) conserves, protects and enhances heritage assets that are considered to be at risk.**

### **Non-Designated Heritage Assets**

- 6.30 A number of sites, structures and buildings have been identified as non-designated heritage assets through Conservation Area Appraisals and Management Plans, as well as relevant planning history. Any building, structure or feature (including designed landscapes) has the potential to be a heritage asset, where this can be demonstrated through appropriate evidence. It is necessary to apply policies for the protection of non-designated heritage assets in a proportionate way when considering the impact of a development proposal.
- 6.31 One way that this Plan can provide additional policy direction to non-designated heritage assets is through the preparation of a local list. The Joint Core Strategy (paragraph 3.15) specifically recognises the potential to provide additional protection for non-designated heritage assets, through the preparation of a local list. This recognises the need to apply consistent criteria, but does not provide further details as to what criteria should be applied.
- 6.32 Some made Neighbourhood Plans (e.g. Brigstock, Higham Ferrers and Raunds) include local lists. The previous Local Plan also included a limited local list, which would need to be reviewed and updated. In 2013, the former East Northamptonshire Council agreed a standardised methodology for assessing non-designated heritage assets, including production of a draft local list for the southern part of the former District (Planning Policy Committee, 22 July 2013<sup>53</sup>). However, the draft list was not taken forward; instead non-designated heritage assets may continue to be identified using the standard methodology as and when Neighbourhood Plans are prepared. The preparation and adoption of a local

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<sup>53</sup> Item 7: [https://www.east-northamptonshire.gov.uk/meetings/meeting/429/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/429/planning_policy_committee)

list through a Neighbourhood Plan should provide enhanced weight in securing the protection of such heritage assets and/ or their setting.

- 6.33 In order to ensure consistency, Policy EN13 sets out further guiding principles for preparing local lists-and provides clarity on the types of buildings, sites and structures that the Council considers to be non-designated heritage assets, thereby setting a local blueprint or methodology for preparing a local list. It is not necessary for an asset to meet all relevant criteria, and the state of repair of an asset is not a relevant consideration when deciding whether or not a building, site or structure is a heritage asset.

### **Policy EN13: Non-Designated Heritage Assets**

**Development affecting a non-designated heritage asset (this relates to all relevant heritage assets not just those on a local list, i.e. non-designated historic parks and gardens; buildings and structures; and/ or archaeological remains) where it is designed sympathetically having regard to the significance of the asset, its features, character and setting will be supported. Development should seek to enhance the character of the non-designated heritage asset whether or not it is included in a local list.**

**Non-designated heritage assets should be conserved in a manner consistent with their significance. The assessment of proposals for new development that would impact on the demolition or total loss of a non-designated heritage asset will take into account the significance of the asset and the scale of harm or loss.**

**Whether a site, feature or structure is considered to be a non-designated heritage asset will be guided by the following criteria:**

#### **Historic parks and gardens**

- **Historic interest**
- **Proportion of the original layout still in evidence**
- **Influence on the development of taste whether through reputation or reference in literature**
- **Early or representative of a style of layout**
- **Work of a designer of local importance**
- **Association with significant persons or historical events**
- **Strong group value**
- **Within, or contributing to, a locally significant landscape**

#### **Buildings and structures**

- **Aesthetic/architectural merit**
- **Historic association**
- **Age and rarity**
- **Completeness**
- **Social or communal value**

## Assets of archaeological interest

- **The clarification provided by the Planning Practice Guidance and Historic England guidance on Local Heritage Listing as to what can be considered as a non-designated site of archaeological interest will be used. These non-designated sites may be included in the Northamptonshire Historic Environment Record.**

## Tourism and Culture

- 6.34 Tourism is a longstanding priority within the former East Northamptonshire area. The former Council's Economic Development Strategy specifies that the priority for economic growth should be those sectors "*that will make a significant contribution to improving the quality of life for residents whilst enhancing the quality of place and securing prosperity in the local economy*" (Economic Growth, Tourism and Regeneration Strategy 2017-2020<sup>54</sup>, paragraph 1.7). These include delivering increased tourism spending and job creation, particularly along the Nene Valley and in rural areas.
- 6.35 The Economic Development Strategy highlights the mix of unspoilt countryside, historic market towns and attractive villages, which contribute to the character of the district. The Council remains a key partner in the Destination Nene Valley (DNV) partnership<sup>55</sup> which promotes a diverse range of arts festivals and other cultural events throughout the Nene Valley between Northampton and Peterborough, including the Nene Valley Festival, held each September.
- 6.36 Cultural attractions can be based on a variety of different interests. Art galleries, environmental attractions, museums, historic buildings and landscapes may define cultural interest. These are one mechanism by which improved participation in active leisure and recreation may be achieved (recognised in the Economic Development Strategy), thereby securing broader net gains to overall public health and wellbeing. The development and expansion of cultural attractions should therefore be supported by an appropriate policy framework, to ensure that their success and integrity is not compromised.
- 6.37 The Joint Core Strategy contains several policies to enhance the area's tourist and cultural assets and support proposals to expand the tourist industry (Policy 22(e)). The Joint Core Strategy also seeks to promote tourism through delivering net improvements to Green Infrastructure (Policy 19), emphasising the importance of Oundle and Thrapston as gateways to the Nene Valley (Policy 20(b)) and the Rockingham Forest as tourist and recreation attractions (Policy 21(d)). Recent developments such as Rushden Lakes and the Greenway have also delivered enhanced connectivity between the urban areas of Higham Ferrers, Irthlingborough and Rushden and the Nene Valley. Growth in the tourist economy balanced with the delivery of enhancements to GI corridors will be promoted through this Plan.

## Cultural developments

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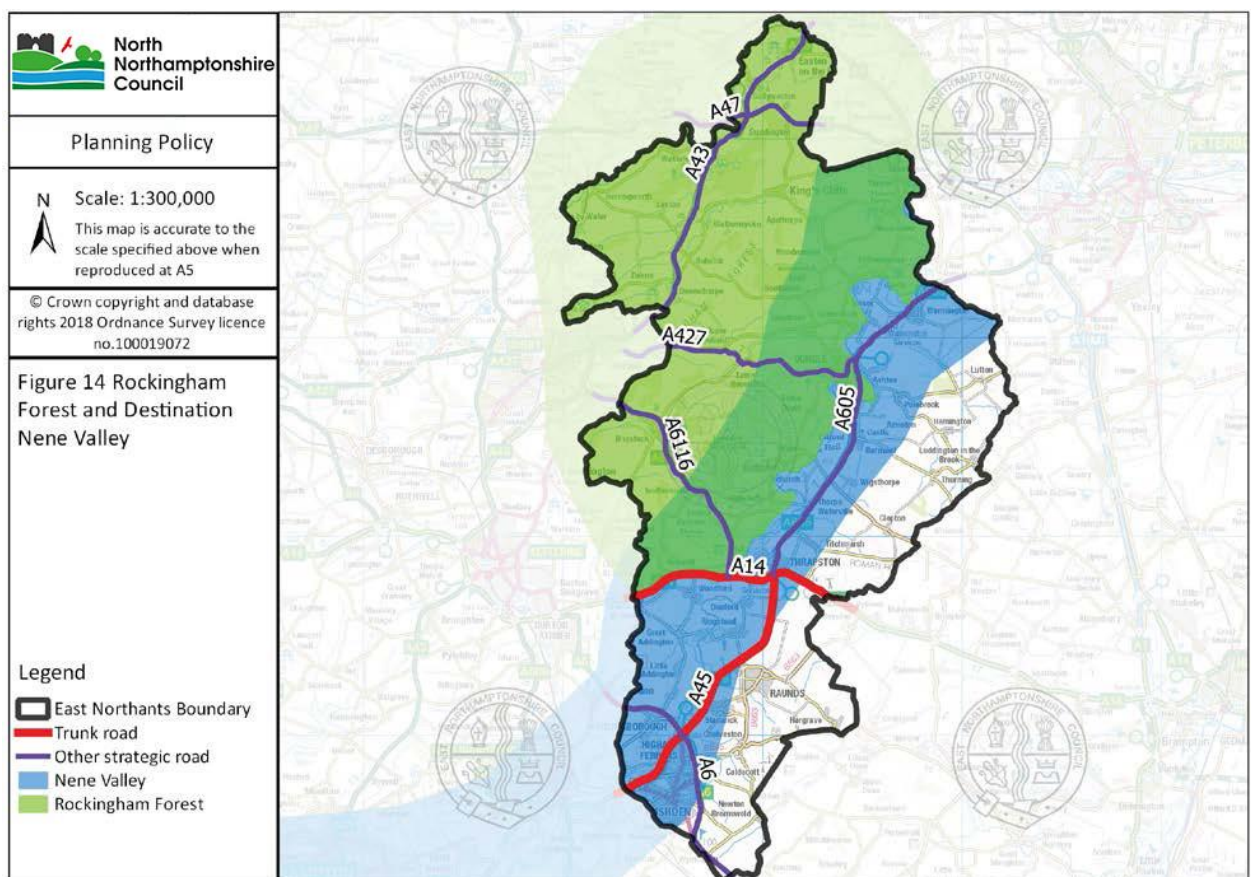
<sup>54</sup> [https://www.east-northamptonshire.gov.uk/site/scripts/download\\_info.php?downloadID=479&fileID=2016](https://www.east-northamptonshire.gov.uk/site/scripts/download_info.php?downloadID=479&fileID=2016)

<sup>55</sup> [www.nenevalley.net](http://www.nenevalley.net)



- 6.38 East Northamptonshire has a wide range of tourist and cultural assets, from the River Nene to churches and idyllic villages, to significant tracts of woodland, many of which contribute to defining the Rockingham Forest. These all benefit the existing residents and workforce but also appeal to visitors and tourists. It is important to not only protect and enhance the existing attractions but to actively support new tourist and visitor attractions through the planning system, including rural tourism.
- 6.39 Cultural attractions such as theatres, museums, galleries, concert halls, cinemas and hotels are all defined as main town centre uses (NPPF Annex 2). The NPPF (paragraphs 87-91) requires that larger scale proposals for new cultural assets will be subject to the Sequential and Impact Tests for main town centre uses, although smaller scale rural office, tourist or other small scale developments are exempt.
- 6.40 Many tourist and cultural assets are associated with the Nene Valley (spatial corridor defined by [www.nenevalley.net](http://www.nenevalley.net); incorporated into Figure 9, below). Most are sited in locations that provide optimum opportunities for non-motorised vehicular access, utilising dedicated off-road routes such as the Greenway. Committed or established tourist destinations such as Fineshade, Lyveden New Bield, Rushden Lakes, Stanwick Lakes and Oundle Marina already include provision for cultural uses which would otherwise be regarded as main town centre uses.

**Figure 9: Rockingham Forest and Destination Nene Valley**



- 6.41 In order to promote tourism and attract visitors to the area it is important to provide a range of accommodation options. The initial stakeholder engagement and the Economic Development Strategy highlighted the lack of overnight tourist accommodation

throughout the district. Maintaining the existing stock of tourist accommodation and increasing the overall offer of the district will be key objectives for this Plan.

### **Tourist accommodation – north of the District**

- 6.42 Across the predominantly rural north of the district, there are a limited number of camping locations, B&Bs, independent hotels and a few chain hotels located alongside main highway routes. The north of the district is relatively well served with facilities sites include Top Lodge, Fineshade; New Lodge, Laxton (A43); the Talbot Hotel, Oundle and Yarwell Mill. Several village pubs in the rural north of the district also offer overnight (B&B) accommodation. For example, in nearby towns such as Stamford to the north there is a wider offer of overnight accommodation including large hotels.
- 6.43 Recent consents include a proposed Rockingham Forest Park, which includes 55 tourist accommodation lodges and 9 camping pitches at Jack's Green, Nassington. If this scheme is implemented it will offer a significant improvement to the overall provision of tourist accommodation for the rural north of the district.

### **Tourist accommodation – south of the District**

- 6.44 By contrast to the north, in the southern part of the district (south of the A14) tourist accommodation is limited, with few hotels and inns offering overnight accommodation. Therefore, a need to promote and provide for additional hotels or other tourist accommodation to the south of the district is emphasised. It is important to recognise that to attract overnight visitors that want to enjoy all that there is on offer in East Northamptonshire, that accommodation needs are met. This could take place with the re-use of redundant buildings in settlements, new provision in the towns, or further camping locations in rural areas. In order to enhance and reinforce the existing characteristics of the district, it will be expected that the highest level of sustainability should be achieved.

### **Promoting sustainable tourism**

- 6.45 Sustainable transport modes from tourist attractions and accommodation offers will be critical to ensure any adverse impacts, arising from increased tourism activity, is minimised. It will be important to roll out programmes, such as the Greenway, in order to promote further connections to the key attractors and also for new provision to deliver further links into the network.
- 6.46 It is reiterated that the one of the most significant issues affecting the tourist industry concerns the lack of overnight accommodation, particularly in the south of the district. This issue is reflected in national policy which sets a general presumption in favour of reusing redundant rural buildings for residential use (NPPF paragraph 80(c)). It is important that this Plan provides appropriate direction to ensure that further losses to existing tourist accommodation do not occur.
- 6.47 In accordance with Policy 25 of the Joint Core Strategy, the small scale development of self-catering accommodation through the conversion of, for example, farm buildings which could supplement farm incomes, or outbuildings attached to public houses should be supported.
- 6.48 This Plan will maximise opportunities to support sustainable growth in the tourism industry through supporting the development of tourism, in particular new hotels and tourist accommodation, especially in priority locations such as the Nene Valley and

Rockingham Forest. In order to proactively support arts, culture and tourism related development within the Rockingham Forest and Destination Nene Valley corridor, new proposals for these uses should be exempt from the Sequential and Impact Tests (Policy EN14, below).

- 6.49 Policy EN14(a) sets out relevant criteria for managing tourism and cultural developments in the Nene Valley corridor and the Rockingham Forest. These should not adversely affect sensitive receptors (the SSSI and SPA) and would be subject to the SPA Mitigation Strategy with regard to potential impacts of tourism upon the integrity of the SPA/ Ramsar site. Outside of these areas, Sequential and Impact Tests will apply for main town centre uses (i.e. cultural developments, hotels etc) in the normal way.
- 6.50 The potential impacts of proposals for new tourism, cultural developments and tourist accommodation on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.

#### **Policy EN14: Tourism, cultural developments and tourist accommodation**

- a) Within the Destination Nene Valley corridor and Rockingham Forest areas, as shown on the Policies Map, proposals for the development of hotels (particularly in the South of the District), new tourist and/ or cultural assets, or the expansion of existing sites, to support established tourism assets, will be supported provided that these:**
- i. Deliver enhanced connectivity to the Greenway and other defined Green Infrastructure corridors, as referred to in Policies EN5 and EN6; and**
  - ii. Do not have an adverse impact on the surrounding countryside e.g. King's Cliffe Hills and Valleys area of tranquillity (Joint Core Strategy Policy 3(f)).**

**Beyond the Destination Nene Valley corridor and Rockingham Forest areas, tourist and cultural developments will be supported where these comply with other relevant local and national planning policies.**

- b) Throughout the District, new-build tourist accommodation, or the conversion of dwellings or redundant or disused rural buildings to guest house or bed and breakfast use will be supported, where new-build accommodation is appropriate to its location and respects the setting,**

**quality and character of its surrounding hinterland.**

**In order to manage such developments it will be necessary to use suitable planning conditions and/ or legal agreements to ensure that these are retained for tourist accommodation.<sup>56</sup>**

### **Education and training**

- 6.51 The 2017 North Northamptonshire Infrastructure Delivery Plan and 2021 East Northamptonshire Local Infrastructure Plan identify strategic infrastructure requirements necessary to support growth. This is particularly relevant when considering education, learning and training, where a mixture of localised and strategic infrastructure projects may be required to support growth. Policy 10 of the Joint Core Strategy provides the principal mechanism by which development contributions towards education can be sought.
- 6.52 In addition to securing development contributions to mitigate the impacts of new development, the Council and the Department for Education (DfE) have strategic responsibility for local authority maintained schools, academies and Free Schools, respectively. The Joint Policy Statement from the Secretary of State for Communities and Local Government and the Secretary of State for Education on 'Planning for Schools Development' (2011)<sup>57</sup> sets out the Government's approach to support the development of state-funded schools and their delivery through the planning system.
- 6.53 The DfE identifies that the Plan should give consideration to evidence on education capacity and need, to ensure that developer contributions towards education infrastructure (school expansions or new schools), can be effectively secured in accordance with Policy 10 of the Joint Core Strategy. In this way, these obligations can be made clear to developers and other stakeholders in assessing both viability of this Plan and development proposals.
- 6.54 The Government (DfE) has considered Rushden's Growth Town status and the Rushden East allocation (Joint Core Strategy, Policy 33), initially putting forward proposals through the draft Plan consultation, November 2018 – February 2019 (Specialist School Site consultation paper, January 2020<sup>58</sup>). In light of the SUE proposals and strategic educational infrastructure requirements, the DfE and the former County Council identified an overwhelming need for additional educational facilities for students aged 11-18 with a Statement of Special Educational Needs or an Education, Health and Care Plan for moderate learning difficulties to severe learning difficulties, including students with autism. This has been addressed by the development of a new Free School to the south of Chelveston Road, Higham Ferrers (east of the town), with a full capacity of 145 pupils which opened in September 2021.

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<sup>56</sup> Under the 2015 Deregulation Act a residential property may be let for up to 90 days in a calendar year as tourist accommodation, above which a change of use is deemed to have occurred.

<sup>57</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6316/1966097.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6316/1966097.pdf)

<sup>58</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11673/appendix\\_3\\_-\\_specialist\\_school\\_site\\_provision](https://www.east-northamptonshire.gov.uk/downloads/file/11673/appendix_3_-_specialist_school_site_provision)

## 7.0 Economic prosperity

- 7.1 Policy 22 of the Joint Core Strategy (Delivering Economic Prosperity) sets out North Northamptonshire's overarching approach to economic development and sets a target net increase of 31,100 jobs across the North Northamptonshire area. This is further defined in Joint Core Strategy Policy 23 (Distribution of New Jobs) which sets an East Northamptonshire target for a net increase of 7,200 jobs (Policy 23/ Table 3) across all economic sectors within the Plan period (2011-31). Local economic development is being driven by the 2018 initiative *Enterprising East Northants*<sup>59</sup>, which is underpinned by the former Council's Economic Strategy 2017-2020.
- 7.2 In response to the Covid-19 national emergency the *Recovery Through Enterprise*<sup>60</sup> prospectus details East Northamptonshire Council's response to the economic shock resulting from the pandemic. This response builds on the *Enterprising East Northants* economic initiative and is being developed within the context of an ongoing strategic approach through a national economic recovery group, the Oxford Cambridge Arc (OCA), the South East Midlands Local Enterprise Partnership (SEMLEP) and the Northamptonshire Local Resilience Partnership. The prospectus aims to act as a local mechanism for joining up and driving delivery at a local level.
- 7.3 Conventionally, employment monitoring has related to business, industrial (heavy and light) or logistics uses (formerly referred to as 'B' Use Classes, in the 1987 Use Classes Order and subsequent amendments). This is a reflection of historical monitoring regimes, which have focused upon the quantum of business, industrial and logistics uses that have been developed. Current national policy identifies a distinct separation between main town centre uses and other employment uses. The Use Classes Order was comprehensively revised in 2020, although the NPPF maintains the town centre/ other economic uses differentiation. Further details, cross referencing the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020<sup>61</sup>, are set out at Appendix 2 of this Plan.

### **Macro-economic context: Strategic economic strategies**

- 7.4 To help set out effective district level policies, this Plan should consider and reflect the strategic economic framework. The district forms the northernmost part of the South East Midlands Local Enterprise Partnership (SEMLEP) area; centred upon Milton Keynes and Northampton, and ranging from Corby, Oundle and the rural north of the district in the north, to Bicester, Aylesbury and Luton in the south. Its east-west extent lies between Biggleswade (east) to Banbury (west). SEMLEP also recognises the implications of major sub-regional centres beyond: London, Birmingham, Cambridge, Oxford, Leicester and Peterborough.

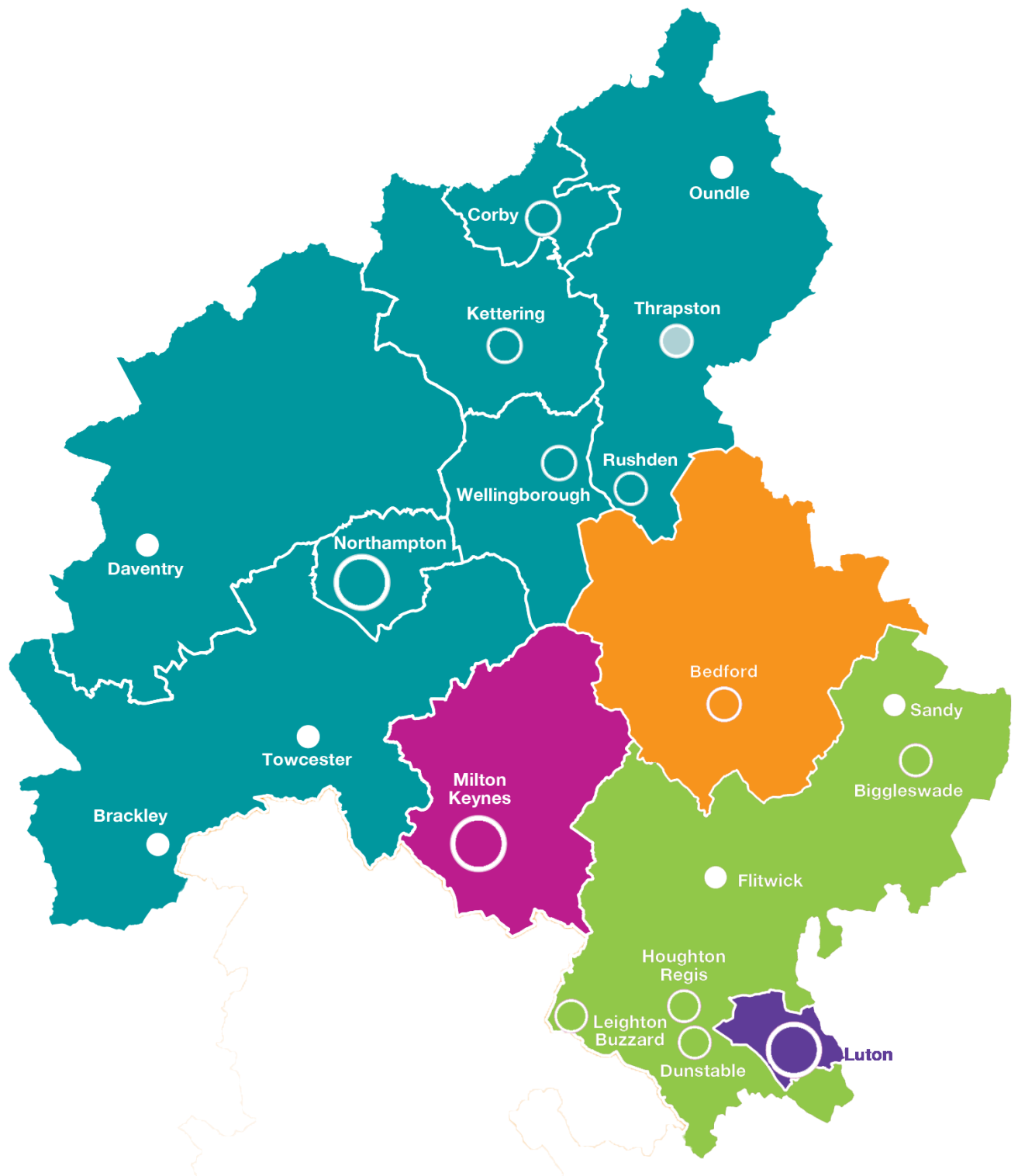
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<sup>59</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/10850/enterprising\\_east\\_northants\\_strategy\\_2018](https://www.east-northamptonshire.gov.uk/downloads/file/10850/enterprising_east_northants_strategy_2018)

<sup>60</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11859/recovery\\_through\\_enterprise\\_prospectus](https://www.east-northamptonshire.gov.uk/downloads/file/11859/recovery_through_enterprise_prospectus)

<sup>61</sup> <https://www.legislation.gov.uk/uksi/2020/757/contents/made>

Figure 10: South East Midlands area (Strategic Economic Plan, Figure 1, p9)



7.5 The SEMLEP Strategic Economic Plan<sup>62</sup> was updated in November 2017 to reflect the incorporation of the former Northamptonshire Enterprise Partnership into SEMLEP from 1 April 2017. The Strategic Economic Plan applies a long term vision, seeking to double

<sup>62</sup> <https://www.semlep.com/strategic-economic-plan/>

the value of goods and services produced across the area by 2050<sup>63</sup>. This Plan should understand and reflect SEMLEP's strategic priorities. The Strategic Economic Plan emphasises the opportunities offered by the development of the Cambridge-Milton Keynes-Oxford Growth Corridor, now known as the Oxford Cambridge Arc (OCA), to transform the area into a hub of knowledge intensive industry, to achieve a vision for the Corridor as *"the UK's Silicon Valley – a world renowned centre for science, technology and innovation"*.

7.6 The Strategic Economic Plan itself defines an overarching vision, that: *"The South East Midlands will build on its reputation as a premier location for growth, innovation, creativity and world-leading technologies"*. To deliver this vision, it sets the following economic priorities:

1. High-Performance Technology, including Next Generation Transport, to deliver commercialisation of innovation;
2. Increased levels of private sector investment and grow jobs by 10% by 2025;
3. Deliver greater trading activity between companies;
4. Deliver sufficient new homes to meet the needs of the growing population;
5. Deliver the infrastructure needed, including much-improved Broadband and wireless connections;
6. Ensure that growth is undertaken in a manner that promotes social inclusion, equality and environmental sustainability.

7.7 The Strategic Economic Plan highlights the SEMLEP growth hub's active engagement with businesses, supporting these to set up and scale up. It emphasises the function of productivity-led growth i.e. innovation, enterprise, skills, physical capital (suitable infrastructure and premises) and competition. It also seeks to promote the South East Midlands to prospective investors, to ensure that sufficient and suitable employment land and premises are made available. This supports the 2019 South East Midlands Local Industrial Strategy (LIS)<sup>64</sup>, which sets out collective ambitions for the whole of the OCA, as well as specific ambitions for the SEMLEP area within it.

7.8 This Plan considers how the overarching Strategic Economic Vision and economic priorities could be achieved at a local level. The Joint Core Strategy contains a range of policies for delivering economic prosperity (policies 22-25). These, however, pre-date SEMLEP economic priorities. The Plan provides policy direction, building on the principles set out through Enterprising East Northants and acknowledging the economic priorities of SEMLEP, OCA and central Government.

### **Priority economic sectors**

7.9 There are a number of economic sectors for which this Plan is well placed to define spatial and more detailed local site specific proposals such as the East Northamptonshire Enterprise Centre at Warth Park, Raunds which is now completed and operating. The Joint Core Strategy (paragraph 8.9/ Policy 22) identifies priority employment sectors. This aligns to Enterprising East Northants and the South East Midlands LIS priorities; investment in skills, industries and infrastructure to boost productivity by backing businesses to create high quality well paid jobs. This will be achieved by enhancing the

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<sup>63</sup> Known as "Gross Value Added", or "GVA"

<sup>64</sup> <https://www.semlep.com/industrial-strategy/>

skills base wherever possible; e.g. nurturing and promoting enterprise and entrepreneurship are identified as a key focus for the Enterprise Centre. Priority sectors are highlighted as follows:

- Life Science in supporting local niches and the international offer as part of the wider Oxford Cambridge Arc;
- Creative and cultural industries with focus on the emerging TV, Film and digital media sector;
- Visiting economy with focus on hospitality, attractions and retail;
- Logistics – storage and distribution;
- High performance technologies; and
- Renewable and low carbon energy and green technologies, including food production.

7.10 It was anticipated in the Joint Core Strategy that high performance technologies, particularly related to motorsports would be located at the Rockingham Motor Speedway/ Enterprise Area. In recognition of the fact that motorsport activities at Rockingham Motor Racing Circuit Enterprise Area have proved difficult to establish, significant changes to the strategic policies would need to be considered as part of a forthcoming Joint Core Strategy review; anticipated to start following the vesting date for the new North Northamptonshire unitary authority (1 April 2021), with a focus on life sciences, renewable energy and creative and cultural industries.

7.11 The importance of renewable energy technologies is emphasised, given the Government's legal commitments to to reduce carbon dioxide emissions to 80% below 1990 levels by 2050 set out in the Climate Change Act 2008<sup>65</sup> and subsequently signed up to in the Paris Agreement. This is also highlighted in SEMLEP's Energy Strategy (December 2018)<sup>66</sup>, which also sets an objective of ensuring that energy availability does not limit the area's growth and prosperity.

7.12 SEMLEP's identified key economic sectors correspond to the Joint Core Strategy priority economic sectors. The Strategic Economic Plan identifies particular strengths across the South East Midlands, in high performance technologies (e.g. autonomous vehicles, next generation transport), manufacturing technology (e.g. food and drink, footwear), logistics, the creative/ cultural sector and tourism. The Joint Core Strategy (Policy 22) supports the co-ordination of skills and training with sector specific requirements; e.g. through training and employment agreements.

7.13 At a district level, Enterprising East Northants defines local economic development priorities. As with the Strategic Economic Plan, the Council's strategy recognises the opportunities provided by Rushden Lakes, Rushden East, the Nene Valley and Tresham Garden Village. It also recognises the emerging importance of the OCA, reiterates the importance of the visitor economy (i.e. tourism) and highlights specific growth sectors of the economy such as life sciences. Enterprising East Northants sets an overarching economic vision for the district:

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<sup>65</sup> <https://www.legislation.gov.uk/ukpga/2008/27/contents>

<sup>66</sup> [https://www.semlep.com/modules/downloads/download.php?file\\_name=1271](https://www.semlep.com/modules/downloads/download.php?file_name=1271)



*“To secure sustainable job growth that will make a significant contribution to improving the quality of life for residents whilst enhancing the quality of place and securing prosperity in the local economy.”*

7.14 Recently delivered and emerging major developments throughout the district reflect the key economic sectors, highlighted in the North Northamptonshire Economic Prospectus (September 2020)<sup>67</sup>:

**Existing sectors:**

- **Logistics** – major distribution centres developed at Warth Park, Raunds (Phase 2) and Islip Furnace (Primark);
- **Manufacturing** – Howden’s site, Warth Park (Phase 3);
- **Retail and leisure/ visitor economy** – Phases 1 of Rushden Lakes opened July 2017, with phases 2-4 opening in July 2019 and potential for further phases to be delivered within the plan period.

**Future opportunities:**

- **Renewable and low carbon energy** – expansion of renewable energy capacity and low carbon innovations at Chelveston Renewable Energy Park;
- **High performance technologies** – appropriate new employment uses will be considered for the Rockingham Motor Speedway/ Enterprise Area;
- **Research and development** – sectoral growth in specialisms such as life sciences and construction.

7.15 Significant logistics, renewable energy and tourism developments have been delivered within the first half of the Plan period. However, it is recognised that to remain competitive the East Northamptonshire area needs to expand its attraction locally, both through developing its core sectors and a continued focus upon the training and skills base. Employment development is anticipated at Rockingham Motor Speedway/ Enterprise Area during the Plan period, although for the purposes of Local Plan monitoring any new jobs would count against the Corby target (9,700 jobs across Corby Borough, 2011-2031), rather than that for East Northamptonshire.

7.16 The Strategic Economic Plan highlights construction as a further driver for growth throughout the South-East Midlands area, including an expansion of apprenticeships. This reiterates the Government’s growth priorities, particularly regarding housebuilding. Other priority sectors such as green technologies are already highlighted in the Joint Core Strategy (Policy 22), with research and science (e.g. Life Sciences) similarly identified by SEMLEP. The 2019 Local Industrial Strategy, which covers the SEMLEP and wider OCA, also reiterates the importance of commercialisation for the central area which includes the former East Northamptonshire District.

**Delivering jobs**

7.17 The Joint Core Strategy Monitoring and Implementation Framework focuses on monitoring the numbers of jobs delivered over the Plan period. This does not, however, set sectoral targets. Instead, the Joint Core Strategy sets an overall requirement for a net

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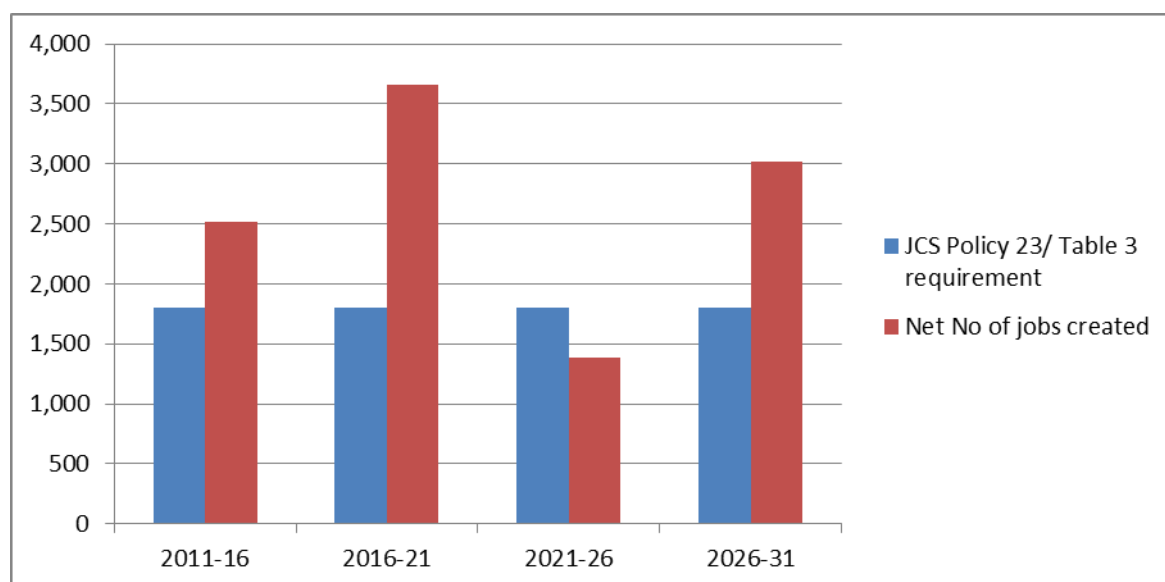
<sup>67</sup> [http://www.nnjpu.org.uk/site/assets/files/1459/16461\\_nn\\_economic\\_prospectus\\_final\\_26\\_06\\_20.pdf](http://www.nnjpu.org.uk/site/assets/files/1459/16461_nn_economic_prospectus_final_26_06_20.pdf)

growth target of 7,200 jobs across all employment sectors for East Northamptonshire (Policy 23/ Table 3).

7.18 Delivery of the 7,200 jobs requirement will entail a net increase of 360 jobs per year during the Plan period. The jobs delivery trajectory has been undertaken on the basis of five-year blocks (Table 9 and accompanying graph, below). This shows job growth being above the policy target which is good for the economy of the area.

**Table 9: Jobs delivery trajectory**

Table 5	Joint Core Strategy Policy 23/ Table 3 requirement	Net No of jobs created	Difference (Joint Core Strategy Table 3 requirement minus Net No of jobs created)
2011-16	1,800	2,520	-720
2016-21	1,800	3,665	-1,865
2021-26	1,800	1,382	418
2026-31	1,800	3,015	-1,215
<b>TOTAL</b>	<b>7,200</b>	<b>10,582</b>	<b>-3,382<sup>68</sup></b>



### 2011-2021

7.19 During the first quarter of the Plan period (2011-2016) it is estimated that just over 2,500 jobs<sup>69</sup> were created, from significant developments that have already taken place. The most substantial developments delivered during this period include:

- Primark, Islip (over 1,300 jobs);
- Warth Park (Phase 2), Raunds (over 600 jobs); and

<sup>68</sup> Table 9 shows a “negative” jobs figure, indicating that the Joint Core Strategy requirement for 7,200 jobs should be exceeded by 3,382 jobs by 2031

<sup>69</sup> Data regarding job numbers has been collected from a range of sources, including planning application forms, planning statements or economic statements that accompany applications, as set out in Background Paper 5. However, it is recognised that numbers may vary between the granting of permission and implementation.

- Scottish Widows, Shipton Way, Rushden (over 300 jobs).

7.20 It is anticipated that during the current (second) quarter of the Plan period (2016-2021), nearly 3,900 jobs are expected to be created. Monitoring has identified a number of schemes, which have delivered or are expected to deliver, between 10 and 250 jobs. The most significant developments, recently delivered or currently under construction, are:

- A later development phase (Phase 3) by Howdens, at Warth Park, south of Meadow Lane, Raunds (600 jobs); and
- Phases 1-4 of Rushden Lakes (over 2,700 jobs).

7.21 The large number of jobs that are anticipated to come forward during the 2016-2021 period (Table 9, above) are largely a reflection of the Rushden Lakes development.

### **2021-2031**

7.22 During the second half of the Plan period (third and fourth quarters; i.e. 2021-2031) further significant employment sites are anticipated to come forward. The following strategic employment sites are anticipated to deliver the remaining jobs requirements over the rest of the Plan period:

- Rockingham Motor Racing Circuit Enterprise Area, Corby/ Deene, although job creation at this location will be counted as part of Corby Borough's jobs requirement (which is 9,700 jobs across Corby Borough, 2011-2031);
- Chelveston Energy Innovation Park, to deliver zero-carbon solutions for industry, integrating high energy consumer businesses with large scale direct-supply renewable energy (estimated around 800 jobs);
- Oundle Marina currently functions as a hub for small businesses, but the consented redevelopment scheme (granted in 2018) for holiday accommodation, improved marina facilities, pub/ restaurant, retail and business accommodation, boatyard, clubhouse and associated infrastructure has the potential for significant future job creation , if implemented;
- West End/ Warth Park, Raunds (up to 700 jobs, including 400 at the East Northamptonshire Enterprise Centre);
- Rushden Gateway, Nene Valley Farm, Rushden (nearly 500 jobs at strategic employment land site, allocated in the Joint Core Strategy, Policy 35); and
- Rushden East (up to 1,500 jobs by 2031; i.e. 2,500 jobs gross in line with the Vision Statement, to 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, focusing upon higher skilled economic sectors such growing digital technology).

7.23 Other significant sites are anticipated to come forward during the latter quarter of the Plan period. However, these are anticipated to come forward beyond 2026, so have not been included within the deliverable employment land supply:

- Tresham Garden Village, Deenethorpe (estimated 1,500 jobs gross – 500 jobs within the current Plan period – on the basis of a 1:1 jobs to households ratio, as set out in the 2018 Tresham Garden Village Masterplan)<sup>70</sup>;
- Irthlingborough West (over 950 jobs, 340 net by 2031; a mixture of office, industrial and logistics uses); and
- Former Rushden & Diamonds FC stadium site, Nene Park, Irthlingborough (estimated around 300 jobs).

7.24 Further details about jobs already delivered together with the trajectory for the remainder of the Plan period are set out in the Jobs Background Paper (BP5)<sup>71</sup>. The summary assessment (Table 9, above) estimates that over 10,500 jobs (i.e. 3,382 in excess of the Joint Core Strategy requirement) will be delivered during the Plan period. Even in a scenario discounting sites where deliverability is uncertain; e.g. Irthlingborough West, Tresham Garden Village, and Nene Park, the Joint Core Strategy requirement for 7,200 jobs should be comfortably exceeded, by over 2,200 jobs, providing a significant contingency to cover any potential fallout from macro-economic events such as the Covid-19 pandemic or Brexit.

7.25 Major development sites that are expected to come forward during the remainder of the Plan period are expected to deliver significantly in excess of the Joint Core Strategy requirement. On this basis there is no need identified for further strategic employment sites to be allocated through this Plan; instead the focus will be upon delivering the remaining employment sites that are already in the pipeline, maximising opportunities for delivering high quality jobs in the priority sectors, alongside the retention and performance of existing employment areas. Whilst this Plan prioritises delivery of the remaining employment sites identified, it is also recognised that sites coming forward exceed the Joint Core Strategy target. This should be addressed through a forthcoming review of the Joint Core Strategy from 2021, in respect of future strategic employment growth.

### **Rushden Lakes West**

7.26 Over and above the major outstanding employment land commitments anticipated to be delivered during the remainder of the Plan period, further potential economic development opportunities may be identified. Employment land commitments in and around Rushden Lakes (e.g. Rushden Gateway) and Stanton Cross (Wellingborough East) should provide opportunities to further enhance the A45 corridor between Wellingborough and Rushden as a focus for economic growth, as emphasised in the Joint Core Strategy (paragraph 5.6). There is also potential for integration of these and existing Nene Valley employment sites by way of the Greenway (section 6.0, above).

7.27 Permission has been granted for a mixed use development to the west of Rushden Lakes (reference 19/01092/FUL, approved 16 September 2020). When implemented, this new development (known as “Rushden Living”) will deliver the following:

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<sup>70</sup> In the case of Tresham Garden Village the proposal represents an exception to the overall urban focused spatial development strategy. Successful implementation of this site falls outside (i.e. over and above) the strategic housing and jobs requirements and it therefore should not be included as part of the overall strategic employment land supply for jobs delivery. Nevertheless, it is anticipated that jobs creation at Tresham will be taken into account in assessing future requirements in reviewing the Joint Core Strategy, given that this development is already likely to be happening by the time that this review is completed (beyond 2021).

<sup>71</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12106/background\\_paper\\_5\\_-\\_job\\_targets](https://www.east-northamptonshire.gov.uk/downloads/file/12106/background_paper_5_-_job_targets)

- A mix of employment uses, consisting of retail, restaurants, offices, leisure and ancillary/ business uses, including;
- A new link road between Ditchford Lane and Rushden Lakes, incorporating footpaths, cycleways and associated works;
- Structural landscaping and sustainable drainage systems, to deliver green and blue infrastructure enhancements; and
- Opportunities for local manufacturers to showcase their brands and explain the manufacturing process and/ or local/ regional independent businesses e.g arts, crafts, antiques and artisans.

7.28 This mixed development should promote the wellbeing of Rushden and the wider area. It will deliver broader strategic benefits such as new green infrastructure connections between Rushden Lakes and Stanton Cross (Greenway Forward Plan, Phase 4). However, in implementing this scheme, developers will need to work closely with Natural England to ensure that the scheme does not lead to any significant adverse impacts for the adjacent SPA/ Ramsar site.

### **Longer term economic growth opportunities**

7.29 The Strategic Economic Plan sets a long term economic vision for the South East Midlands area, for the first half of the 21<sup>st</sup> century. The Plan should acknowledge this vision, although jobs growth beyond 2031 is a matter for a review of the Joint Core Strategy, having regard to the growth aspirations arising from the Oxford/ Cambridge Arc. If the North Northamptonshire Growth Deal bid is successful, there could be a step change in the requirement for new employment opportunities linked to the acceleration of housing growth across the district and the rest of North Northamptonshire.

### **Skills and innovation**

7.30 SEMLEP emphasises the importance of technological innovation as a key priority for the South East Midlands area. To enhance skills development, SEMLEP has worked alongside employers in developing a “Growing People Skills Plan” (November 2017)<sup>72</sup>, to meet the skills needs of local employers and unlocking peoples’ potential. Enterprising East Northants also reflects this priority; for: “*Boosting the Skills Base of local businesses and communities*”. The Economic Strategy also highlights a range of economic sectors where skills gaps are lacking e.g. health and social care and mechanical engineering.

7.31 The Council is proactively working with employers and other partners in the training and educational sectors to address skills shortages. A number of initiatives have already been delivered including the Business Charter, which has been prepared to strengthen the Council’s working relationship with local businesses, to enhance the services delivered and secure job creation for the district.

7.32 Enterprising East Northants recognises the importance of major developments in delivering the vision:

- Rushden East Sustainable Urban Extension, with focus on knowledge economy employment in the life sciences and creative industries;
- Tresham Garden Village; and

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<sup>72</sup> <https://www.semlep.com/growing-people-skills-plan/>

- The Enterprise Centre (Michael Way, Raunds) and other associated public led developments to provide the quality of commercial space to drive the rebalancing of the economy towards knowledge higher paid jobs and once that is underpinned by innovation, enterprise and entrepreneurship.

- 7.33 The Joint Core Strategy already provides detailed direction for delivering Rushden East and Tresham Garden Village. The Enterprise Centre at Michael Way (north of Warth Park), Raunds was opened in summer 2020, with a focus upon ensuring throughput to nurture and encourage business start and growth.
- 7.34 The new Enterprise Centre provides a new blueprint for how the growth of new SMEs may be supported. Dependent upon the performance of the Enterprise Centre, other possible opportunities for such developments may be considered elsewhere within the Plan area. On this basis it is necessary to set policy directions for any such future projects. Policy EN15 (below) provides such parameters. It will also be necessary to ensure, by way of conditions and/ or legal agreements if necessary, that any future commercial space projects will function to support a pipeline of business growth from start up to scale up and beyond. Future proposals should recognise existing provision and work to complement this. In this way, capacity for small and medium enterprises could be enhanced.
- 7.35 The potential impacts of proposals for new commercial development on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.
- 7.36 The following policy seeks to support the potential for small and medium-size enterprises (SMEs) which play an important role in the economy, they are generally entrepreneurial in nature, helping to shape innovation. Small-sized enterprises typically number fewer than 50 employees, whilst medium-sized enterprise comprise less than 250 employees. In addition to small and mid-size companies, there are micro-companies, which employ up to 10 employees.

**Policy EN15: Development of Commercial space to support economic growth for Small and Medium-sized enterprises**

**Proposals for the development of new commercial employment space will be supported where these will deliver flexible managed workspace for small medium, and micro-businesses.<sup>73</sup> Such projects should:**

- a) Provide a range of unit sizes to meet demand across the whole business pipeline;**
- b) Provide for adequate parking, in line with the Northamptonshire**

<sup>73</sup> For the purposes of awarding structural funds etc, the European Union defined small businesses as up to 50 staff; micro-businesses up to 10 staff: [http://ec.europa.eu/growth/smes/business-friendly-environment/sme-definition\\_en](http://ec.europa.eu/growth/smes/business-friendly-environment/sme-definition_en). This definition has been retained for the purposes of this Plan.

#### **Parking Standards<sup>74</sup>**

- c) Deliver pedestrian, cycle and public transport connections to adjacent businesses, residential areas and public open spaces, to maximise integration with the surrounding locality<sup>75</sup>;**
- d) Allow for opportunities for future expansion in the medium/ longer term;**
- e) Not give rise to unacceptable impacts upon the amenity of adjoining business premises; and**
- f) Where necessary, include suitable structural landscaping, in recognition of its wider setting.**

#### **Protection of existing employment areas**

- 7.37 The outstanding new employment developments are anticipated to come forward during the remainder of the Plan period, predominantly at the major sites already committed, or allocated in the Joint Core Strategy. The focus should be to support the economic outcomes of the Plan; namely the implementation of these schemes to deliver a diverse range and quality of jobs and business opportunities through indigenous growth and inward investment so as to encourage enterprise and entrepreneurship along with opportunities for residents to work locally.
- 7.38 Nevertheless, the Plan should also recognise the role of the district's existing/ established employment base. The focus for this Plan ought therefore to be the identification, retention and consolidation of the area's existing/ established employment base. This is also emphasised in the Council's Economic Strategy, which identifies an important constraint to economic growth as the lack of available sites to support the expansion of existing businesses (paragraph 4.2.3).
- 7.39 The Joint Core Strategy already provides overarching policy criteria for safeguarding existing employment areas. This includes a requirement for: "*Safeguarding existing and committed employment sites for employment use unless it can be demonstrated by an applicant that there is no reasonable prospect of the site being used for that purpose*" (Policy 22(c)), as one aspect of delivering a strong sustainable economy. This Plan, as a site specific development plan document, ought to identify those industrial and commercial sites that should be designated as protected employment areas.
- 7.40 The 2019 Employment Land Review (ELR)<sup>76</sup> considered 44 established employment areas of greater than 1ha across the district. A further 8 smaller employment areas (i.e. less than 1ha) were also assessed. These vary greatly, between areas dominated by general industrial uses (e.g. Wellingborough Road, Rushden, and Kimbolton Road, Higham Ferrers); logistics sites (e.g. Islip Furnace; Warth Park, Raunds, and Haldens

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<sup>74</sup> By way of example, the ENC Enterprise Centre at Michael Way, Raunds, has provided 114 spaces

<sup>75</sup> A Transport Assessment to assess these matters shall be submitted as part of as part of any planning application

<sup>76</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11259/190307\\_east\\_northants\\_elr\\_report\\_final](https://www.east-northamptonshire.gov.uk/downloads/file/11259/190307_east_northants_elr_report_final)

Parkway, Thrapston), or those dominated by the leisure or visitor economy, such as Rushden Lakes.

- 7.41 Of the 52 sites considered through the ELR, 19 are already designated as protected employment areas, by virtue of their status in other recently adopted development plan documents. Of these 19 sites, 8 Rushden sites (forming the Sander's Lodge/ Crown Park, Northampton Road/ Wellingborough Road employment area) are covered by a single designation in the Minerals and Waste Local Plan. This designation is also incorporated into the Rushden Neighbourhood Plan. The other 11 such areas are similarly designated through Neighbourhood Plans and this Plan should recognise this position.
- 7.42 Sander's Lodge (Rushden), Kimbolton Road (Higham Ferrers) and the Nene Valley Business Park (Oundle) employment areas are identified in the Minerals and Waste Local Plan as suitable locations for waste management facilities (Policy 13; site references WL19, WL20 and WL21, respectively). It is important to ensure that the adverse environmental impacts arising from waste management uses are minimised, through robust application of development management policies from the Minerals and Waste Local Plan and Joint Core Strategy (Policy 8), alongside associated licencing regimes. In addition, the acceptability and suitability of these sites can be looked at again when the Minerals and Waste Local Plan is reviewed.
- 7.43 The remaining 33 established employment areas were subject to more detailed assessment through the ELR. Of these, 31 areas were found to be worthy for retention, at least in the short/ medium term. Many of the assessed employment areas contain one or more "Top 40" businesses in East Northamptonshire, in terms of rateable value. This provides a strong indicator as to the relative value or importance of a site as part of the existing employment land portfolio.
- 7.44 Rushden Lakes also hosts a number of top 40 businesses, including Marks & Spencer and Next. This was not assessed for the ELR, as it is a recently implemented purpose built site. Instead, the ELR focuses upon analysing the quality and marketability of long established employment areas that may (in some cases) be coming to the end of their operational lives. Table 10 (below) shows the employment areas which host one or more of the top 40 businesses.

<b>Table 10: Top 40 businesses</b>		
<b>Site name</b>	<b>Location</b>	<b>Top 40 businesses (measured by rateable value, as at 2018/19)</b>
Horizon Centre, Gretton Road	Deene/ Corby	Lloyds Bank plc
Lakeside House, Bypass	Higham Ferrers	RPC Containers Ltd
Whitworths, Wellingborough Road	Irthlingborough	Whitworths Ltd
Islip Furnace Site, Kettering Road	Islip	Primark Stores Ltd; Dodson & Horrell Ltd
East Road	Oundle	Waitrose Ltd
Nene Valley Business Park	Oundle	Fairline Yachts Ltd
Warth Park	Raunds	Howden Joinery Group Plc; Indesit Co UK Ltd; DSV Solutions Ltd; Exertis (UK) Ltd; Airwair



<b>Table 10: Top 40 businesses</b>		
<b>Site name</b>	<b>Location</b>	<b>Top 40 businesses (measured by rateable value, as at 2018/19)</b>
		International Ltd;
Crown Park/ Express Business Park/ Sanders Lodge etc	Rushden	Waitrose Ltd; Belkin Ltd; Prism-DM Ltd
Spire Road, John Clark Way	Rushden	URBN UK Ltd; DHL Supply Chain Ltd
Rushden Lakes	Rushden	Marks and Spencer Ltd; Primark Stores Ltd; H & M Hennes Mauritz UK Ltd; River Island Clothing Ltd
Halden's Parkway	Thrapston	Primark Stores Ltd; WM Morrison Supermarkets plc; DSV Solutions Ltd; Saica Pack UK Ltd; Paperchase Products Ltd; Simplehuman (UK) Ltd

7.45 The Aspinall Verdi study has stated that Whitworths has expressed a desire to retain its current premises at Irthlingborough for the medium/ long term. Previous proposals for comprehensive redevelopment of the site for housing and wholesale relocation of Whitworths' operation have been replaced by proposals for the release of part of the site for residential development; while concentrating the existing business on part of the site.

7.46 The designated employment protection areas (i.e. those that ought to be safeguarded) are shown on the Policies Map. Appendix 3 provides summary details for each site, with the Protected Employment Areas Background Paper (BP6)<sup>77</sup> setting out further details about how the Aspinall Verdi study has been applied in setting policy for protecting the established portfolio of employment sites. Policy EN16 (below) should be utilised in conjunction with Joint Core Strategy Policy 22(c) or relevant Neighbourhood Plan policies for the retention of existing employment areas. It is, however, recognised that certain changes of use are allowed under permitted development rights (General Permitted Development Order) and this Policy cannot protect against this.

### **Policy EN16: Protected Employment Areas**

**The existing employment sites, as shown on the Policies Map, are protected for employment use<sup>78</sup>. Proposals for re-development or changes of use of existing buildings should ensure that the overall provision of employment on the site is no less than that of the current or most recent use. A reduction net job numbers/employment land or development for non-employment uses can only be supported where it can be demonstrated that:**

- a) **There is no realistic prospect of the site or buildings being used or re-used, including redevelopment, for employment purposes<sup>79</sup>; and/or**

<sup>77</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12107/background\\_paper\\_6\\_-\\_protected\\_employment\\_areas](https://www.east-northamptonshire.gov.uk/downloads/file/12107/background_paper_6_-_protected_employment_areas)

<sup>78</sup> Appendix 2 sets out the differentiation between main town centre uses (as defined by national policy) and other employment uses

<sup>79</sup> In relation to criterion a) a suitable time period would be to sites being marketed for employment purposes for at least 12 months without success

- b) **Constraints associated with the site or buildings mean these would be unsuitable for re-use, in terms of siting, design, access, layout and relationship to neighbouring buildings and uses.**

### **Meeting development needs of business**

- 7.47 Enterprising East Northants emphasises the need to maintain a sufficient supply of deliverable land, to allow for existing businesses to expand. While the committed major employment sites are more than sufficient to fulfil the Joint Core Strategy target (7,200 jobs), it is important to recognise the ever-changing needs of existing and established businesses/ employers at both a local and strategic level. In the medium to long term these targets are likely to increase, largely due to additional growth aspirations arising from the Oxford Cambridge Arc.
- 7.48 The Economic Strategy also proposes an approach to ensure the release of suitable land, in and around existing employment areas. It advises that the provision of smaller parcels of land in sustainable locations or within larger, strategic sites can help to meet the needs of small and medium-sized businesses (SMEs) and identified growth sectors and support the expansion of existing businesses enabling their retention within the district. To this end, the Economic Strategy states that: “*The council will identify any suitable sites for additional employment during the development of the District (Part 2) Plan*” (paragraph 4.2.3).
- 7.49 To meet the requirements of the Economic Strategy, the series of stakeholder (Member and Town/ Parish Council) workshops (held during 2017-2018) included the collation of local information regarding specific sites where redevelopment or enhancement is deemed desirable, or where provision could be made to facilitate the expansion of established businesses. Where applicable, site specific policies for individual sites are included within the Town Centre Strategies (section 10.0).
- 7.50 It is considered important for this Plan to work towards creating the conditions in which businesses can invest, expand and adapt (NPPF paragraph 81). The Joint Core Strategy already specifies that economic prosperity will be delivered through prioritising the enhancement of existing employment sites and the regeneration of previously developed land (Policy 22(b)). This Plan will take this concept further, by explicitly recognising potential/ latent needs for established businesses to expand and grow.
- 7.51 The potential impacts of proposals for the expansion or relocation of existing business premises on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.

## Policy EN17: Relocation and/ or expansion of existing businesses

Proposals for the extension of existing business premises beyond their current curtilages or for businesses that need to relocate, will be supported where they meet the following criteria:

- a) Is adjacent to an existing built up area, and there is no significant impact on the countryside ecology, highways, the character of the surroundings or the amenity of neighbouring properties;
- b) For main town centre uses, if applicable, meets the requirements of the sequential and impact tests; and
- c) Provides maximum accessibility for the workforce by sustainable modes of transport such as walking, cycling and public transport.

### Town Centres

- 7.52 The Plan recognises the national policy distinction between main town centre employment uses and non-town centre uses. To fully address the economic and planning policy requirements of the district it is necessary to establish a comprehensive policy framework for main town centre uses.
- 7.53 Policy 12 of the Joint Core Strategy provides the overarching spatial approach to managing main town centre uses within the North Northamptonshire Context. This sets a two tier hierarchy of town centres:
- **Growth Towns (including Rushden town centre)** – Focus upon adaptation and diversification so that the town centre can continue to function in a complementary way to the Rushden Lakes development;
  - **Market Towns (including Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston town centres)** – Focus upon the role of Market Towns in providing mainly convenience shopping and local services.
- 7.54 The NPPF emphasises a “town centre first” approach for main town centre uses, whereby the national sequential and impact tests should be applied for main town centre uses that are beyond the defined town centres. This requirement is incorporated into the Joint Core Strategy (Policy 12(g)).

### Town centre boundaries and primary shopping areas

- 7.55 The NPPF (paragraph 86(b)) requires Local Plans to define the extent of town centres and primary shopping areas, setting policies to give direction as to what types of uses would be permitted in these locations. The Neighbourhood Plans for Higham Ferrers, Raunds and Rushden already set detailed policies for managing development within the respective town centres and primary shopping frontages (i.e. areas). Table 11 (below) identifies where current up to date Neighbourhood Plan policies are already in place and/ or where previous Local Plan designations are extant.

**Table 11 Town centre boundaries and primary shopping areas**

Town Centre	Designated town centre boundary (since 2012 NPPF)	Designated primary shopping area/ frontage (since 2012 NPPF)	Development plan document/ policy reference and other information
Higham Ferrers	✓	✓	Higham Ferrers Neighbourhood Plan 2011-2031, “made” (adopted) April 2016 (HF.TCE1)
<i>Irthlingborough</i> <sup>80</sup>	<b>X</b>	<b>X</b>	<i>Primary shopping frontage designated through District Local Plan, adopted November 1996 (Policy S5). Pre-dates NPPF; therefore new town centre boundary has been designated and primary shopping frontage reviewed.</i>
<i>Oundle</i>	<b>X</b>	<b>X</b>	<i>Town centre boundary and defined shopping frontage designated through RNOTP, adopted July 2011 (Policy 18). Pre-date NPPF; therefore town centre boundary and defined shopping frontage have been reviewed, but the previous Local Plan (RNOTP) designations have been retained.</i>
Raunds	<b>X</b>	✓	Linear primary and secondary shopping areas defined through Raunds Neighbourhood Plan, made November 2017 (Policy R9/ Figure 6). Linear designations reflect the character of Raunds Town Centre i.e. the Neighbourhood Plan found this to be the most appropriate approach.
Rushden	✓	✓	Town centre boundary (Policy R1) and defined shopping frontages (Policy R2) defined through Rushden Neighbourhood Plan, made June 2018
<i>Thrapston</i>	<b>X</b>	<b>X</b>	<i>Town centre boundary and defined shopping frontage designated through RNOTP, adopted July 2011 (Policy 18). Pre-date NPPF; therefore town centre boundary and defined shopping frontage have been reviewed.</i>

<sup>80</sup> Town centre boundaries and primary shopping areas for Irthlingborough, Oundle and Thrapston (shown in *italics*) are defined/ designated through this Plan. In the cases of Higham Ferrers, Raunds and Rushden, these are already defined in the respective Neighbourhood Plans.

- 7.56 The Plan will focus upon defining town centre boundaries and primary shopping areas for Irthlingborough, Oundle and Thrapston i.e. those town centres whose designations pre-date the NPPF.
- 7.57 In the case of Oundle, the town centre boundary and primary shopping frontages were reviewed for the draft Neighbourhood Plan during 2017-18. The draft Neighbourhood Plan concluded that: *“The town centre area and primary shopping frontages have changed very little since the boundaries were defined in the Rural North, Oundle and Thrapston Plan and it is therefore the intention to retain these boundaries as defined on the Policies Map”*. This review therefore found that the previous Local Plan boundaries should be retained, although developments incorporating town centre uses at Oundle Wharf and East Road (Waitrose) since 2013 will have implications for the established town centre. Furthermore, earlier Local Plan town centre policies have been reviewed, in order to accord with Policy 12 of the Joint Core Strategy.
- 7.58 The town centre boundaries and defined shopping frontages for Irthlingborough and Thrapston have also been reviewed. This review was undertaken with reference to the series of Member and Town Council Workshops, held between November 2017 and April 2018, together with the latest town centre monitoring, undertaken in spring 2018. These two town centres were found to have the following characteristics:
- **Irthlingborough** – Linear town centre (High Street) between Market Cross (east) and Oliver Twist pub (west), with the new Coop development at Market Cross (Church Street) becoming the main focus for the town centre.
  - **Thrapston** – Linear town centre (High Street) between Oundle Road junction (east) and Cosy Nook/ Midland Road junction (west), but no defined central focal point.
- 7.59 This Plan sets out additional direction, over and above Policy 12 of the Joint Core Strategy, with reference to managing development within the existing town centres. While the Neighbourhood Plans for Higham Ferrers, Raunds and Rushden each set their own town centre development management policies, the Plan must address the requirements of other town centres which do not have Neighbourhood Plans in place.
- 7.60 The town centre boundaries are shown on the policies map. The town centre boundaries effectively function as the primary shopping areas reflecting the relatively small size of the town centres which do not have areas of predominantly leisure, business and town centre uses adjacent to the primary shopping frontages. For clarification, for the purpose of criterion a of Policy 12 of the JCS and for the consideration of edge of centre proposals in accordance with the NPPF, where town centres do not have a defined Primary Shopping Area, ‘edge of centre’ will for retail purposes be considered as within 300m from the town centre boundary.
- 7.61 Local regeneration strategies will be prepared for town centres to assist town centre regeneration. These strategies could range from comprehensive town centre masterplans to site specific development briefs and could also include Town Centre design codes.

## **Policy EN18: Town centres and primary shopping frontages**

**Development within the town centre boundaries of Rushden. Higham Ferrers, Irthlingborough, Oundle, Raunds<sup>81</sup> and Thrapston, as shown on the Policies Map will be supported where this will achieve vibrant and viable town centres. Development should deliver increased vitality, through all or where appropriate some of the following:**

- a) At street level, maintaining a balance and mix of main town centre uses;**
- b) Opportunities for a mixture of businesses, residential and live-work units, including at first floor level and above;**
- c) Avoiding an over concentration of a particular town centre use with the exception of retailing;**
- d) Retaining a predominantly retail offer for the defined primary frontages, as shown on the policies map;**
- e) Enhancing the streetscape, to maximise opportunities for increased footfall;**
- f) Improving the connectivity between High Streets, town centre car parking and the surrounding urban hinterland with a particular focus on cycling and walking; and**
- g) Preparing local regeneration strategies to encourage the re-use of vacant and redundant premises for a balanced mix of uses, including where appropriate residential uses, to revitalise the character of the town centres.**

### **Managing the impacts of main town centre uses beyond the town centres**

7.62 The NPPF requires the preparation of an impact assessment for retail, office and leisure uses beyond the town centres (paragraph 90), except where sites are allocated through a development plan (i.e. this Plan or a Neighbourhood Plan). The NPPF sets a default maximum 2,500m<sup>2</sup> threshold floorspace for these main town centre uses before an “impact test” is required but, where appropriate, allows for Local Plans to set a lower local threshold.

7.63 The Joint Core Strategy applies the national 2,500m<sup>2</sup> threshold (Policy 12(g)). This therefore provides an opportunity for this Plan to define a lower impact test threshold, provided that there is an evidence base to justify this. It is necessary to assess the implications of the default threshold, in order to understand what this represents in practice. In the case of retailing, consideration has been given to recent A1 retail developments that have been constructed throughout the district. Table 12 (below) identifies these recent schemes.

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<sup>81</sup> In Raunds this applies to development within the Primary Shopping Area defined through the Neighbourhood Plan

<b>Table 12: Recent convenience retail developments</b>		
<b>Recent proposal or development scheme</b>	<b>Location</b>	<b>Gross floorspace (m<sup>2</sup>)</b>
Aldi, Attley Way	Irthlingborough	1,254
Former Express Works site, Church Street	Irthlingborough	930 (main store)
Waitrose, 66 East Road	Oundle	2,203
Asda, Warth Park	Raunds	931
Lidl, Newton Road	Rushden	2,250
Sainsbury's, 100 High Street South	Rushden	372

- 7.64 An assessment of town centre units undertaken by Raunds Town Council in 2015 indicated that a majority of retail units could be lost through the new permitted development rights (SI 596<sup>82</sup>) i.e. being less than 150m<sup>2</sup> ground floor (retail) floorspace. Setting a lower threshold should therefore be considered in the case of the six town centres.
- 7.65 Any impact test threshold should be set at an appropriate level. On the one hand, it is essential to ensure that future edge of centre, out of centre and out of town developments for main town centre uses could be tested for their impact upon the town centres. On the other hand, any such standards must be workable, especially in view of the need for Market Towns “to provide a strong service role for their local community and wider rural hinterland”, and (in the case of Rushden) provide “the focus for major co-ordinated regeneration and growth in employment, housing, retail and higher order facilities” (Joint Core Strategy, Table 1).
- 7.66 The Raunds based assessment revealed particular concerns about the loss of town centre retailing through the possible unchecked application of permitted development rights. In the case of convenience retailing (priority for the Market Towns) reference is also made to the recently opened Sainsbury's convenience store (out of centre) at 100 High Street, Rushden. This 372m<sup>2</sup> (gross) floorspace development (250m<sup>2</sup> net tradeable area) is closely related to the current “Sunday trading law” floorspace threshold; whereby Sunday opening times are restricted to 7 hours (stores greater than 280m<sup>2</sup> trading area<sup>83</sup>).
- 7.67 Evidence demonstrates the Market Towns (particularly Raunds, as is evidenced in objections from the Town Council in 2015 in connection with a number of applications to change small retail units in the town centre into residential use) are vulnerable to the loss of smaller retail units from primary shopping areas. This demonstrates that it is appropriate to set a 100m<sup>2</sup> threshold floorspace, for changes of use not covered by the 2015 General Permitted Development Order, recognising this sensitivity to the cumulative loss of smaller units (100-150m<sup>2</sup> floorspace). By contrast, it may be appropriate to apply a different threshold in the case of Rushden, acknowledging its Growth Towns status. Based upon the recent Sainsbury's case, the 280m<sup>2</sup> Sunday

<sup>82</sup> <https://www.legislation.gov.uk/ukSI/2015/596/contents>

<sup>83</sup> The “Sunday trading law” threshold is recognised in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 757); which differentiates between convenience retailing (<280m<sup>2</sup> floorspace – Use Class F.2) and comparison/ larger convenience retailing (>1 unit and/ or 280m<sup>2</sup> floorspace – Use Class E)

trading threshold is considered appropriate for Rushden. Further analysis is provided in the Retail impact assessments threshold Background Paper (BP7)<sup>84</sup>.

### **Policy EN19: Impact test thresholds for retail development**

**Proposals for retail development outside the town centre boundaries of Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds<sup>85</sup> and Thrapston, as shown on the policies map, should be supported by an appropriate impact assessment, where the following floorspace thresholds are exceeded:**

- a) Rushden Town Centre 280m<sup>2</sup>; and**
- b) Market Towns Centres 100m<sup>2</sup>.**

**Impact assessments and Sequential tests should be prepared in accordance with the relevant national guidance<sup>86</sup>. Failure to demonstrate there will be no significant adverse impact would result in a refusal of planning permission.**

### **Local Centres**

- 7.68 The Joint Core Strategy (Policy 12(g)) makes provision for the identification of further local centres, as appropriate. The NPPF requires that all development proposals for main town centre uses (e.g. retailing, restaurants, indoor leisure and entertainment, hotels, offices, cultural and tourism development) need to be subject to the sequential test, where these are not in an existing centre and not in accordance with an up to date Local Plan. The Council may need to develop a built sports facilities strategy in line with paragraph 93 of the NPPF, to set out a local approach to the development of leisure based main town centre uses, both in the town centres and local centres.
- 7.69 In the case of the six towns within East Northamptonshire, there may be circumstances where development proposals for uses such as neighbourhood convenience retailing, offices, pubs or other leisure facilities in out of centre locations would not meet the requirements of the national sequential test (NPPF paragraph 87 ). Whilst the NPPF exempts small scale retailing, community or office developments in rural areas from national requirements to undertake sequential and/ or impact tests, no similar national policy exemption exists for equivalent uses in out of centre locations within urban areas, although the updated Use Classes Order (September 2020) may go some way to overcome this issue.

### **What is a “local centre”?**

- 7.70 Groups or hubs of local services and facilities were identified through the series of Member and Town/ Parish Council workshops (2017/18). These have been assessed on the basis of the existing range of these uses focusing upon defined main town centre

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<sup>84</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12108/background\\_paper\\_7\\_-\\_retail\\_impact\\_assessment\\_thresholds](https://www.east-northamptonshire.gov.uk/downloads/file/12108/background_paper_7_-_retail_impact_assessment_thresholds)

<sup>85</sup> In Raunds this applies to development outside the Primary Shopping Area defined through the Neighbourhood Plan

<sup>86</sup> The Planning Practice Guidance provides full details about the obligations for undertaking a main town centre uses impact assessment: “Ensuring the vitality of town centres”: <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>



uses, to establish whether any of these hubs could be considered to function as a local centre. A detailed site by site assessment is set out in the Local Centres Background Paper (BP8)<sup>87</sup>.

7.71 For the purposes of the Plan, the term “local centre” refers to those smaller scale hubs of predominantly main town centre uses, but which do not fulfil the NPPF criteria to be designated town centres in their own right. Typically, a local centre would contain most (if not all) of the following types of use:

- Convenience store;
- Post office;
- Financial services e.g. small bank or estate agency;
- Pub, entertainment or eating establishment;
- Community centre;
- Local leisure facility.

7.72 To be defined as a local centre, the range of facilities must typically function to serve the immediate neighbourhood i.e. no more than 1000m<sup>2</sup> floorspace (the standard threshold for major planning applications). Other out of centre or out of town hubs of main town centre uses (e.g. retail parks) which serve a wider area cannot be regarded as local centres, even where these attract the predominant quantum of footfall.

#### **Local centres within existing urban areas**

7.73 Local Centres are identified at Raunds and Rushden. The promotion or retention of local facilities is a fundamental aspect of providing for suitable mixed use developments and enhancing opportunities to promote health and social wellbeing at a neighbourhood level, in accordance with the Government’s own (NPPF) definition of sustainable development.

7.74 In the case of Rushden, the more peripheral residential parts of the urban area are up to 1.5km “as the crow flies” (2-2.5km travelling distance) distant from the town centre. This means that encouraging and supporting the development of neighbourhood hubs for appropriate “main town centre” uses could represent a vital assertion of sustainable development. The development of a local centre is a specific requirement for Rushden East (Joint Core Strategy, Policy 33).

7.75 The Joint Core Strategy (Policy 12) allows for the designation of local centres. Successful implementation of the overall strategy relies upon delivery of the sustainable urban extensions (including Rushden East). This mechanism is therefore proposed as a means to allow for a local standard to be applied in the case of smaller scale development schemes for main town centre uses which are proposed to serve a local neighbourhood.

7.76 The assessment process has found that the following locations fulfil the criteria for designation as local centres within the urban areas (site-specific maps for designated Local Centres are included at Appendix 4):

- **London Road/ Michael Way, Raunds** – Local centre;
- **High Street South, Rushden** – Linear local centre;

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<sup>87</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12109/background\\_paper\\_8\\_-\\_defining\\_local\\_centres](https://www.east-northamptonshire.gov.uk/downloads/file/12109/background_paper_8_-_defining_local_centres)

- **Wellingborough Road, Rushden** – Linear local centre;
- **Grangeway shopping precinct, Rushden** – Local centre;
- **2-12 Blackfriars, Rushden** – Local centre; and
- **Rushden East** – Local centre(s), to be developed as part of SUE;

### Local centres at large villages

- 7.77 For main “town centre” uses within rural areas the NPPF applies specific exemptions i.e. small scale retailing, community or office developments in rural areas (paragraph 89). Nevertheless, this Plan (Table 5/ Policy EN1) proposes a differentiation between the eight large villages and other freestanding (small) villages.
- 7.78 Of the district’s eight large villages, Brigstock, Ringstead, Stanwick and Woodford all have nucleated hubs of local services and facilities (defined main town centre uses); namely convenience retailing/ post office, fast food takeaways, village hall/ social club and/ or pubs. These differ from the other large villages (Easton on the Hill, King’s Cliffe, Nassington and Warmington) that have equivalent provision of local services and facilities, but which are dispersed around the villages. Similarly, the small villages only tend to accommodate individual isolated local facilities; none are considered to host service hubs.
- 7.79 In determining development proposals around villages with clustered service locations, it may be appropriate to include reference to the proximity of development to these hubs as one such measure (test) for sustainability. The designation of local centres at Brigstock, Ringstead, Stanwick and Woodford (Appendix 4) should assist this aspect of decision making:
- **Hall Hill/ High Street, Brigstock** – Linear local centre;
  - **High Street, Ringstead** – Linear local centre;
  - **Church Street/ High Street, Stanwick** – Linear local centre; and
  - **High Street/ The Green, Woodford** – Linear local centre.
- 7.80 None of the relevant Neighbourhood Plans has opted to designate local centres. Therefore, Policy EN20 (below) provides a detailed Local Plan policy framework for the defined local centres.
- 7.81 The NPPF requires that all development schemes for defined main town centre uses, except those within existing town centres or allocated in an up to date development plan document, should be subject to the national sequential test requirements. In practice, the application of Policy EN20 would mean that main town centre uses within the defined thresholds would be exempt from the national sequential test requirements.
- 7.82 Class E of the Use Class Order provides significant flexibility in changes of use between main town centre uses. Policy EN20 seeks to support specific types of main town centre uses to reflect the role of these centres in serving the immediate local area. In some circumstances it may be necessary to remove permitted development rights to ensure that the local centres maintain their role in serving the needs of the immediate neighbourhood.

## **Policy EN20: Local centres**

**Proposals of a scale and type limited to serving the immediate local area, which are adjoining or closely related to the designated local centres, as set out below and shown on the policies map, will be supported for, the following types of 'main town centre' uses:**

- **Convenience retailing;**
- **Financial services;**
- **Community facilities;**
- **Eating and drinking establishments; and**
- **Local leisure facilities.**

**Designated Local Centres:**

- **London Road/ Michael Way, Raunds**
- **High Street South, Rushden**
- **Wellingborough Road, Rushden**
- **Grangeway Shopping Precinct, Rushden**
- **2-12 Blackfriars, Rushden**
- **Rushden East SUE**
- **Hall Hill/ High Street, Brigstock**
- **High Street, Ringstead**
- **Church Street/ High Street, Stanwick**
- **High Street/ The Green, Woodford**

**Such proposals will be supported, provided that they:**

- a) Deliver an overall enhancement to the neighbourhood offer for 'day to day' local services;**
- b) Improve connectivity for pedestrians and cyclists, between the designated local centre and the adjacent neighbourhood, where appropriate;**
- c) Do not adversely affect local amenity, through providing an unacceptable impact through increasing antisocial behaviour, noise, smell or other impacts, and fulfil other relevant development management criteria within the Local Plan;**

**Permitted development rights may be removed where exceptional circumstances are considered to exist.**

**In large villages which do not have designated local centres sites that are proposed for 'main town centre' uses will be considered on their merits.**

## 8.0 Housing Delivery

- 8.1 The Government, through the NPPF, emphasises the importance of providing a supply of housing required to meet the needs of present and future generations as a means to support strong, vibrant and healthy communities. Broadly, the plan process for managing housing delivery falls into two parts:
- Setting out housing requirements – ensuring that the Local Plan meets the identified housing need (both market and affordable housing); and
  - Allocation of housing land – Identifying a supply of specific achievable (i.e. deliverable or developable) housing sites for the entire Plan period (2011-2031).
- 8.2 The Joint Core Strategy sets the overall housing requirements for the district identifying the major strategic development sites, such as the Rushden East sustainable urban extension. This Plan will allocate housing sites to ensure the Council delivers, as a minimum, the overall strategic housing requirement for the district up to 2031.
- 8.3 This Plan will consider how the Local Plan housing requirements, as set out in Tables 4 and 5 of the Joint Core Strategy will be delivered throughout the district, as well as providing detailed policies relating to local housing need including housing mix and tenure, specialist housing needs, custom and self build. The Plan also provides indicative housing targets to assist parish and community groups in planning for future proposals through Neighbourhood Plans.
- 8.4 Paragraph 69 of the NPPF requires that land to accommodate at least 10% of the housing requirement is provided on sites no larger than 1 hectare. The Council meets this requirement, (evidence is contained within Background Paper 10 – Rural Housing Update July 2021).

### **Housing Requirements**

- 8.5 The Joint Core Strategy specifies a housing requirement of 8,400 dwellings for the Plan period (2011-2031). Table 5 sets out the required housing numbers that are expected to be delivered for each of the six towns, totalling 7,580 dwellings. It also sets out a generic district-wide rural target (820 dwellings).
- 8.6 The National Planning Policy Framework requires that, where appropriate, plans should set out the anticipated rate of development of specific sites. The Housing Trajectory is set out in Appendix 6. The Housing Trajectory demonstrates that the supply of sites available in the plan period will deliver homes in excess of the requirements identified in the Joint Core Strategy.

### **Urban Areas**

- 8.7 A number of significant development sites have already come forward (i.e. under construction or having extant planning permission) at each of the six towns (Rushden, Raunds, Irthlingborough, Thrapston, Higham Ferrers and Oundle) during the first 9 years of the Plan period (2011-2020). Alongside these, a large

number of smaller development sites have also come forward; these are included in the latest ( 2020) AMR Housing Site Schedule<sup>88</sup>.

- 8.8 At Raunds, development sites to the north, north-east and south of the town have progressed on the basis of the previous Local Plan (2008 Core Spatial Strategy) and are now under construction or mostly complete. Similarly, the Thrapston South urban extension (allocated in the previous Local Plan) is mostly complete (earlier development phases) or under construction (later development phases). Within the district three further major development sites are committed during the Plan period. Details about these sites are set out in Table 13, below.

<b>Location</b>	<b>Site name</b>	<b>Total Capacity</b>	<b>No of units, 20-20-2031</b>	<b>Delivery beyond 2031</b>	<b>Development Plan Document</b>	<b>Current status</b>	<b>Note</b>
Rushden	Rushden East	2700	1250	1450	Local Plan (JCS Policy 33)	New strategic site/ SUE	
Higham Ferrers	Land East of Ferrers School	300	300	0	Higham Ferrers Neighbourhood Plan	Self contained strategic site allocation	
Irthlingborough	West of Huxlow School/ Irthlingborough West	700	200	500	N/a - Resolution to grant	Strategic site/ SUE	JCS Annex A
<b>TOTAL</b>	<b>Major urban extensions</b>	<b>3700</b>	<b>1750</b>	<b>1950</b>			

- 8.9 As at 1 April 2020, the outstanding housing requirement for the six urban areas has been calculated, by way of deducting the following elements for each town:

- Completions, 1 April 2011 – 31 March 2020;
- Commitments (i.e. extant planning permissions or previously allocated sites), as at 1 April 2020 (2020 AMR, Housing Site Schedule);
- Major development sites (Table 15, above) plus other emerging proposed development sites identified in the 2020 AMR Housing Site Schedule).

- 8.10 This approach provides a residual requirement for each of the six urban areas of the district. The residual balance from the 8,400 total requirement represents a net quantum of development for which the Plan will need to make provision (Table 14, below).

<sup>88</sup> Planning Policy Committee, 8 June 2020, Agenda Item 10, Appendix 3: [https://www.east-northamptonshire.gov.uk/meetings/meeting/1062/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/1062/planning_policy_committee)

<b>Table 14: Urban areas residual housing requirement, as at 1 April 2020</b>	<b>Housing requirement (2011-31)</b>	<b>Completions 2011-19</b>	<b>Completions 2018-20</b>	<b>% housing requirement delivered as at 31 March 2020</b>	<b>Commitments (starts and planning permissions) as at 1 April 2020</b>	<b>Commitments (resolutions to grant, Development Plan allocations, Rushden East) as at 1 April 2020</b>	<b>Residual requirement as at 1 April 2020 (committed sites deducted)</b>
<b>Growth Town</b>							
Rushden	3,285	-1036	-19	32.1%	-175	-1515	-540
<b>Market Towns</b>							
Higham Ferrers	560	-370	-4	66.8%	3	300	-117
Irthlingborough	1,350	320	27	25.7%	149	280	-547
Raunds	1,060	662	47	66.9%	-347	0	-4
Thrapston	680	202	223	62.5%	260	0	-5
Oundle	645	392	3	61.2%	11	70	169
<b>TOTAL</b>	<b>7,580</b>	2,982	323	43.6%	945	2,165	1,165

8.11 Table 14 shows that as at 1 April 2-20 JCS housing requirements for Higham Ferrers, and Thrapston are being met, through housing completions (799 dwellings) and housing commitments ( 563 dwellings). A minimal residual requirement has been identified for Raunds (4 dwellings), but other emerging and brownfield site proposals identified in the 2020 Annual Position Statement (total 88 dwellings) are more than sufficient to address the housing requirements for the town.

8.12 Outstanding residual housing requirements have been identified at Rushden (540 dwellings), Irthlingborough (574 dwellings) and Oundle (169 dwellings). Further detail about how these residual requirements will be addressed is set out at paragraphs 8.10-8.12, below. It is necessary, therefore, for this Plan to address the outstanding residual requirements for Rushden, Irthlingborough and Oundle. Further details about these outstanding requirements are set out in the (updated 2020) urban housing Background Paper (BP9)<sup>89</sup>.

### **Rushden**

8.13 For Rushden, commitments consist of extant planning permissions ( plus outstanding\_Neighbourhood Plan site allocations ( total 315 dwellings); with 1050 dwellings at Rushden East anticipated to be delivered by 2031. This equates to an outstanding requirement for 540 dwellings. A further 134 dwellings housing land supply is identified at specific unallocated brownfield sites within the urban area, equating to a residual requirement for 406 dwellings.

<sup>89</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12110/background\\_paper\\_9\\_-\\_housing\\_requirements\\_-\\_urban](https://www.east-northamptonshire.gov.uk/downloads/file/12110/background_paper_9_-_housing_requirements_-_urban)

## Irthlingborough

- 8.14 For Irthlingborough, commitments for 429 dwellings are identified within the 2020 housing land supply. A further 199 dwellings is included within the housing land supply, consisting of specific brownfield sites and other emerging sites which did not, as at 1 April 2020, have planning permission. These emerging sites reduce the residual requirement to 375 dwellings. Table 14 (above) shows the latest position for the Irthlingborough West urban extension; namely that the trajectory for this site has been set back until later during the Plan period, such that just 200 (out of 700) dwellings are now anticipated to come forward within the Plan period. While Irthlingborough West remains a commitment, it is expected that this site could only begin to deliver late in the Plan period.

## Oundle

- 8.15 A residual requirement for a further 169 dwellings at Oundle is identified, where additional strategic land allocations are required to meet this target. This residual figure for 169 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/ Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings). If these sites are excluded, the Oundle residual requirement would rise to 239 dwellings<sup>90</sup>, as a minimum.

## Rural Areas

- 8.16 Table 5 of the Joint Core Strategy sets a district-wide rural housing requirement for 820 dwellings. This has implications for all rural parishes across the district. Table 15 (below) sets out a current position statement for the residual rural housing requirement, as at 1 April 2020.

<b>Table 15: Rural areas residual housing requirement, as at 1 April 2020</b>	<b>District rural housing requirement 2011-31</b>
<b>JCS rural housing requirement 2011-31</b>	<b>820</b>
Rural housing completions 2011-19	-513
Rural housing completions 2019-20	-65
Extant planning permissions as at 1 April 2020_(as shown in 2020 AMR housing site schedule)	-124
Local Plan/ Neighbourhood Plan site allocations (as at 1 April 2020)	-136
Emerging Neighbourhood Plan site allocations, other emerging rural sites (>4 dwellings), as at 1 April 2020	-58
<b>RESIDUAL DISTRICT REQUIREMENT, AS AT 1 APRIL 2020</b>	<b>-76</b>

- 8.17 Table 15 demonstrates that the current Local Plan rural housing requirement for the district is already being met; indeed, exceeded by 76 dwellings. As specified in the Joint Core Strategy, further rural housing sites will continue to come forward through windfalls, infilling, Neighbourhood Plan allocations and rural exceptions

<sup>90</sup> As at 1 April 2017 (the latest available base date data when the first draft Plan was being prepared during 2018) the residual requirement was for 294 dwellings, which formed the basis for the 300 dwellings requirement. This figure reduced to 239 dwellings for the latest (2020) monitoring data.

schemes (Policy 11(2)). Further details about these outstanding requirements are set out in the (updated 2020) rural housing Background Paper (BP10)<sup>91</sup>.

### Setting Village Housing Requirements

- 8.18 The rural housing requirement is already delivered (578 dwellings), committed (260 dwellings); or allocations in Neighbourhood Plans “made” since 1 April 2020 and other emerging rural sites ( 58 dwellings). Nevertheless, Neighbourhood Planning groups have sought indicative Ward or Parish level housing “targets”, to provide a basis for allocating future housing sites in a Neighbourhood Plan. This issue is addressed in the updated NPPF (2021 update), which states that strategic policies should also set out a housing requirement for designated neighbourhood areas (paragraph 66) or, at the very least, provide an indicative figure if requested by the neighbourhood planning body (paragraph 67).
- 8.19 On the basis of this recent national policy change, it is necessary for the Plan to provide further local direction, in addition to the requirements stated in Table 5 of the Joint Core Strategy. This Plan will therefore set additional local direction in identifying an appropriate quantum of development for each village to meet a locally arising need, in accordance with policies 11(2)(a) and 29 of the Joint Core Strategy.
- 8.20 Using the total district rural population (20,260)<sup>92</sup>, a methodology of rural population apportionment may be applied to estimate indicative growth figures for individual parishes/ villages for the Plan period (Table 16, below). By this process (applying the 2011 Census i.e. population at the start of the Plan period), supported by local housing needs assessments, indicative quanta of development over the plan period are identified. It is emphasised that these are derived from the overall rural housing requirement (820 dwellings) and are not minima or set targets; rather, this is indicative guidance to support the preparation of Neighbourhood Plans. Table 16 sets out indicative figures for each rural Parish over the Plan period.

<b>Population 2011 Census<sup>93</sup></b>	<b>Step increase in no of dwellings over 20 years</b>	<b>Range</b>	<b>Parishes/ Villages</b>
<100	5	1-5	Blatherwycke, Deene, Lilford cum Wigsthorpe, Luddington, Newton Bromswold, Pilton, Stoke Doyle, Thurning, Wakerley
100-249	10	6-10	Fotheringhay, Deenethorpe, Cotterstock, Apethorpe, Bulwick, Tansor, Twywell, Southwick, Lutton, Sudborough, Ashton, Laxton, Harringworth, Hargrave, Wadenhoe

<sup>91</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12111/background\\_paper\\_10\\_-\\_housing\\_requirements\\_-\\_rural](https://www.east-northamptonshire.gov.uk/downloads/file/12111/background_paper_10_-_housing_requirements_-_rural)

<sup>92</sup> 2011 Census

<sup>93</sup> In some cases (e.g. Thorpe Achurch and Clopton), 2011 Census data was gathered at a multi-parish or ward level. This is reflected in Table 18, where Census data (corresponding to the start of the Plan period) has been applied to apportionment of the Joint Core Strategy rural housing requirement (820 dwellings).



<b>Population 2011 Census<sup>93</sup></b>	<b>Step increase in no of dwellings over 20 years</b>	<b>Range</b>	<b>Parishes/ Villages</b>
250-499	20	11-20	Hemington, Glapthorn, Duddington-with-Fineshade, Denford, Yarwell, Lowick & Slipton, Aldwincle, Great Addington, Little Addington, Benefield, Barnwell, Thorpe Achurch (with Clopton), Woodnewton, Polebrook
500-749	30	21-30	Collyweston, Chelveston cum Caldecott, Titchmarsh
750-999	40	31-40	Nassington, Islip, Warmington
1000-1249	50	41-50	Easton on the Hill, King's Cliffe
1250-1499	60	51-60	Brigstock, Ringstead, Woodford
1500-1749	70	61-70	n/a
1750-1999	80	71-80	Stanwick

8.21 In many cases (in particular, King's Cliffe), these step increase/ range figures have been exceeded. In other cases (e.g. Chelveston cum Caldecott and Glapthorn), Neighbourhood Plans seek to deliver more housing than is set out in the indicative rural figures.

8.22 Notwithstanding, it is emphasised that the rural housing requirement (820 dwellings) has already been met; either by way of completions, existing commitments or Neighbourhood Plan site allocations. The role of these indicative figures is to inform the preparation of Neighbourhood Plans by setting out what would constitute an appropriate level of development for individual villages and/ or wards.

### **Strategic Housing Requirements**

#### **Oundle**

8.23 In assessing housing land requirements, each urban area has a specifically identified housing requirement. This requirement will need to be considered for each area where further housing sites would need to be allocated in the Plan. Policy 29 of the Joint Core Strategy (Distribution of New Homes) requires a minimum of 645 houses to be provided at Oundle over the Plan period up to 2031. To ensure Oundle meets this requirement, an outstanding requirement of approximately 300 new houses are to be provided through this Local Plan (Table 14 above refers).

8.24 Development contributions will be sought towards infrastructure requirements; highways, utilities (i.e. sewerage, water, power etc), healthcare, education, open space, affordable housing and any other requirements where appropriate. These obligations will be delivered in accordance with the relevant policy requirements throughout this and other adopted development plan documents.

8.25 Further, to ensure that the housing allocations proposed are brought forward to reduce the impact of development within the local area, the following development principles set out in the Oundle housing policies -will be expected to be addressed in addition to any specific requirements set out in each site allocation policy.

8.26 Detailed assessments were undertaken to inform the choice of sites. The Council published its own assessment of sites (November 2018<sup>94</sup>), together with a sustainability appraisal of strategic options for Oundle (AECOM, December 2018<sup>95</sup>) to inform the site selection process. This was followed by a more detailed reassessment of shortlisted sites (DLP Planning Ltd, July 2019<sup>96</sup>). Together these assessments provide a robust and systematic justification for the chosen site specific allocations.

8.27 Site specific requirements are set out at Policies EN21 to EN23, below.

#### **Land rear of Cemetery, Stoke Doyle Road, Oundle**

8.28 The land to the rear of the Cemetery, to the north of Stoke Doyle Road and west of Warren Bridge (south west of the existing urban area) was initially recognised as a potential longer term housing land allocation in the previous Local Plan (2011 Rural North, Oundle and Thrapston Plan). Its credentials as a deliverable housing land allocation were confirmed by the site assessments undertaken during 2018-19.

8.29 This site was chosen as it represents a logical extension to the existing urban area. Lyveden Brook forms the northern boundary; to the north of which is established residential development. Similarly, the site is bounded by residential development to the east (Warren Bridge) and the Cemetery to the south. However, there are a range of development constraints that would need to be overcome; in particular fluvial flood zones 2 and 3 (Lyveden Brooks) and highways limitations due to the narrow Warren Bridge (Stoke Doyle Road).

8.30 The site is located approximately 6.5km from the Upper Nene Valley Gravel Pits SPA, a specific wintering bird survey should therefore be undertaken for any planning application. The applicant will be required to provide evidence that the development will not result in a Likely Significant Effect. To achieve this, surveys will be required to determine habitats and current use of the site to determine if it does support a significant population of qualifying species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Surveys should be required to be undertaken during autumn, winter and spring and at more than 1 year of surveys may be needed (to be agreed in consultation with the local planning authority and Natural England). If habitat within the site is identified to support significant populations of designated bird features avoidance measures and mitigation will be required, such as the creation of replacement habitat nearby, and the planning application will likely need to be supported by a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity.

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<sup>94</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11074/oundle\\_site\\_assessments](https://www.east-northamptonshire.gov.uk/downloads/file/11074/oundle_site_assessments)

<sup>95</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11075/oundle\\_strategic\\_options\\_assessment](https://www.east-northamptonshire.gov.uk/downloads/file/11075/oundle_strategic_options_assessment)

<sup>96</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11408/sustainability\\_assessment\\_of\\_potential\\_development\\_sites\\_in\\_oundle\\_july\\_2019](https://www.east-northamptonshire.gov.uk/downloads/file/11408/sustainability_assessment_of_potential_development_sites_in_oundle_july_2019)

**Figure 11: Land rear of Cemetery, Stoke Doyle Road, Oundle**



**Policy EN21: Land rear of Cemetery, Stoke Doyle Road, Oundle**

**Site Specifics**

Land at Stoke Doyle Road, as shown on the Policies Map and indicated above, is allocated for 3.5 ha. It is expected that the proposed allocation will deliver around 70 houses. Development should be delivered in accordance with the criteria below:

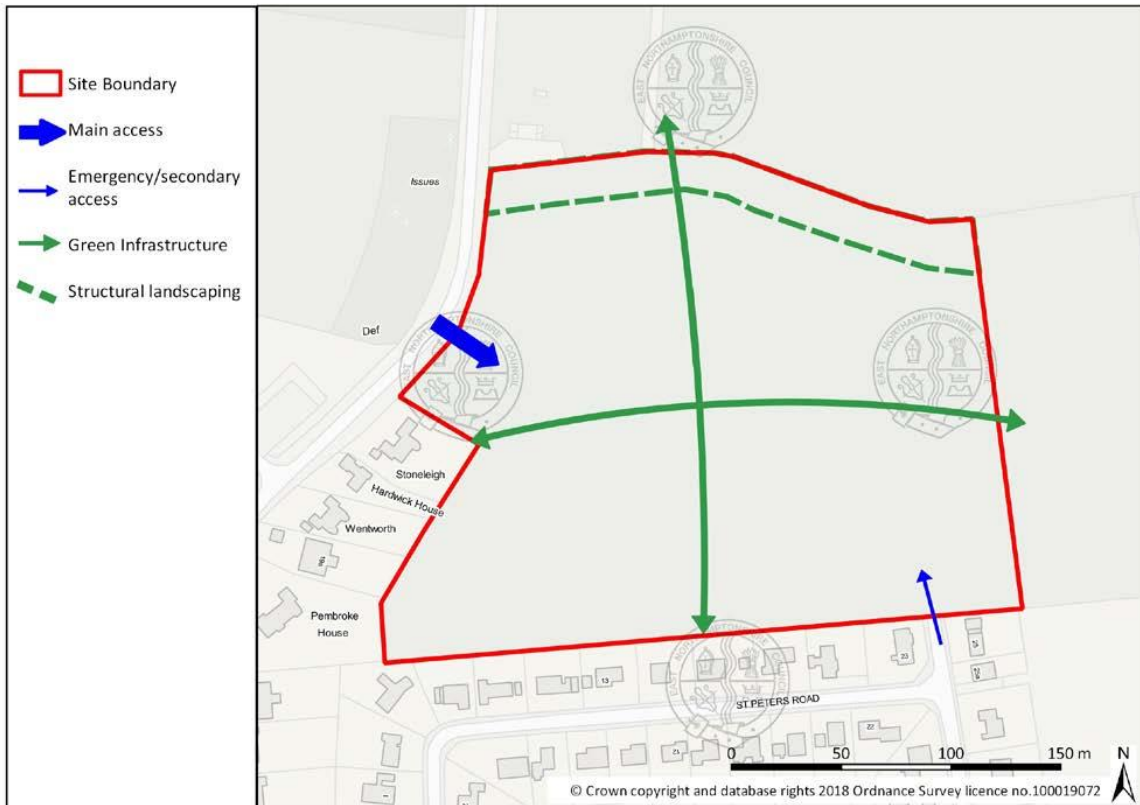
- a) This site is owned by two separate landowners but should be subject to a scheme that allows comprehensive development of the site.
- b) It will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding.
- c) Upgrades to Stoke Doyle Road, including appropriate mitigation measures to address the impact of development upon the single track Warren Bridge, a significant heritage asset.
- d) Connections will be provided to the adjacent Public Rights of Way network, providing access to Benefield, Stoke Doyle and the town centre.
- e) Suitable structural landscaping will be provided to mitigate any potential adverse impacts of the development.

**The site will be required to set aside land to allow for an extension to Oundle Cemetery, as indicated in Figure 11 (above), in order to meet future requirements.**

### **Cotterstock Road/ St Peter's Road, Oundle**

- 8.31 Land to the east of Cotterstock Road (opposite the Primary School) and north of St Peter's Road (north of the existing urban area) was initially recognised as a potential longer term housing land allocation in the previous Local Plan (2011 Rural North, Oundle and Thrapston Plan). Its credentials as a deliverable housing land allocation were confirmed by the site assessments undertaken during 2018-19.
- 8.32 The site is bounded by built development to the west (Cotterstock Road), including residential development and the Church of England Primary School. To the south is St Peter's Road and the site has two potential accesses; off Cotterstock Road (to the west) and St Peter's Road (to the south). Outline planning permission to develop the site for up to 130 dwellings was granted in June 2020 (reference 19/01327/OUT).
- 8.33 Notwithstanding, previous consultations for the Local Plan (2018-19) and the subsequent planning application have revealed a number of issues that will need to be suitably addressed when implementing the consented scheme; e.g. drainage (both surface water and groundwater), access arrangements and potential odour issues from the sewage works to the north of the site. Detailed development proposals will need to address these matters and other site-specific constraints.
- 8.34 Notably, there is an existing foul sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert existing asset may be required.

**Figure 12: Cotterstock Road/ St Peter's Road, Oundle**



**Policy EN22: Cotterstock Road/ St Peter's Road, Oundle**

**Site Specifics**

Land at Cotterstock Road<sup>97</sup>, as shown on the Policies Map and indicated above, is allocated for 5.1 ha. It is expected that the proposed allocation will deliver around 130 houses. Development should be delivered in accordance with the criteria below.

- a) This site, which is within single ownership, will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding, in line with other policy requirements.
- b) Enhanced connectivity; e.g. to the adjacent Public Rights of Way network, providing access to the Nene Valley and nearby villages (e.g. Cotterstock, Glapthorn and Tansor).
- c) Drainage will be managed by the provision of sustainable drainage systems (SuDS), including improvements to west/ east drainage capacity between Cotterstock Road and the River Nene to the east.
- d) Dwellings and residential gardens should be located at a suitable distance from Oundle Water Recycling Centre to ensure that there is no

<sup>97</sup> Approximately 50% of the gross site area (the northern part) is situated within Glapthorn Parish, although the whole site is regarded as meeting the strategic housing requirements for Oundle, comprising part of the Oundle urban area for the purposes of Local Plan monitoring

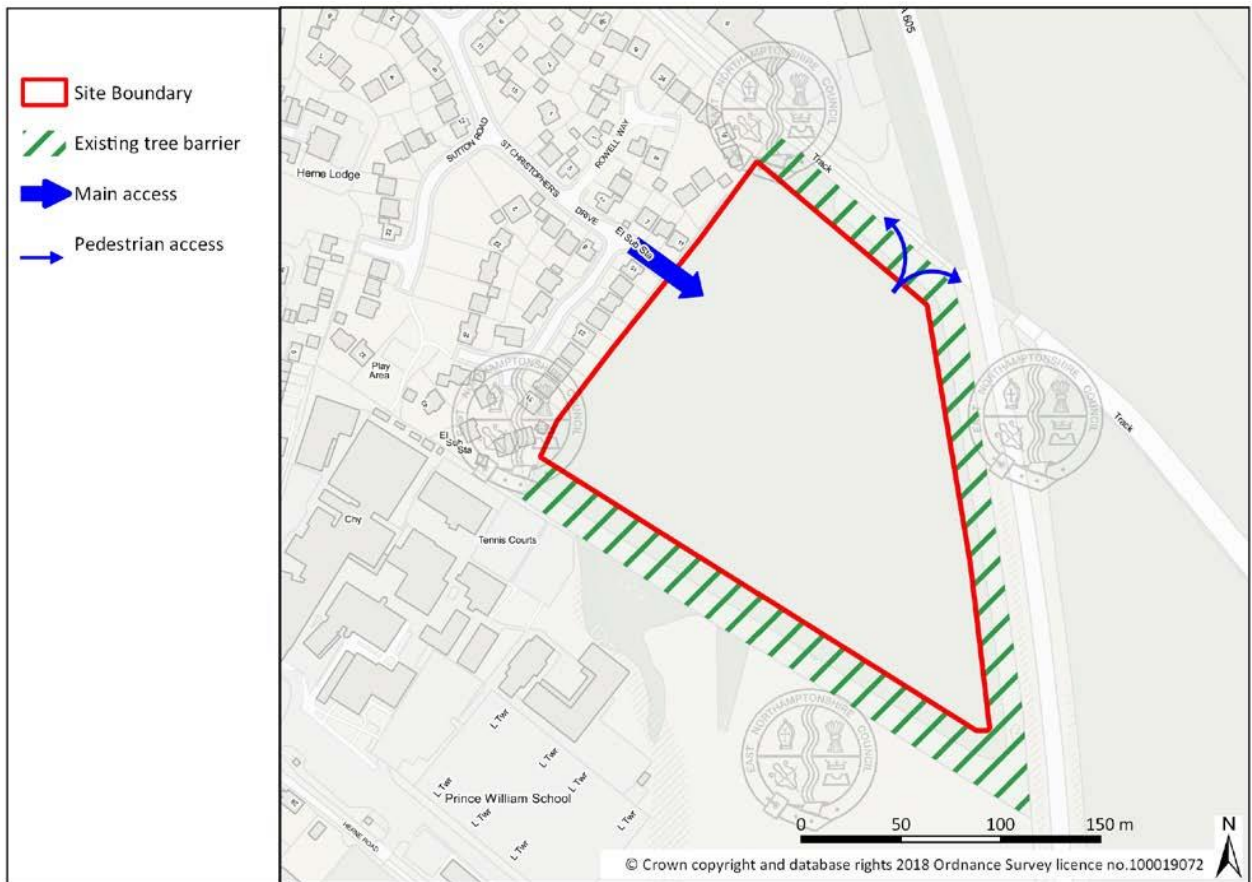
**unacceptable impact on residents and that any mitigation can be achieved without detriment to the continuous operation of Oundle Water Recycling Centre. Structural landscaping will also be provided for the site boundary, to mitigate the impacts of smell or other pollution (e.g. from the water recycling centre to the north).**

- e) Net biodiversity gains will be sought, by way of on-site and/ or off-site provision. These may include measures such as enhanced management of existing local wildlife sites such as the nearby Snipe Meadows local wildlife site.**
- f) The safeguarding of suitable access for the maintenance of foul drainage infrastructure.**

### **St Christopher's Drive, Oundle**

- 8.35 Land to the east of St Christopher's Drive and west of the A605 Bypass is a self contained greenfield site adjacent to the existing built up area. It is surrounded on three sides by a variety of land uses; residential (Ashton Road/ Sutton Road/ St Christopher's Drive estate) to the west; educational (Prince William School) to the south and employment (Nene Valley Business Park) to the north. The site is enclosed by the A605 Bypass, which forms the eastern boundary.
- 8.36 An outline application to develop the site for up to 65 dwellings and an extra care facility of up to 65 units was submitted in summer 2019 (reference 19/01355/OUT). This scheme was subject to detailed negotiations with the promoters around the development of extra care housing, for which Oundle has a particular acute need. The site was highlighted as suitable for extra care housing (see paragraph 8.75/ Policy EN27, below) due to its proximity to key town centre services such as convenience retailing, within 600m walking distance.
- 8.37 In June 2020 outline permission was granted for the application scheme (totalling 130 units), subject to S106. A significant element of the S106 negotiations relates to securing a robust legal mechanism to ensure delivery of the extra care element of the scheme, in lieu of affordable housing obligations. In the event that the extra care scheme does not prove to be deliverable, then the legal agreement should allow for this to be replaced by conventional affordable housing; to deliver the Joint Core Strategy requirement to provide for 40% affordable housing (Policy 30).
- 8.38 Previous consultations for the Local Plan (2018-19) and the subsequent planning application have revealed a number of issues that will need to be suitably addressed when implementing the consented scheme. Notable matters that need to be overcome include noise and air pollution from the adjacent Oundle Bypass, together with access arrangements for emergency vehicles. Therefore, it is necessary for this Plan to set a policy framework for managing the detailed development proposals.

**Figure 13: St Christopher's Drive, Oundle**



**Policy EN23: St Christopher's Drive, Oundle**

**Site Specifics**

**Land at St Christopher's Drive, as shown on the Policies Map and indicated above, is allocated for 3.9 ha. It is expected that the proposed allocation will deliver around 100 houses. Development should be delivered in accordance with the criteria below:**

- a) This site, which is within single ownership, will be expected to provide a housing mix to meet identified local needs and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding, in line with other policy requirements.**
- b) The site is well placed to deliver specialist housing, particularly extra care provision. Provision of such housing should be in lieu of the normal requirement for affordable housing; otherwise affordable housing should be delivered in accordance with normal policy requirements.**
- c) The road layout should be delivered in accordance with the Local Highway Authority's standards, supported by an appropriate Transport Assessment, with the main vehicular access forming a continuation of St Christopher's Drive.**
- d) Connections will be provided to the adjacent Public Rights of Way network, providing access to the Nene Way and adjacent villages (e.g.**

**Ashton, Barnwell and Polebrook).**

- e) **Structural landscaping will be provided for the site boundary, to mitigate the impacts of noise and other pollution from the A605.**
- f) **The design and layout should consider the proximity of the foul pumping station<sup>98</sup>. to reduce the risk of nuisance/ loss of amenity associated with the operation of this.**

**Additional housing requirements – Rushden and Irthlingborough**

- 8.39 The Joint Core Strategy (Policies 11 and 33) emphasises that the focus for this Plan should be to work with key stakeholders to secure the delivery of priority strategic sites, particularly those at Irthlingborough West and Rushden East. The delivery trajectories set out in the Joint Core Strategy (Annex 1) are as follows:
- Irthlingborough West – 700 dwellings, 2019-2030; and
  - Rushden East – 1,600 dwellings, 2020-2031.
- 8.40 The trajectories for the major strategic sites (sustainable urban extensions) have been reviewed yearly, through subsequent Authorities’ Monitoring Reports (AMRs). Since adoption of the Joint Core Strategy (July 2016) the trajectories for Irthlingborough West and Rushden East have been substantially reviewed, in response to the latest deliverability evidence. The 2020 AMR<sup>99</sup>, indicates the following:
- Irthlingborough West –200 dwellings, 2027-2031; and
  - Rushden East – 1050 dwellings, 2023-2031.
- 8.41 The April 2020 trajectories for the two sustainable urban extensions equate to a combined reduction of 1050 dwellings for Irthlingborough and Rushden within the Plan period. Predominantly this is due to development viability affecting housing delivery of these two sites; in particular costs associated with ground stability mitigation for Irthlingborough West arising from the former mine workings. The revised trajectories equate to residual shortfalls of 375 dwellings and 406 dwellings, for Irthlingborough and Rushden respectively.
- 8.42 The NPPF requires the Council to maintain a rolling supply of specific deliverable sites (paragraph 68). Challenges around development viability impacting on delivering major sustainable urban extensions was the subject of detailed discussion held during the 2015 Examination for the Joint Core Strategy. However, the Inspector concluded that, the overall urban-focused spatial development strategy concentrating “*on existing towns and a series of deliverable SUEs represents the most suitable and sustainable strategy for the area over the*

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<sup>98</sup> Anglian Water requires a minimum distance of 15 metres between the Oundle-Ashton Gate Terminal Pumping Station (OUNASM), which is located within the boundary of the allocation site, and the curtilage boundaries of the nearest dwellings.

<sup>99</sup> <http://www.nnjpdu.org.uk/publications/amr-2018-19-assessment-of-housing-land-supply-2019-24/>  
<http://www.nnjpdu.org.uk/publications/north-northamptonshire-authorities-monitoring-report-19-20/>



*plan period*" (paragraph 91, Joint Core Strategy Inspector's Report, 22 June 2016<sup>100</sup>).

- 8.43 The Local Plan housing requirements for Irthlingborough and Rushden (Joint Core Strategy Policy 29/ Table 5) represent minimum housing delivery figures and the Joint Core Strategy (paragraph 9.10) allows for the Local Plan Part 2 to assess higher levels of housing provision at individual settlements, or in locations where this would meet a shortfall in deliverable sites at another settlement within the southern part of the Plan area, which includes Irthlingborough and Rushden. In other words, the Joint Core Strategy allows for the allocation of additional housing land to meet any outstanding residual requirements for Irthlingborough and Rushden (totalling 781 dwellings, as at 1 April 2020).
- 8.44 The combined shortfall for Irthlingborough and Rushden equates to greater than 700 dwellings. This significantly exceeds the definition of a "strategic" housing requirement, (500 dwellings) as defined in the Joint Core Strategy (Figure 12: Key Diagram/ paragraph 9.14). However, regard should also be given to the housing land supply figures for Higham Ferrers, which currently exceed the Joint Core Strategy requirement by 247 dwellings (principally due to additional brownfield development opportunities within the urban area) and Raunds which exceed the requirement by 84 dwellings. If the Higham Ferrers and Raunds figures are applied to offset the Irthlingborough and Rushden shortfall, this would give a residual requirement for 450 dwellings across the four urban areas.
- 8.45 The Local Plan Part 2 has considered a number of possible further directions for growth around Irthlingborough and Rushden. The following locations at Irthlingborough and Rushden (lying within the East Northamptonshire area) were assessed:
- North of the A6, Irthlingborough;
  - North and East of Crow Hill, Irthlingborough;
  - East of Higham Ferrers;
  - South East of Rushden; and
  - West of Rushden Lakes.
- 8.46 An assessment of these potential locations was undertaken in autumn 2019<sup>101</sup>. This recommended that a site allocation for mixed use development to the west of Rushden Lakes was the most appropriate option, due its access to services and facilities (e.g. Rushden Lakes, the Greenway and Stanton Cross), and to support the implementation of consented new infrastructure including the Ditchford Lane/ Rushden Lakes link road.
- 8.47 This site assessment was endorsed by the Planning Policy Committee (17 December 2019). This was followed by a 6-weeks consultation (February – March 2020) proposing the allocation of a new mixed use development of up to 450 dwellings on land identified at Rushden Lakes West. Due to the proximity of the

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<sup>100</sup> <http://www.nnjpdu.org.uk/publications/north-northamptonshire-joint-core-strategy-inspectors-report-22nd-june-2016/>

<sup>101</sup> Planning Policy Committee, 17<sup>th</sup> December 2019, Item 6: [https://www.east-northamptonshire.gov.uk/meetings/meeting/1023/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/1023/planning_policy_committee)

site to the Upper Nene Valley Gravel Pits SPA/ Ramsar site, the policy proposal highlighted a need for appropriate mitigation measures, to the satisfaction of Natural England, to avoid significant adverse impacts upon the integrity of the adjacent SPA/ Ramsar site. However, in its response to the consultation Natural England submitted a written objection to the proposal. Whilst additional work has been undertaken to provide appropriate mitigation measures (including restricting the site area and reducing its capacity) the objection remains.

- 8.48 As part of the requirements to address the objection submitted by Natural England's the Council has undertaken a more detailed assessment of viable alternative site options (previous work was informed by broad site locations) around the designated Growth Town of Rushden.

#### **Rushden South East: Land east of the A6/ Bedford Road – alternative site specific proposal**

- 8.49 A site assessment was undertaken (September 2020<sup>102</sup>), to consider alternative site specific proposals to Rushden Lakes West, capable of accommodating up to 450 dwellings. This considered land east of Higham Ferrers (at Slater's Lodge, a potential northern development phase for Rushden East), and three potential site allocations to the south east of Rushden (south of Newton Road and east of the A6 Bypass).
- 8.50 This more detailed site assessment process identified land east of the A6 / Bedford Road as a viable alternative to Rushden Lakes West. This site was identified as having a number of positive attributes, namely:
- Opportunities for connectivity to the existing urban area (via Bedford Road/ High Street South) and surrounding services and facilities;
  - Single ownership;
  - Active promotion by landowner/ partner housebuilder;
  - Potential to provide new access from Bedford Road roundabout, with a 40mph limit already in force;
  - Deliverable independently of Rushden East sustainable urban extension;
  - No known constraints; and
  - The potential to integrate the proposed sports hub with the urban area.
- 8.51 The Policy (below) sets out the development principles and requirement for the development of land east to the east of the A6 / Bedford Road; a deliverable and achievable alternative to Rushden Lakes West.
- 8.52 The site is located approximately 3.5km from the Upper Nene Valley Gravel Pits SPA, it is therefore possible it could constitute functionally linked habitat for the SPA. The applicant will be required to provide evidence that the development will not result in an adverse effect on the integrity of Upper Nene Valley Gravel Pits SPA/Ramsar. To achieve this, surveys will be required to determine habitats and current use of the site to determine if it does support a significant population<sup>103</sup> of

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<sup>102</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11974/background\\_paper\\_-\\_assessment\\_of\\_alternative\\_site\\_options](https://www.east-northamptonshire.gov.uk/downloads/file/11974/background_paper_-_assessment_of_alternative_site_options)

<sup>103</sup> A significant proportion is classified as a site that is regularly used by more than 1% of the population of the qualifying bird species

qualifying species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Surveys should be required to be undertaken during autumn, winter and spring and more than 1 year of surveys may be needed (to be agreed in consultation with the local planning authority and Natural England). If habitat within the site is identified to support significant populations of designated bird features avoidance measures and mitigation will be required, such as the creation of replacement habitat nearby, and the planning application will likely need to be supported by a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity’.

**Figure 14: Land east of the A6/ Bedford Road, Rushden (South East Rushden)**



## **Policy EN24: Land east of the A6/ Bedford Road, Rushden**

Land to the east of the A6/Bedford Road, Rushden, as shown on the Policies Map and indicated in Figure 14 above, is allocated for residential development together with associated supporting infrastructure, which should include a mix of ancillary retail, business or community uses to support the proposal.

A design led masterplan is to be agreed by the local planning authority as part of the application process, which will address all relevant policy requirements. The key principles of the proposed development will deliver the following:

- a) It is expected that the proposed allocation will deliver around 450 dwellings;
- b) A housing mix which includes provision for both specialist and older persons housing, and on-site affordable housing (meeting the target of 30% of the total number of dwellings provided within a Growth Town);
- c) Vehicular access to be provided directly from the Bedford Road/ A6 Bypass roundabout, with the proposals informed by a Transport Assessment subject to approval by the Highway Authority;
- d) To maximise opportunities to improve connectivity to, and enhance the quality of, the public rights of way network; in particular:
  - providing pedestrian and cycle connections to the surrounding urban area, and to adjacent sports and recreational facilities;
  - improving local bus connections serving the site;
  - delivering enhancements to the Rushden – Souldrop local green infrastructure corridor and net biodiversity gain; and
  - delivering facilities to assist the sustainability of the allocation , in particular by supporting the creation of a community hub to enhance the relocation of the sports facilities, to be located on the eastern edge of the site boundary.
- e) Appropriate mitigation measures, to avoid significant adverse impacts upon the integrity of the Upper Nene Gravel Pits Special Protection Area;
- f) Provision of a landmark feature at the main access point, adjacent to the A6 / Bedford Road roundabout; and
- g) Appropriate multi-functional structural landscaping to service the development, including sustainable drainage systems (SuDS) and suitable features along the western boundary to provide the necessary mitigation for noise and air pollution arising from the A6 Bypass.

### **Housing Mix and Tenure**

8.53 The NPPF requires that a sufficient amount and variety of land should be brought forward through the Local Plan to address the needs of groups with specific housing requirements (paragraph 59), and that the size, type and tenure of

housing needed for different groups of the community should be assessed and reflected in planning policy (paragraph 61), in order to create inclusive and mixed communities.

### **Wheelchair accessible housing**

- 8.54 The Joint Core Strategy (Policy 30) sets out the strategic approach to providing for a mix of dwelling sizes and tenures in order to meet the needs of the wider community. The policy sets out targets for affordable housing provision and highlights the need to provide for specialist forms of housing, particularly those relevant to older persons. It builds on the requirements set out in the NPPF that support strong, vibrant and healthy communities by providing a sufficient number and range of houses to meet the needs of both present and future generations, as well as requiring new development to meet national space and accessibility standards (Category 2 as a minimum). Policy 30 also provides for LPAs to set the proportion of Category 3a (wheelchair adaptable ) or Category 3b (wheelchair accessible) housing based on evidence of local needs, with Policy EN25 below setting a District-wide standard.

### **Policy EN25: Delivering wheelchair accessible housing**

**To help meet current and future needs for housing for people with disabilities, all new housing developments of 20 or more dwellings should include a target of 5% Category 3 (wheelchair accessible or adaptable) housing. Wheelchair accessible housing will only be required for dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.**

### **Strategic Housing Market Assessment**

- 8.55 The Joint Core Strategy provides extensive policy direction for the provision of affordable housing within the district. The Council will utilise Policy 30 to negotiate its affordable housing provision based on local evidence of need and scheme viability. The Council also welcomes the provision of low cost home ownership initiatives, in addition to meeting the affordable housing requirements.
- 8.56 This Plan seeks to provide additional policy direction to help address local housing needs/ demands across East Northamptonshire. Policy 30 of the Joint Core Strategy is based on the 2012 Strategic Housing Market Assessment (SHMA) and subsequent updates (to 2015), which analyses demographic and housing data to project the need for future housing requirements across the area. It provides the basis for developers, housing providers and local planning authorities to identify the mix of housing that is required to help create a balanced housing market, and set policies to this effect.
- 8.57 The 2015 update to the SHMA<sup>104</sup> provides an interactive toolkit to enable household requirements to be remodelled or updated based on new information being received. Whilst Policy 30 provides a strategic approach to providing for an appropriate mix of housing, detailed negotiations with site promoters will be based

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<sup>104</sup> <http://www.nnjpdu.org.uk/publications/strategic-housing-market-assessment-update-january-2015/>

on the latest evidence together with further appropriate studies. The locally specific policies contained in this section of the Plan are informed by evidence bases and other evidence of housing need, which is referred to in relation to the particular policy itself.

- 8.58 In addition to the above it is important to take into account the Council's aspirations not just in recognising its pro active approach to delivering future housing growth above the strategic requirements, but also in driving up the value of the district, building on its desire to attract improved and higher quality job opportunities as well as ensuring an element of future housing delivery seeks to reflect that change by providing the ability to deliver high quality homes.

### **Informing East Northamptonshire's Housing Mix**

- 8.59 Requirements for new homes are based on the identified need to address existing deficits between the housing supply and local need and demand, as identified through the SHMA. The Plan will aim to further inform local imbalances in housing provision by seeking to provide a balance and mix of housing that recognise the requirements of those inadequately housed and the aspirational requirements of demand.
- 8.60 The Joint Core Strategy (paragraph 9.26) indicates that the demographic evidence of need does not take into account the aspirations of many households to have a spare bedroom, to provide for additional useable space for a number of reasons. Further, the Joint Core Strategy supports the opportunity to provide for a higher proportion of larger (4-bedroom) dwellings, where local evidence is provided in relation to the housing market stock and the local housing need.
- 8.61 In addition to providing flexibility to accommodate demand for larger dwellings, Policy 30 requires that account be taken of the composition of the existing dwelling stock. The aim is to ensure a balanced dwelling stock is provided in a particular neighbourhood or ward, where local evidence supports this approach.
- 8.62 The Council has sought additional evidence to better understand and inform a local approach to setting out its housing mix, through commissioning a report by Housing Vision – Informing East Northamptonshire's Housing Mix – Evidence to support Planning for Larger Residential Properties (June 2017)<sup>105</sup>. This study has found significant spatial differences in housing needs. In the rural north there is a general need for smaller houses, while in the south the need is predominantly for larger properties<sup>106</sup>.
- 8.63 The report concludes that there is some opportunity to develop larger and higher value housing options, and that an exclusive focus on the supply of smaller dwellings to meet population growth and the needs of new households may not be the most appropriate solution to meeting future housing need. For example, more sophistication is found to be required to meet aspirational demand and to enable a

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<sup>105</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/10894/informing\\_east\\_northamptonshires\\_housing\\_mix\\_evidence\\_to\\_support\\_planning\\_for\\_large\\_residential\\_properties\\_final\\_report](https://www.east-northamptonshire.gov.uk/downloads/file/10894/informing_east_northamptonshires_housing_mix_evidence_to_support_planning_for_large_residential_properties_final_report)

<sup>106</sup> The Joint Core Strategy (Policy 30(a)) defines small and medium dwellings as 1-3 bedrooms, and large dwellings as 4 or more bedrooms

wide range of housing options, including options for older households looking to downsize within the district, along with providing choices which might appeal to those with high incomes. East Northamptonshire is facing significant demographic change through increased growth in the number of older households, which will continue to be a key driver throughout the Plan period. The implications relate to the need and demand for suitable housing options ranging from quality properties to attract down sizing, to the need for accommodation with high levels of support and care.

- 8.64 The report concludes that there is some opportunity to develop larger and higher value housing options, and that an exclusive focus on the supply of smaller dwellings to meet population growth and the needs of new households may not be the most appropriate solution to meeting future housing need. For example, more sophistication is found to be required to meet aspirational demand and to enable a wide range of housing options to reflect the Council's aspirations as reflected above.
- 8.65 Aspirational housing should be considered in relation to the geography of the district; i.e. the need for larger properties is in the urban areas in the south of the district and not in the north, compared to the more rural areas where the need is for predominantly smaller and affordable properties. Defining an appropriate housing mix should be considered as part of the wider viability testing for delivering a policy compliant scheme.
- 8.66 In addition the Council has an increasing number of older persons households. The Housing Vision report recognised the opportunity to address opportunities through the Local Plan to provide high quality smaller housing provision across the district as part of the Council's housing mix, to enable older person households looking to downsize and to help free up larger properties as a consequence.

#### **Policy EN26: Housing mix and tenure to meet local need**

**All housing developments will be expected to provide a suitable mix and range of housing, including a range of size, type and tenure (as set out in Policy 30 of the Joint Core Strategy) that recognise the local need and demand in both the market and affordable housing sectors, unless viability testing shows otherwise. Evidence should be provided to support the proposed housing mix.**

**In particular consideration will be given to:**

- a) Meeting the needs of an ageing population by providing the opportunity for smaller properties to encourage downsizing within the district;**
- b) Recognising the potential to increase the proportion of higher value, larger properties in areas where local evidence identifies a lack of opportunity for higher income earners to acquire such properties; and**
- c) Increasing the numbers of smaller dwellings in the rural areas to meet the needs for starter homes, affordable housing and downsizing.**

## Specialist and Older Persons Housing Provision

- 8.67 One of the most pressing issues facing North Northamptonshire over the next 20 years is the growth in older person (65+ years) households. The North Northamptonshire SHMA (2015 toolkit update) estimates the need for growth of around 20,100 specialist housing units to meet community need between 2011-2031; with the largest growth forecast within East Northamptonshire district. Here 79% of future household provision (compared with a figure of 60% across the sub region) is identified.
- 8.68 Supported housing – for older persons requiring a greater range of facilities than retirement housing – can include extra care housing. Extra care units provide self-contained accommodation, but with support and care services available on site. Three main types of provision are identified as follows:
- **Retirement housing** – provides some additional features including communal areas, often referred to as “sheltered housing” in the affordable sector and “retirement living” in the private sector, which may include a scheme manager based on site.
  - **Supported housing** – for older persons requiring a greater range of facilities than retirement housing, with support and care services available, and which includes extra care housing. Each household has self-contained accommodation.
  - **Retirement villages** – larger schemes of accommodation with a central hub providing a range of facilities, which can include registered care home accommodation. This type of provision is usually developed close to existing centres of population.
- 8.69 In addition to the above, whilst not recognised as specialist housing, both residential and nursing homes can also provide care and/ or nursing requirements for people whose care or health needs mean that they cannot live independently.
- 8.70 The 2015 toolkit update projects the number of older households requiring specialist housing in East Northamptonshire as 985 dwellings over the Plan period (up to 2031), which equates to 49 per annum. Table 17 below refers:

**Table 17: East Northamptonshire: Projected housing requirements for older persons 2011-2031 (SHMA update 2015)**

65+ households	65+ totals	Under occupying	Designated	Sheltered	Extra care
Additional households	6,656	4,125	419	200	366

- 8.71 More recent information, commissioned by the Northamptonshire Councils along with the Clinical Commissioning Groups (CCGs) is reported through the Study of Housing and Support Needs of Older People across Northamptonshire (March



2017<sup>107</sup>) undertaken by the consultants Three Dragons. Using the Retirement Housing Group (RHG) model, which assumes that 15% of people over 75 and 2.5% of people aged 65-74, would move to retirement housing if it was available. The study identifies the future requirement for retirement housing in East Northamptonshire as an annual target figure of 103 dwellings per annum up to 2031.

- 8.72 Subsequent Sheffield Hallam University research still concentrates on the needs of people of 75 and over as they are the most likely to require specialist housing, but identifies even higher needs than the Three Dragons study. It is the preferred model of Northamptonshire County Council as it provides a more detailed analysis of data and allows for local adjustments such as urban/rural factors and the prevalence of dementia. It identifies an annual requirement of 598 units per annum across North Northamptonshire and an increasing shortfall in specialist housing for older people, estimated in East Northamptonshire as 207 units in 2017, rising to 387 in 2020 and 2,267 by 2035 as can be seen in Table 18, below.

<b>Table 18</b>	<b>Specialist older person's housing shortfall (East Northamptonshire)</b>				
Year	2017	2020	2025	2030	2035
Cumulative shortfall	-207	-387	-1,202	-1,756	-2,267

- 8.73 Specialised housing services for older person provision vary between tenures, types of accommodation and providers, with individual care needs supported in different ways, therefore a variety of care needs should be addressed across the Plan period. In addition a shortfall in care home provision has been identified within the County as a whole, along with the need for more specialist care to be provided to meet dementia patient requirements. Going forward, new care and nursing home provision in specific locations will need to be supported by North Northamptonshire Council's Social Care and Health Team.
- 8.74 The Joint Core Strategy (Policy 30) encourages Sustainable Urban Extensions (SUEs) and other strategic developments to make specific provision towards meeting the needs of specialist housing requirements for older persons, including designated sheltered and extra care accommodation. The strategy also recognises the role that SUEs can provide in meeting the needs of the older person requirement, but expresses caution of the ability to meet these needs in the earlier phases of development, advising that sites should be reserved for future provision through the masterplanning process and that it may be appropriate, initially, to look at additional locations that have better established access to local facilities.
- 8.75 To this end, the new housing site allocations at Oundle (Policies EN21-EN23) are all required to make provision for older persons households, with the St Christopher's Drive site (EN23) being particularly suitable due to its location in

<sup>107</sup> <https://www.northamptonshire.gov.uk/councilservices/adult-social-care/policies/Documents/Study%20of%20Housing%20and%20Support%20Needs%20of%20Older%20People%20Across%20Northamptonshire.pdf>

close proximity to key services in the town. The Higham Ferrers site, East of Ferrers School (300 dwellings), should also provide a proportion of housing for older people. Sites in Rushden and Irthlingborough (the SUEs) also need to be identified to contribute to the provision of older persons housing.

- 8.76 Locations around the district's Growth and Market Towns (as identified in Table 5 of the Joint Core Strategy) offering a more sustainable location in relation to accessing local facilities and services will provide the most suitable opportunity to meet retirement and extra care provision in the short term. These will therefore be encouraged, together with the provision and safeguarding of sites at the SUEs and strategic sites.
- 8.77 Policy EN27 (below) sets thresholds to allow a proportion of housing to meet older person provision on development proposals to be negotiated. Provision could be made for age restricted accommodation, sheltered or extra care schemes, with the expectation that proposals will be designed to meet the Building Regulations Category 3 accessibility standards, or through the provision of bungalow style development.
- 8.78 This could include:
- Accommodation to enable downsizing such as bungalows, apartments and other smaller homes which are available to meet general needs but are particularly suitable to encourage and facilitate older people to move from larger family housing to smaller properties
  - Retirement Housing which will include also bungalows as well as other high quality homes which may be 'age restricted' to provide for older persons. The accommodation can be provided as individual homes or as part of a retirement housing scheme and may include communal facilities and on-site management.
  - Extra Care housing providing independent accommodation with 24 hour care and support available on site.
  - Residential and Nursing Care Homes.
- 8.79 The focus for specialist housing has tended to be for older persons; a reflection of the increasing proportion of this demographic. However, housing for younger adults (18-64) with specialist needs should also be recognised, and delivered in accordance with the requirements of Policy EN27.
- 8.80 In determining an appropriate proportion the Council will have regard to evidence of local need (where this is available), the scale and location of the site, including access to facilities (where appropriate, depending on the type of older person's accommodation that is proposed) and the viability of the development. Any case that is made on the topic of viability needs to be accompanied by a detailed viability assessment in order that it can be determined whether it is fully justified.
- 8.81 Providing sites are accessible by public transport, strategic housing developments can play an important role in meeting future needs for specialist older persons accommodation. This is recognised through the evidence provided by the study of housing needs of older people across Northamptonshire (March 2017) which also indicated that provision be made, in the first instance by zoning sites for future

development of older persons housing/care homes when public transport routes are in place.

### **Extra Care Housing**

- 8.82 Extra Care Housing is housing designed for the needs of older people who require varying levels of care and support available on site. People who live in Extra Care Housing can still occupy their own self contained homes, having their own front door. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can provide an alternative to a care home.

## **Policy EN27: Older people's housing provision**

**To help meet future requirements for retirement housing for older people, the Local Planning Authority will seek to ensure that a proportion of its overall housing provision will address the identified needs of the ageing population within the district unless it can be justified that such provision is not appropriate for the location or would have an adverse impact upon the deliverability and/or viability of the scheme.**

**To address the identified need and where there is access to local facilities and public transport services, larger sites will be required to provide for the needs of older households.**

**Larger sites will be expected to deliver a minimum of 10% of housing for older people.**

**For Sustainable Urban Extensions (SUEs), specialist housing requirements will be agreed with the Local Planning Authority through the preparation of a Masterplan Development Framework or a Strategic Masterplan. Elsewhere, due to the rural nature of the district, and to prevent the loss of opportunities to provide accommodation for older people, a threshold hierarchy will be applied so that, in respect of older people's housing, other larger sites will be classified as:**

- 50 or more dwellings in the towns of Rushden, Higham Ferrers, Irthlingborough and Raunds**
- 25 or more dwellings in the towns of Oundle and Thrapston; or**
- As opportunities for development in the villages are limited, and sites are often small scale in nature, all developments of 5 or more dwellings will be expected to deliver a minimum of 20% of housing for older people, unless evidence justifies a departure.**

**The criteria for site selection and design principles will also need to meet the requirements laid out in Appendix 5, although these will be relaxed in the villages in recognition of the difficulties in meeting them.**

**The type of housing provision required for older people will vary according to the scale and location of the development and will include:**

- a) Downsizing – Accommodation such as bungalows, apartments and other**

smaller

b) Retirement Housing will include bungalows and other high quality homes which may be 'age restricted' to older people.

c) Supported Housing for Older People – Extra Care:

i. SUEs and Strategic Sites

Mixed tenure Extra Care Housing should be provided on major strategic housing sites at Rushden East and Irthlingborough West. Masterplan Framework Documents for these developments should ensure such provision through the safeguarding of suitable sites and the setting out of design principles for delivery. Further consideration needs to be given to whether a future Extra Care Scheme or a retirement village would be sustainable at Tresham Garden Village once the necessary infrastructure, transport and local facilities are in place.

ii. Allocated sites

- St Christopher's Drive, Oundle (EN27), and Hayway, Northampton Road, Rushden<sup>108</sup> will, subject to viability, be supported to deliver specific Extra Care provision
- East of Ferrers School, Higham Ferrers<sup>109</sup> this site could also provide an opportunity to deliver a mixed tenure Extra Care scheme, subject to achieving suitable connectivity of the site to the town.

iii. Windfall sites

In addition to the strategic sites listed in this policy, the Council will encourage the provision of Extra Care accommodation in sustainable locations across the district, particularly within the designated growth and market towns.

d) Residential and Nursing Care Homes

Where the need for care homes has been identified, and is supported by Social Care and Health, these will be encouraged on strategic, allocated and windfall sites.

### Self and Custom Build

8.83 Self and custom build can play a key role in increasing housing supply, enabling more people to meet their aspirations of home ownership. Self build and custom build housing is defined as housing built by individuals or groups for their own use, either by building the home on their own (self build) or by working with housebuilders (custom build); this can assist in providing homes to meet individual requirements that aren't available in the current market. Government recognises that self build rates are lower in the UK than in other European countries and that

<sup>108</sup> Rushden Neighbourhood Plan Policy H2F

<sup>109</sup> Higham Ferrers Neighbourhood Plan Policy HF.H4

a number of barriers to delivery have been recognised, including access to suitable serviced plots, exacerbated through the planning system. A serviced plot is defined as a plot of land that has access to a public highway and has connections for the usual range of facilities including electricity, gas, water, waste water and digital connectivity, or can be provided with these services in specified circumstances or a defined period.

- 8.84 The NPPF requires local planning authorities to provide for a mix of housing reflecting both demographic trends and local community needs, including those groups of the community who wish to build their own home. The Council recognises that there is a growing interest from people to influence the design and specification and to build their own home and supports the belief that, if managed properly, self and custom housebuilding can make a meaningful contribution to the overall supply of housing in the area.
- 8.85 Policy 30 of the Joint Core Strategy supports the opportunity to bring forward proposals for individual and community custom build developments and requires that SUEs and other strategic developments should facilitate this provision by making available serviced building plots to assist delivery. In addition, it is envisaged that Neighbourhood Plans may also provide local communities with the opportunity to encourage self and custom build housing by creating new planning policies or allocating new development sites in their designated area to meet local need.

### **Self and Custom Build Register**

- 8.86 The Self Build and Custom Housebuilding Act (2015)<sup>110</sup> requires local planning authorities to keep a register of individuals and associations who are seeking to acquire serviced plots of land in order to build houses within the local area, and to have regard to this register as a material consideration in making planning decisions. The 2015 Act is supported by the Housing and Planning Act (2016)<sup>111</sup> which, together with associated secondary legislation (Regulations<sup>112</sup>), places a duty upon local planning authorities to set up a register and grant suitable development permission in respect of providing serviced plots of land to meet demand arising within the local area. It is therefore considered appropriate to set a target figure for providing that a proportion of development sites be identified through the Plan for self and custom build.
- 8.87 The Council set up its Self and Custom Build Register, with effect from 1 April 2016, as required by under the legislation. This provides some indication of the local level of demand for serviced plots. To fulfil this demand and encourage the contribution that self and custom build can make to the housing market mix, the Council will look to support applications for the delivery of serviced plots on suitable sites. To ensure that the Council is appropriately complying with the statutory duties for Self and Custom Housebuilding, more detailed guidance to enable delivery of these housing types will be provided by way of a supplementary planning document.

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<sup>110</sup> <https://www.legislation.gov.uk/ukpga/2015/17/contents>

<sup>111</sup> <https://www.legislation.gov.uk/ukpga/2016/22/contents>

<sup>112</sup> <https://www.legislation.gov.uk/uksi/2016/105/contents/made>;  
<https://www.legislation.gov.uk/uksi/2016/950/contents/made>

## **Delivering Self Build**

- 8.88 The majority of self-build housing is likely to be delivered in the form of minor (1-2 dwelling) infill or other windfall developments. In most cases, these minor developments will be connected to services and/ or utilities through the statutory mechanisms for connecting to the distribution networks; i.e. electricity and/ or gas (Western Power), and water/ sewerage (Anglian Water Services).
- 8.89 Self build projects may also provide opportunities to deliver bespoke exemplar carbon neutral development proposals. For example, the development of innovative technologies or designs, in accordance with NPPF paragraph 79(e), may be achieved on an occasional basis through such “one off” schemes.

## **Delivering Custom Build**

- 8.90 Custom build housing, unlike self build, tends to be delivered by volume housebuilders. Most main housebuilders offer a range of standard specification dwelling types. However, these construction firms may also provide services to allow house buyers to design their own bespoke house/ houses.
- 8.91 In 2018 the Council appointed “Three Dragons” to prepare an assessment for forecasting demand and need for self and custom build housing<sup>113</sup>. This study compared the numbers of persons/ groups on the Self and Custom Build Register, finding that a mean average 28 dwellings per annum were being delivered through 1 and 2 dwelling sites, compared to a need to make provision for 39 dwellings per annum for self and custom build as a whole.
- 8.92 Single dwelling minor/ infill plots, together with conversions and/ or changes of use are appropriate to fulfil the need for self build housing. By contrast, the annual 11 dwellings self and custom build shortfall, identified by the Three Dragons study, could be met through setting policy requirements to provide custom build plots on medium to large scale dwelling schemes (i.e. 50-500 houses). The Council reviewed the Three Dragons study and concluded that a requirement for 5% of plots on sites of 50 or more dwellings should be sufficient to meet the shortfall and provide for delivery of custom build housing<sup>114</sup>. Further analysis is provided through the Self-build and Custom Housebuilding Background Paper (BP11<sup>115</sup>).
- 8.93 In order to ensure that serviced plots identified for self and custom build housing can be delivered, the local planning authority will require appropriate conditions to be put in place on an outline planning permission. Where schemes propose a range of housing types and tenures, development proposals will be expected to be divided into separate phases for site infrastructure, speculative development and each serviced plot. Furthermore, serviced plots should be offered for sale to

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<sup>113</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11328/custom\\_and\\_self\\_build\\_demand\\_assessment\\_framework\\_three\\_dragons\\_december\\_2018](https://www.east-northamptonshire.gov.uk/downloads/file/11328/custom_and_self_build_demand_assessment_framework_three_dragons_december_2018)

<sup>114</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11329/enc\\_response\\_to\\_three\\_dragons\\_report\\_dec\\_2018](https://www.east-northamptonshire.gov.uk/downloads/file/11329/enc_response_to_three_dragons_report_dec_2018)

<sup>115</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12112/background\\_paper\\_11\\_-\\_self\\_and\\_custom\\_housebuilding](https://www.east-northamptonshire.gov.uk/downloads/file/12112/background_paper_11_-_self_and_custom_housebuilding)

custom and (where viable) self builders, for a minimum of 12 months, to allow developers to reclaim plots if they remain unsold and to prevent the possibility of undeveloped plots of land in the long term and planning applications for such developments should be accompanied by a comprehensive report detailing how it is intended to deliver the development in a timely manner.

- 8.94 Policy EN28 (below) sets out the policy requirements to make provision for self and custom build housing. It does not, however, set targets for the building of dwellings by individuals on plots, other than custom build serviced plots.

### **Policy EN28: Self and custom build housing**

**New build developments will make provision for the delivery of serviced plots for self and custom build housing in suitable locations, where proposals are in compliance with other plan policies.**

**a) Self build housing**

**Proposals for self build housing developments on infill or other windfall development sites within urban areas, freestanding villages or ribbon developments will be supported where these fulfil the requirements of relevant design and place-shaping policies. To be regarded as a self build housing plot, a site should:**

- i) Provide for a single unit net increase change of use, conversion or new build, or alternatively a replacement dwelling;**
- ii) Allow for access to a highway; and**
- iii) Allow for sufficient opportunities to provide electricity, water and waste water connections, or make adequate alternative arrangements.**

**b) Custom build housing**

**On sites of 50 or more dwellings, 5% of the plots should be made available on site as serviced custom build plots. These serviced plots should be offered for sale for custom (or self) build for a minimum of 6 months, after which these may be released for general market housing as part of the consented scheme. To be regarded as a custom build housing plot, a site should:**

- i) Include servicing, as part of the overall physical infrastructure obligations for the development as a whole;**
- ii) Be clearly identified and offered for sale for custom (or self) build for a minimum of 6 months; and**
- iii) Be situated in order to provide opportunities for enhancement of the local distinctiveness of the development site in accordance with the relevant design and place shaping policies.**

**On sites of less than 50 dwellings provision of custom build housing will be supported, including sites which are solely custom build sites, provided they comply with the spatial development strategy.**

**Detailed guidance and direction regarding delivery mechanisms for self and**

**custom build housing will be provided through a supplementary planning document.**

### **Gypsies, Travellers and Travelling Showpeople**

- 8.95 Government policy requires local planning authorities to use evidence to plan positively and manage development for the travelling community, using a robust evidence base to establish accommodation needs to inform local plan policy along with the determination of planning applications.

### **Provision for Gypsies and Travellers 2011-2022**

- 8.96 Policy 31 of the JCS provides that sufficient sites for Gypsies, Travellers and Travelling Show People accommodation, will be identified in line with a clear evidence base. It sets out a pitch provision (2011-2022) based on findings of the 2011 North Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA)<sup>116</sup>, which updated the 2008 Assessment.
- 8.97 The 2011 GTAA informed the requirements for pitch provision for the period 2011-2022 in the Joint Core Strategy, Table 7. This advised that over the first 11 years of the Plan period a requirement to provide 14 pitches in the district, comprising a mixture of residential and transit pitches in addition to plots for travelling show people.
- 8.98 Policy 31 of the Joint Core Strategy also requires the Council to protect existing lawful sites, plots and pitches for gypsy and travellers within the district. Where necessary it requires Part 2 Local Plans to allow any further sites required to meet identified need, setting out criteria to guide the consideration of locations for new sites.

### **GTAA update 2019**

- 8.99 The GTAA was comprehensively updated during 2018 to accord with the current planning definition of a Traveller, as defined in national policy (Planning Policy for Traveller Sites, August 2015<sup>117</sup> and NPPF, February 2019) and legislation (2016 Housing and Planning Act). The GTAA update was undertaken to provide a robust, defensible and up-to-date evidence base about the accommodation needs of Gypsies, Travellers and Travelling Showpeople in North Northamptonshire. National policy requires that only those households which fall within the statutory definition now need to be formally assessed for the GTAA<sup>118</sup>. Households that do not meet the current definition should be assessed as part of the overall housing

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<sup>116</sup> <http://www.nnjpdu.org.uk/publications/north-northamptonshire-gypsy-and-traveller-accommodation-assessment-update-2011/>

<sup>117</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/457420/Final\\_planning\\_and\\_travellers\\_policy.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf)

<sup>118</sup> To meet the planning definition, households need to demonstrate that they “travel for work purposes, or seeking work, and stay away from their usual place of residence when doing so (or who have ceased to travel temporarily due to education, ill health or old age)”. The definition does not specify a “temporary” time limit, although being away for 2-3 months at a time (e.g. seasonal work) provides an indicative guide.



need and their needs will be addressed through other Plan policies; e.g. Policy EN28: Self and custom build housing.

- 8.100 The GTAA (2019) identified no gypsy and traveller households who met the planning definition, 67 undetermined households who may meet the planning definition and 6 households who did not meet the planning definition. Four travelling showpeople households were identified who met the planning definition.
- 8.101 The needs assessment compared known supply (i.e. vacant pitches) with a range of identifiable household needs including unauthorised sites and new household formation (e.g. teenagers). Table 19 below provides details of residual needs for Gypsies, Travellers and Travelling Showpeople.

**Table 19: Identifiable needs for Gypsy, Traveller and Travelling Showpeople accommodation 2018-2033.**

Status	Identified need 2018-31	Identified need 2031-2033
<b>Gypsies and Travellers</b>		
Meet Planning Definition	0	0
Undetermined	14	3
Do not meet Planning Definition	11	0
<b>Travelling Showpeople</b>		
Meet Planning Definition	6	0
Undetermined	0	0
Do not meet Planning Definition	0	0

- 8.102 The GTAA identifies a need for 0 pitches for gypsy and traveller households who meet the planning definition and a need for 17 pitches for undetermined households. The GTAA estimated that applying national averages of households who meet the definition the undetermined need could result in a need for 4 pitches. Policy 31 of the JCS provides a criteria-based policy for addressing needs from undetermined households who subsequently demonstrate that they meet the planning definition
- 8.103 The GTAA identifies a need for 6 plots for travelling showpeople households who meet the planning definition. The North Northamptonshire Gypsy and Traveller Site Allocation Policy DPD will include policies and allocations to meet need arising from households who met the planning definition across North Northamptonshire, the need for Travelling Showpeople plots will therefore be addressed through the preparation of this document.
- 8.104 No sites have been proposed or granted planning permission within East Northamptonshire since the start of the Plan period. No representations were received in respect of the district's provision for Gypsy and Traveller accommodation through the draft Plan consultation (November 2018 – February 2019) or Regulation 18 consultation (January – March 2017).
- 8.105 Overall, the residual requirements for additional gypsy and traveller pitches are minimal and relate to undetermined need which can be met using criteria based

policies, therefore there is no need to allocate further sites in the Plan to fulfil requirements. If future proposals are forthcoming, Policy 31 of the Joint Core Strategy provides a clear steer for assessing any such future planning applications that may arise. The need for travelling showpeople plots will be addressed through the North Northamptonshire Gypsy and Traveller Site Allocation Policy which will address need for gypsy, traveller and travelling showpeople accommodation across North Northamptonshire.

## 9.0 Delivering Sustainable Urban Extensions

9.1 The Joint Core Strategy (Annex A), made provision for the delivery of 2,300 dwellings (27% of the total requirement for 8,400 dwellings) and accompanying jobs, facilities and services at the two Sustainable Urban Extensions (SUEs) within the District during the Plan period. Trajectories for SUEs in subsequent Authorities' Monitoring Reports (2017<sup>119</sup>, 2018<sup>120</sup>, 2019 and 2020) have seen the anticipated delivery at these progressively diminishing; such that as at 1 April 2020 it is currently forecast that just 1250 dwellings would come forward at the two sites by 2031 (15% of the total requirement). Table 22 below provides a comparison between the 2016 (Joint Core Strategy adoption) and 2020 (latest Authorities' Monitoring Report) positions.

**Table 20 Sustainable Urban Extensions - Anticipated delivery by 2031**

Sustainable Urban Extension	Relevant Policy reference	Anticipated delivery by 2031	
		Joint Core Strategy (JCS), Annex A (base date, 1 April 2016)	2020 Authorities Monitoring Report (base date, 1 April 2020)
Rushden East	JCS Policy 33	1,600	1050
Irthlingborough West	JCS Annex A	700	200
<b>TOTAL</b>		<b>2,300</b>	<b>1250</b>

9.2 The effective implementation of the overall spatial strategy, as defined by the Joint Core Strategy, is underpinned by the timely delivery of the SUEs across North Northamptonshire. It was concluded by the Inspector; that the overall urban-focused spatial development strategy concentrating “*on existing towns and a series of deliverable SUEs represents the most suitable and sustainable strategy for the area over the plan period*” (paragraph 91, Joint Core Strategy Inspector's Report, 22 June 2016<sup>121</sup>).

9.3 Delivery of the two SUEs (at least, in part) remains important to delivery of the Local Plan as a whole. This section will provide the necessary additional policy direction

<sup>119</sup> <http://www.nnjpdu.org.uk/publications/amr-2016-17-assessment-of-housing-land-supply-2018-23-may-2018/>

<sup>120</sup> <http://www.nnjpdu.org.uk/publications/amr-2017-18-assessment-of-housing-land-supply-2019-24/>

<sup>121</sup> <http://www.nnjpdu.org.uk/publications/north-northamptonshire-joint-core-strategy-inspectors-report-22nd-june-2016/>

which, in association with the strategic framework set by the Joint Core Strategy, should allow for the timely implementation of the SUEs.

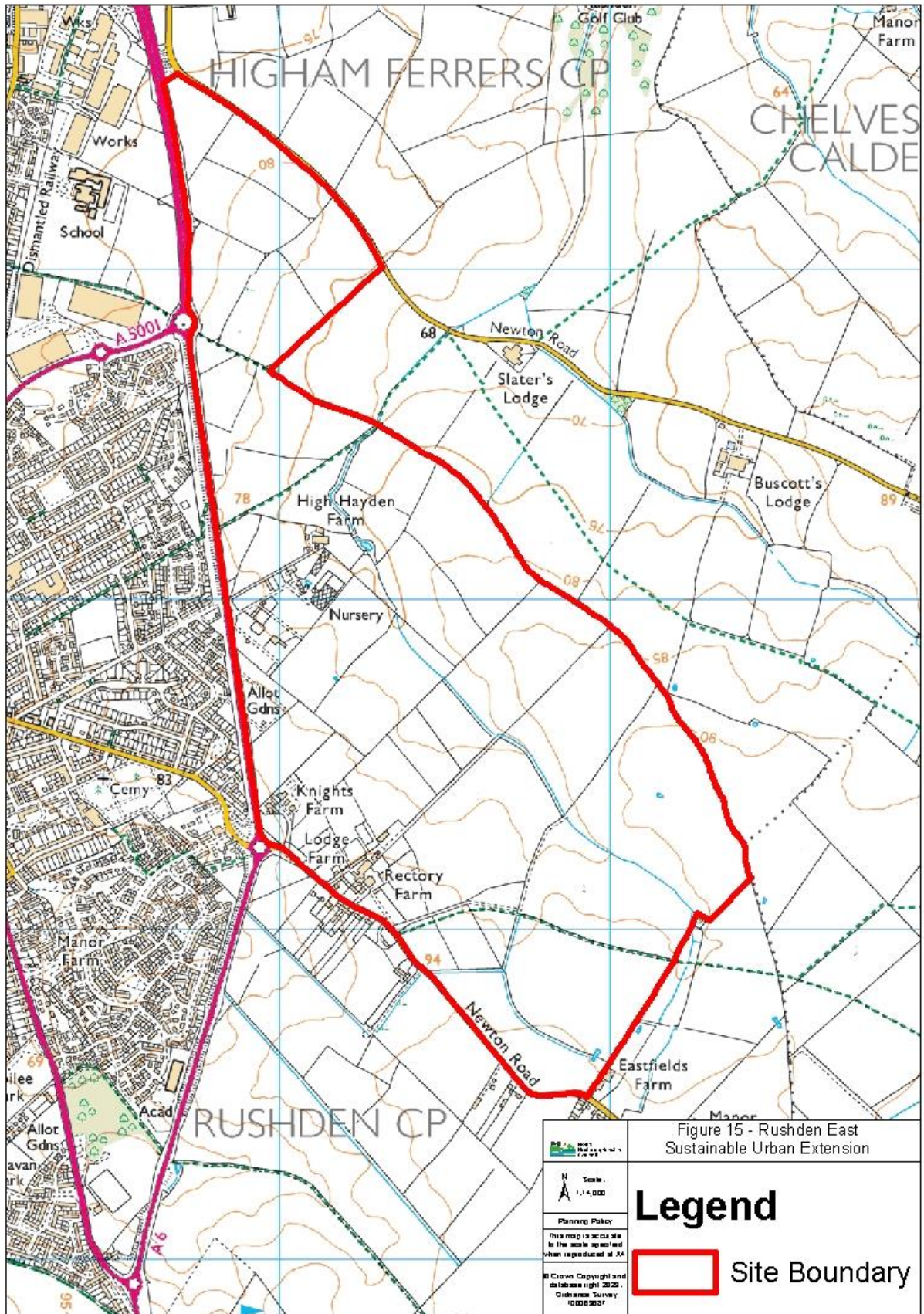
### **Rushden East**

- 9.4 The Joint Core Strategy (Policy 33) provides a comprehensive framework for delivering the principal strategic development proposals to the east of Rushden. This Sustainable Urban Extension is anticipated to be delivered over the duration of the next 20 years. Of this, 1050 (out of up to 2,700 dwellings) are currently anticipated to come forward by 2031.
- 9.5 Joint Core Strategy Policy 33 anticipated that the detailed development proposals should be supported by an agreed development masterplan, which would guide the development of Rushden East through the Local Plan Part 2 or a planning application (Joint Core Strategy, paragraph 10.31), which ever comes forward first. The draft Masterplan Framework was published for consultation during February/ March 2020, this emphasises that the Rushden East Sustainable Urban Extension should be delivered in accordance with the Government's Garden Communities principles.
- 9.6 Notwithstanding, the Joint Core Strategy does not define a firm development boundary for the Rushden East Sustainable Urban Extension. Instead, it provides an indicative broad location (Figure 23). Given that the Masterplan Framework has not, as yet, been finalised it is considered necessary for this Plan to define the extent of the development area in the interests of clarity and surety. The site allocation has capacity to accommodate at least 2,700 dwellings, with potential capacity for further additional development in the longer term.
- 9.7 The extent of the site allocation shown on the Policies Map, is defined by Policy EN29 and depicted in Figure 15 below. The extent of the site allocation, as put forward in the Masterplan Framework, has been informed by the Landscape Character Assessment and Capacity Study (December 2014<sup>122</sup>) and the spatial framework defined by Joint Core Strategy Policy 11; i.e. the need to direct development towards Rushden.
- 9.8 A draft Masterplan Framework Document has been endorsed by the former Council and was published in February 2021. This document will be taken forward as a Supplementary Planning Document supporting Policy EN29. Policy EN29 sets out the settlement boundaries together with the main delivery principles required for the Rushden East Sustainable Urban Extension.

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<sup>122</sup> <http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1549>

**Figure 15: Rushden East Sustainable Urban Extension**



**Policy EN29: 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 15, above, identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE). This SUE 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) or Supplementary Planning Guidance, will support Policy EN29, providing detailed guidance for the delivery of the site. 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 set out in the MFD or Supplementary Planning Guidance.

#### **Economic:**

- 1. Ensuring the delivery of the employment land, located on the northern part of the site, that aims to achieve parity between rates 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 serving the northern and southern areas of the SUE, 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 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.**
  - **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, 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, or subsequent update.**
15. **Provision of a Cemetery (approximately 2ha) with access, parking and relevant supporting infrastructure.**
16. **Provision of allotments in the northern and southern neighbourhoods (approximately 2.20ha).**
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 EN25-EN28, 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 SUE, 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.

### Irthlingborough West

- 9.9 Outline planning permission for the Irthlingborough West sustainable urban extension was granted in November 2014<sup>123</sup>, subject to the completion of a S106 agreement. Amended conditions and the draft S106 Agreement Heads of Term were subsequently agreed in August 2015<sup>124</sup>. This site is identified as a strategic commitment in the Joint Core Strategy.
- 9.10 Since 2015 progress with S106 negotiations has been limited, due to ongoing uncertainties regarding development viability. The trajectory has been revised to take account of continued deliverability (viability) issues, predominantly due to infrastructure obligations and the necessary site remediation work arising from the former Irthlingborough mine workings. Given the passage of time since the development was initially approved, it is probable that the S106 agreement would need to be comprehensively reviewed.
- 9.11 The allocation of additional housing land to the south east of Rushden (Policy EN24, above) has been necessitated due to the ongoing uncertainties around the delivery trajectory for Irthlingborough West; as much as that for Rushden East. The Joint Core Strategy allows for some offsetting of settlement specific housing requirements in the case of Growth Towns and Market Towns (i.e. Rushden and Irthlingborough), would meet a shortfall in deliverable sites at another settlement within the same Part 2 Local Plan area (Joint Core Strategy paragraph 9.10).

<sup>123</sup> [https://www.east-northamptonshire.gov.uk/meetings/meeting/547/development\\_control\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/547/development_control_committee)

<sup>124</sup> [https://www.east-northamptonshire.gov.uk/meetings/meeting/600/planning\\_management\\_committee\\_formerly\\_known\\_as\\_development\\_control\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/600/planning_management_committee_formerly_known_as_development_control_committee)

- 9.12 Notwithstanding, the Council will continue to work to promote and support the successful delivery of Irthlingborough West. The breakdown of the development area is set out in Table 21, below.

**Table 21 - Irthlingborough West - breakdown of the development area**

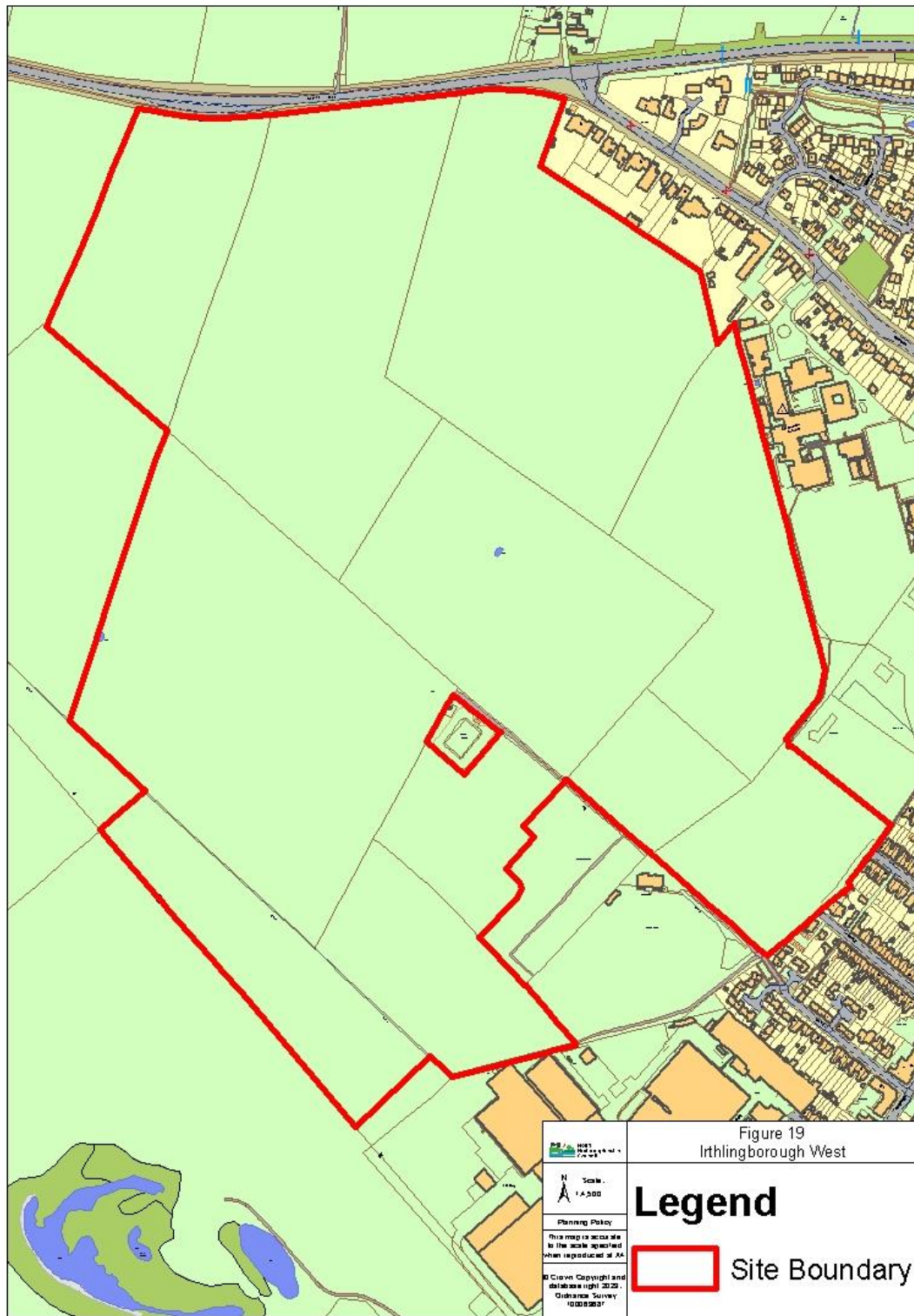
<b>Land use typology</b>	<b>Gross developable area (ha)</b>
Residential	23.45
Employment (office, industrial and/ or storage or warehousing)	7.5
Open space and structural landscaping	11.57
Huxlow Science College extension	7.11
<b>TOTAL</b>	<b>49.63</b>

- 9.13 The spatial extent of the site is defined by the application submitted in 2010 (reference 10/00857/OUT). The application was accompanied by a masterplan. This was refined through the development management process; such that the final illustrative masterplan (dated March 2013<sup>125</sup>) was approved by the former Council (Development Control Committee) on 24 November 2014. The site plan for Irthlingborough West is shown at Figure 16, below.

**Figure 16: Irthlingborough West site plan**

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<sup>125</sup> <https://publicaccess.east-northamptonshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=L21KMIGO03N00>



9.14 The extent of the Irthlingborough West SUE is defined by the approved masterplan. The Council will work to deliver the SUE in line with the masterplan.

## 10.0 Town Centre Strategies

- 10.0 The East Northamptonshire area includes six towns, each of which contains services and facilities that serve a wider catchment area, and provide the opportunity for future growth and investment. This is recognised through the spatial policy direction set out in the Joint Core Strategy and explained further through the earlier sections of this Plan, which provide an area portrait and spatial development strategy in respect of the towns. This Plan will also consider the fundamentals of town centres as hubs for social interaction within the local community as the basis for understanding how town centres need to evolve to be fit for purpose in 21<sup>st</sup> Century Britain.
- 10.1 This section of the Plan seeks to promote the vitality and viability of the six towns, by allowing the potential for each town to prosper and diversify whilst meeting the district's development needs in a sustainable manner. This will include providing the opportunity for each town to respond to evolving market conditions, by identifying future investment potential and providing the flexibility to respond to changes in demands for different uses.
- 10.2 The Joint Core Strategy sets a general presumption in favour of the re-use of suitable previously developed land and buildings within the urban areas. This Plan will provide further direction by identifying particular sites, within the main urban areas, that can actively contribute to supporting the future prosperity and activity of each town.
- 10.3 In addition to policy direction provided through the Joint Core Strategy, this Plan will seek to complement those detailed town centre related policy proposals set out in Neighbourhood Plans. Neighbourhood Plans for Rushden, Higham Ferrers and Raunds are already in place; whilst a Neighbourhood for Irthlingborough is at an early stage of preparation. There is no Neighbourhood Plan in preparation for Thrapston, or Oundle. Thrapston Town Council has proposed to work with the Council to secure local aspirations through this Plan.
- 10.4 The Plan sets out overarching guiding principles for the re-imagination of the six town centres. This is supplemented by individual town strategies, recognising policy initiatives identified in the relevant Neighbourhood Plans, but providing additional project and/ or site specific detail where appropriate. Each town strategy is structured in the following way:
- **Spatial character** – An assessment of the key characteristics of each urban area undertaken to inform decision making, based upon concepts outlined in the 2015 Urban Structures Study<sup>126</sup> and character area designations set out in some Neighbourhood Plans;
  - **Town centre re-imagination** – site specific redevelopment proposals for town centre sites (where applicable);
  - **Other redevelopment opportunities** e.g. sites identified in the Brownfield Land Register<sup>127</sup>.

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<sup>126</sup> <http://www.nnjpdu.org.uk/publications/north-northamptonshire-urban-structures-study-january-2015/>

<sup>127</sup> <http://www.nnjpdu.org.uk/publications/north-northamptonshire-brownfield-land-register-2020/>

## Reimagining Town Centres – guiding principles

- 10.5 The Joint Core Strategy sets out the overarching spatial policies for the six towns (Policy 11(1)). Further direction for the town centres is set out at Policy 12(d) for Rushden and Policy 12(f) for the other market towns.
- 10.6 This Plan provides additional guiding principles to support the re-imagination of all town centres, in order to enhance and/ or maintain their vitality and viability as community hubs. These principles will be complemented through an assessment of assets, challenges and opportunities which will inform future delivery strategies for each town. A number of future redevelopment or investment opportunities exist within the town centres, including those identified through ongoing stakeholder involvement which has informed the preparation of this Plan.
- 10.7 It is important to remember that the varied range of functions and roles that the town centres perform, over and above the retail offer. Main town centre uses should be supplemented by other opportunities; e.g. training facilities, art and craft events, ‘pop up’ businesses or ‘above shop’ living. Such activities all have the potential to enhance the town centres’ offer.
- 10.8 Economic Development is an issue for Rushden and the market towns as a whole, not just the town centres. There are many challenges to delivering sustainable economic growth for the six urban areas, although the town centres must be supported as a critical aspect of the spatial strategy.
- 10.9 In preparing this Plan, views of the strengths and weaknesses of the district’s town centres were sought, both through public consultation and through a series of stakeholder events held with ward Councillors and with Town and Parish Councils. Policy EN30 sets out a framework for assessing development opportunities within the wider town centres, as and when these arise. Strategies for each town will also be prepared to provide further site specific guidance, where appropriate.

### **Policy EN30: Reimagining Town Centres – guiding principles**

**Development proposals for the town centres: Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston should seek to increase local community interaction, by increasing footfall to sustain and enhance vitality and viability. The Council will work proactively with stakeholders where opportunities arise within the identified Growth and Market Towns to secure the following outcomes:**

- a) Maintain a mixture of uses that attract visitors and encourage greater social interaction, including both economic, social and, in some circumstances, residential, uses;**
- b) Consolidate and improve the retail offer of the town centres, by way of enhancements to identified active frontages;**
- c) Improve the leisure and cultural offer of each town to provide for the growth of both day and night time economies;**
- d) Seek to Implement high quality public realm improvements, including the development of new landmark features, within town centres especially**

**addressing gateway sites, as identified in town strategies or neighbourhood plans;**

- e) Seek enhancements to pedestrian connectivity both within town centres, and to residential and employment areas beyond; and**
- f) Encouraging a step change in the quality of urban design, providing sustainable development with a focus on low carbon energy solutions, through measures including green initiatives such as urban tree planting.**

**Development opportunities will be informed by the preparation of town strategies, with site specific details set out through development briefs.**

## **Rushden**

10.10 The Joint Core Strategy (Table 1) defines Rushden's status as the Growth Town; the focus for major regeneration and growth within the district. The majority of this growth will be delivered through the following strategic sites:

- Rushden East Sustainable Urban Extension (including a minimum of 2,500 new homes, rising to 2,700 for later development phases beyond the current Plan period, employment and supporting community and leisure facilities);
- Land at Nene Valley Farm, Northampton Road, also known as "Rushden Gateway" (employment); and
- Rushden Lakes (focus on retail, leisure and tourism).

## **Rushden Neighbourhood Plan**

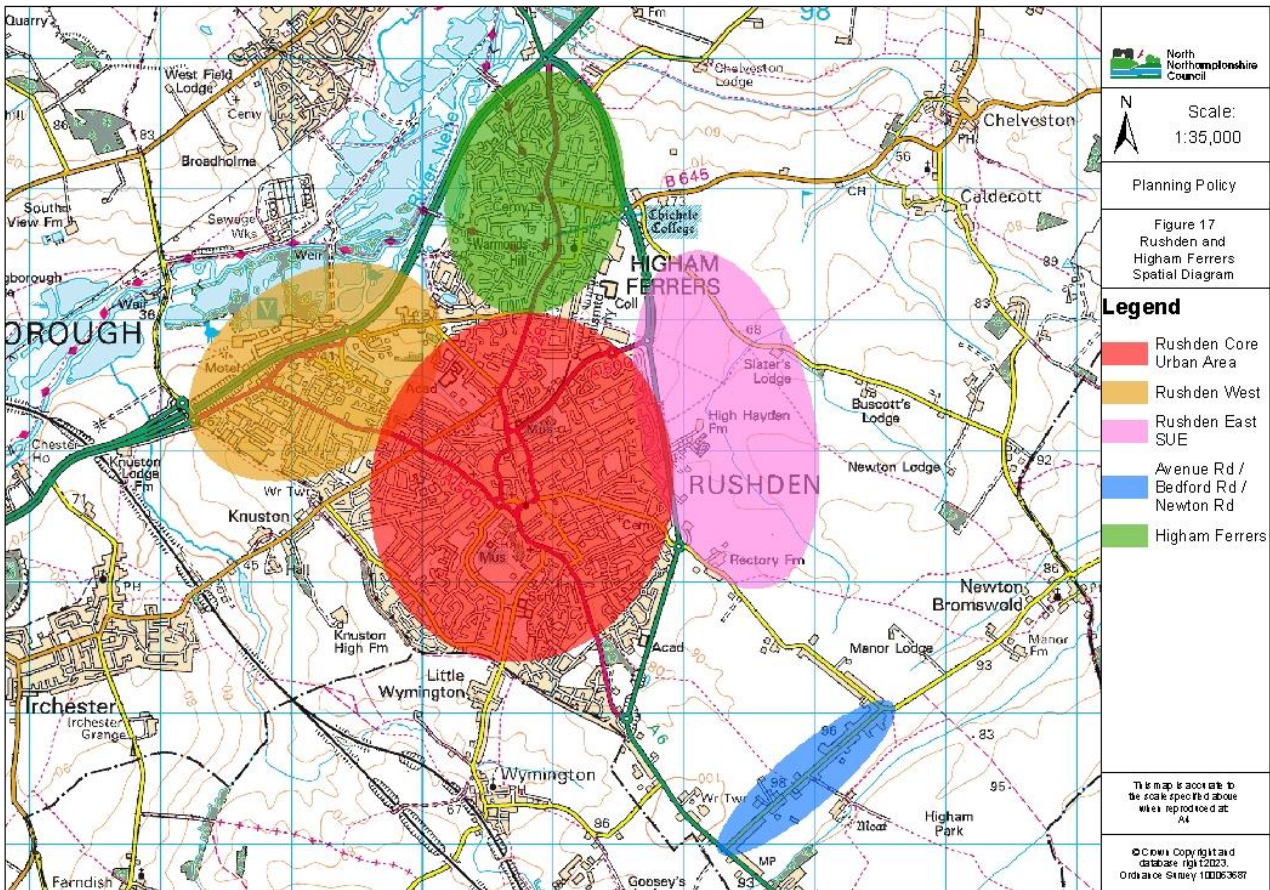
10.11 The Rushden Neighbourhood Plan provides further detailed policies for managing development within the Parish area. This was made in June 2018 and sets out policies which address the following issues:

- Managing new development within the defined urban area;
- Promoting housing allocations for over 600 dwellings within the urban area;
- Preferred housing mix, types and making provision for self-build housing ;
- Design, landscaping, enhancing the public realm, including town centre car parking;
- Town centre – mix of uses, shopping frontages and first floor uses; and
- Employment – delivery of new and retention of existing employment floorspace.

## **Spatial character**

10.12 The urban areas of Rushden and neighbouring Higham Ferrers consist of four distinctive spatial elements, plus the Avenue Road/ Bedford Road/ Newton Road ribbon development. The spatial strategy for the latter is defined by Policy H1 of the Neighbourhood Plan. Figure 17 and Table 22 (below) set out the main characteristics of each spatial area.

**Figure 17: Rushden and Higham Ferrers Spatial Diagram**



**Table 22 Spatial parts of Rushden and Higham Ferrers**

Spatial parts of Rushden and Higham Ferrers	Characteristics
Core urban area	<ul style="list-style-type: none"> <li>• Defined by radial routes – Higham Road/ High Street/ Bedford Road (north-south) and John Clark Way/ Newton Road/ Wellingborough Road (east-west)</li> <li>• Based around Victorian terraced roads, with former Boot and Shoe factory sites, with post-war suburban development to the south</li> <li>• Distribution centre to east of town centre, off John Clark Way (Spire Road) constructed late 2000s</li> <li>• Includes key services and facilities – town centre, leisure centres (Pemberton Centre/ Splash Pool), schools</li> <li>• Character defined main public open spaces – Rushden Hall Park, Spencer Park</li> </ul>
Rushden West (employment area)	<ul style="list-style-type: none"> <li>• Main employment area of Rushden</li> <li>• Longstanding industrial area, has grown in a piecemeal way over a long period</li> <li>• Includes environmentally challenging businesses e.g. Monoworld, Sander’s Lodge (waste)</li> </ul>

Spatial parts of Rushden and Higham Ferrers	Characteristics
	treatment) <ul style="list-style-type: none"> <li>• Incorporates Rushden Lakes and Rushden Gateway – main new employment sites</li> <li>• Includes enhanced visitor access to Nene Valley, via Rushden Lakes</li> </ul>
Rushden East (Sustainable Urban Extension)	<ul style="list-style-type: none"> <li>• Proposed strategic urban extension to east of A6 Bypass</li> <li>• Requires new east-west connections across A6</li> <li>• Development will include new community infrastructure; e.g. schools, neighbourhood centre</li> <li>• Development will be supported by strategic green infrastructure</li> </ul>
Avenue Road/ Bedford Road/ Newton Road	<ul style="list-style-type: none"> <li>• Ribbon development, connecting Newton Road, Avenue Road and Bedford Road</li> <li>• Suburban character</li> <li>• Includes a mix of rural businesses (e.g. stables) and more urban uses (e.g. care homes)</li> </ul>
Higham Ferrers	<ul style="list-style-type: none"> <li>• Self contained urban area, enclosed by Rushden (south), A6 Bypass (east) and A45 Bypass (west)</li> <li>• Historic market town – includes many heritage assets e.g. Chichele College, Castle</li> <li>• Main employment area to the east of the town (south of Kimbolton Road)</li> <li>• Individual character areas are defined in the Higham Ferrers Neighbourhood Plan</li> </ul>

10.13 In preparing this spatial character portrait a number of issues affecting Rushden have been identified:

- Achieving the delivery of the Joint Core Strategy allocated strategic sites at Rushden East, and Rushden Gateway (Nene Valley Farm);
- Opportunities to deliver improved connectivity and enhanced wellbeing through improved access to the Greenway;
- Town centre – improving overall character and quality; improving traffic management within the town centre (possible proposals to realign road network) with particular focus on the area bounded by the High Street, College Street and Duck Street;
- Sport and Leisure – future of existing leisure centres (Splash Pool/ Pemberton Centre);
- Reconfiguring town centre car parks to improve accessibility, whilst also driving mixed use development opportunities
- Environmental challenges arising from existing industrial operations e.g. Monoworld (Sander’s Lodge), Travis Perkins (town centre);
- Potential for additional tourist accommodation, especially in light of the success of Rushden Lakes (5 million visitors in its first year of operation);



- Design of new residential development within the urban areas; and
- Flood risk from culverted sections of Skew Bridge Dyke adjacent to the town centre (Duck Street, College Street, Station Road).

10.14 In many cases, the issues identified through the 2017/18 workshop events<sup>128</sup> are addressed through Neighbourhood Plan policies e.g. town centre public realm traffic and car parking within the town centres, housing design and mix, and housing land allocations. Furthermore, the Rushden West employment area is identified as being suitable and appropriate for waste management operation through the policies contained in the Northamptonshire Minerals and Waste Local Plan (adopted July 2017). Nevertheless, site specific policies are included within the Rushden town strategy, relating to the following:

- Town centre re-imagination;
- Other brownfield sites.

### **Town centre re-imagination**

10.15 The Rushden Neighbourhood Plan focuses upon managing development and the retention of public car parking within the existing town centre. It does not include site specific proposals for the enhancement or re-imagination of the town centre. It does, however, set out principles for enhancement of the public realm, including the identification of town centre gateway sites.

10.16 The Council's Economic Strategy seeks to revitalise and bring investment into the district's town centres. It proposes active measures for "Driving Town Centre Revitalisation". This is a particular issue for Rushden, as the designated Growth Town and largest town centre within the district.

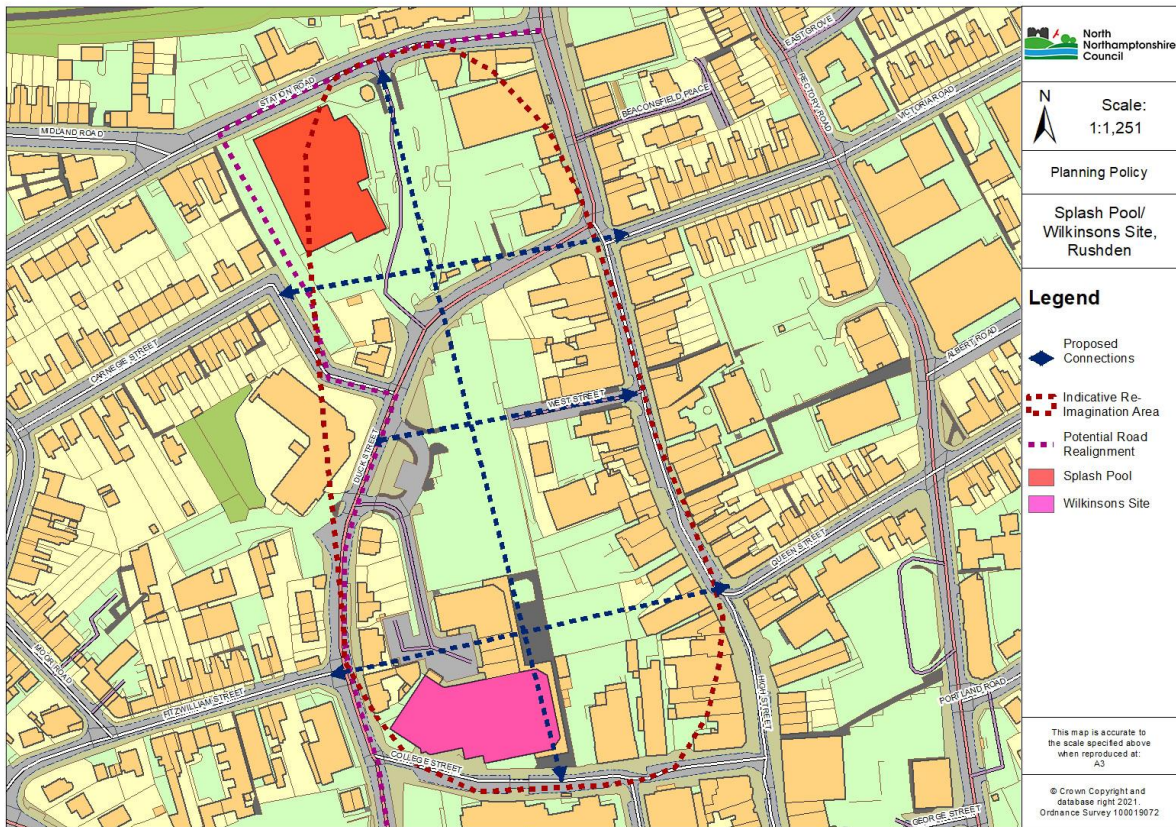
10.17 As part of the engagement with stakeholders in drafting the Plan, site specific opportunities for revitalising Rushden town centre have been identified as follows:

- Alfred Street and associated Tennyson Road School sites;
- Potential redevelopment of publicly owned town centre land holdings; e.g. Splash Pool and Wilkinson site, with possible linkages to High Street; College Street, Duck Street, Eaton Walk, Station Road, West Street;
- Reconfiguration of town centre car parking.

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<sup>128</sup> [https://www.east-northamptonshire.gov.uk/meetings/meeting/837/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/837/planning_policy_committee)  
[https://www.east-northamptonshire.gov.uk/meetings/meeting/853/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/853/planning_policy_committee)

**Figure 18: Rushden redevelopment opportunities**



10.18 Of the potential town centre re-imagination sites, the redevelopment of the Splash Pool and Wilkinson sites, two of the Council’s main remaining land holdings within the former district, is currently being pursued. Policy EN31 sets out redevelopment proposals for the Splash Pool and Wilkinson sites. Other redevelopment opportunities in and around the town centre will be guided by the town centre re-imagination principles (Policy EN30, above) and through the preparation of development briefs.

10.19 Release of the Splash Pool (Station Road) and/ or Pemberton Centre (HE Bates Way, to the west of the town centre) sites is dependent upon the development of replacement facilities. The Healthy and Active Lifestyles Strategy (October 2017)<sup>129</sup> recognises that developments coming forward around the south of the District (most notably Rushden East) will create significant additional demand for facilities. Relocation of existing facilities should be directed by a built sports facility strategy.

10.20 There is an existing foul and surface water sewer in Anglian Water’s ownership within the boundary of the Splash Pool site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private spaces (e.g. domestic gardens/ back yards) where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert the sewer may be required. The majority of the site is situated within Flood Zone 2. Whilst this does not preclude more vulnerable forms of

<sup>129</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/10496/healthy\\_and\\_active\\_lifestyles\\_strategy](https://www.east-northamptonshire.gov.uk/downloads/file/10496/healthy_and_active_lifestyles_strategy)

development (subject to appropriate flood mitigation measures), the site would be suitable for town centre uses, leisure or commercial uses.

### **Policy EN31: Splash Pool and Wilkinson site redevelopment, Rushden**

**Redevelopment proposals for the Splash Pool and Wilkinson sites together with the associated highways network, as shown as an area of opportunity in Figure 18 above, should deliver increased footfall and enhanced vitality and viability for the town centre.**

**The redevelopment would comprise ‘town centre uses’ to consolidate and improve the town centre retail offering, improve the leisure and cultural offering to encourage the growth of both day and night-time economies and offer ‘above the shop’ residential opportunities.**

**Whilst it is envisaged that redevelopment of this key centre site could be delivered in phases, the two main components (Wilkinsons and the Splash Pool) should be informed by a comprehensive development brief, which takes into account the following principles:**

- a) The creation of a pedestrian link between the High Street and the shop units on Eaton Walk;**
- b) The development of a new public square located between the High Street and Eaton Walk;**
- c) Providing improvements to the public realm to create a distinct quarter;**
- d) The reconfiguration and enhancement of public car parking provision to improve connection to the High Street primary shopping area;**
- e) The preservation and enhancement of the heritage assets on the site, in accordance with a heritage impact assessment;**
- f) The safeguarding of suitable access for the maintenance of foul drainage infrastructure;**
- g) In addition to the above, the redevelopment of the Splash Pool leisure site will be required to address the loss of the facility by providing an equivalent replacement facility and the Council will aim to undertake a built sports facilities strategy to inform future opportunities for its relocation as well as bringing forward the regeneration of this key town centre site.**

#### **Other brownfield sites**

10.21 The Rushden Neighbourhood Plan allocates six housing sites, delivering around 600 new homes. This covers virtually all of the remaining deliverable housing land within the main urban area. Three such sites have been identified, through the Brownfield Land Register or Employment Land Review, where redevelopment should be encouraged and supported through the Local Plan:

- Former factory site, between 71 Oakley Road and 37-51 Washbrook Road (0.28ha) – identified in Brownfield Land Register;

- The Windmill Club / Business Centre, Glassbrook Road (0.5ha) – assessed by Aspinall Verdi (Employment Land Review); and
- Rectory Business Centre (1.1ha) – assessed by Aspinall Verdi.

10.22 Site specific proposals to support the release of these sites for redevelopment are set out below.

### **Former factory site, between 71 Oakley Road and 37-51 Washbrook Road**

10.23 This former factory was vacated in 2009 and the site remains derelict. Various potential redevelopment proposals have been put forward, but none have been successful. The challenge in securing redevelopment of this site was recognised during 2016/17, when the Pilot Brownfield Register was set up. As at 2018 the 0.28ha Oakley Road factory site was the only outstanding site listed in the Brownfield Register remaining undeveloped, or without current planning permission. The Joint Planning and Delivery Unit (JPDU) recently identified this as a priority stalled housing site; appointing Local Partnerships to review potential approaches or interventions to support redevelopment (Stalled Sites Delivery Supporting Technical Report, May 2020)<sup>130</sup>.

10.24 Given that the site is not allocated in a development plan document, but is listed in the Brownfield Land Register, it is therefore necessary to set out development principles for the site through this Plan. These are set out in Policy EN32 (below).

10.25 Financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy. In line with the SPD requirements, consultation is required by Natural England in advance of submitting any planning application. As part of that consultation, further mitigation may be needed in exceptional circumstances and where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany any planning application.

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<sup>130</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11864/stalled\\_sites\\_delivery\\_supporting\\_technical\\_report\\_may\\_2020](https://www.east-northamptonshire.gov.uk/downloads/file/11864/stalled_sites_delivery_supporting_technical_report_may_2020)

**Figure 19: Former factory site, between 71 Oakley Road and 37-51 Washbrook Road, Rushden**



**Policy EN32: Former factory site, between 71 Oakley Road and 37-51 Washbrook Road, Rushden**

The vacant Oakley Road factory site, as shown on the Policies Map, is allocated for the development of approximately 10 dwellings. The development should provide for:

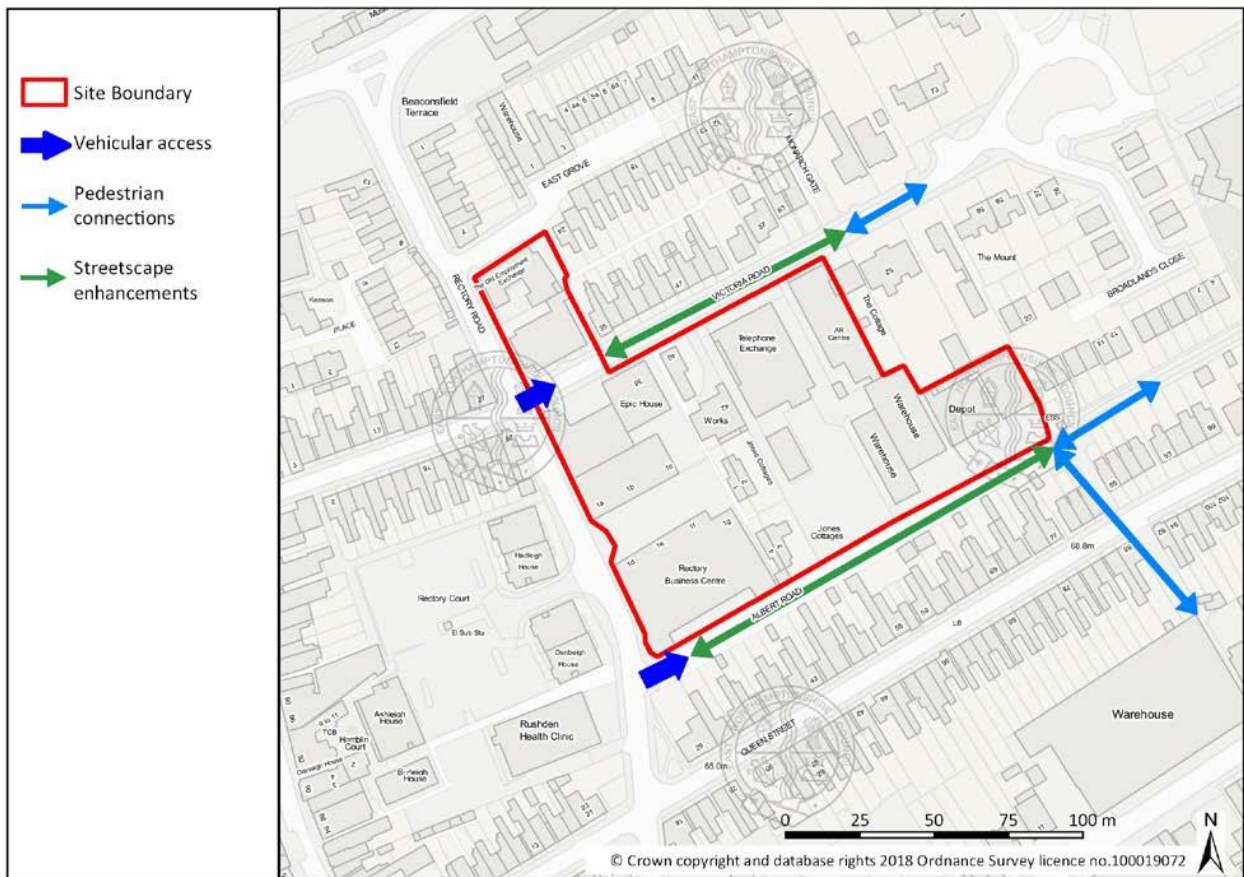
- a) A mix of housing types and tenures to meet local needs, consisting of predominantly small and medium sized properties;
- b) Appropriate development contributions towards education (primary and secondary), employment and the Greenway;
- c) Vehicular access off Oakley Road; and
- d) Pedestrian and cycle connections to Washbrook Road and the Greenway.

**Employment sites recommended for development**

10.26 The Employment Land Review (March 2019) recommended that two employment areas should be released for alternative uses. In both cases, it was found that the existing employment premises were found to be in poor condition and coming to the end of their useful economic lives.

- 10.27 The 0.5ha Windmill Club/ Business Centre, Glassbrook Road, consisting of small business units and a social club, is situated within a predominantly residential area, adjacent to the Pemberton Centre. This dry leisure centre was previously considered for redevelopment, along with the town centre Splash Pool site, as part of wider proposals for a new Rushden Leisure Centre. It remains uncertain when these longstanding proposals for a new leisure centre could be delivered, although any future masterplan for redevelopment of the Pemberton Centre could also incorporate the Windmill Club and Business Centre site.
- 10.28 The larger (1.1ha) Rectory Business Centre and adjacent telephone exchange, warehousing and factory premises, are situated adjacent to the town centre to the east of Rectory Road, between Albert Road and Victoria Road. This significant and long established employment area has poor and difficult road access, with the current units in a poor state of repair and nearing the end of their economic lives. The Employment Land Review found that the site is situated within a predominantly residential area, so would be well suited for housing.
- 10.29 Policy EN33 supports the redevelopment of the Rectory Business Centre employment area between Albert Road and Victoria Road for residential uses. This sets out key development principles, as and when the site becomes available for redevelopment.
- 10.30 There is an existing sewer, in Anglian Water's ownership, within the boundary of the Rectory Business Centre site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing drainage/ sewerage infrastructure may be required.
- 10.31 Financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy. In line with the SPD requirements, consultation is required by Natural England in advance of submitting any planning application. As part of that consultation, further mitigation may be needed in exceptional circumstances and where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany any planning application.

**Figure 20: Rectory Business Centre, Rushden**



**Policy EN33: Rectory Business Centre, Rushden**

Redevelopment of the Rectory Business Centre site, as shown on the Policies Map, will be supported for residential development, for approximately 35 dwellings. Redevelopment proposals will be informed by a comprehensive masterplan and should deliver:

- a) A mix of housing types and tenures to meet local needs, consisting of predominantly small and medium sized properties;
- b) Improved vehicular access and parking arrangements, upgrading the Albert Road and Victoria Road junctions with Rectory Road;
- c) Enhancements to the public realm, especially the streetscapes of Albert Road and Victoria Road;
- d) Improved east-west pedestrian and cycle connectivity between the town centre and residential areas to the east, including appropriate crossing arrangements along Rectory Road; and
- e) The preservation and enhancement of the heritage assets on the site, in accordance with a heritage impact assessment, and
- f) The safeguarding of suitable access for the maintenance of foul drainage infrastructure

## Higham Ferrers

- 10.32 The Joint Core Strategy (Table 1/ Policy 11) sets a distinctive spatial strategy for Higham Ferrers, as providing a localised convenience and service role, with growth pressures directed to Rushden. This provides recognition of Higham Ferrer's close function relationship with its larger neighbour and Growth Town.
- 10.33 The Higham Ferrers Neighbourhood Plan (made April 2016) sets out a comprehensive range of detailed policies for the town, regarding:
- Housing – windfall development, mix and tenure;
  - Site specific policies/ allocations – Land east of Ferrers School, Higham Ferrers East (part of Rushden East);
  - Provision, protection and enhancement of community facilities;
  - Development management – design (e.g. character areas), heritage assets;
  - Green infrastructure – Greenway extensions, Local Green Space;
  - Communications – Chowns Mill junction improvements, development of broadband, connections;
  - Residential parking standards;
  - Town centre – managing uses (e.g. hot food takeaways), public realm improvements.
- 10.34 Higham Ferrers' spatial character is considered alongside neighbouring Rushden, in Table 24, above. This recognises the strong functional relationship between the two towns, and the different but closely related spatial development strategies (see Policy EN1). Furthermore, the Neighbourhood Plan includes detailed guidance regarding various defined character areas which make up the urban area.
- 10.35 Whilst the Neighbourhood Plan contains detailed policies for managing development within the town centre, the stakeholder engagement for this Plan revealed a significant brownfield redevelopment opportunity within Higham Ferrers.

## Brownfield sites

- 10.36 One significant potential redevelopment opportunity within the Higham Ferrers urban area has been identified. This is the brownfield Federal Estates site, south of Newton Road and east of William Steele Way.
- 10.37 The 4.4ha Federal Estates and former Textile Bonding factory sites are situated within the designated Employment Protection Area, designated as such by the Neighbourhood Plan and JCS Policy 22(c). Nevertheless, the sites contain two large warehouses and a factory, which have stood vacant for over 10 years. Despite long term marketing of the Federal Distribution Centre site and former Textile Bonding factory the units (totalling over 18,000m<sup>2</sup>) remain vacant. The NPPF and relevant Local Plan policies allow for the release of sites for alternative uses where there is no reasonable prospect of an application coming forward for the allocated use (paragraph 122).

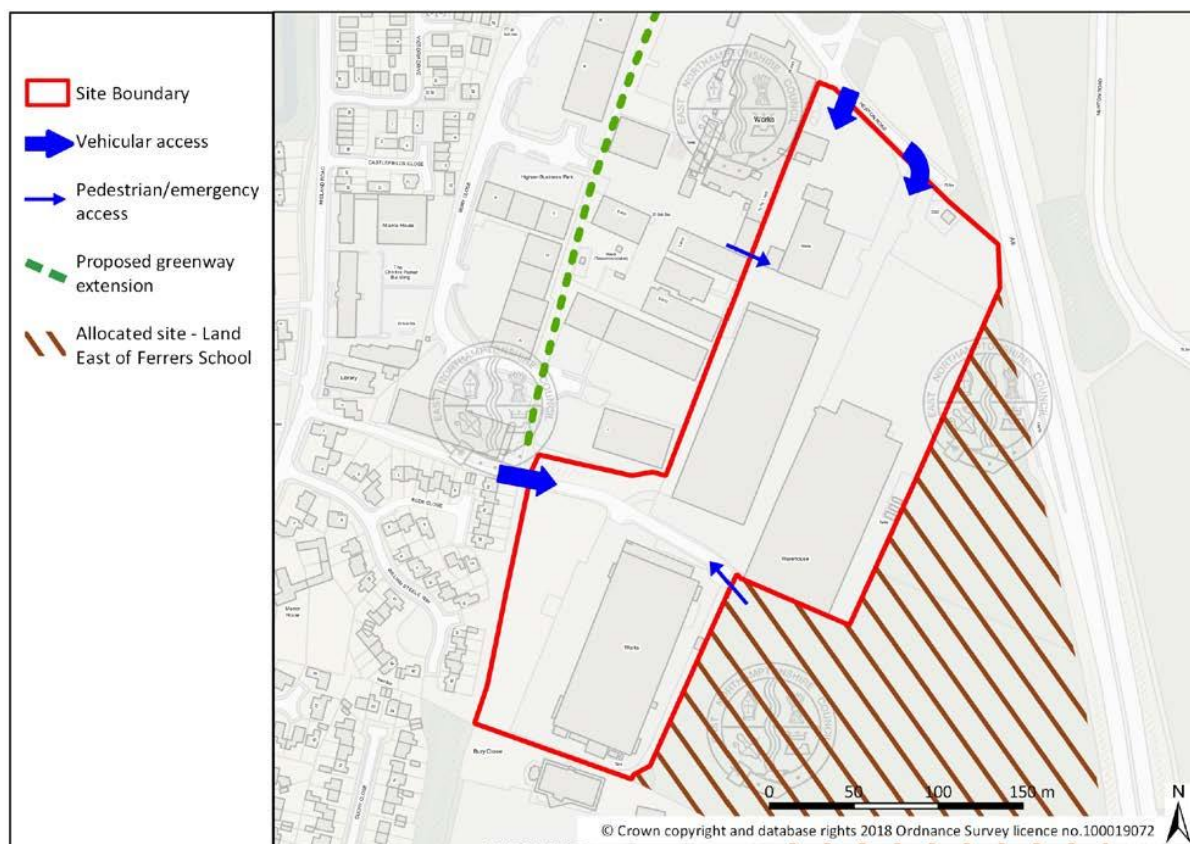


- 10.38 The Employment Land Review (Aspinall Verdi, March 2019)<sup>131</sup> found the premises to be in a poor state of repair; such that these could be better released for residential development. Any such release of the land for residential development should not adversely affect the operational requirements of the more modern industrial units to the west (Aspinall Verdi, paragraph 7.20).
- 10.39 In 2019, Federal Estates Ltd submitted a two part application, for the comprehensive redevelopment of these land holdings in Higham Ferrers, for housing. As part of the same application, it is proposed to relocate existing operations at the northern part of the Federal Estates site (south of Newton Road) to a new “Chelveston Energy Innovation Park”, to the south of the existing Chelveston Renewable Energy Park. The Energy Innovation Park focuses upon low carbon technologies, including energy storage facilities and renewable hydrogen production, with a view to accelerating the growth of zero-carbon/ green industries. Permission for these proposals was granted in November 2020 (reference 19/01781/FUL), subject to S106.
- 10.40 Notwithstanding, concerns were raised through stakeholder engagement regarding the limited options available to provide pedestrian and cycle connections between the allocated housing site (Land east of Ferrers School; Neighbourhood Plan Policy HF.H4) and town centre facilities. If the two vacant warehouses and factory building were released for housing, they could deliver the following benefits:
- Redevelopment of redundant brownfield land;
  - Additional housing land supply within the Higham Ferrers urban area; and
  - Opportunities to improve pedestrian and cycle connections between the allocated housing site to the east of Ferrers School and Higham Ferrers town centre, via Newton Road and/ or the Midland Road/ former Textile Bonding factory link road.
- 10.41 The site has capacity for around 120 dwellings. Appropriate structural landscaping would be required to provide a suitable buffer between the site and adjacent factories (i.e. Woodleys, Bury Close).

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<sup>131</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11259/190307\\_east\\_northants\\_elr\\_report\\_final](https://www.east-northamptonshire.gov.uk/downloads/file/11259/190307_east_northants_elr_report_final)

**Figure 21: Federal Estates/ former Textile Bonding factory site, Newton Road/ Midland Road, Higham Ferrers**



**Policy EN34: Federal Estates/ former Textile Bonding factory site, Newton Road/ Midland Road, Higham Ferrers**

The vacant Federal Estates/ former Textile Bonding factory sites, as shown on the Policies Map, will be allocated for the development of approximately 120 dwellings. The development should include:

- a) A mix of housing types and tenures to meet local needs, consisting of an appropriate mix of residential properties;
- b) Appropriate development contributions towards education, social, community, public open space and green infrastructure, in accordance with priorities set out in the Local Infrastructure Delivery Plan;
- c) East/ west connections, providing linkages between Ferrers School, the allocated housing land to the east, Moulton College campus and the Rushden East sustainable urban extension, and the town centre;
- d) Provision for vehicular access from Midland Road and Newton Road where these fulfil current highways standards; and
- e) Appropriate mitigation measures to ensure that the amenity of future occupiers is not unacceptably affected by the established businesses at

## Woodley's Yard and Bury Close.

### Irthlingborough

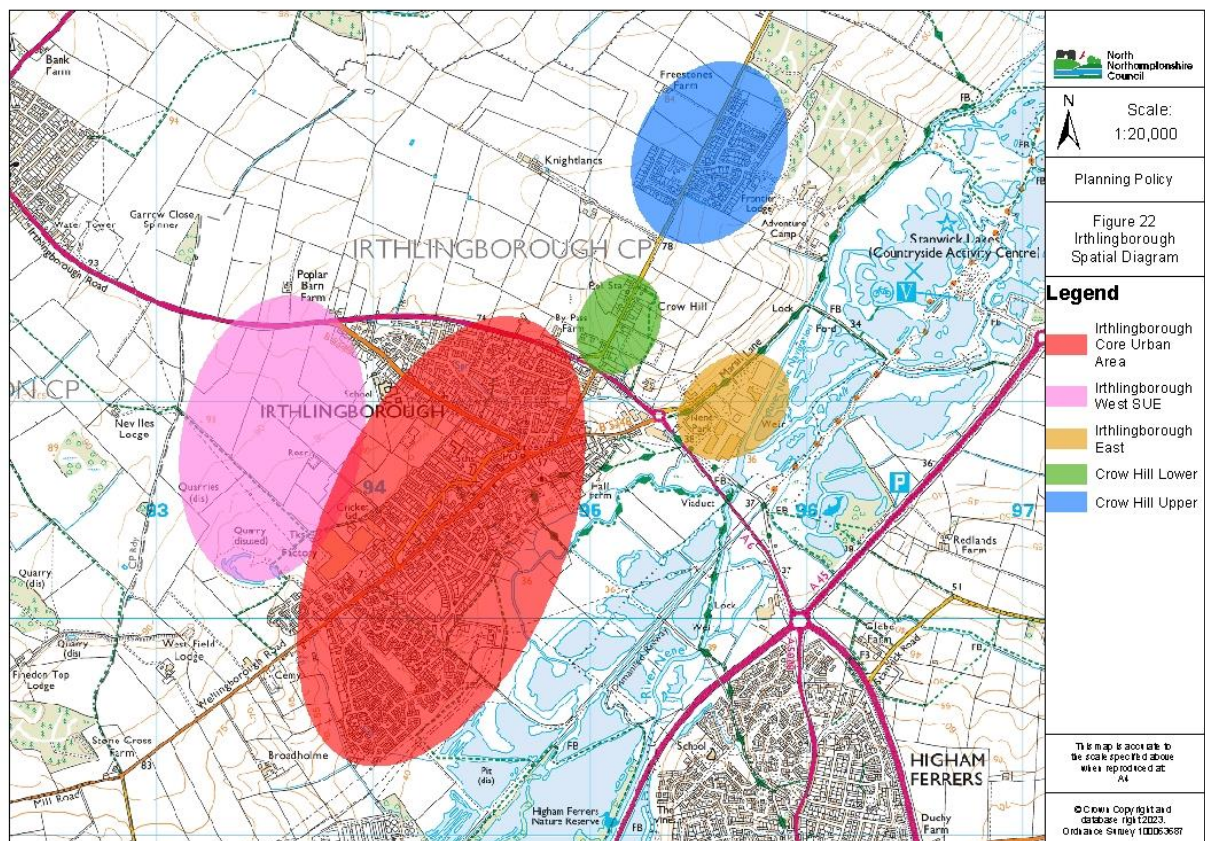
10.42 The Joint Core Strategy (Table 1) defines priorities for Irthlingborough; the regeneration, diversification and expansion of the town's employment and service base. This Plan (Policy EN1(1)(b)) provides further direction, including a focus upon delivering the Irthlingborough West sustainable urban extension. It also identifies the following redevelopment opportunities within the urban area:

- Town centre re-imagination – Former Select & Save, 13-21 High Street/ St Peter's Way Car Park, Irthlingborough; and
- Other brownfield sites – Former Rushden and Diamonds FC Stadium site, Nene Park, Diamond Way, Irthlingborough.

### Spatial character

10.43 Irthlingborough consists of five distinctive spatial parts. Figure 22 and Table 23 (below) outline the main characteristics of each area:

**Figure 22: Irthlingborough Spatial Diagram**



**Table 23: Spatial parts of Irthlingborough**

Spatial parts of Irthlingborough	Characteristics
Core urban area (existing)	<ul style="list-style-type: none"> <li>• South of the A6, defined by main arterial routes – Finedon Road, Station Road, Wellingborough Road</li> <li>• Includes key services and facilities – town centre, schools</li> <li>• Hosts main employer – Whitworth</li> </ul>
Irthlingborough West (Sustainable Urban Extension)	<ul style="list-style-type: none"> <li>• Permitted major extension to main urban area</li> <li>• Will enable new Finedon Road (A6) and Wellingborough Road connections</li> </ul>
Irthlingborough East	<ul style="list-style-type: none"> <li>• Former principal employment and leisure hub</li> <li>• Separated from main urban area by A6 Bypass</li> <li>• Two main elements – Nene Park (former Rushden &amp; Diamonds FC stadium, south of Diamond Way/ Marsh Lane) and Nene Business Park (mixed use redevelopment site, north of Diamond Way/ Marsh Lane)</li> <li>• Mixed use developments at Nene Business Park site (Attley Way) currently under construction – new food/ convenience retailing, housing</li> </ul>
Crow Hill (lower)	<ul style="list-style-type: none"> <li>• Ribbon development along Addington Road</li> <li>• Separated from main urban area by A6 Bypass</li> <li>• Characteristically suburban, but with rural elements e.g. Bypass Farm/ butchers</li> </ul>
Crow Hill (upper)	<ul style="list-style-type: none"> <li>• Secondary/ smaller part of Irthlingborough, with urban character</li> <li>• Separated from main urban area by A6 Bypass and some agricultural fields</li> <li>• Addington Road provides main arterial route</li> <li>• Includes some local services, facilities and businesses – convenience store, community centre, Frontier Centre</li> </ul>

10.44 Irthlingborough is a designated Neighbourhood Area, and there is the intention to prepare a Neighbourhood Plan. Preparation is at an early stage and will aim to complement the policies that are set out in this Plan.

10.45 In formulating this Plan, a number of issues affecting Irthlingborough have been identified. These were initially highlighted through the Regulation 18 consultation (January – March 2017) and subsequent stakeholder workshops as follows:

- Securing the successful implementation of the Irthlingborough West sustainable urban extension;
- Making provision for Whitworths' business plans (main employer in the town), enabling the company to remain at Irthlingborough;
- Town centre re-imagination – securing the benefits of the new Market Square/ Church Street Coop etc development and addressing other redevelopment opportunities (e.g. former Select & Save premises, 13-21 High Street and St Peter's Way Car Park); and
- Securing the successful redevelopment of Nene Park (former Rushden & Diamonds FC stadium) site.

10.46 The spatial strategies for the Crow Hill parts of Irthlingborough are set in Policy EN1 of this Plan. This section of the Plan considers what further direction is required to facilitate the redevelopment of significant development sites within Irthlingborough.

#### **Irthlingborough West and Whitworth site**

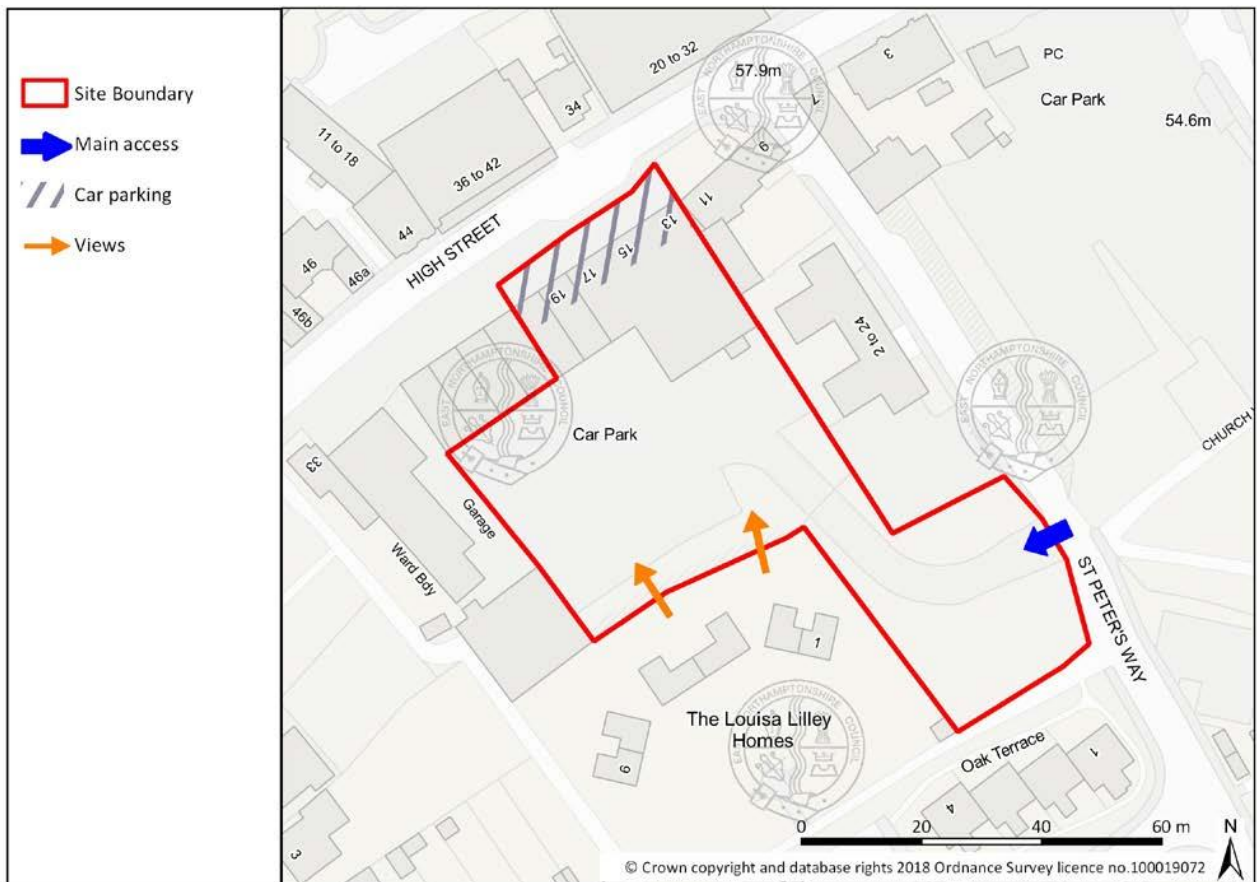
10.47 The Irthlingborough West Sustainable Urban Extension is identified as a strategic commitment in the Joint Core Strategy and the Council will continue to work to promote and support the successful delivery of this. Permission for the comprehensive redevelopment of the adjacent Whitworths food factory site (to the south) for housing was granted in 2010. This has since lapsed and Whitworths has since indicated that it is keen to realign its operations on the current site. Policies EN16 and EN17 (Protected Employment Areas, and relocation and/ or expansion of existing businesses respectively) provide the relevant policy framework for managing future Whitworths' development proposals.

#### **Town centre re-imagination**

10.48 It is anticipated that the recently completed mixed-use redevelopment of the former Express Works Factory site (Coop site) will provide a catalyst for further investment into Irthlingborough town centre and will provide a major new focal point and hub for the town centre. It has been implemented so as to improve the setting of the Market Cross and St Peter's Church, two key heritage assets within the town.

10.49 The former Select & Save building (13-21 High Street) has been vacant for over a decade. It is highlighted as the principal re-imagination opportunity within the town centre. It is proposed that comprehensive redevelopment of the site, be encouraged through this Plan.

**Figure 23: Former Select & Save, 13-21 High Street/ St Peter's Way Car Park, Irthlingborough**



**Policy EN35: Former Select & Save, 13-21 High Street/ St Peter's Way Car Park, Irthlingborough**

The vacant Select & Save and St Peter's Way Car Park site, as shown on the Policies Map, is allocated for redevelopment, proposals should deliver:

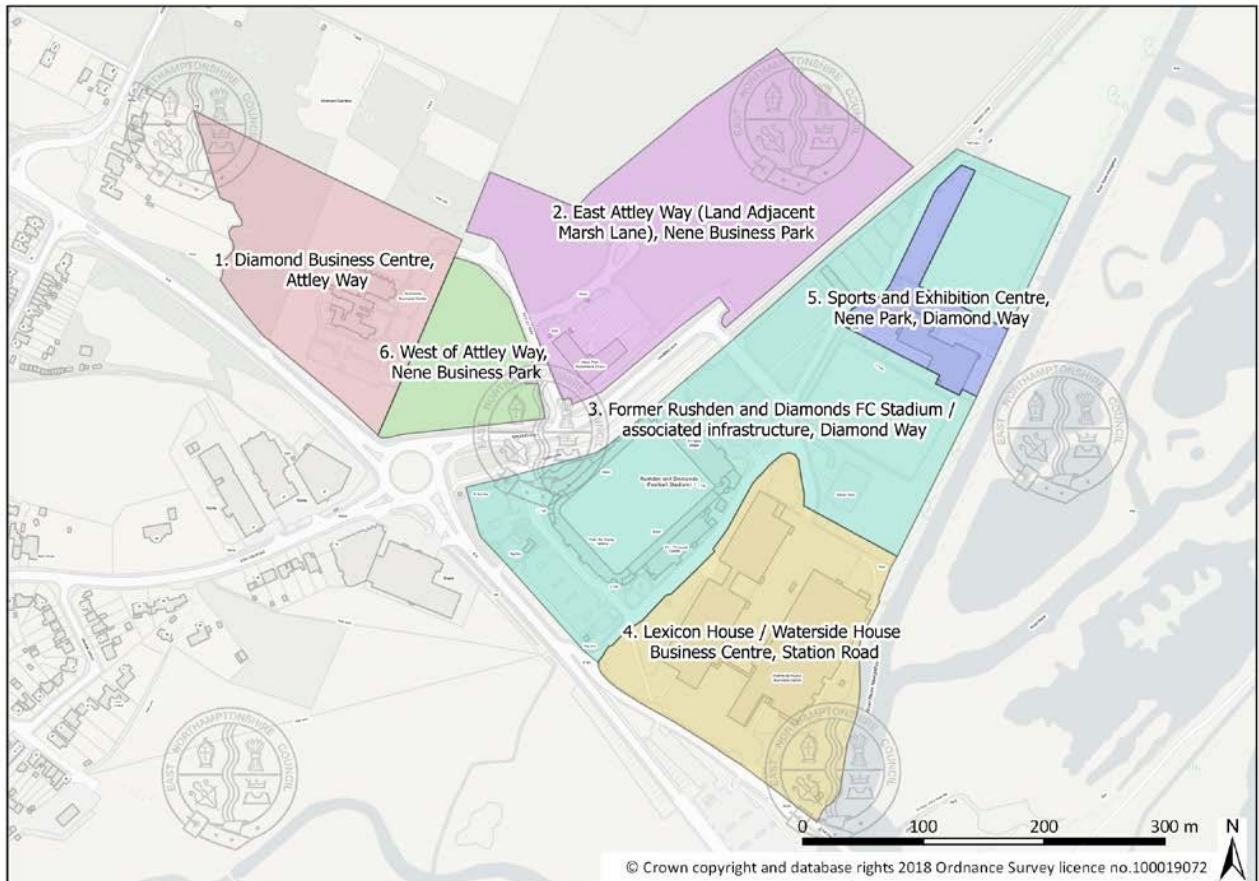
- a) A balance and mix of main town centre uses, including convenience and comparison retailing, financial services and/ or food and drink businesses;
- b) Enhancements to the High Street primary shopping frontage;
- c) Pedestrian connections between the High Street, St Peter's Way and St Peter's Church;
- d) Provision for suitable service arrangements for the new business premises;
- e) Sufficient public car parking;
- f) Opportunities for live-work units at first floor level or above; and
- g) Preservation and enhancement to the settings of heritage assets, with particular reference to St Peter's Church and the Louisa Lilley almshouses.

## Other brownfield sites

10.50 The Irthlingborough East part of the town has long functioned as the main employment and leisure location for the town as a whole. The site has a chequered planning history; further details of which are set out in the Irthlingborough East Background Paper (BP12)<sup>132</sup>. It has hosted a variety of uses and businesses; most notably the former Rushden & Diamonds FC stadium site at Nene Park. The area consists of six distinct parts:

1. Diamond Business Centre, Attley Way (2.9ha);
2. East of Attley Way (Land Adjacent Marsh Lane), Nene Business Park (5.2ha);
3. Former Rushden and Diamonds FC Stadium / associated infrastructure, Diamond Way (7.2ha);
4. Lexicon House/ Waterside House Business Centre, Station Road (3.8ha);
5. Sports and Exhibition Centre, Nene Park, Diamond Way (1.1ha); and
6. West of Attley Way, Nene Business Park (1.20ha).

**Figure 24: Irthlingborough East/ Nene Park**



10.51 Of the Nene Business Park/ Diamond Business Centre (north) parts of the Irthlingborough East area (sites 1, 2 and 6), a new Aldi store opened at the end of 2018 (site 6). Furthermore, detailed permission was granted in 2019 for the

<sup>132</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12113/background\\_paper\\_12\\_-\\_irthlingborough\\_east](https://www.east-northamptonshire.gov.uk/downloads/file/12113/background_paper_12_-_irthlingborough_east)

construction of 88 dwellings East of Attley Way (site 2), with construction now well underway, having started early in 2020.

- 10.52 Sites 4 and 5 are mostly in use. The Waterside House Business Centre includes premises for small business start ups, while the Sports and Exhibition Centre has, since 2012, been used for leisure and office uses, including a gym.
- 10.53 The Former Rushden and Diamonds FC Stadium (site 3, Nene Park), was demolished in 2017. The site was identified as a lapsed site in the Playing Pitch Strategy and Action Plan (PPS) (October 2016). The PPS identified that the site contained three poor quality adult pitches. The PPS recommended that opportunities to bring the site back into use were explored to meet identified shortfalls. However, if this is not feasible or sustainable or disposal is inevitable then the PPS sets out that requirements of NPPF paragraph 99 must be met. The PPS states that this requires replacement provision of an equivalent or better quantity and quality within boundaries of Irthlingborough. The loss of the stadium, playing pitches and ancillary facilities requires suitable mitigation (i.e. alternative provision, unless it can be demonstrated that the facilities are surplus to requirements), in accordance with NPPF paragraph 99. Account should also be taken of the findings of any subsequent Playing Pitch Strategy.
- 10.54 Replacement leisure facilities are anticipated to be developed in accordance with the Healthy and Active Lifestyles Strategy through the masterplans for the major strategic sustainable urban extensions.
- 10.55 The former stadium site, the largest part of Irthlingborough East, is one of the most significant brownfield sites in the Plan area. However, the range of potential uses for site 3 is greatly restricted by a number of development constraints. The majority of the site is situated within the Environment Agency's Flood Zone 3. In most circumstances this precludes all but less vulnerable (to flooding) and water compatible uses; such as most main town centre uses, leisure or general industrial uses. The site is also situated adjacent to the Upper Nene Valley Gravel Pits SPA/ Ramsar site, which will also have significant implications for the range of appropriate uses for the site.
- 10.56 The importance of securing a suitable redevelopment scheme for the Nene Park site (site 3) will form a key part of the future strategy in order to secure investment for Irthlingborough. This Plan will be proactive in allowing for suitable redevelopment proposals, setting out a framework and parameters for the redevelopment of the former Rushden and Diamonds FC Stadium.
- 10.57 The site is located adjacent to the SPA, a site specific HRA is therefore required. The HRA should assess all potential impacts including impacts on surrounding Functionally Linked Land, development proposals should include a Construction Environmental Management Plan and an Access Management Plan which includes details regarding the use of moorings. SuDS will need to be incorporated as part of any redevelopment. Flood risk will need to be fully considered and appropriate mitigation measures delivered, proposals will also need to consider the build-up of contaminants. The impact of climate change over the plan period will need to inform future proposals for the site.



### **Policy EN36: Former Rushden and Diamonds FC Stadium site, Nene Park, Diamond Way, Irthlingborough**

The former Rushden and Diamonds FC Stadium site, as shown on the Policies Map, is allocated for employment use, with an emphasis on business, leisure and tourism use. Proposals should deliver:

- a) Flood compatible employment use such as tourism, cultural or leisure related development in accordance with the current EA flood zone status, complementing the nearby offers of Irthlingborough, Higham Ferrers and Rushden town centres, and Rushden Lakes;
- b) Appropriate flood risk mitigation measures;
- c) Measures to enhance biodiversity, deliver ecosystem services and ensure that any development does not have a significant adverse impact upon the adjacent SPA/ Ramsar site. A site-specific Habitat Regulations Assessment should be provided;
- d) Suitable access and highways arrangements to enable the site to be served by public transport;
- e) Improved arrangements for pedestrian and cyclists, crossing the A6 to Station Road and accessing the town centre (east);
- f) Pedestrian and cycle connections to the East Northamptonshire Greenway, via the Old Bridge and Marsh Lane (west);
- g) Design, height and massing together with high quality landscaping, protecting the setting of nearby heritage assets such as Irthlingborough Bridge and Crow Hill Iron Age Fort;
- h) Provision for new moorings along the River Nene Navigation allowing direct riparian access, and
- i) Mitigate for the loss of the stadium, playing pitches and ancillary facilities, unless it can be demonstrated that the facilities are surplus to requirements in line with paragraph 99 of the NPPF.

### **Oundle**

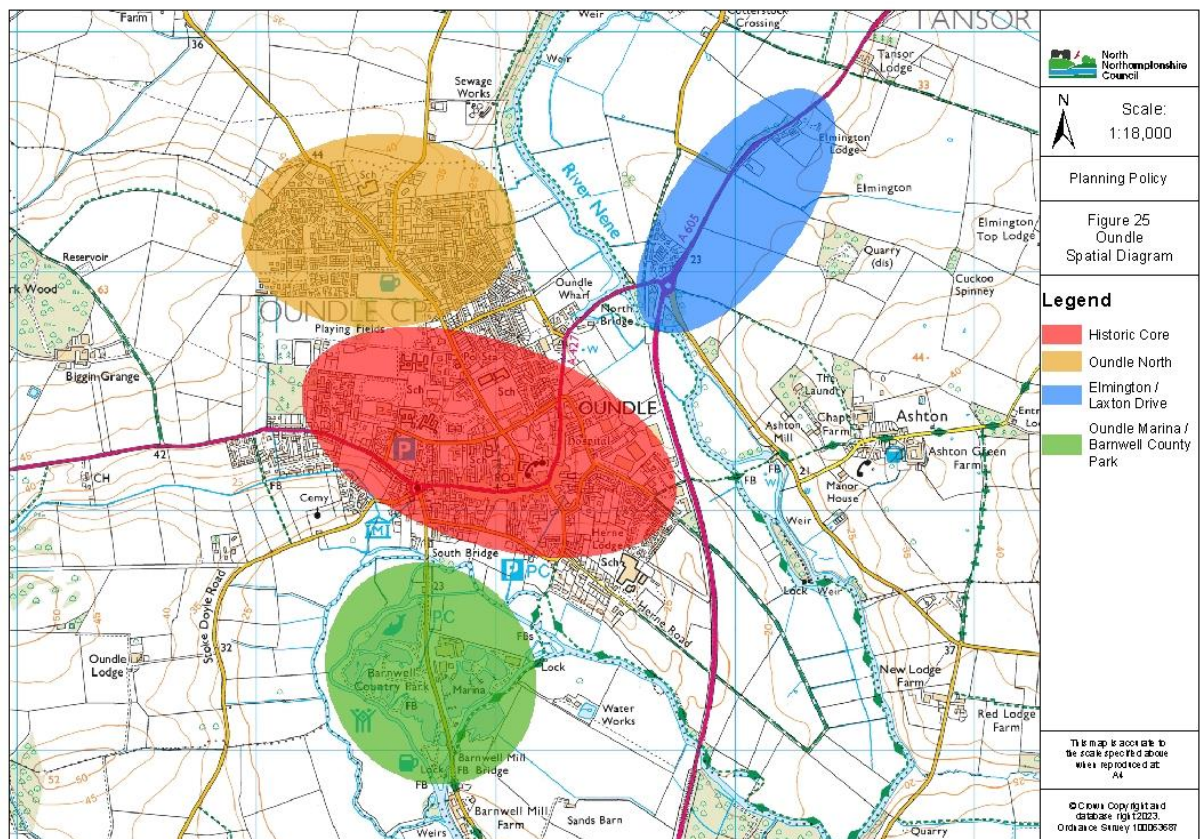
- 10.58 The Joint Core Strategy Policy 11(1)) recognises Oundle's role as the main service centre for the rural north part of the district. This requires that this Plan should focus upon the consolidation and enhancement of this vibrant Market Town.
- 10.59 There is an outstanding requirement for around 300 dwellings during the remainder of the Plan period. This strategic requirement is covered under Housing Delivery (section 8.0). This section of the Plan concentrates on the more detailed (non-strategic) matters affecting Oundle. It focuses upon two potential redevelopment opportunities to the east of the town; the East Road employment area and Riverside Hotel. The latter,

in particular, has been subject to several redevelopment proposals (further details at paragraphs 10.66-10.68, below).

### Spatial character

10.60 Oundle and its surrounding rural hinterland consist of four distinctive spatial parts, plus the closely connected villages of Ashton, Barnwell, Cotterstock, Glaphorn and Stoke Doyle. Figure 25 and Table 24 (below) outline the main characteristics of each. The Oundle built up area includes parts that are situated within the parishes of Ashton (Elmington; Laxton Drive), Barnwell (Barnwell Mill; Barnwell Country Park; Oundle Marina) and Glaphorn (Old Farm Lane) parishes.

**Figure 25: Oundle Spatial Diagram**



**Table 24: Spatial parts of Oundle**

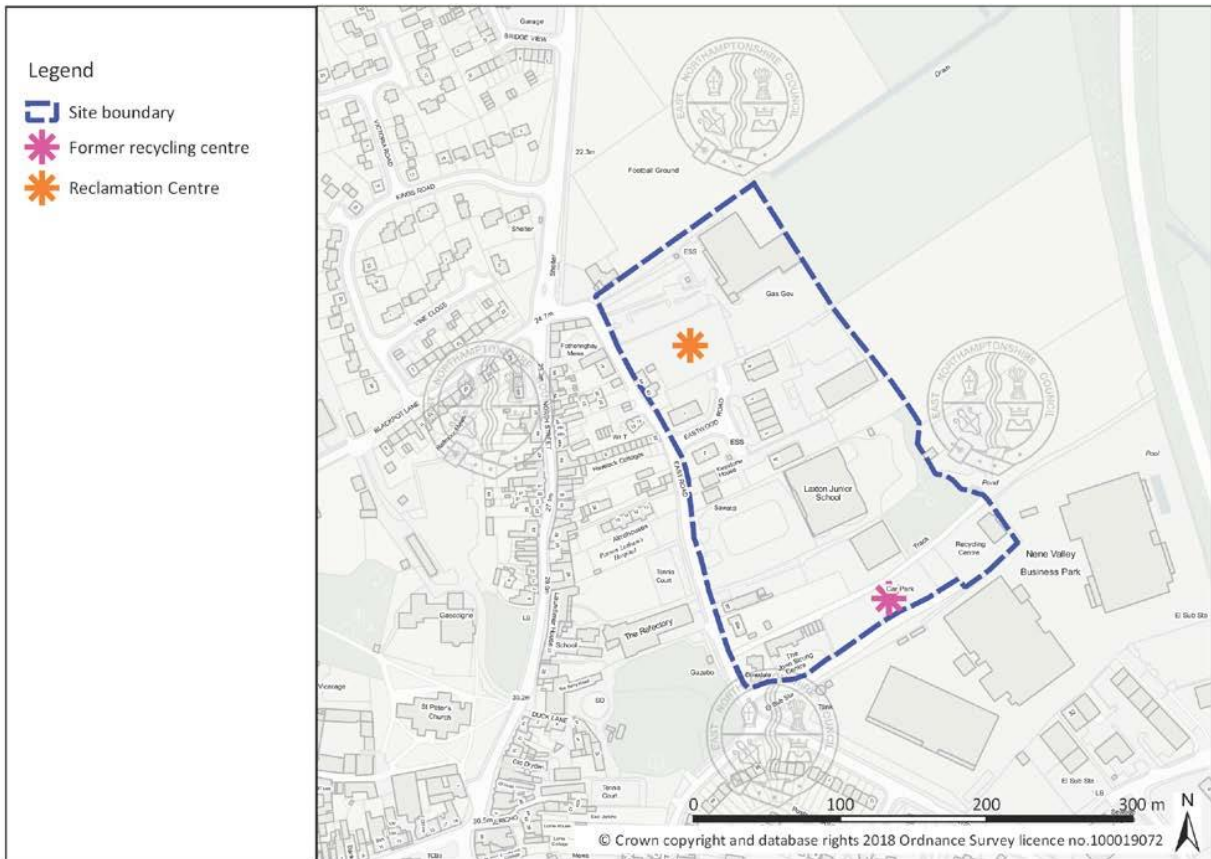
Spatial parts of Oundle	Characteristics
Historic core	<ul style="list-style-type: none"> <li>Defined by West Street and North Street; the Market Place which links them and New Street (A427)</li> <li>Includes key services and facilities – town centre</li> <li>Historic character defined by Oundle School</li> <li>Main employment areas situated to the east of the historic core of the town– Nene Business Park/ Fairline Boats; East Road</li> </ul>

Spatial parts of Oundle	Characteristics
Oundle north	<ul style="list-style-type: none"> <li>• Suburban urban extension, north of New Road, focused upon arterial Glapthorn Road/ Cotterstock Road</li> <li>• Developed since 1950s</li> <li>• Focal points – Oundle Primary School, Occupation Road playing fields</li> <li>• Potential for expansion of urban area to the north (Oundle/ Glapthorn Parish), but recognise concerns regarding potential coalescence with Glapthorn</li> </ul>
Oundle Marina/ Barnwell Country Park	<ul style="list-style-type: none"> <li>• Significant tourism and leisure hub</li> <li>• Separated from main urban area by River Nene</li> <li>• Majority of area is functional floodplain</li> <li>• Committed redevelopment proposal – Oundle Marina</li> <li>• Further opportunities e.g. Barnwell Mill</li> </ul>
Elmington/ Laxton Drive (Ashton Parish)	<ul style="list-style-type: none"> <li>• Ribbon development along A605</li> <li>• Separated from main urban area by A605 Bypass</li> <li>• Suburban element (Laxton Drive)</li> <li>• Riverside Hotel presents redevelopment challenge</li> </ul>

10.61 The Glapthorn Neighbourhood Plan, has implications for the northern part of the Oundle urban area. Accordingly, a number of issues affecting Oundle were identified in formulating this Neighbourhood Plan. These were also highlighted through the Regulation 18 consultation (January – March 2017), subsequent stakeholder workshops and/ or the Glapthorn Neighbourhood Plan consultation as follows:

- Delivery of the outstanding strategic housing requirements;
- East Road employment areas – further development opportunities at Reclamation Centre, Eastwood Road, and Former Recycling Centre/ Council Car Park (Herne Park), East Road; and
- Delivering redevelopment of the Riverside Hotel.

**Figure 26: Oundle – key redevelopment opportunities**



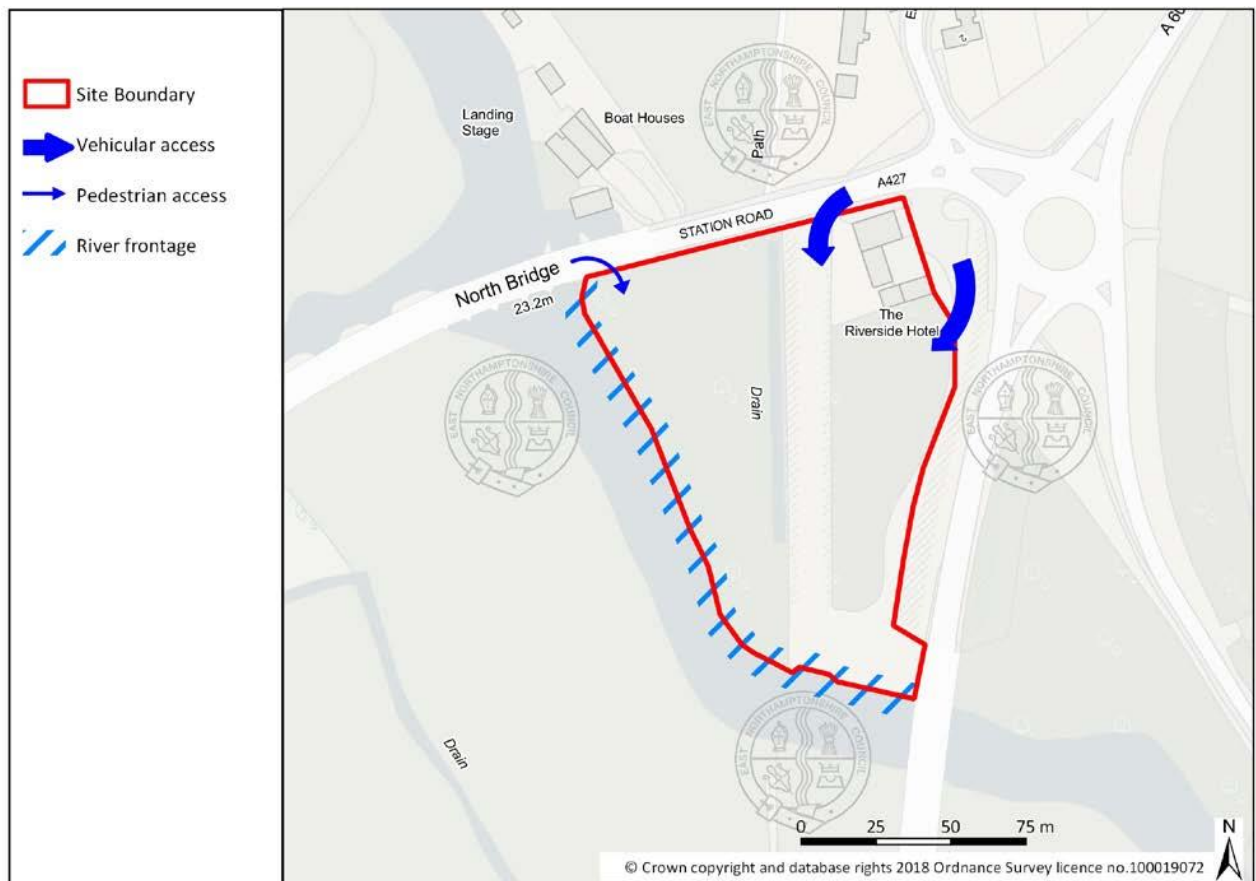
**East Road employment areas**

- 10.62 Two potential redevelopment opportunities to the east of East Road were identified during the stakeholder workshops. The stone reclamation centre, adjacent to Waitrose (opened 2013) is a long established business. There are no current proposals to relocate the current business, or release the site for redevelopment.
- 10.63 The former recycling centre and car park adjacent to the Joan Strong Centre has undergone some changes in recent years. The former recycling centre was occupied by North Equipment Ltd in 2016, while the adjacent Herne Park car park is well used on most working days, particularly market days.
- 10.64 The recycling centre and car park are brownfield urban sites, but neither is currently available. If either site becomes available in the longer term, any potential redevelopment scheme could be informed by a development brief, alongside other Local Plan policies, including the spatial strategy (Policy EN1(1)(c) and Joint Core Strategy Policy 11(1)(b)), together with other relevant development management policies (e.g. Joint Core Strategy Policy 6 – Development on Brownfield Land). In the short/ medium term, Oundle Town Council has taken over the lease of the East Road/ Herne Park car park and is keen to retain this as an asset for the town.

**Riverside Hotel**

- 10.65 The Riverside Hotel forms a main gateway to Oundle (although it is located in the Parish of Ashton). It is a non-designated heritage asset, having been constructed in the 1840s as a hotel to serve the former Oundle railway station, and is sited adjacent to the Grade II listed Oundle town bridge and the River Nene.
- 10.66 Outline planning permission for the development of a new hotel at the Riverside was granted in 2005 (reserved matters approved in 2011), incorporating the existing buildings into a larger new hotel complex. This permission remains “live”, as implementation of this consent was subsequently commenced. Notwithstanding, the majority of the site is situated within EA Flood Zone 3 and much of it is identified by the Local Wildlife Trust as a local wildlife site. These factors represent significant challenges to delivering the consented scheme.
- 10.67 The previous Local Plan policy expressed a preference for the reinstatement of the Riverside Hotel as a restaurant, pub or hotel. It also identified potential alternative uses for the site, such as a resource centre, training facility, offices, or businesses uses. The following policy is proposed to guide future proposals in delivering a successful redevelopment of the site:

**Figure 27: Riverside Hotel, Station Road, Oundle**



## **Policy EN37: Riverside Hotel, Station Road, Oundle**

**Redevelopment proposals for the former Riverside Hotel, as allocated on the Policies Map, will be supported for the following uses:**

- **Reinstatement as a restaurant, public house, hotel or tourist accommodation;**
- **Training facility and/ or resource centre; or**
- **Small business units, or other potential service employment uses.**

**Redevelopment schemes should deliver the following outcomes:**

- a) Preservation and enhancement of the heritage asset;**
- b) Appropriate flood mitigation measures, including appropriate access and egress arrangements;**
- c) Provision for new moorings along the River Nene Navigation with direct riparian access; and**
- d) Improved connectivity for pedestrian and cyclists, to the town centre (east, via North Bridge) and riverside paths.**

### **Raunds**

10.68 The Joint Core Strategy (Table 1) defines priorities for Raunds; the regeneration, diversification and expansion of the town's employment and service base. Further direction is provided in Policy EN1(1)(b) of this Plan. The Raunds Neighbourhood Plan (made November 2017) provides additional local detail relating to the following:

- Housing – design, mix and car parking standards;
- Open space – protection of existing areas and standards for providing new open spaces in association with new developments;
- Local Green Space;
- Protection and enhancement of community facilities;
- Town centre re-imagination – mix of uses, shopping frontages, public realm, creating safer streets for pedestrians and cyclists;
- Employment – protecting existing areas, supporting new proposals and supporting tourism and the visitor economy;
- Natural and built environment – Green infrastructure (e.g. tree planting), locally listed buildings (non-designated heritage assets) and protection of Upper Nene Valley Gravel Pits SPA/ SSSI, while supporting enhanced connectivity to the Nene Valley.

10.69 The Neighbourhood Plan also sets out a detailed vision for the town; emphasising the importance of a regenerated town centre, with aspirations to become a vibrant market town, with a variety of artisan and boutique style shops. Policies focus upon managing the existing range of town centre uses, although the Neighbourhood Plan does not

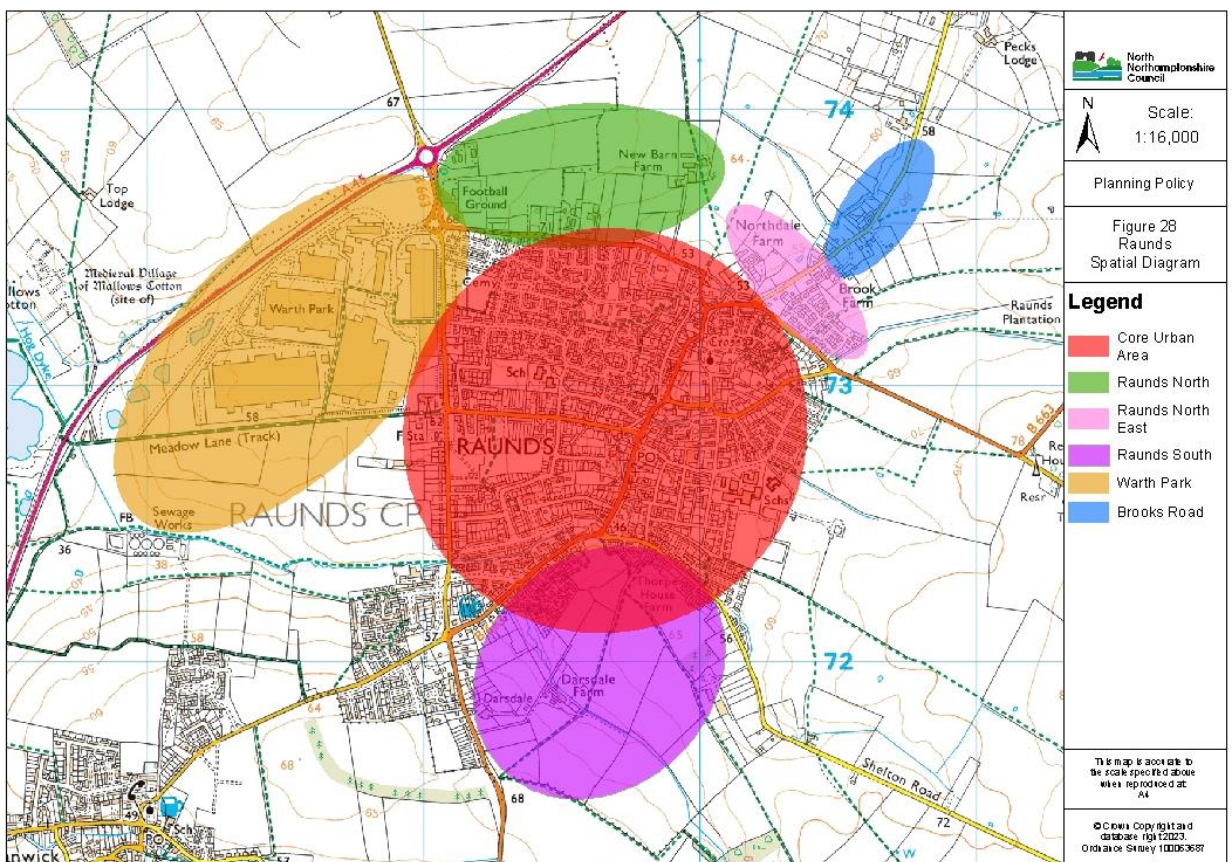
include any site specific proposals, with the exception of policies for the protection of existing functions.

10.70 In developing the Plan, further stakeholder views were sought through the Member and Town/ Parish Council workshops. The workshops provided an opportunity for stakeholders to identify any other matters that the Neighbourhood Plan did not cover and are highlighted below (paragraph 10.73).

**Spatial character**

10.71 The Raunds urban area consists of six distinctive spatial parts, plus the closely connected village of Stanwick. Figure 28 and Table 25 (below) outline the main characteristics of each.

**Figure 28: Raunds Spatial Diagram**



**Table 25 Spatial parts of Raunds**

Spatial parts of Raunds	Characteristics
Core urban area	<ul style="list-style-type: none"> <li>Defined by London Road (west), Brick Kiln Road (north) and High Street/ Brook Street</li> <li>Includes key services and facilities – linear town centre, focused on The Square/ Brook Street</li> <li>Historic character defined by St Peter’s Church</li> </ul>

	<ul style="list-style-type: none"> <li>• Hosts significant suburban areas to the east and west of High Street/ Brook Street</li> </ul>
Raunds north	<ul style="list-style-type: none"> <li>• Sustainable urban extension to the north of Brick Kiln Road (also known as Border Park)</li> <li>• Developed since 2013</li> <li>• Focal points – Raunds Town FC, new London Road/ Michael Way local centre/ service hub adjacent to A45</li> <li>• Potential for further expansion of urban area to the east of Border Park</li> </ul>
Raunds north east	<ul style="list-style-type: none"> <li>• Sustainable urban extension to north east of existing urban area, known as Northdale End</li> <li>• Significant new green infrastructure corridor adjacent to Brooks Road, utilising Hog Dyke</li> </ul>
Raunds south	<ul style="list-style-type: none"> <li>• Sustainable urban extension to the south of the town</li> <li>• Two significant developments to south of Grove Street – Weighbridge Way (developed during 2000s) and Willow Way (2010/11)</li> <li>• Major development at Darcy Park (also known as Darsdale Farm) recently started, including significant new public open space</li> </ul>
Warth Park (west of Raunds)	<ul style="list-style-type: none"> <li>• Main employment area of Raunds</li> <li>• Major strategic warehousing and distribution site</li> <li>• Also includes significant new green infrastructure between warehouses and A45</li> </ul>
Brooks Road	<ul style="list-style-type: none"> <li>• Ribbon development along Brooks Road, beyond Northdale End</li> <li>• Suburban character</li> <li>• Transition between urban (Northdale End) and rural (Brook Farm Livery Stables)</li> </ul>

10.72 In formulating this Plan and the Neighbourhood Plan, a number of issues affecting Raunds have been identified as follows:

- Retention of existing community facilities and securing improvements to health facilities;
- Employment – need to encourage more small and medium enterprises;
- Town centre re-imagination – overall enhancements to town centre – opportunities identified, including The Spinney, Brook Street and library (High Street) if vacated – town centre “gateway” sites;
- Other opportunities – Fire/ Police Station, if these are relocated and land south of Marshall Road.

10.73 In nearly all cases, the issues identified through the 2017/18 workshop events are specifically addressed by one or more Neighbourhood Plan policies. Identified community facilities (including the library) are protected by Policy 7 of the Joint Core



Strategy and Policy R8 of the Neighbourhood Plan. No significant redevelopment opportunities within the main urban area were raised.

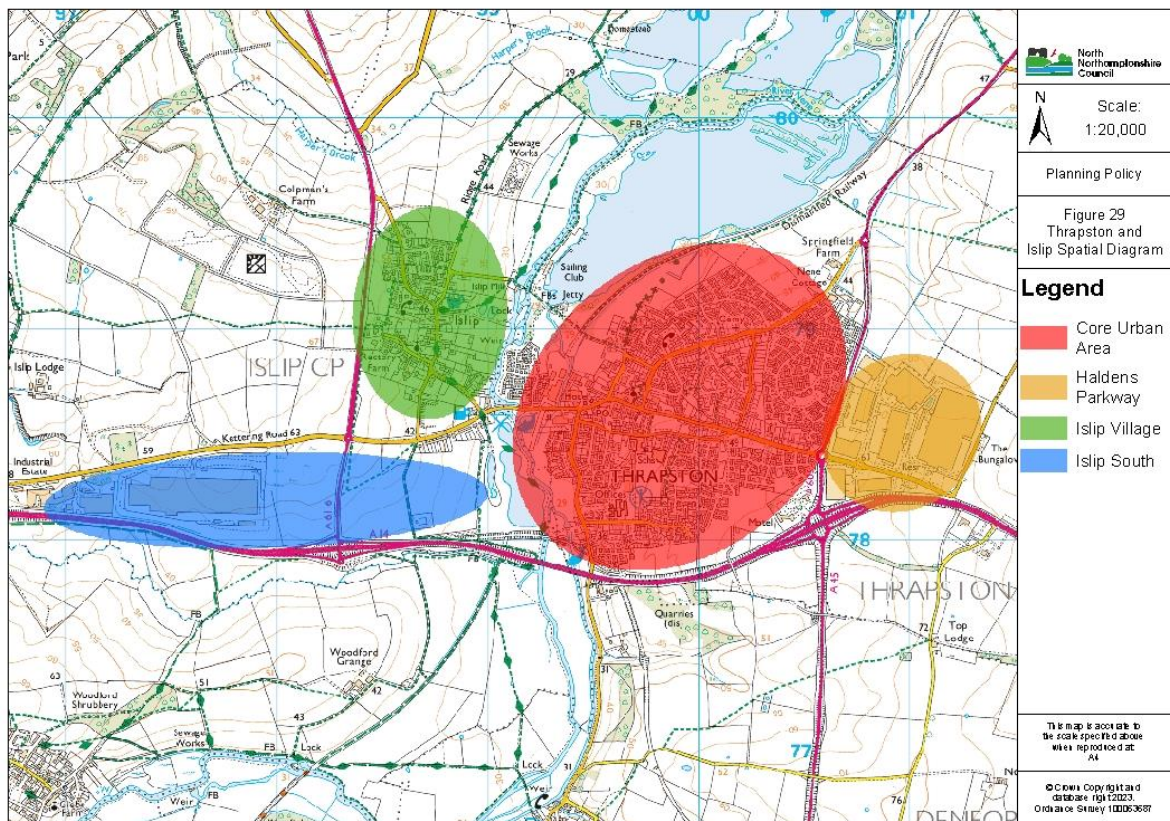
## Thrapston

10.74 The Joint Core Strategy (Table 1) defines priorities for Thrapston; the regeneration, diversification and expansion of the town's employment and service base. This Plan (Policy EN1(1)(b)) provides further direction, recognising that significant growth has been delivered at Thrapston South, through the previous Local Plan.

## Spatial character

10.75 The Thrapston urban area consists of two distinctive spatial parts, with a further two distinctive spatial elements at Islip, to the west of the River Nene. Figure 29 and Table 26 (below) outline the main characteristics of each:

**Figure 29: Thrapston and Islip Spatial Diagram**



**Table 26: Spatial parts of Thrapston and Islip**

Spatial parts of Thrapston and Islip	Characteristics
Core urban area	<ul style="list-style-type: none"> <li>Defined by radial arterial roads – High Street/ Huntingdon Road, Midland Road and Oundle Road</li> <li>Historic core based around High Street/ Huntingdon Road and Midland Road, with post-war suburban development to the north (Oundle</li> </ul>

	<p>Road, Lazy Acre)</p> <ul style="list-style-type: none"> <li>• Includes key services and facilities – town centre retailing, school, main public open spaces, leisure centre</li> </ul>
Haldens Parkway (employment area)	<ul style="list-style-type: none"> <li>• Main employment area of Thrapston, east of A605</li> <li>• Major strategic warehousing and distribution site, with access to A14 and A45 Trunk Roads</li> <li>• Scope for further expansion of logistics or warehousing businesses, if necessary</li> </ul>
Islip village	<ul style="list-style-type: none"> <li>• Self contained village, with a range of services but a close functional relationship with Thrapston</li> <li>• Linear village, defined by Lowick Road, High Street and Chapel Hill/ Toll Bar Road</li> </ul>
Islip south	<ul style="list-style-type: none"> <li>• Linear area, west of River Nene, situated between Kettering Road and A14</li> <li>• Major strategic employment site, including Islip Furnace and Primark premises</li> <li>• Linear/ ribbon development part of Islip village to the south of Kettering Road, separated from Islip village by cricket field/ Woolpack pub</li> </ul>

10.77 Thrapston is not a designated a Neighbourhood Area. Given that at present there are no moves to prepare a Neighbourhood Plan, feedback from the Local Plan Workshops (May 2017 – April 2018) has been used to inform the Thrapston town strategy in this Plan.

10.78 The close functional relationship between Thrapston and Islip, to the west of the River Nene, is recognised. Islip is defined as rural in other strategic policies (EN1) in order to address any concerns about coalescence of settlements.

10.79 In formulating this Plan, a number of issues affecting Thrapston have been identified as follows:

- Potential for enhanced green infrastructure, sport and recreational facilities in the Meadow Lane/ Thrapston Lakes area;
- Improved connections to the East Northamptonshire Greenway, via Islip;
- Town Centre – future of existing services e.g. library, former Barclay’s Bank (closed October 2018); and the range and offer of town centre businesses;
- Various redevelopment/ re-imagination opportunities around the town.

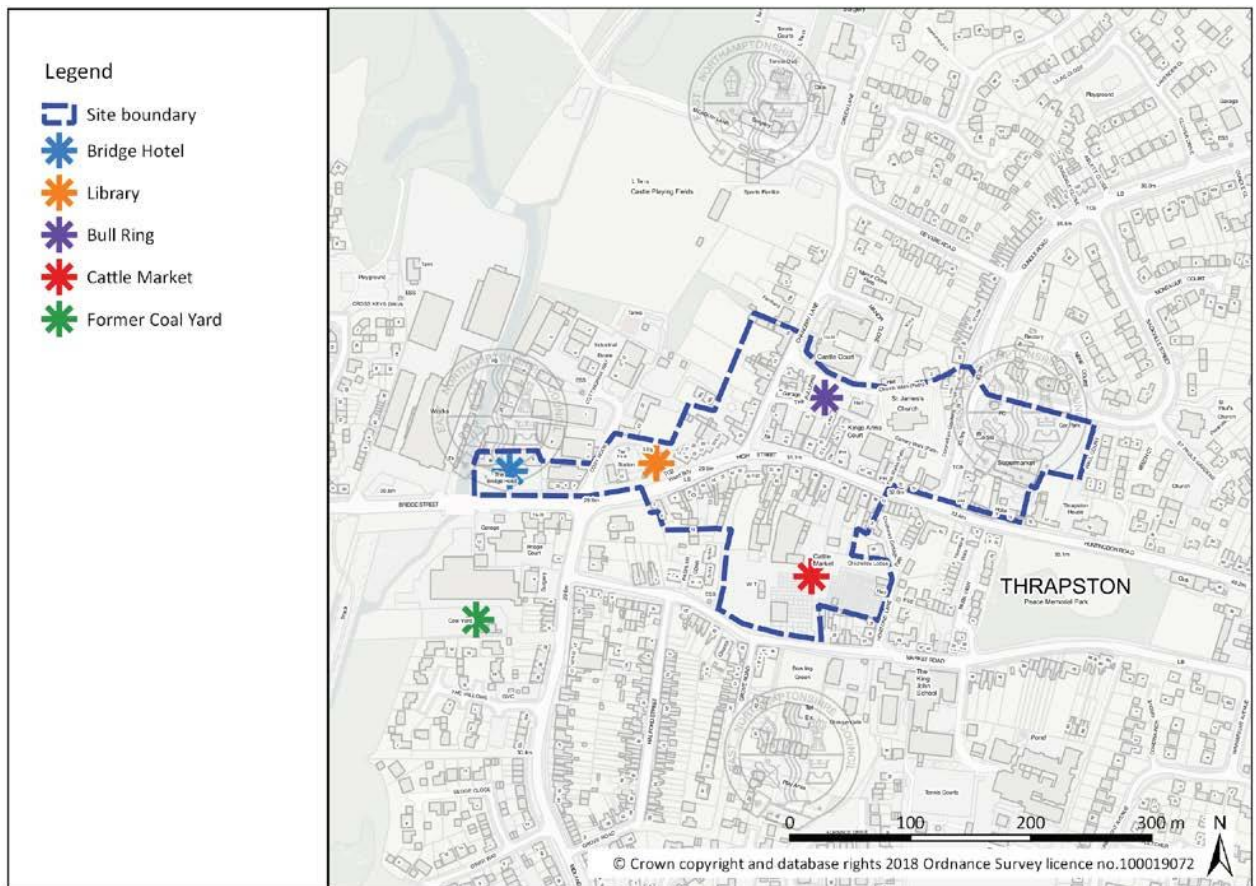
10.80 The previous Local Plan set out detailed policies for the regeneration of Thrapston, including overall principles and site specific proposals based on a 2003 Masterplan for the town, which advocated wholesale redevelopment of certain sites around the town centre.

10.81 The concept of comprehensive redevelopment has been largely replaced by an incremental approach to the re-imagination of town centres, advocated in the current Economic Strategy. Site specific allocations are proposed where these are considered desirable. Elsewhere, development principles are set out to inform future proposals.

## **Town centre re-imagination**

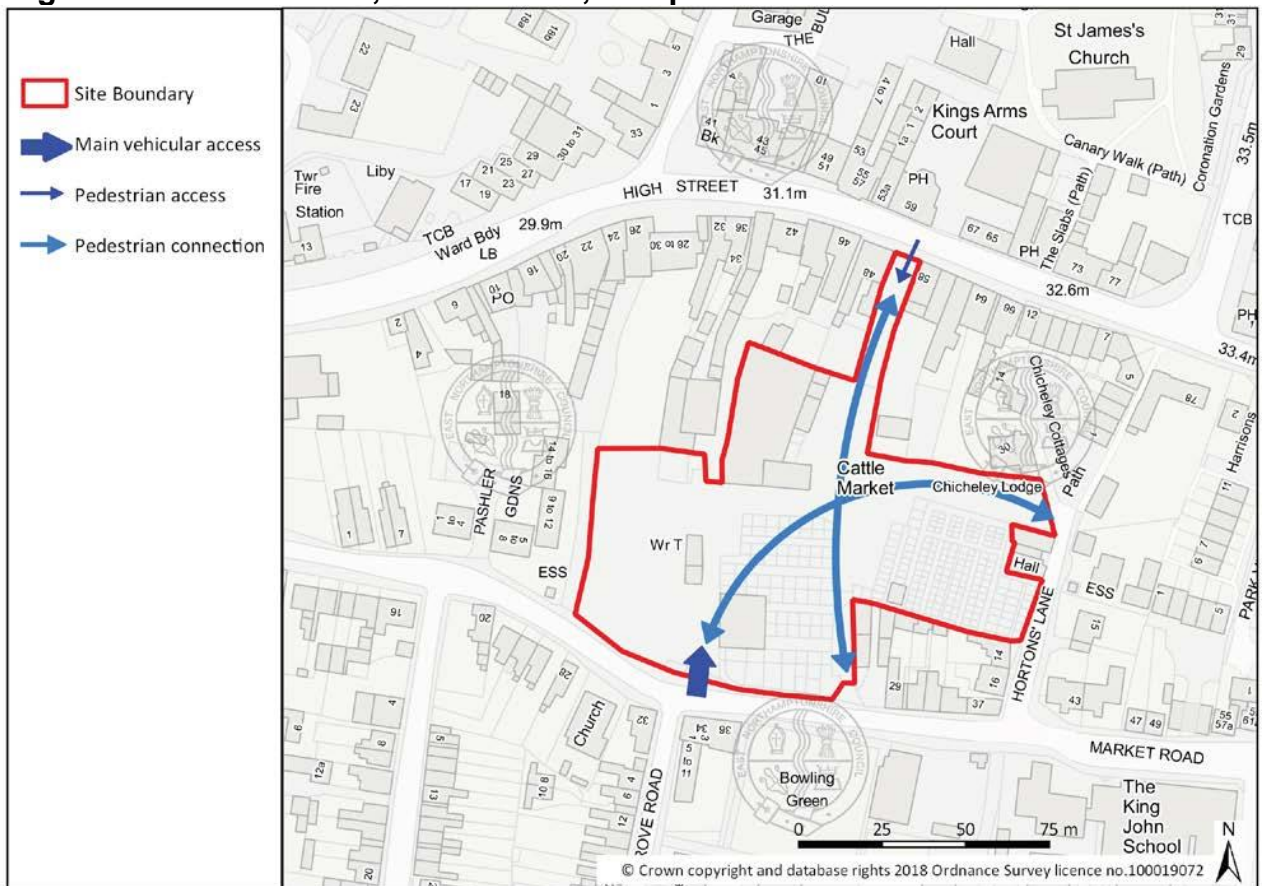
- 10.82 This Plan sets out guiding principles, to provide a framework for the re-imagination of Thrapston town centre. Previous Local Plan regeneration policies have been reviewed and incorporated into the town centre re-imagination guiding principles (Policy EN30, above).
- 10.83 Two deliverable sites, within the town centre, are recognised as having the potential to deliver significant opportunities to enhance Thrapston's vitality. Planning permission for the conversion of the listed 71-75 High Street and associated outbuildings for retail, office and residential uses was granted in 2014. The scheme was implemented from 2015, with the residential aspects of the scheme being followed by the occupation of the retail unit in 2020. This was in spite of the economic impacts of the Covid-19 pandemic, particularly for the retail sector.
- 10.84 In October 2018, Barclay's closed its Thrapston branch (41 High Street), the last bank in the town. Like the listed 71-75 High Street, this is a landmark (albeit non-designated) heritage asset at the junction of Chancery Lane and the High Street. During 2020, permission was granted for the change of use of the former bank to a mixed use residential and retail development (reference 20/00289/FUL). Implementation of this commenced during 2020.
- 10.85 Otherwise, there are no deliverable (i.e. short term), site specific opportunities anticipated to further progress the revitalisation of Thrapston town centre. Nevertheless, several potential opportunities were identified through the 2017/18 Member and Town/ Parish Council workshops:
- Cattle Market, Market Road;
  - Chancery Lane/ Bull Ring (Chancery Autos/ St John Ambulance);
  - 17-31 High Street/ Library
  - Bridge Hotel/ Scotts, Bridge Street;
  - Former Coal Yard, Midland Road.

**Figure 30: Thrapston Town Centre redevelopment opportunities**



- 10.86 While none of these sites are available in the short term, in most cases these were recognised in previous Local Plan regeneration policies. Sites such as the Bull Ring, 17-31 High Street, the Bridge Hotel and Scotts may become available in the medium to long term, but there no certainty of this.
- 10.87 Permission was granted in 2012 for the relocation of the Cattle Market from its existing Market Road site (where it has been situated since the 1870s), to a new site at Titchmarsh Lane, north of Haldens Parkway. In order to guide and support the release of the current site for redevelopment, Policy EN38 together with Figure 30 (above) identifies overarching principles that will guide future development proposals as/ when any of these sites becomes available.
- 10.88 The site is located approximately 500m from the SPA, depending on the type of development proposed a Habitat Regulations Assessment may be required to accompany any planning application.

**Figure 31: Cattle Market, Market Road, Thrapston**



**Policy EN38: Cattle Market, Market Road, Thrapston**

The Cattle Market site, as shown on the Policies Map, is allocated for redevelopment, with a focus upon maintaining an appropriate mix and range of uses compatible with the town centre. Redevelopment proposals should deliver:

- a) A balance and mix of town centre uses, including convenience retailing, financial services and/ or food and drink businesses;
- b) Opening up of a new north-south active town centre frontage to the south of the High Street;
- c) Enhanced north-south pedestrian connectivity, between the High Street, Market Road, Grove Road and the Leisure Centre (Cedar Drive);
- d) Vehicular access from Market Road, with off-site improvements to the Midland Road junction, and provision for suitable service arrangements for the new business premises;
- e) Opportunities for residential uses appropriate for a town centre site, including live-work units or specialist housing at first floor level or above;
- f) Preservation and enhancement to the settings of adjacent heritage assets, non-designated heritage assets and the Conservation Area; and
- g) Additional town centre public car parking.

## 11.0 Monitoring and implementation

- 11.0 In order to measure the effectiveness of the Local Plan Part 2, this needs to be underpinned by an effective monitoring and implementation framework. The Joint Core Strategy sets out a detailed range of monitoring indicators. It highlights the key infrastructure needed to secure implementation of these strategic policies (Joint Core Strategy, Table 8), identified in the Infrastructure Delivery Plan (IDP).
- 11.1 The Joint Core Strategy (Policy 10) provides the overarching development plan mechanism for securing planning obligations. This forms the strategic policy, by which delivery of IDP projects can be facilitated through the planning system (development contributions).

### Key infrastructure projects

- 11.2 This Plan, which provides additional detail to support the strategic policies of the Joint Core Strategy, will be supported by the strategic infrastructure identified within the IDP, together with additional more localised infrastructure where a local need has been identified. Key infrastructure within the district – that which is expected to be delivered within the Plan period – is noted as follows:
- Chowns Mill roundabout improvements, A45/ A6 Higham Ferrers/ Rushden;
  - Corby Northern Orbital Road Phase 2 (Final);
  - A45 Stanwick to Thrapston dualling;
  - Ditchford Lane/ Rushden Lakes link road;
  - Tresham Garden Village – A43 link road, with secondary A427 access; and
  - Greenway extensions.
- 11.3 The topic and area based workshops for the Plan (2017-18) and subsequent draft Plan consultation (November 2018 – February 2019) and subsequent Regulation 19 draft submission Plan consultation (2019) identified various localised infrastructure priorities, over and above the strategic projects as identified above:
- Enhancements and improvements to key urban spaces; e.g. town squares and other meeting points;
  - Libraries – sustainable future arrangements;
  - Education – delivery of new academies/ free schools, working with the Department for Education in accordance with current local education authority<sup>133</sup> and national policies<sup>134</sup>;
  - Fire and rescue - depending on the scale and nature of the proposed development and resulting demands on fire and rescue resources, delivery of new types of fleet (e.g. smaller 'rapid response' initial intervention vehicles)/ new

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Northamptonshire Organisation Plan for School Places 2018 – 2023:

[https://www.whatdotheyknow.com/request/670920/response/1598950/attach/4/2018%20Update%20School%20Or%20organisation%20Plan%20DRAFT%20v2.pdf?cookie\\_passthrough=1](https://www.whatdotheyknow.com/request/670920/response/1598950/attach/4/2018%20Update%20School%20Or%20organisation%20Plan%20DRAFT%20v2.pdf?cookie_passthrough=1)

<sup>134</sup> Planning for Schools Development (2011):

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6316/1966097.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6316/1966097.pdf) Securing developer contributions for Education (November 2019):

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/909908/Developer\\_Contributions\\_Guidance\\_update\\_Nov2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909908/Developer_Contributions_Guidance_update_Nov2019.pdf)

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bays to existing fire stations to accommodate additional vehicles/relocation or provision of new response facilities/ introduction of new types of equipment and a reduction of risk and demand through the provision of fire suppression systems (sprinklers) in appropriate developments;

- Development of multi-functional community/ healthcare hubs;
- Expansions to capacity of existing sport, recreational and leisure facilities;
- Green Infrastructure enhancements (detailed evidence underpins section 5.0, Natural Capital, above);
- Replacement/ alternative arrangements to compensate loss of financial services (e.g. bank branches, ATMs and/ or Post Office counters).

11.4 The IDP is reviewed annually, through the Authorities' Monitoring Report. In order to supplement the evidence base for this Plan, a district-level Local Infrastructure Plan (review of the IDP) has been prepared. This identifies amendments and updates to infrastructure projects identified in the most recent (2017) full IDP, together with potential new infrastructure needs which have arisen over the past two years.

### **Developer contributions**

11.5 The current system for securing developer contributions operates under provisions set by the 2010 Community Infrastructure Levy (CIL) Regulations, as amended<sup>135</sup>. Although none of the North Northamptonshire local authorities (including East Northamptonshire Council) has introduced CIL, the securing of section (S) 106 developer contributions and/ or planning obligations is nevertheless directed by the CIL Regulations.

11.6 S106 contributions, unlike CIL payments (which take the form of tariff payments), are directly related to individual planning permissions. The CIL Regulations specifically define the scope of "planning obligations" (s106 agreements). These require that S106 planning obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

11.7 Only in the event that all of these tests are "passed" in respect of an individual development scheme can S106 contributions be sought. These are negotiable through the development management process. That is, contributions may be reduced where it can be objectively demonstrated that these would undermine development viability. Notwithstanding, development contributions tend to be negotiated in accordance with the County Council's adopted policies<sup>136</sup>.

11.8 Since the introduction of the CIL in 2010, the Government has consistently reviewed how this legislation should operate in practice. Several amendments to the Regulations have been continuously made over the past decade; most recently in response to the 2020 Covid-19 pandemic. The Government has proposed the

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<sup>135</sup> <https://www.legislation.gov.uk/primary+secondary?title=community%20infrastructure%20levy>

<sup>136</sup> Creating Sustainable Communities: Planning obligations framework and guidance (January 2015): <https://www3.northamptonshire.gov.uk/councilservices/environment-and-planning/Documents/Creating%20Sustainable%20Communities%20Jan%202015%20FINAL.pdf>

replacement of CIL and S106 by a simplified national infrastructure levy in the “Planning for the Future” White Paper<sup>137</sup>, but it is anticipated that any such changes would be introduced by way of primary legislation; implemented in the longer term by the new unitary North Northamptonshire Council, in parallel with a review of the Joint Core Strategy (Local Plan Part 1).

## **Monitoring the Local Plan Part 2**

11.9 The Joint Core Strategy provides an extensive monitoring framework with a comprehensive set of performance indicators and targets. The monitoring indicators within this Plan should be reviewed in conjunction with those in Table 9 of the Joint Core Strategy. Critical elements of this Plan which will be monitored include:

- Housing completions by location; at each town and within the rural areas;
- Delivery of main town centre uses by location – town centres, local centres, edge of centres and out of centre locations;
- Delivery of priority green infrastructure corridors, extensions to the Greenway and enhancements to the quality of public open space, sport and recreation facilities;
- Delivery of improvements to heritage assets, and the tourism and cultural offer of the district;
- Delivery of jobs and implementation of economic development projects such as the Enterprise Centre;
- Implementation of housing land allocations to deliver the residual housing requirements; and
- Delivery of regeneration priorities for the six towns.

11.10 If monitoring identifies that a policy is not achieving its objectives, key policy targets are not being met or the context has changed (for example, the performance and nature of the economy), the Council will take remedial action, working with North Northamptonshire partners. This may include:

- Identifying the reasons for under-performance against targets and discussing with partners and stakeholders;
- Reviewing the evidence base for availability and deliverability of housing/ employment land, through the framework of the Authorities’ Monitoring Report (AMR);
- Working with developers and landowners of existing committed or allocated sites to produce viable and suitable schemes;
- Seeking to identify additional sources of finance or alternative programmes for the delivery of infrastructure;
- Discuss with partners and service providers potential solutions to better address issues within the design of schemes.

11.11 This Plan will be implemented in conjunction with the broader strategic framework set out in the Joint Core Strategy. If the various actions fail to realign delivery of outputs and outcomes then it may be necessary to consider a review of targets, consider changes to the allocation of employment/ housing land, or consider a review of this Plan/ Joint Core Strategy. Where necessary to aid implementation, Supplementary

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<sup>137</sup> <https://www.gov.uk/government/consultations/planning-for-the-future>



Planning Documents, masterplans or further guidance may be produced to provide further detail on specific policy areas.

- 11.12 The AMR will report on the extent to which policies set out in the Local Plan are being achieved and targets are being met. As well as linking with spatial outcomes and policies, indicators in the AMR also link to the Sustainability Appraisal objectives in order to identify the significant effects of policy implementation.
- 11.13 The Joint Core Strategy contains strategic direction with regard to development contributions. This direction is set out in Policies 7 and 10.

<b>Table 27: Performance indicators and targets for monitoring</b>				
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Aims</b>	<b>Targets</b>
EN1	Provide additional rural spatial direction/ settlement hierarchy (i.e. large/ small/ restraint villages and open countryside)	Number of dwellings permitted within the different areas of the settlement hierarchy	Direct development to Rushden and the Market Towns Restrict all but small scale or infill development in rural areas, unless promoted through Neighbourhood Plans and/ or rural exceptions housing schemes	Levels of development to accord with the spatial roles set out in table 2 of the Plan  Levels of residential development to align with table 3 of the Plan
EN2	Provide development principles to guide development in the rural area.	Location and type of development	Restrict inappropriate development beyond the main urban/ built up areas	All proposals to meet the requirements of the policy.
EN3	Protect the peripheral land of settlements against unsuitable development and provide suitable development management criteria for Rural Exceptions Housing schemes	Development permitted outside of the defined settlement boundaries: number of rural affordable units achieved (Rural Exceptions and open countryside dwellings)	Restrict inappropriate development on the periphery of settlements with a defined boundary, but encourage the provision of affordable housing to meet identified needs in the rural areas	No inappropriate development on the periphery of settlements, other than for rural exceptions.
EN4	Provide clear guidelines for appropriate replacement dwellings in open countryside	Number of dwellings permitted and/ or built in the open countryside	Restrict the development of inappropriate new build replacement dwellings in open countryside	No inappropriate new build replacement dwellings in the open countryside other than those which accord with Policy EN4.
EN5	Protect and enhance existing and future Green Infrastructure corridors	Net loss/ gain in GI across the district New open space provided within or connected to the existing GI network Projects to enhance GI in the district	To increase in connected open space and GI throughout the district	Overall net gain in GI.
EN6	Protect and enhance the Greenway and its connections to the wider GI network	Number and amount of contributions by developers and other funding streams Completion of Greenway projects/ developments	Complete the Greenway within the district	Increase in the number of GI projects completed.  Completion of the Greenway and associated projects.
EN7	Define an enhanced local interpretation of the NPPF criteria for the designation of Local Green Space	Designation of Local Green Space within Neighbourhood Plans	To facilitate the protection of Local Green Space	No loss of Local Green Space.  Net increase in Local Green Space.
EN8	Enhance existing open space or provide new open space	Number of permitted developments of 10 or more dwellings, or 0.3 or more hectares	To ensure new development makes adequate provision for open space.	Net increase in open space across the district.  No net loss of open

<b>Table 27: Performance indicators and targets for monitoring</b>				
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Aims</b>	<b>Targets</b>
				space.
E9	Enhance existing sport and recreation facilities, or provide new sport and recreation facilities	Amount of new sports and recreation facilities provided/ contributions secured toward facilities.	To ensure new development makes adequate provision for sports and recreation facilities.	Net increase in sport and recreation facilities provided/ increase in improvements towards existing facilities.  No net loss of sport and recreation facilities.
EN10	Provide additional direction re strengthening the role of health and wellbeing as a critical aspect of place shaping	Number of permissions and refusals where the policy was used to make the decision	To enable and promote healthy lifestyles.	All major applications to be accompanied by a HIA.
EN11	Provide clear guidance for the design of development with regard to its impact on the surrounding area	Number of permissions and refusals where the policy was used to make the decision  No upheld at appeal	Restrict inappropriate development of new buildings and extensions so that they are in keeping with the surrounding environment	100% of cases refused on design grounds to be upheld at appeal.
EN12	Sustain and enhance the appearance and setting of designated heritage assets	Number of permissions and refusals where the policy was used to make the decision  Maintaining Heritage Assets  Maintaining non designated Heritage Assets  Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance	Restrict inappropriate development which affects a designated heritage asset or its setting	Maintain existing areas designated Conservation Areas (no net loss);  Maintain existing number of listed buildings (no loss)  Maintain the number of Scheduled Monuments;  Reduce the number of heritage assets at risk (number on Historic England's Heritage at Risk Register)
EN13	Sustain and enhance the appearance and setting of non-designated heritage assets	Number of permissions and refusals where the policy was used to make the decision	Restrict inappropriate development which affects a non-designated heritage asset or its setting	Maintain non-designated heritage assets (no loss).
EN14	Provide clear direction for tourist and cultural developments in the Nene Valley corridor and Rockingham Forest areas and support the conversion of small-scale redundant or	Number of permitted tourist and cultural development within defined Nene Valley and Rockingham Forest areas  Number of permitted	Encourage appropriate development in the Nene Valley corridor and Rockingham Forest areas, including the conversion of redundant small-scale rural buildings	A net increase of tourist/ cultural facilities

<b>Table 27: Performance indicators and targets for monitoring</b>				
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Aims</b>	<b>Targets</b>
	disused rural buildings to guest house/ B&B accommodation	conversions of rural outbuildings to provide overnight accommodation		
EN15	Set out policy criteria for the future development/ expansion of commercial floorspace (e.g. by way of the development of further enterprise centres or similar)	Number of developments (future sites/ expansion of existing premises) successfully implemented in accordance with Policy EN18	Encourage established businesses to expand and grow in appropriate locations	A net increase in the number of completions for small and medium scale commercial development.
EN	Ensure that existing employment sites are protected for employment use	Use status of the sites	To prevent the loss of employment uses within the Protected Employment Areas	No net loss of employment uses within the Protected Employment Areas unless the site is demonstrably no longer suitable for employment
EN17	Provide clear direction for the relocation and expansion of existing businesses	Number of permissions and refusals where the policy was used to make the decision	Encourage established businesses to expand and grow in appropriate locations	All expanded/relocated business to be adjacent to built up area.
EN18	Increase the vitality of the town centres and primary shopping frontages	Public realm improvements within the town centres and primary shopping frontages  Percentage of development within defined town centre boundaries  Change of use of upper floors  Change of use to residential (non-primary frontage)  Percentage of non-retail within primary frontages	Encourage appropriate development within the town centres and primary shopping frontages	Increase the percentage of town centre development within defined boundaries.  Decrease the number of vacancies at upper floor level.  Increase the percentage of retail uses within primary frontage/ decrease non-retail uses in frontages.
EN19	Provide floorspace thresholds for impact assessments for retail developments	Number of permitted retail developments outside the primary shopping areas of the six towns  Proposals for out / edge-of centre supported by a sequential test and an impact assessment where above the relevant threshold	Restrict inappropriate retail development outside the primary shopping areas of the six towns	100% of proposals for out / edge-of centre supported by a sequential test and impact assessment above the relevant threshold
EN20	Provide clear direction for specified use developments at local	Number of permitted specified uses adjacent to the local centres	Encourage specified uses at the local centres that offer day to day local services,	100% adjoining/closely related to built up

<b>Table 27: Performance indicators and targets for monitoring</b>				
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Aims</b>	<b>Targets</b>
	centres		improved connectivity and do not affect local amenity	area;  Amount of new floorspace for each type of use
EN21	Implementation of Stoke Doyle Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	Delivery of the site by 2031
EN22	Implementation of Cotterstock Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	Delivery of the site by 2031
EN23	Implementation of St Christopher's Drive site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	Delivery of the site by 2031
EN24	Implementation of Land east of A6 Bypass/ Bedford Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfalls for Rushden and Irthlingborough	Delivery of the site by 2031
EN25	Delivery of an appropriate quantum of Category 3 (wheelchair accessible_or adaptable) housing to meet local needs	Number of Category 3 (wheelchair accessible_or adaptable) units delivered	To increase the delivery of Category 3 housing	Delivery of 5% of units as Category 3 housing on sites of 20 dwellings or more
EN26	Delivery of an appropriate mix of housing sizes, types and tenures to meet local need	Type, mix and range of units achieved  Proportion of 1, 2, 3, 4, 5+ bed properties.  Tenure split of properties	Encourages a range and mix of house types and tenures to meet the needs of the wider community in accordance with the evidence base	100% in accordance with tenure/ size proportions set out in the evidence base, unless justified by evidence
EN27	Delivery of specialist housing: <ul style="list-style-type: none"> <li>Older persons accommodation to meet local need</li> <li>Extra Care development schemes as part of major strategic sites in accordance with local needs</li> </ul>	Numbers of older persons (and specifically Extra Care) units of accommodation achieved on sites over and above the defined policy thresholds  Successful delivery of Extra Care housing at named sites in accordance with development masterplans	To increase delivery of specialist housing for older persons.	Delivery of 10% of units (20% in rural area) as housing for older people, in accordance with defined policy thresholds  Delivery of Extra Care housing in association with development in accordance with policy criteria at named sites: <ul style="list-style-type: none"> <li>Rushden East SUE</li> <li>Irthlingborough West SUE</li> </ul>

<b>Table 27: Performance indicators and targets for monitoring</b>				
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Aims</b>	<b>Targets</b>
				<ul style="list-style-type: none"> <li>• St Christopher's Drive, Oundle</li> <li>• Hayway, Northamptonton Road, Rushden</li> <li>• East of Ferrers School, Higham Ferrers</li> </ul>
EN28	Delivery of self and custom build	Number of self and custom built dwellings achieved on sites of 50 dwellings or more	To increase delivery of self and custom build housing.	<p>At least 5% of plots on sites of 50 dwellings or more provided for self or custom built dwellings</p> <p>Meeting demand on self/custom build register</p>
EN29	Implementation of Rushden East SUE in accordance with the Local Plan policy framework (Joint Core Strategy Policy 33/ new Policy EN29) and the agreed Masterplan Framework Document (MFD)	<p>Meeting strategic housing requirements site specific</p> <p>Phased delivery of SUE in accordance with MFD phasing/ trajectories</p>	To ensure the principles for delivering the SUE are met.	Delivery of initial development phases by 2031 in accordance with the agreed MFD phasing plan/ trajectory and the housing trajectory
EN30	Delivery of development within the town centres and surrounding urban areas in accordance with the development principles	<p>Development permitted in accordance with the policy criteria</p> <p>Enhance vitality/viability of town centres</p>	No of development proposals approved in accordance with all of the relevant policy criteria	<p>Increased footfall in town centres</p> <p>Increase in the proportion of retail use in town centres</p> <p>Increase in proportion of town centre uses</p> <p>Increase in the no of active frontages.</p> <p>Reduction in the no of vacancies in town centres</p>
EN31	Redevelopment of the Splash Pool and Wilkinson sites	Development permitted on the Splash Pool and Wilkinson sites	Redevelopment of the sites to include pedestrian links, a new public square, public realm improvements, and provision of public car parking	By 2031, redevelopment of the site as set out in Policy EN31.
EN32	Redevelopment of the former factory site between	Development permitted on the former factory site	Redevelopment of the site to include approximately 10	By 2031, redevelopment of the

<b>Table 27: Performance indicators and targets for monitoring</b>				
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Aims</b>	<b>Targets</b>
	71 Oakley Road and 37-51 Washbrook Road		dwelling with a mix of housing types to meet local needs, developer contributions, vehicular access, and pedestrian/ cycle connections	site as set out in Policy EN32.
EN33	Redevelopment of the Federal Estates site	Development permitted for housing on the Federal Estates site	Redevelopment of the site to include at least 120 dwellings with a mix of housing types to meet local need, developer contributions, improved connections and link roads, and appropriate mitigation measures	By 2031, redevelopment of the site as set out in Policy EN33.
EN34	Release and redevelopment of the Rectory Business Centre site for housing	Development permitted for housing on the Rectory Business Centre site	Redevelopment of the site to include at least 35 dwellings with a mix of housing types to meet local need, developer contributions, improved connections and appropriate mitigation measures	By 2031, redevelopment of the site as set out in Policy EN34.
EN35	Redevelopment of the former Select & Save and St Peter's Way Car Park site	Development permitted on the former Select & Save and St Peter's Way Car Park site	Redevelopment of the site to include a mix of main town centre uses, enhancement of the primary shopping frontage, pedestrian connections, suitable service arrangements, public car parking, live-work units at first floor or above, and enhancement to the settings of heritage assets	By 2031, redevelopment of the site as set out in Policy EN35.
EN36	Redevelopment of the former Rushden and Diamonds FC Stadium site	Development permitted on the former Rushden and Diamonds FC Stadium site	Redevelopment of the site to include flood compatible employment uses, appropriate flood mitigation measures, enhancements to biodiversity, improved pedestrian and cycle connections, high quality landscaping, and new moorings	By 2031, redevelopment of the site as set out in Policy EN36.
EN37	Redevelopment of the Riverside Hotel site	Development permitted on the Riverside Hotel site	Redevelopment of the site for restaurant, public house, hotel, tourist, training facility/ resource centre, or small business/ employment use, to include retention and enhancement of the heritage asset, appropriate flood mitigation measures, new moorings, and improved arrangements for	By 2031, redevelopment of the site as set out in Policy EN37.

<b>Table 27: Performance indicators and targets for monitoring</b>				
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Aims</b>	<b>Targets</b>
			pedestrians/ cyclists	
EN38	Redevelopment of the Cattle Market site	Development permitted on the Cattle Market site	Redevelopment to include a mix of main town centre uses, opening up of a new active frontage, pedestrian connectivity, vehicular access, appropriate residential uses at first floor level or above, enhancements to the setting of heritage assets, and public car parking	By 2031, redevelopment of the site as set out in Policy EN38.



## Glossary

**Affordable Housing** – social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

**Authorities' Monitoring Report (AMR)** – a report that reviews the performance of the Council's planning policies.

**Biodiversity** – the variety of life in all forms.

**Brownfield Land** – land which has previously been developed or built upon.

**Committed development** – Sites already proposed for development, by way of an extant planning permission, resolution to grant planning permission or an adopted development plan (Local Plan/ Neighbourhood Plan) allocation.

**Comparison Retailing** – the provision of items not obtained on a frequent basis, including clothing, footwear and household goods.

**Convenience Retailing** – the provision of everyday essential items, including food, drink and newspapers/ magazines.

**Core Spatial Strategy (CSS)** – the North Northamptonshire Core Spatial Strategy, adopted in June 2008 and covered the period of 2001-2021.

**Curtilage** – Legal definition for the extent of a single planning "unit". Normally this relates to a domestic garden (in the case of a residential property) or servicing/ car parking for a commercial unit, which are incidental to the operation or functional enjoyment of the planning "unit".

**Development Brief** – a document that set out detailed development principles for a development site.

**Development Plan** – includes adopted Local Plans and Neighbourhood Plans.

**Geodiversity** – the range of rocks, minerals, fossils, soils and landforms.

**Green Infrastructure (GI)** – a network of multi-functional green space which is capable of delivering a range of environmental and quality of life benefits for local communities. GI consists of both statutory (SPA/ Ramsar site, SSSIs or LNRs) and/ or non-statutory (Local Wildlife Sites, Local Geological Sites, Protected Wildflower Verges or Pocket Parks). Individually and collectively these form the Council's ecological resources, providing ecosystem services for the district.

**Habitat Regulations Assessment** – required under the European Directive 92/43/EEC to assess the impacts of implementing a policy on European (Natura 2000) Sites, to determine whether it would have an adverse effect on the integrity of the site.

**Heritage Asset** – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

**Housing Land Supply** – paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement, including a buffer.

**Infill or windfall development** – Smaller scale, minor development proposals, typically up to 5 dwellings for rural or 10 dwellings for urban areas, which take place within the existing built up area, as defined by Policies EN1-EN2 and the supporting text. and/ or a defined settlement boundary in a Neighbourhood Plan.

**Joint Core Strategy (JCS)** – the North Northamptonshire Joint Core Strategy, adopted in July 2016 and covering the period of 2011-2031.

**Local Centre** – a centre that includes a range of small shops and services of a local convenience nature, serving a small catchment.

**Local Enterprise Partnership (LEP)** – a voluntary partnership between local authorities and businesses to create/ improve conditions for economic growth.

**Local Plan** – the plan for future development of the local area, drawn up by the local planning authority in consultation with the community.

**Local Planning Authority (LPA)** – East Northamptonshire Council is the former local planning authority for the district, North Northamptonshire became the Unitary Council on 1 April 2021.

**Main Town Centre Uses** – retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**National Planning Policy Framework (NPPF)** – sets out the Government's planning policies for England and how these are expected to be applied.

**Neighbourhood Plan** – a plan prepared by a town/ parish council or neighbourhood forum for a particular neighbourhood area.

**North Northamptonshire Joint Planning Unit (NNJPU)** – the former local partnership between Corby, Kettering, Wellingborough and East Northamptonshire councils, together with Northamptonshire County Council.

**Planning Practice Guidance (PPG)** – a web-based resource which sets out national planning guidance on various topics.

**Policies Map** – shows the policies of the development plan.

**Previously Developed Land** – land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

**Primary Shopping Area**– defined area where retail development is concentrated

**Primary Shopping Frontage** – Shopping frontage which contains a high proportion of retail uses.

**Section 106 Agreement (S106)** – a legally binding agreement or planning obligation between the local planning authority and named parties in relation to a planning application, often referred to as developer contributions.

**Self and Custom Build Housing** – housing built by an individual, a group of individuals, or persons working with or for them, to be occupied as homes by those individuals.

**Sequential and Exception Tests (flood risk management)** – two key tests to be applied where development is proposed within the designated Environment Agency Flood Zones 2 and 3.

**Sequential and Impact Tests (Main Town Centre Uses)** – two key tests to be applied when planning for town centre uses which are not in an existing town centre and which are not in accord with an up to date Local Plan

**Settlement boundary criteria** – Policy EN2, and its supporting text, specifies criteria by which built-up areas of settlements should be defined. -These boundaries are solely for development management (decision making) and have no other function.

**Settlement typologies** – Four distinctive rural settlement typologies are noted in the Plan. Two of these typologies are freestanding villages, with a sub-division between large and small villages. Urban outliers are situated at the rural hinterlands/ fringes of main urban areas, while some parishes host rural outliers, beyond the main built up areas.

**Site of Special Scientific Interest (SSSI)** – a site or area identified and designated by Natural England as being important due to its wildlife, geology or landform.

**Special Protection Area (SPA)** – an area designated under the European Union Directive on the Conservation of Wild Birds as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries

**Strategic Environmental Assessment (SEA)** – required by European Directive 2001/42/EC and carried out as part of the wider Sustainability Appraisal to assess the effects of certain plans and programmes on the environment.

**Strategic Housing Market Assessment (SHMA)** – a technical study which assesses housing need and demand across a defined market area.

**Sustainability Appraisal (SA)** – Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals in a Local Plan during its preparation, to promote sustainable development and ensure the Plan contributes to environmental, economic and social objectives.

**Sustainable Urban Extension (SUE)** – a substantial mixed use development including employment, local facilities and at least 500 new homes, which provide well planned and managed new neighbourhoods.

**Supplementary Planning Document (SPD)** – a document that adds further detail to policies in the Local Plan with regard to specific sites or particular issues.

**Town Centre** – a defined area which includes the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

**Urban re-imagination** – Also known as “urban re-branding”, this concept involves the application of a range of initiatives to highlight the positive virtues and characteristics of a town, in turn creating local pride and with this the attraction of new investment. The best known example of this concept is Barcelona, and the legacy of the 1992 Olympic Games.

## Appendix 1 – Policy Index – Local Plan Outcomes, related Joint Core Strategy policies, policy status (strategic or non-strategic) and climate change implications

Implications for climate change	
Strong positive	++
Limited/ marginal positive	+
Neutral/ uncertain	N
Limited/ marginal negative	-
Strong negative	--

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
EN1	Spatial development strategy	1, 4, 6, 8, 9, 10	11: The Network of Urban and Rural areas	<b>Strategic –</b> EN1 provides a more detailed spatial development strategy/ settlement hierarchy, with particular reference to the rural areas, to supplement the overarching JCS spatial strategy at Table 1/ Policy 11	EN1 provides additional spatial direction (i.e. hierarchy) for development in/ around rural villages, over and above the JCS (Policy 11). It recognises that the larger rural villages generally have the greatest opportunities to minimise motorised short journeys for local services and facilities. This, in turn, should minimise transport impacts upon climate change. <b>Climate change implication: +/ N</b>
EN2	Development Principles	1, 3, 9, 10	11: The Network of Urban and Rural areas/	<b>Strategic –</b> EN2 sets out more detailed criteria for defining the extent of existing urban built up areas, in order to differentiate between urban (Policy 11(1)) and rural (Policy 11(2)). This sets out more detailed direction over and above the settlement boundary criteria at JCS paragraph 5.17 to provide greater clarity in defining the extent of built up areas for development management and/ or neighbourhood planning.	Policy EN2 relates, predominantly, to small scale and/ or infill development at the periphery/ edge of urban areas. It provides direction/ clarity for managing small scale development, while avoiding unsustainable urban sprawl. It should deliver limited benefits in terms of climate change, through avoiding incremental urban expansion. <b>Climate change implication: +</b>

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
EN3	Development on the periphery of settlements and rural exceptions housing	1, 7, 8, 10	11: The Network of Urban and Rural areas/ paragraph 5.17 13: Rural Exceptions 25: Rural Economic Development and Diversification	<b>Strategic –</b> EN3 recognises the need for effective development management at the periphery of built up areas. Critically, the policy provides certainty and clarity in bringing forward rural exceptions housing scheme; setting out additional district-level detail to support rural exceptions policies in the JCS (13 and 25).	Policy EN3 relates to small scale, infilling and/ or rural exceptions development at the periphery/ edge of rural settlements. It provides direction/ clarity for managing small scale development in sensitive locations on the edge of villages. It may deliver limited benefits in terms of climate change, through avoiding incremental development at the periphery of villages. <b>Climate change implication: +/N</b>
EN4	Replacement dwellings in the open countryside	2, 3, 10	11: The Network of Urban and Rural areas 13: Rural Exceptions	<b>Strategic –</b> EN4 is a self- contained development management policy regarding the replacement of dwellings in the open countryside, away from established settlements. It has no equivalent in any of the Neighbourhood Plans “made” as at 2019 and covers a matter that is not addressed in any JCS policy.	Policy E4 relates to 1 for 1 replacement of dwellings in the open countryside, beyond established settlements. It may equate to construction of a new dwelling, incorporating current energy efficiency standards, but this could be largely (if not wholly) offset by the embodied carbon emissions for the new building materials <b>Climate change implication: N</b>
EN5	Green Infrastructure corridors	2, 3, 4, 6, 7, 8, 10	4: Biodiversity and Geodiversity 5: Water Environment, Resources and Flood Risk Management 10: Provision of infrastructure 19: The Delivery of Green Infrastructure 20: Nene and Ise Valleys 21:	<b>Strategic –</b> EN5 provides additional local detail, identifying priority Green Infrastructure corridors from the JCS (Figure 17). It focuses upon the JCS corridors, by identifying those with the greatest opportunities, together with other ecosystem services such as support for new tree planting initiatives (e.g. urban trees).	Policy EN5 builds upon the JCS, by specifying priority green infrastructure corridors. Many carbon reduction initiatives; e.g. new tree planting, walking/ cycling initiatives could be supported, focusing upon net carbon footprint reductions (or carbon offsetting). <b>Climate change implication: ++</b>

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
			Rockingham Forest		
EN6	The Greenway	2, 3, 4, 6, 7, 8, 10	4: Biodiversity and Geodiversity 5: Water Environment, Resources and Flood Risk Management 10: Provision of infrastructure 19: The Delivery of Green Infrastructure 20: Nene and Ise Valleys 21: Rockingham Forest	<b>Strategic –</b> EN6 is project specific, with a focus upon delivery of the Greenway, a strategic Green Infrastructure project. Given that it extends beyond the district boundary, Policy EN6 should be regarded as a strategic policy.	Policy EN6 is a more project specific iteration of the JCS (Figure 17) and Policy EN7. It focuses upon walking and cycling but provides enhanced opportunities to deliver carbon offsetting/ reduction through new natural capital gains, delivered as part of the proposed Greenway extensions. <b>Climate change implication: ++</b>
EN7	Designation of Local Green Space	1, 3, 7, 10	2: Historic Environment 3: Landscape Character 7: Community Services and Facilities 11: The Network of Urban and Rural Areas 19: The Delivery of Green Infrastructure	<b>Strategic –</b> EN7 provides additional direction over and above the NPPF (paragraph 100) regarding setting criteria for the designation of Local Green Space. The policy provides additional strategic direction; applying national policy within an East Northamptonshire context.	Policy EN7 provides additional local criteria/ guidance, to inform the designation of Local Green Space (LGS) sites in Neighbourhood Plans. LGSs are often sites with particular local importance (including re local biodiversity or important trees/ hedges). The scale of individual LGS sites is local in nature, but the protection of these sites should be supported by projects to enhance ecosystem services (e.g. tree planting) <b>Climate change implication: +</b>
EN8	Enhancement and provision of open space	3, 4, 10	7: Community Services and Facilities 8: North Northamptonshire hire Place	<b>Strategic –</b> EN8 sets thresholds for the delivery of new open space in association with new development. It also provides district level	Policy EN8 sets the mechanisms by which new open space (both formal and informal/ amenity) will be delivered through the planning system. This sets

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
			Shaping Principles 10: Provision of Infrastructure	direction, with reference to accessibility, quality and value standards for open space.	the parameters for delivery of ecosystem services (e.g. through new delivery of new, or enhancements to existing, multi-functional green spaces) <b>Climate change implication: +</b>
EN9	Enhancement and provision of sport and recreation facilities	3, 4, 10	7: Community Services and Facilities 8: North Northamptonshire Place Shaping Principles 10: Provision of Infrastructure	<b>Strategic –</b> EN9 relates to the development of strategic level sports and recreational facilities in association with major developments. It also sets thresholds for the delivery of these, together with providing direction towards securing development contributions.	Policy E9 provides for the delivery of additional strategic open spaces (i.e. playing fields) in association with strategic/ significant new developments. It allows for the provision of enhanced ecosystem services, while potentially reducing the impact of new residential developments upon sensitive habitats. If effectively implemented it should deliver enhancements to sports/ recreational infrastructure, as well as provide opportunities for additional strategic planting at the periphery of playing pitches. <b>Climate change implication: +</b>
EN10	Health and wellbeing	1, 2, 3, 4, 5, 6, 7, 9, 10	7: Community Services and Facilities 8: North Northamptonshire Place Shaping Principles 10: Provision of Infrastructure	<b>Strategic –</b> The Joint Core Strategy (policies 7, 8 and 10) sets out various policies regarding place shaping and the delivery of many types of infrastructure, all of which are integral to public health. The updated NPPF (February 2019) places an enhanced emphasis upon Health Impact Assessment (HIA); such that additional strategic policy direction is necessary, to ensure that HIA is undertaken in a	Northamptonshire Public Health instigated the addition of Policy EN10 into the Plan, through the first draft Local Plan consultation (November 2018 – February 2019). This closely connects place shaping principles and public health. The multiple benefits of well designed places will positively benefit public health through improved access to services and physical activity by sustainable transport modes, thereby delivering



Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
				systematic level, as an integral aspect of the planning system.	climate change enhancements <b>Climate change implication: +</b>
EN11	Design of Buildings/ Extensions	1, 2, 3, 10	8: North Northamptonshire Place Shaping Principles	<b>Strategic –</b> The Joint Core Strategy (Policy 8) sets out a broad range of design criteria, or “Place Shaping Principles”. These, however, relate to more significant (e.g. major – 10 or more dwellings) developments. Workshop events (2017-18), which underpinned the Plan preparation process, identified a need to provide additional bespoke design criteria for minor or householder developments.	Policy EN11 provides additional development management criteria, with a focus upon minor developments. Criteria include the provision of amenity space to serve the needs of end users. This refers to the need to ensure sufficient informal space, which should enable net increases in the quantum of greenery; therefore, net green infrastructure enhancements and consequent climate change benefits. <b>Climate change implication: +</b>
EN12	Designated Heritage Assets	3, 10	2: Historic Environment 3: Landscape Character 8: North Northamptonshire Place Shaping Principles	<b>Strategic –</b> Designated heritage assets are protected by legislation such as the 1990 Planning (Listed Buildings and Conservation Areas) Act. Further development management direction is provided by NPPF paragraphs 193-196. However, decision making is supported by bespoke strategic Local Plan policy criteria.	Policy EN12 provides additional direction for development management; with regards to designated heritage assets; i.e. listed buildings, Scheduled Ancient Monuments etc. Although this should enhance the policy framework for development management (e.g. Listed Buildings Consents/ LBC), these features are protected by legislation in any event, so there are not considered to be any significant implications of this policy for climate change. <b>Climate change implication: N</b>
EN15=3	Non-Designated Heritage Assets	3, 10	2: Historic Environment 3: Landscape Character 8: North	<b>Strategic –</b> The Joint Core Strategy (paragraph 3.15) makes provision for identifying local lists of non-	The policy (EN13) for assessing and identifying non-designated heritage assets provides additional protection for non-listed

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
			Northamptonshire Place Shaping Principles	designated heritage assets. The Local Plan Part 2 (Table 10) identifies district-level criteria for designating locally listed buildings (e.g. through Neighbourhood Plans), while EN13 sets out overarching development management criteria for assessing proposals that could affect non-designated heritage assets.	structures that have value as heritage assets. Retention/ re-use of such features would reduce the overall carbon footprint of developments, by comparison to equivalent new-build developments. <b>Climate change implication: +</b>
EN14	Tourism, cultural developments and tourist accommodation	1, 4, 5, 9	2: Historic Environment 3: Landscape Character 12: Town Centres and Town Centre Uses 20: Nene and Ise Valleys 21: Rockingham Forest 22: Delivering Economic Prosperity 25: Rural Economic Development and Diversification	<b>Strategic –</b> The Joint Core Strategy sets out a broad range of policies regarding the tourist or cultural related development. The Local Plan Part 2 recognises district-level (i.e. strategic) priorities for economic/ tourism developments (e.g. enhanced hotel/ overnight accommodation).	Tourism is considered to be a priority sector and integral aspect of the District's economy. Policy EN14 seeks to promote this through liberalising the development management regime to enable delivery of tourist accommodation (particularly hotels). Increased visitor numbers, which the policy seeks to encourage, could in turn give rise to increased motorised traffic. This could have impacts for both air quality and climate change. <b>Climate change implication: -</b>
EN15	Commercial space to support economic growth	1, 2, 4, 5, 7, 9, 10	22: Delivering Economic Prosperity	<b>Non-strategic –</b> Draft policy EN17 (now EN15) defined development management criteria for constructing a new Enterprise Centre at Warth Park, Raunds, opened in summer 2020, although EN15 has been retained as an enabling policy, to guide development of future	The development of a new Enterprise Centre was a discrete project to promote SMEs. Now that this has been successfully implemented, it is considered desirable to retain a similar policy to enable the future delivery of similar schemes. Any such scheme would need to be delivered in accordance with the latest

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
				schemes. Given that the Council's bespoke scheme has been delivered, EN15 is considered to be non-strategic; insofar as this provides some guidance if future proposals are supported, although the original strategic project has since come forward.	Building Regulations and/ or specifications (i.e. Joint Core Strategy Policy 9). However, as an enabling policy, EN15 is not considered to have any significant implications for climate change. <b>Climate change implication: N</b>
EN16	Protected Employment Areas	4, 5	22: Delivering Economic Prosperity	<b>Non-strategic –</b> EN16 sets site specific proposals for safeguarded employment sites, in accordance with Joint Core Strategy Policy 22(c). It provides site specific (i.e. non-strategic) direction, in support of the strategic direction at Policy 22.	Policy EN16 is directed at protecting existing economic assets, where these are “fit for purpose”. This non-strategic policy defines site specific employment protection areas. Given that this is a “protection” policy it is not considered that this would have any implications for climate change. <b>Climate change implication: N</b>
EN17	Relocation and/ or expansion of existing businesses	4, 5, 9	22: Delivering Economic Prosperity 24: Logistics	<b>Strategic –</b> The Joint Core Strategy identifies priority economic sectors, such as logistics (Policy 24). It is necessary for the Plan to recognise that successful businesses may seek to expand existing established premises, rather than relocating. EN17 sets development management criteria (i.e. strategic direction) for where a business is seeking to expand its existing operations/ premises.	The needs of established businesses are a matter for allowing these to meet current operational needs, including for physical expansion if necessary. Further economic growth could in turn give rise to increased traffic movements and, with this, potentially negative implications for climate change. <b>Climate change implication: -</b>
EN18	Town centres and primary shopping frontages	1, 3, 4, 7, 8, 9, 10	12: Town Centres and Town Centre Uses 22: Delivering Economic	<b>Non-strategic –</b> The Joint Core Strategy (Policy 12) sets the overarching strategic direction for managing the development of main	The NPPF requires the Local Plan to define zonal designations for the six town centres/ primary shopping areas, where there is no current up to

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
			Prosperity	town centre uses. It also defines the spatial development strategies for different town centres across North Northamptonshire. In the cases of Higham Ferrers, Raunds and Rushden, Neighbourhood Plans already set detailed strategies for the respective town centres. The Oundle Neighbourhood Plan does not provide detailed policy direction for the town centre. EN18 is intended to provide local (i.e. non-strategic) spatial direction/ criteria for Irthlingborough, Oundle and Thrapston town centres, where no detailed Neighbourhood Plan policies are in force.	date policy (i.e. Neighbourhood Plans). This is about identifying the functional extent of the town centres and such a zonal policy, which is directed by national policy, is not considered to have climate change implications. <b>Climate change implication: N</b>
EN19	Impact test thresholds for retail development	9	12: Town Centres and Town Centre Uses	<b>Strategic –</b> The Joint Core Strategy (Policy 12) sets the overarching strategic direction for managing the development of main town centre uses. Critically, it allows for Part 2 Local Plans to set local impact thresholds (Policy 12(g)), to ensure that these are appropriate to the relevant town centre. In this regard, the impact test thresholds represent an additional strategic direction for main town centre uses beyond town centre boundaries and/ or primary shopping areas.	Policy EN19 seeks to provide additional protection for small town centre business uses, given parameters set by national policy, whereby economic impacts of proposals can operate as a material planning consideration in managing the mix of uses within town centres. The policy is about maintaining the economic (and therefore also social) health of town centres. If such a policy can be effectively applied avert the longer term decline of town centres then it could in turn reduce convenience retailing visits further afield, with consequent climate change benefits. <b>Climate change</b>

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
					<b>implication: +/N</b>
EN20	Local Centres	9	12: Town Centres and Town Centre Uses	<b>Non-strategic –</b> The Joint Core Strategy (Policy 12(g)) allows for the designation of additional local centres, or hubs of main town centre uses. The Local Plan Part 2 has designated 6 such centres within urban areas (various sites at Raunds and Rushden), together with a further 4 linear centres at the large villages of Brigstock, Ringstead, Stanwick and Woodford. Given that these are specific local area designations, they are non-strategic.	The designation of Local Centres, beyond the main town centre allows local hubs of main town centre uses to be designated. This gives explicit recognition to the status of Local Centres within the hierarchy. Given that the policy is about managing development of main town centre uses within established service hubs it is considered wholly local in nature without any identifiable climate change implications. <b>Climate change implication: N</b>
EN21-EN23	Oundle housing allocations	1, 3, 4, 6, 7, 8, 10	28: Housing Requirements 29: Distribution of new homes	<b>Strategic –</b> Additional housing land allocations are required at Oundle in order to deliver the outstanding housing requirement for the town (JCS Policy 29/ Table 5). Three deliverable and sustainable site allocations have been identified to meet the outstanding housing requirements for Oundle.	Additional site allocations are needed to meet the strategic Local Plan housing requirements for Oundle. Given that such development could give rise to residual climate change impacts, as a result of the loss of greenfield land. An effective site selection process and policy criteria should work to minimise any such potential negative impacts. <b>Climate change implication: -</b>
EN24	Land east of the A6/ Bedford Road, Rushden	1, 3, 4, 6, 7, 8, 10	28: Housing Requirements 29: Distribution of new homes 33: Rushden East Sustainable Urban Extension	<b>Strategic –</b> Additional housing land allocations are required in the south of the District (prioritising Rushden, as the designated Growth Town) in order to deliver the outstanding housing requirement for the town (JCS Policy 29/ Table 5). An additional deliverable site been identified to	Additional site allocations are needed to meet the strategic Local Plan housing requirements for Rushden and Irthlingborough. Given that such development could give rise to residual climate change impacts, as a result of the loss of greenfield land. An effective site selection

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
				meet the outstanding housing requirements for Rushden and Irthlingborough, arising from uncertainties around the potential delivery trajectories for the sustainable urban extensions.	process and policy criteria should work to minimise any such potential negative impacts. <b>Climate change implication: -</b>
EN25	Delivering Wheelchair accessible housing	1, 10	30: Housing Mix and Tenure	<b>Strategic –</b> Policy 30 of the Joint Core Strategy sets the overarching North Northamptonshire-wide requirements; e.g. regarding specialist housing requirements such as wheelchair accessibility (30(c)). EN25 provides further district-level strategic direction, through setting a specific target for delivering Category 3 accessible housing in accordance with Joint Core Strategy paragraph 9.46/ Policy 30.	Policy EN25 focuses upon delivery of specialist housing to meet specific needs of vulnerable groups; particularly those with mobility issues. These specialist needs, entail setting higher level standards for a limited number of dwellings to deliver wheelchair accessible housing units. As such, this should not have any implications for climate change. <b>Climate change implication: N</b>
EN26	Housing mix and tenure to meet local need	1, 10	30: Housing Mix and Tenure	<b>Strategic –</b> Policy 30 of the Joint Core Strategy sets the overarching North Northamptonshire-wide requirements regarding housing mix, size and tenure. EN26 goes further, by recognising local aspirations (as well as need); e.g. larger properties in some locations or the need to make suitable allowances for older households to downsize. EN26 therefore provides additional district-level strategic direction; over and above Policy 30.	Policy EN26 focuses upon delivery of an appropriate mix of housing tenures and sizes to meet locally defined needs, both at a District and local (e.g. Ward/ Parish level). As such, this should not have any implications for climate change. <b>Climate change implication: N</b>
EN27	Older people's housing	1, 10	30: Housing Mix and	<b>Strategic –</b> Policy 30 of the Joint	Policy EN27 focuses upon delivery of specialist

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	provision		Tenure	Core Strategy sets the overarching North Northamptonshire-wide specialist housing requirements; including housing for older people. EN27 provides further district-level strategic direction, through setting sub-district targets for older people's housing; over and above the requirements of Policy 30.	housing to meet specific needs of vulnerable groups; i.e. the elderly, a widely disparate group in terms of individual needs. These specialist needs entail delivery of specialist housing to meet older persons' needs holistically. As such, this should not have any implications for climate change. <b>Climate change implication: N</b>
EN28	Self and custom build housing	1, 5, 10	30: Housing Mix and Tenure	<b>Strategic –</b> Policy 30(g) of the Joint Core Strategy supports proposals for individual and custom build housing, including through making provision for serviced plots. EN28 provides additional district-level strategic direction; e.g. through providing thresholds and targets for the provision of serviced plots on sites of 50 or more dwellings.	Policy EN28 provides additional criteria, to support the delivery of self and custom housebuilding. This may provide an additional opportunity to deliver projects utilising the latest construction technologies. Such innovations could help to deliver positively in terms of energy efficiency/ climate change. <b>Climate change implication: +</b>
EN29	Rushden East Sustainable Urban Extension		33: Rushden East SUE	<b>Strategic –</b> Policy 33 of the Joint Core Strategy provides the strategic direction; i.e. establishing the principle of development to the east of the A6 Bypass, Rushden. Policy EN29 provides additional site specific detail; i.e. setting site boundary/ zonal allocation and proposing the undertaking of a Masterplan Framework Document to guide detailed delivery of the SUE.	Rushden East is a strategic commitment (Joint Core Strategy Policy 33). The Local Plan Part 2 seeks to facilitate effective delivery of the proposals; i.e. a sustainable development. Application of effective construction techniques and the latest technologies could deliver a low/ neutral carbon development, at least in the medium/ long term. <b>Climate change implication: N</b>
EN30	Reimagining Town Centres –	1, 2, 3, 4, 5, 6, 7, 9, 10	8: North Northampton	<b>Strategic –</b> The Joint Core Strategy	The six town centres are a significant focus for site

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
	guiding principles		hire Place Shaping Principles 11: The Network of Urban and Rural Areas 12: Town Centres and Town Centre Uses	sets out strategic directions, both in terms of place shaping (Policy 8) and spatial strategies for individual town centres. EN30 seeks to define these policies through setting out strategic principles for managing new developments in and around the six town centres. In this respect, EN30 is regarded as strategic, insofar as it provides additional strategic development management direction.	specific policies within the Local Plan Part 2. The guiding principles are all about making the town centres attractive and accessible to visitors, preferably by lower carbon transport modes. The town centres are all established and Policy EN30 focuses upon enhancement of these. In this regard, climate change implications are minimal or neutral. <b>Climate change implication: N</b>
EN31	Splash Pool and Wilkinson site redevelopment, Rushden	1, 2, 3, 4, 6, 7, 9, 10	5: Water Environment, Resources and Flood Risk Management 8: North Northamptonshire hire Place Shaping Principles 12: Town Centres and Town Centre Uses	<b>Non-strategic –</b> The Joint Core Strategy (Policy 12) sets the overarching strategic direction for redevelopment proposals in/ around the town centres. The evidence gathering stages for the Local Plan Part 2 identified specific locations/ sites in/ around the main urban areas for which additional direction (by way of a site specific policy) for redevelopment would be useful. Notwithstanding, such (urban/ brownfield) sites could come forward for development in any event (subject to compliance with relevant development management policies), with or without a specific plan policy. In this regard, these site specific policies are considered to be non-strategic.	Policy EN31 will focus upon delivering net enhancements/ sustainable redevelopment of specified site(s) in the medium/ longer term. This may provide an opportunity to deliver innovative carbon neutral technologies; potentially offsetting carbon, captured within existing structures. <b>Climate change implication: N/-</b>
EN32	Former factory site, between	1, 3, 4, 6, 7, 9, 10	6: Development	<b>Non-strategic –</b> The Joint Core Strategy	Vacant/ redundant site (already cleared). Policy



Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
	71 Oakley Road and 37-51 Washbrook Road, Rushden		on Brownfield Land and Land affected by contamination 8: North Northamptonshire Place Shaping Principles 12: Town Centres and Town Centre Uses	(Policy 12) sets the overarching strategic direction for redevelopment proposals in/ around the town centres. The evidence gathering stages for the Local Plan Part 2 identified specific locations/ sites in/ around the main urban areas for which additional direction (by way of a site specific policy) for redevelopment would be useful. Notwithstanding, such (urban/ brownfield) sites could come forward for development in any event (subject to compliance with relevant development management policies), with or without a specific plan policy. In this regard, these site specific policies are considered to be non-strategic.	EN32 focuses upon delivering a sustainable redevelopment for the former factory site. This may provide an opportunity to deliver innovative carbon neutral technologies; potentially offsetting carbon storage within new building materials. <b>Climate change implication: N/-</b>
EN33	Rectory Business Centre, Rushden	1, 3, 5, 6, 7, 9, 10	6: Development on Brownfield Land and Land affected by contamination 8: North Northamptonshire Place Shaping Principles 12: Town Centres and Town Centre Uses 22: Delivering Economic Prosperity	<b>Non-strategic –</b> The Joint Core Strategy (Policy 12) sets the overarching strategic direction for redevelopment proposals in/ around the town centres. The evidence gathering stages for the Local Plan Part 2 identified specific locations/ sites in/ around the main urban areas for which additional direction (by way of a site specific policy) for redevelopment would be useful. Notwithstanding, such (urban/ brownfield) sites could come forward for development in any event (subject to	Policy EN33 will focus upon delivering net enhancements/ sustainable redevelopment of specified site(s) in the medium/ longer term. This may provide an opportunity to deliver innovative carbon neutral technologies; potentially offsetting carbon, captured within existing structures. <b>Climate change implication: N/-</b>

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
				compliance with relevant development management policies), with or without a specific plan policy. In this regard, these site specific policies are considered to be non-strategic.	
EN34	Federal Estates/ former Textile Bonding factory site, Newton Road/ Midland Road, Higham Ferrers	1, 3, 5, 6, 7, 9, 10	6: Development on Brownfield Land and Land affected by contamination 8: North Northamptonshire Place Shaping Principles 22: Delivering Economic Prosperity	<b>Non-strategic –</b> The Joint Core Strategy (Policy 12) sets the overarching strategic direction for redevelopment proposals in/ around the town centres. The evidence gathering stages for the Local Plan Part 2 identified specific locations/ sites in/ around the main urban areas for which additional direction (by way of a site specific policy) for redevelopment would be useful. Notwithstanding, such (urban/ brownfield) sites could come forward for development in any event (subject to compliance with relevant development management policies), with or without a specific plan policy. In this regard, these site specific policies are considered to be non-strategic.	Policy EN34 will focus upon delivering net enhancements/ sustainable redevelopment of specified site(s) in the medium/ longer term. This may provide an opportunity to deliver innovative carbon neutral technologies; potentially offsetting carbon, captured within existing structures. <b>Climate change implication: N/-</b>
EN35	Former Select & Save, 13-21 High Street/ St Peter's Way Car Park, Irthlingborough	1, 3, 4, 6, 7, 9, 10	8: North Northamptonshire Place Shaping Principles 12: Town Centres and Town Centre Uses	<b>Non-strategic –</b> The Joint Core Strategy (Policy 12) sets the overarching strategic direction for redevelopment proposals in/ around the town centres. The evidence gathering stages for the Local Plan Part 2 identified specific locations/ sites in/ around	Policy EN35 will focus upon delivering net enhancements/ sustainable redevelopment of specified site(s) in the medium/ longer term. This may provide an opportunity to deliver innovative carbon neutral technologies; potentially offsetting carbon, captured within existing structures.

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
				the main urban areas for which additional direction (by way of a site specific policy) for redevelopment would be useful. Notwithstanding, such (urban/ brownfield) sites could come forward for development in any event (subject to compliance with relevant development management policies), with or without a specific plan policy. In this regard, these site specific policies are considered to be non-strategic.	<b>Climate change implication: N/-</b>
EN36	Former Rushden and Diamonds FC Stadium site, Nene Park, Diamond Way, Irthlingborough	1, 2, 3, 4, 6, 7, 9, 10	5: Water Environment, Resources and Flood Risk Management 6: Development on Brownfield Land and Land affected by contamination 8: North Northamptonshire Place Shaping Principles 12: Town Centres and Town Centre Uses 22: Delivering Economic Prosperity	<b>Non-strategic –</b> The Joint Core Strategy (Policy 12) sets the overarching strategic direction for redevelopment proposals in/ around the town centres. The evidence gathering stages for the Local Plan Part 2 identified specific locations/ sites in/ around the main urban areas for which additional direction (by way of a site specific policy) for redevelopment would be useful. Notwithstanding, such (urban/ brownfield) sites could come forward for development in any event (subject to compliance with relevant development management policies), with or without a specific plan policy. In this regard, these site specific policies are considered to be non-strategic.	Policy EN36 relates to the vacant/ redundant former Rushden & Diamonds FC site (already cleared); focusing upon delivering a sustainable redevelopment for the former factory site. This may provide an opportunity to deliver innovative carbon neutral technologies; potentially offsetting carbon storage within new building materials.  Much of the stadium site is designated Flood Zone 3, which would present particular challenges re addressing climate change.  <b>Climate change implication: -</b>
EN37	Riverside Hotel, Station Road,	1, 2, 3, 6, 8, 10	2: Historic Environment	<b>Non-strategic –</b> The Joint Core Strategy	The Riverside Hotel is a significant non-designated

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
	Oundle		5: Water Environment, Resources and Flood Risk Management 6: Development on Brownfield Land and Land affected by contamination	(Policy 12) sets the overarching strategic direction for redevelopment proposals in/ around the town centres. The evidence gathering stages for the Local Plan Part 2 identified specific locations/ sites in/ around the main urban areas for which additional direction (by way of a site specific policy) for redevelopment would be useful. Notwithstanding, such (urban/ brownfield) sites could come forward for development in any event (subject to compliance with relevant development management policies), with or without a specific plan policy. In this regard, these site specific policies are considered to be non-strategic.	heritage asset/ gateway site. Policy EN37 will focus upon delivering net enhancements/ sustainable redevelopment of specified site during the current Plan period, with a view to bringing this valuable heritage asset back into use. This may provide an opportunity to deliver innovative carbon neutral technologies alongside restoration of the former hotel/ pub building. <b>Climate change implication: N/-</b>
EN38	Cattle Market, Market Road, Thrapston	1, 3, 4, 5, 7, 8, 9, 10	2: Historic Environment 6: Development on Brownfield Land and Land affected by contamination 8: North Northamptonshire hire Place Shaping Principles 12: Town Centres and Town Centre Uses	<b>Non-strategic –</b> The Joint Core Strategy (Policy 12) sets the overarching strategic direction for redevelopment proposals in/ around the town centres. The evidence gathering stages for the Local Plan Part 2 identified specific locations/ sites in/ around the main urban areas for which additional direction (by way of a site specific policy) for redevelopment would be useful. Notwithstanding, such (urban/ brownfield) sites could come forward for development in any event (subject to	Policy EN38 will focus upon delivering net enhancements/ sustainable redevelopment of specified site(s) in the medium/ longer term. This may provide an opportunity to deliver innovative carbon neutral technologies; potentially offsetting carbon, captured within existing structures. <b>Climate change implication: N/-</b>

Policy No	Policy title	Relevant Local Plan Outcome(s) – Section 3.0	Relevant Joint Core Strategy (JCS) Policy/ policies	Strategic/ non-strategic (with commentary)?	Climate change implications (with commentary) (climate change implication: ++; +; N, -, --)
				compliance with relevant development management policies), with or without a specific plan policy. In this regard, these site specific policies are considered to be non-strategic.	

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# Appendix

Use typology	Main town centre use (NPPF definition) - Y/N	Previous use class (2015 Use Classes Order, as amended)	Use Class: Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020	Notes
General industry	N	B2	<b>B2</b>	
Storage and distribution – warehouses/ logistics	N	B8	<b>B8</b>	
Hotels	Y	C1	<b>C1</b>	
Residential institutions – care homes, boarding schools, colleges, training centres, hospitals, nursing homes, secure institutions	N	C2	<b>C2</b>	
Research and development (products/ processes)	N	B1b	<b>E</b>	
Light industry (which can be carried out in any residential area without causing detriment to amenity)	N	B1c	<b>E</b>	
Clinics; GP surgeries; health centres etc	N	D1	<b>E</b>	
Pre-school: creches, day nurseries	N	D1	<b>E</b>	
Education (non-residential) - Schools, non-residential education and training centres	N	D1	<b>F1</b>	
Single freestanding convenience retail units (<281 sq m net sales area)	N	A1	<b>F2</b>	
Indoor community/ leisure - Hall or meeting place for the principal use of the local community; indoor swimming baths/ ice rinks	N	D2	<b>F2</b>	
Outdoor community/ leisure - outdoor swimming baths/ ice rinks; outdoor sports or recreation grounds	N	D2	<b>F2</b>	
Motor vehicles - Petrol filling stations, car dealerships, scrapyards, vehicle hire centres, motorised leisure uses (involving motorised vehicles and/ or firearms)	N	Sui-Generis	<b>Sui-Generis</b>	
Waste disposal installations - landfill etc	N	Sui-Generis	<b>Sui-Generis</b>	

Use typology	Main town centre use (NPPF definition) - Y/N	Previous use class (2015 Use Classes Order, as amended)	Use Class: Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020	Notes
Retail units (convenience units >280 sq m net sales area, plus all other comparison and convenience retailing)	Y	A1	E	
Financial and Professional Services - banking, estate agents, insurance brokers etc (excluding betting offices or payday lenders)	Y	A2	E	
Café or restaurant	Y	A3	E	
Business/ office (operational or administrative functions)	Y	B1a	E	
Culture/ public buildings - museums, public libraries, public halls, exhibition halls, places of worship, law courts	Y	D1	E	
Indoor leisure - Gyms, indoor sport, recreation or fitness etc	Y	D2	E	
Pub/ Drinking Establishment	Y	A4	<b>Sui-Generis</b>	Temporary Covid 19 legislation provides for the change of use for a pub/ drinking establishment to a hot food takeaway
Hot food takeaways	Y	A5	<b>Sui-Generis</b>	
Indoor entertainment - Amusement arcades, betting offices, bingo halls, casinos, cinemas, concert halls, dance halls/ live-music performance venues, laundrettes, nightclubs, theatres	Y	D2	<b>Sui-Generis</b>	
Financial services - payday lenders	Y	Sui-Generis	<b>Sui-Generis</b>	



# Appendix

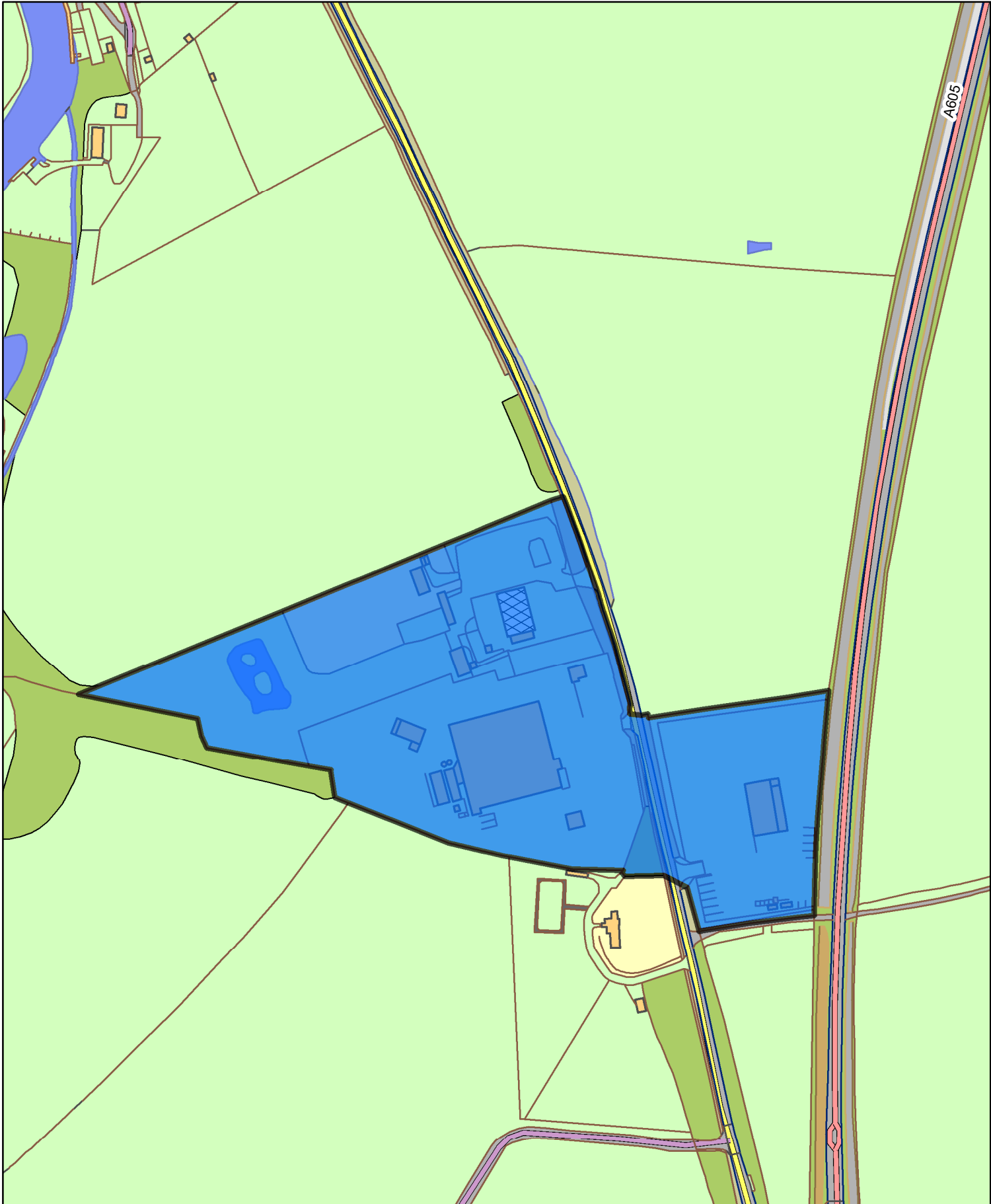
Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(1)	ENE16/ EPA01	Barnwell Turn, Oundle/ Barnwell	7.25	Significant employment hub along A605 corridor	Safeguard in the short term
16(2)	ENE6/ EPA02	Barnwell Workshops, Home Farm, Armston Road, Barnwell	1.45	Significant rural employment hub	Safeguard
16(3)	EPA03	Lilford Lodge Farm, Thrapston Road, Barnwell	1.34	Open countryside location; few opportunities	Safeguard
16(4)	n/a	Sudborough Road, Brigstock	4.20	Site added to list following preparation of ELR project brief. Subsequently allocated for employment uses in Neighbourhood Plan	Safeguard
16(5)	EPA04	Manor Farm/ Poplar Farm, Caldecott	2.34	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(6)	EPA05	Carr Brother Depot, Chelveston Cum Caldecott	7.03	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(7)	EPA06	Rockingham Enterprise Area, Corby/ Deene	285.07	Already allocated for employment uses in Joint Core Strategy/ Local Plan Part 1	Safeguard
16(8)	EPA07	Horizon Centre, Gretton Road, Corby/ Deene	15.09	Single occupier site, developed within last 5 years	Safeguard
16(9)	EPA08/ ENE5	Cliffe Road / Stamford Road, Easton on the Hill	3.34	Significant rural employment hub	Safeguard
16(10)	EPA09/ ENE8	Kimbolton Road, Higham Ferrers	5.68	Significant employment area; under-used vacant/ under-occupied eastern part of site (Federal Estates) to be released for residential development	Safeguard in the short term
16(11)	EPA10/ ENE7	Chowns Mill, Station Road, Higham Ferrers	2.26	Significant employment hub along A45/ A6 corridor	Safeguard

Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(12)	EPA11	Lakeside House, A45 Bypass, Higham Ferrers	6.53	Single occupier site (RPC containers)/ allocated for employment uses in Neighbourhood Plan	Safeguard
16(13)	EPA12/ ENE10	Nene Park/ Nene Business Park, Irthlingborough	18.47	Main brownfield/ redevelopment site within the District	Safeguard
16(14)	EPA13/ ENE2	Whitworths, Wellingborough Road, Irthlingborough	7.88	Main employer at Irthlingborough; consider future development proposals by Whitworths	Safeguard in the short term
16(15)	EPA14	Islip Furnace Site, Kettering Road, Islip	37.40	Major employment area; prime situation along A14 corridor, although beyond established settlements	Safeguard
16(16)	EPA15/ ENE1	Acorn Estate, Islip	0.93	Significant rural employment hub	Safeguard in the short term
16(17)	EPA16	Westhay Employment Area, Stamford Road, King's Cliffe	6.23	Open countryside location; few opportunities	Safeguard
16(18)	EPA17	Kingsmead, King's Cliffe	0.95	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(19)	EPA18/ ENE15	East Road, Oundle	2.36	Significant employment area, but some units/ parts may provide further development opportunities	Safeguard in the short term
16(20)	EPA19	Kings Cliffe Industrial Estate, King's Cliffe/ Nassington	5.94	Open countryside location; significant employment area, but few opportunities for alternative uses due to remote situation	Safeguard
16(21)	EPA20/ ENE4	Addington Park Industrial Estate, Little Addington	4.72	Significant rural employment hub	Safeguard

Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(22)	EPA22/ ENE3	Nene Valley Business Park, Oundle	8.42	Significant employment area, but heavily reliant upon single business (Fairline). May be some opportunities for diversification	Safeguard in the short term
16(23)	EPA23	Oundle Marina	6.43	Significant employment/ tourism commitment	Safeguard
16(24)	EPA24	Polebrook Airfield	3.72	Open countryside location; few opportunities, but significant employment site in its own right	Safeguard
16(25)	EPA25	Warth Park, Raunds	58.65	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(26)	EPA26	Enterprise Road, Raunds	2.29	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(27)	EPA27	New Barn Farm, Raunds	3.16	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(28)	EPA28	East of A45 Brick Kiln Road, Raunds	0.94	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(29)	EPA29	Rushden Lakes	15.58	Major new development	Safeguard
16(30)	EPA30	Brindley Close, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
16(30)	EPA31	Crown Park, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
19(30)	EPA32	Express Business Park, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
16(30)	EPA33	Sanders Lodge North, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard

Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(30)	EPA34	Norris Way/ Elan Court, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
16(30)	EPA36	Francis Court, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
19(30)	EPA37	Sanders Lodge South, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
16(30)	EPA30-34; EPA36-37	Minerals and Waste Local Plan - site WL19, Inset Map 5	76.21	Total area for Neighbourhood Plan/ Minerals and Waste Local Plan site allocations	Safeguard
16(31)	EPA35	Spire Road/John Clark Way, Rushden	9.89	Significant employment area, developed within last 10 years	Safeguard
16(32)	EPA38	Recycling Plant Bedford Road, Rushden	3.92	Open countryside location; few opportunities, but well established "bad neighbour" use	Safeguard
	EPA39/ ENE14	Rectory Business-Centre, Rushden	1.10	Significant employment area, but some units/ parts are vacant/ under-occupied	Allow managed release
16(33)	EPA40	Ravensden Farm, Rushden	7.14	Significant rural/ semi-rural employment hub	Safeguard
16(34)	EPA41	Halden's Parkway, Thrapston	43.77	Major established employment area; prime situation along A14 corridor	Safeguard
16(35)	EPA42/ ENE13	Cottingham Way/ Cosy Nook, Thrapston	4.08	Significant employment area, but some units/ parts may provide further development opportunities	Safeguard in the short term

Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(36)	EPA43	Top Close, Thrapston	2.30	Significant well established employment area; host to major employer within Thrapston	Safeguard
16(37)	EPS01/ ENE9	Katz Shoes, 20 Midland Rd/ Coal Yard/ Garage south of Bridge Street, Thrapston	0.86	Long established employment area (Thrapston)	Safeguard in the short term
16(38)	EPS02/ ENE12	Factory, Shirley Road, Rushden	0.48	Long established factory/ employer (Rushden)	Safeguard in the short term
	EPS03/ ENE11	Windmill club/ Business Centre, Glassbrook Road, Rushden	0.50	Long established SME area (Rushden)	Allow managed release
16(39)	EPS04/ ENE19	61-65/ 78 Station Road, Irthlingborough	2.40	Long established employment area (Irthlingborough); formerly regarded as part of Irthlingborough East employment area	Safeguard
	EPS05/ ENE18	Ringstead Business Centre, 1-3 Spencer Street, Ringstead	0.20	Permission granted for demolition of factory building (24 June 2020)	Allow managed release
16(40)	EPS06/ ENE21	Travis Perkins, 150 High Street, Rushden	0.30	Long established business/ employer (Rushden)	Safeguard
	EPS07/ ENE20	Goles Builders Merchant, 38 West Street, Oundle	0.20	Planning permission granted for residential use, 31 March 2020	Allow managed release
16(41)	EPS08/ ENE17	Hawkes Technical, Spencer Parade, Stanwick	0.60	Long established factory/ employer (Stanwick)	Safeguard in the short term



EN16 (01)



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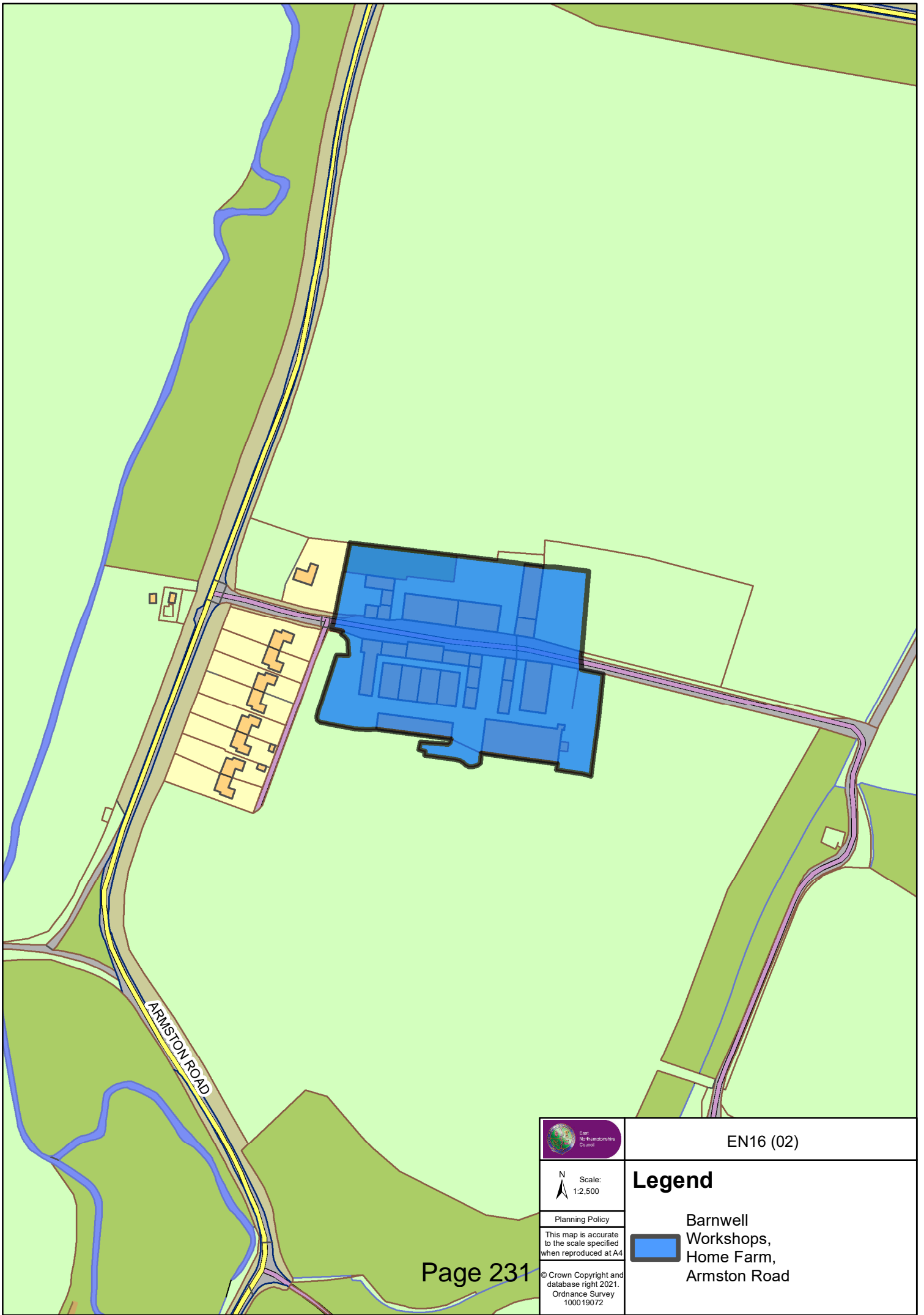
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**Legend**



Barnwell Turn, Oundle



EN16 (02)




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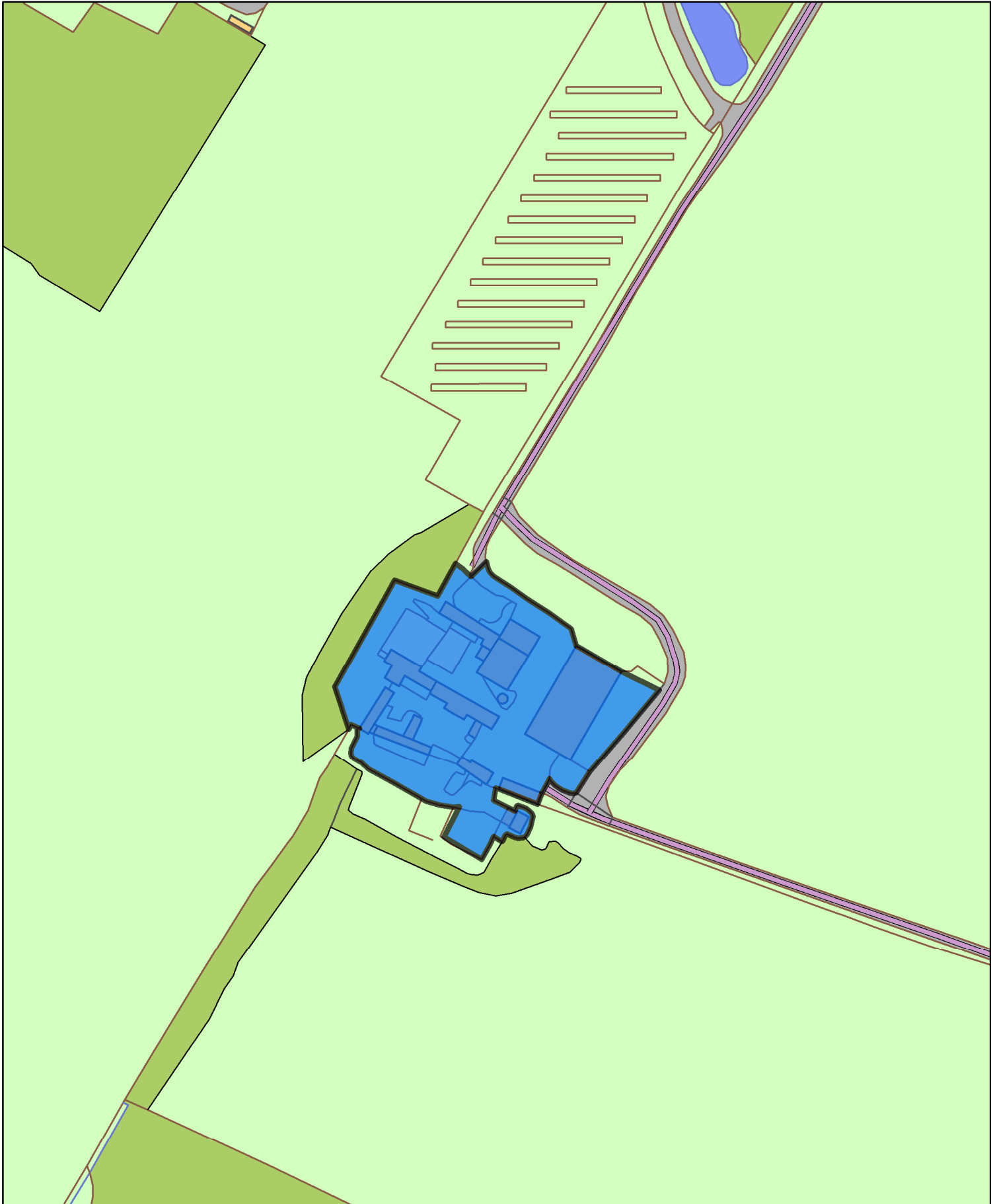
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### Legend

-  Barnwell Workshops, Home Farm, Armston Road





EN16 (03)



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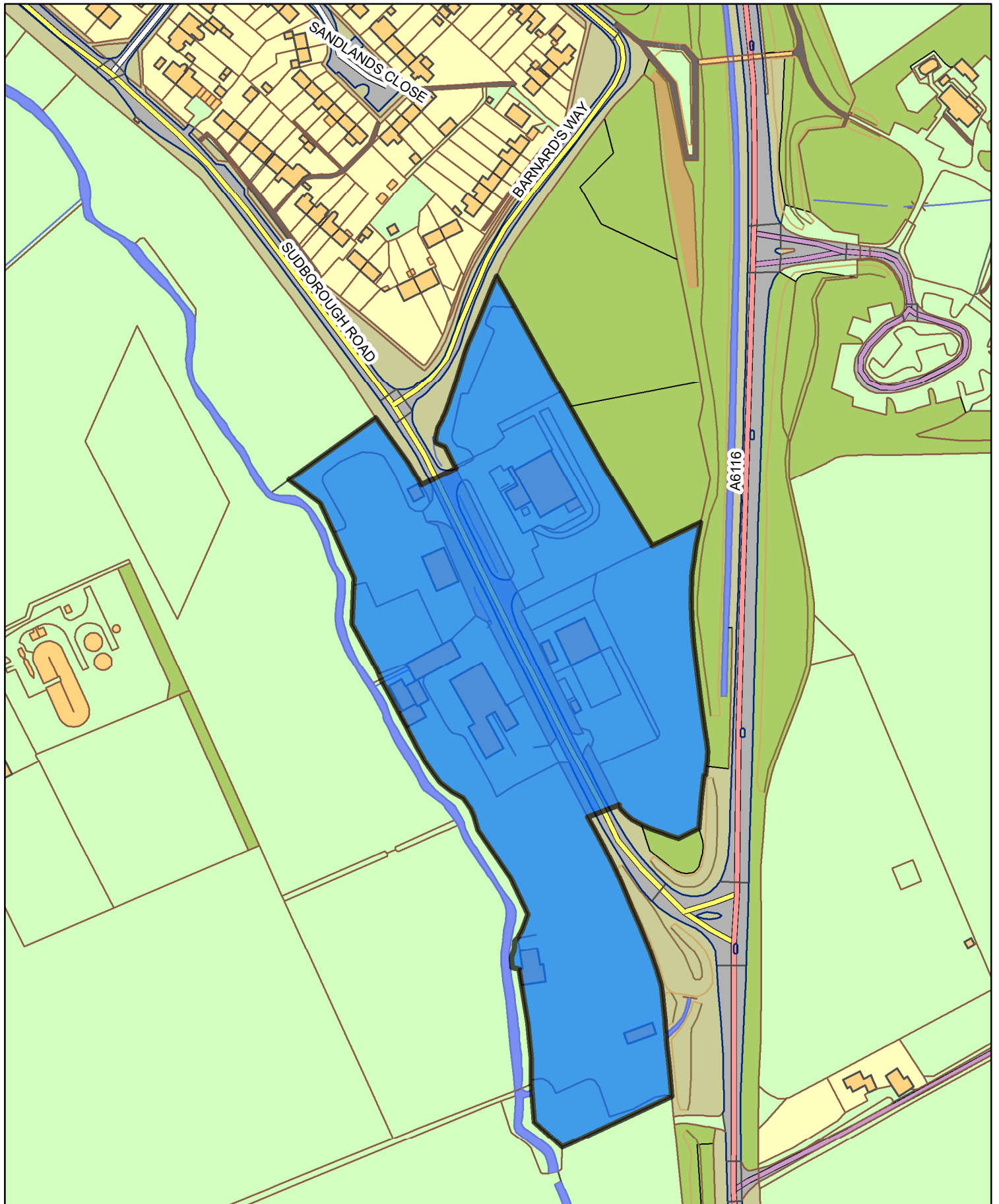
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-  Lilford Lodge Farm,
-  Thrapston Road

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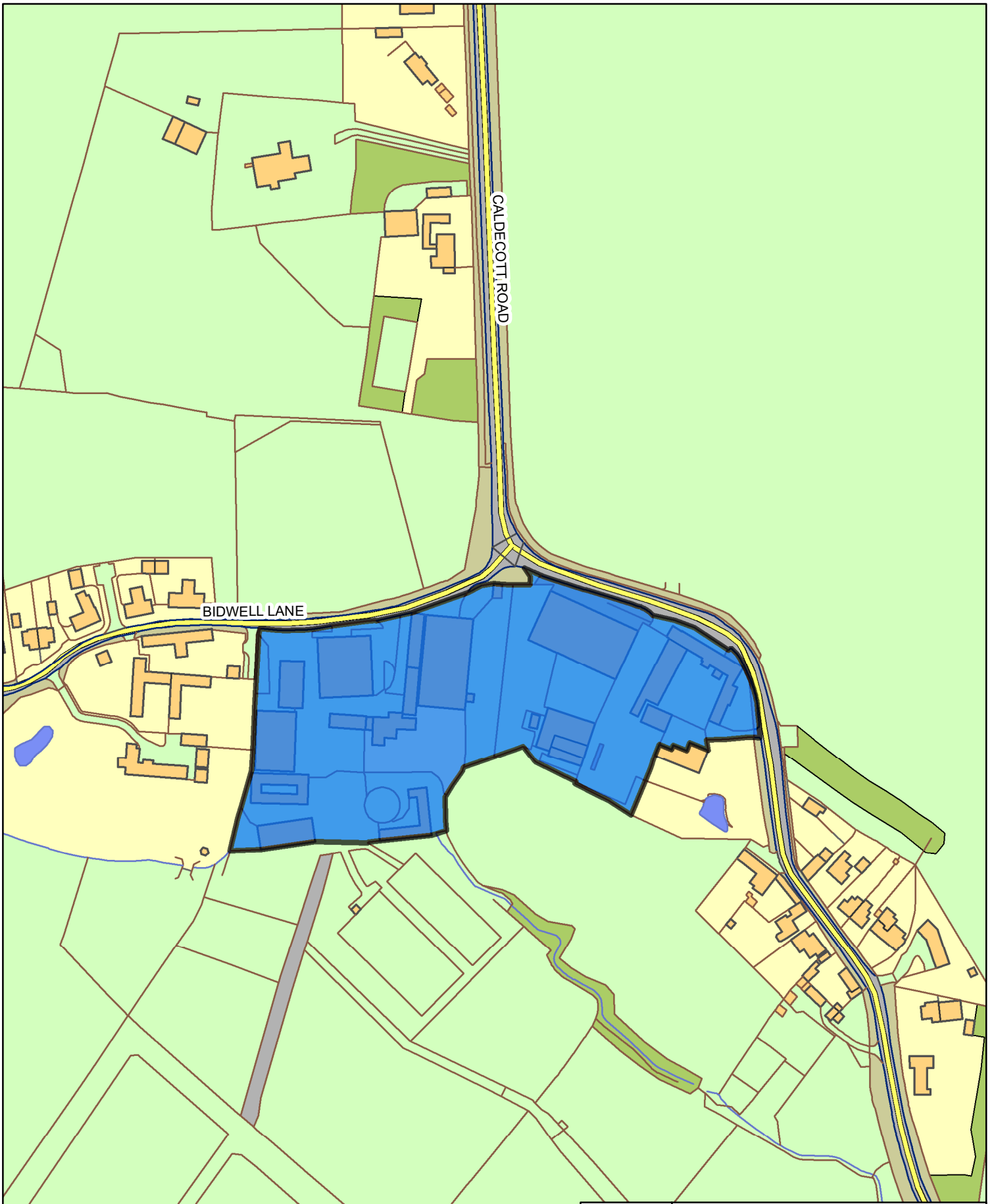
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Sudborough Road, Brigstock



EN16 (05)



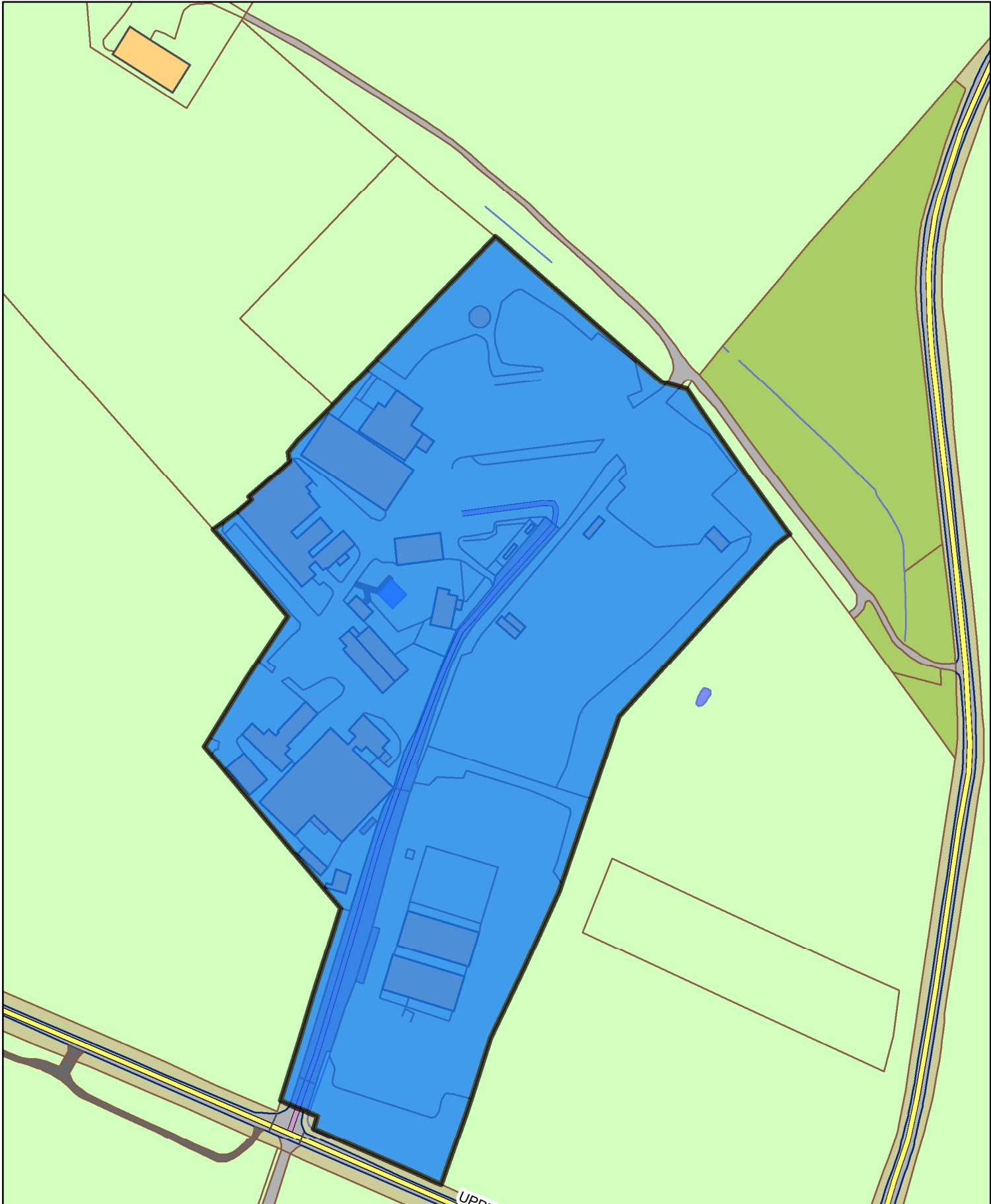
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**Legend**

 Manor Farm/Poplar Farm



UPPER HIGHAM LA




EN16 (06)

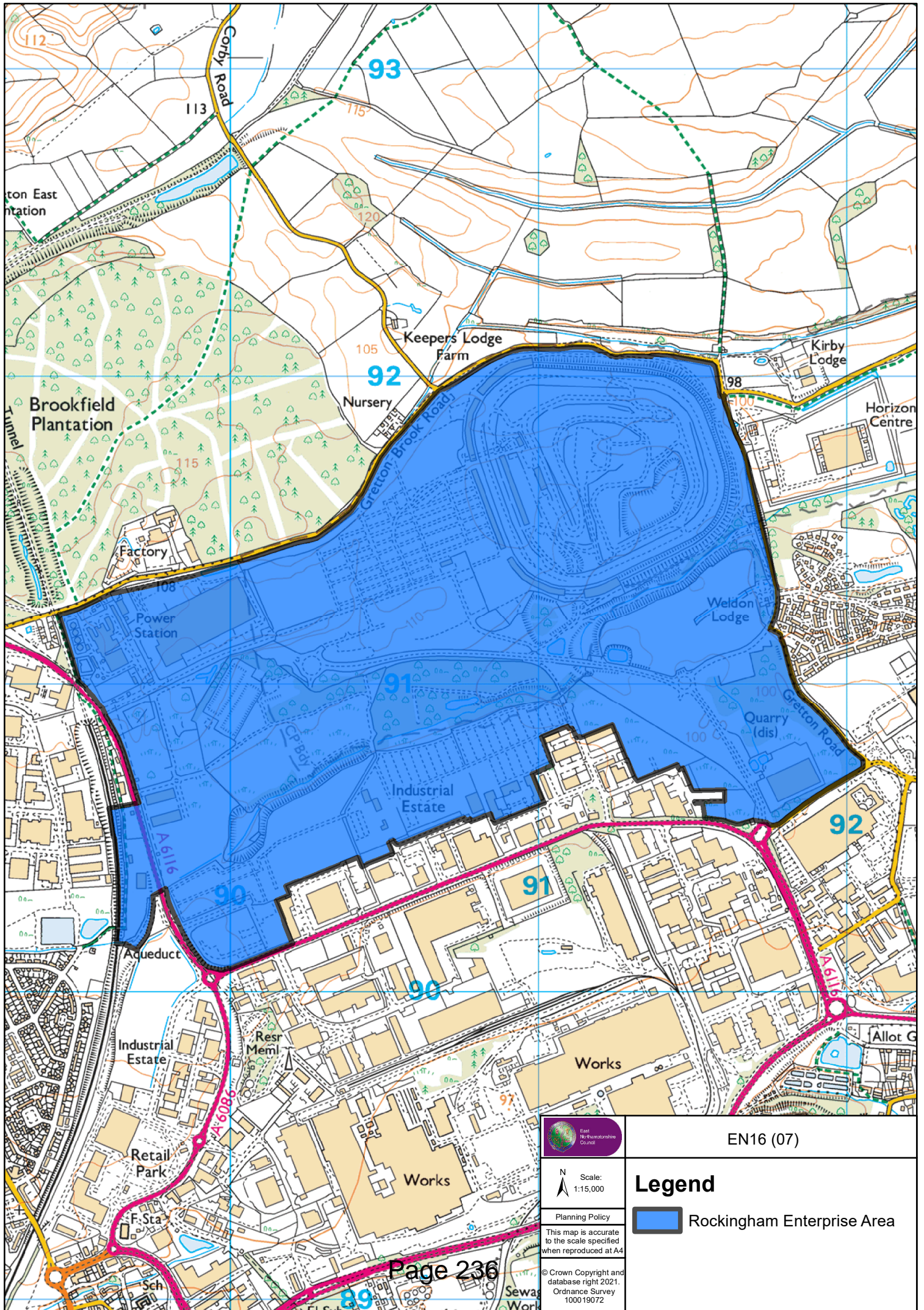
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 Carr Brother Depot, Chelveston



EN16 (07)

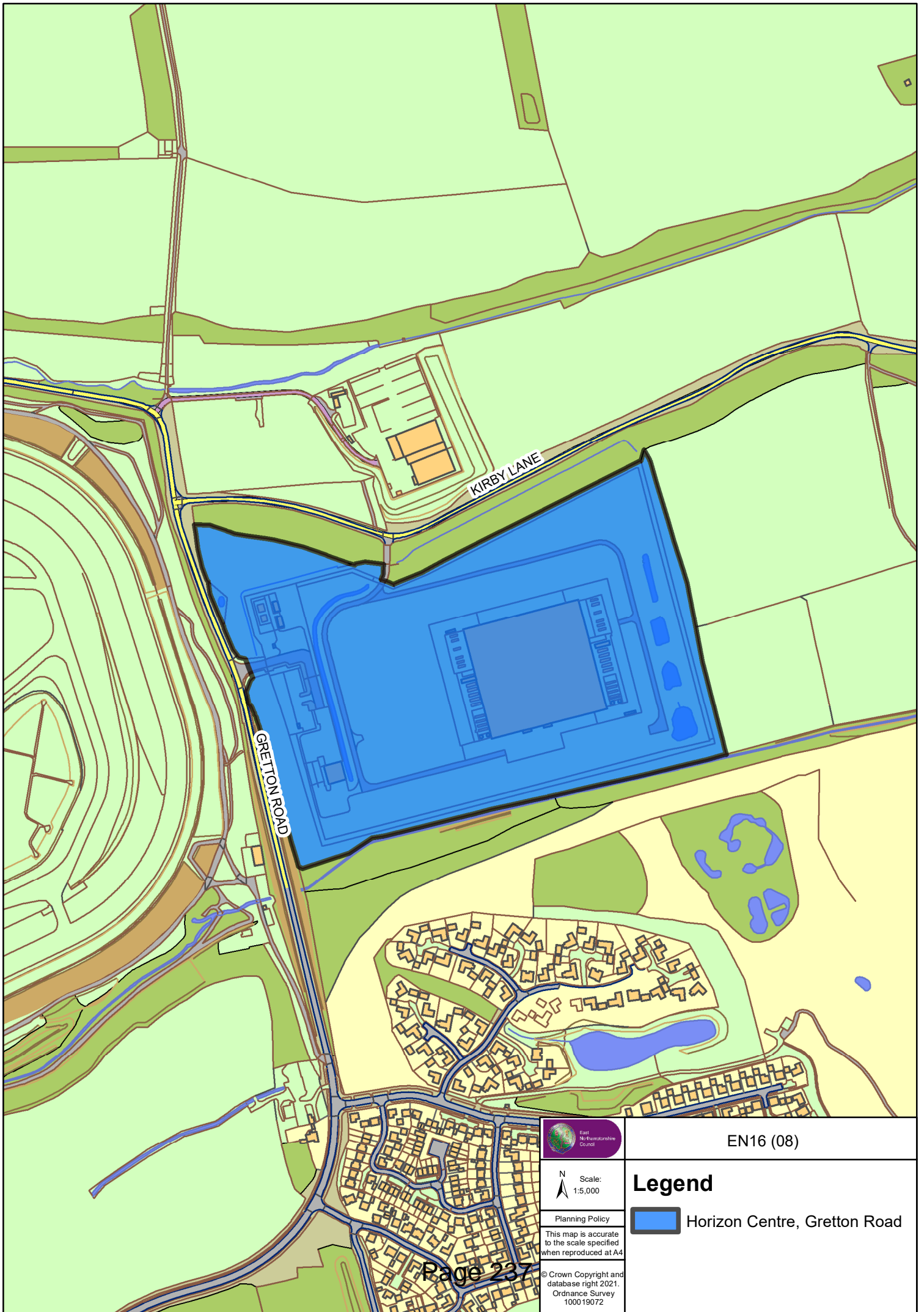
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**Legend**

 Rockingham Enterprise Area

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KIRBY LANE

GRETTON ROAD

EN16 (08)

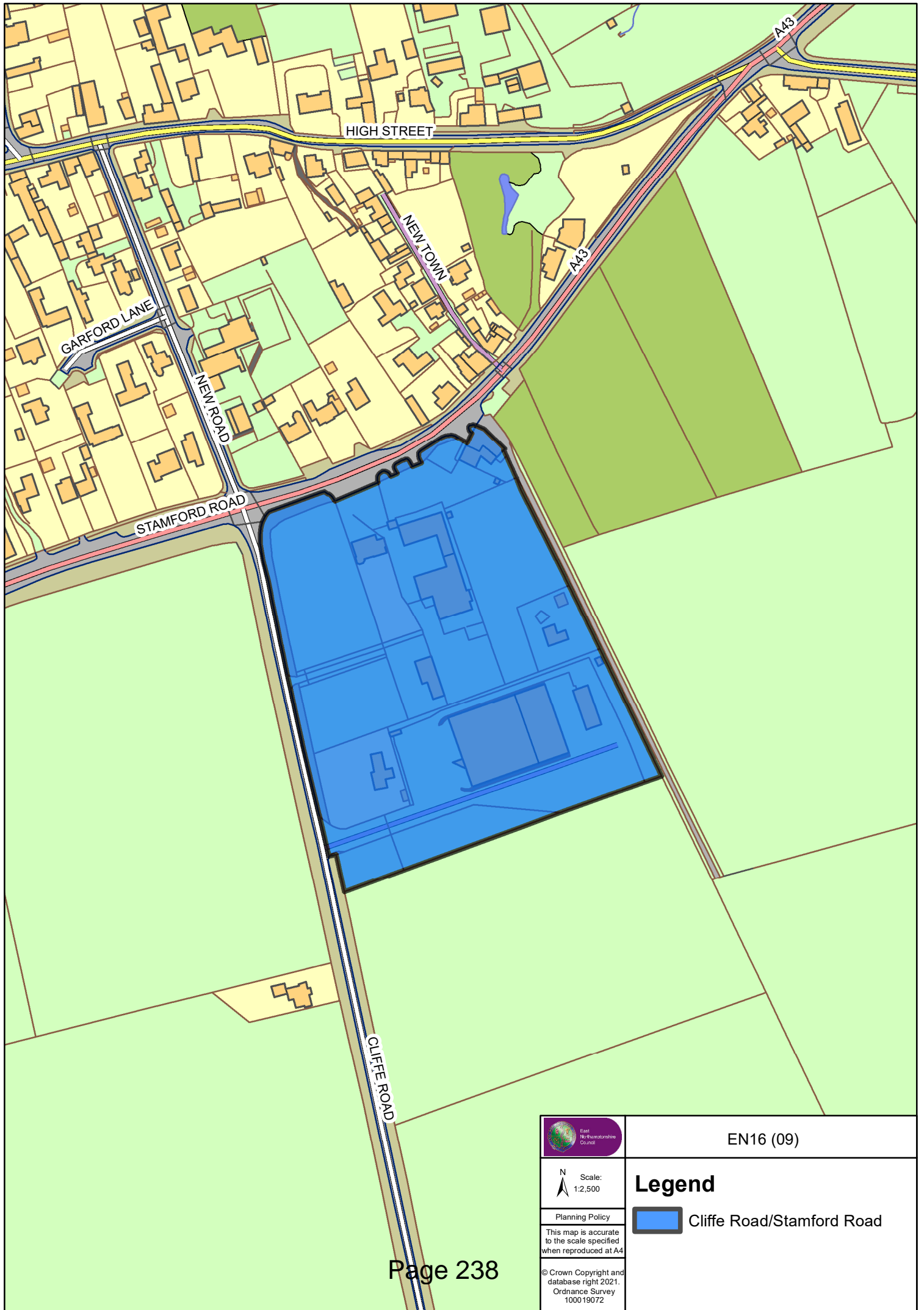


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**Legend**

 Horizon Centre, Gretton Road



HIGH STREET

NEW TOWN

A43

A43

GARFORD LANE

NEW ROAD

STAMFORD ROAD

CLIFFE ROAD



EN16 (09)



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Planning Policy

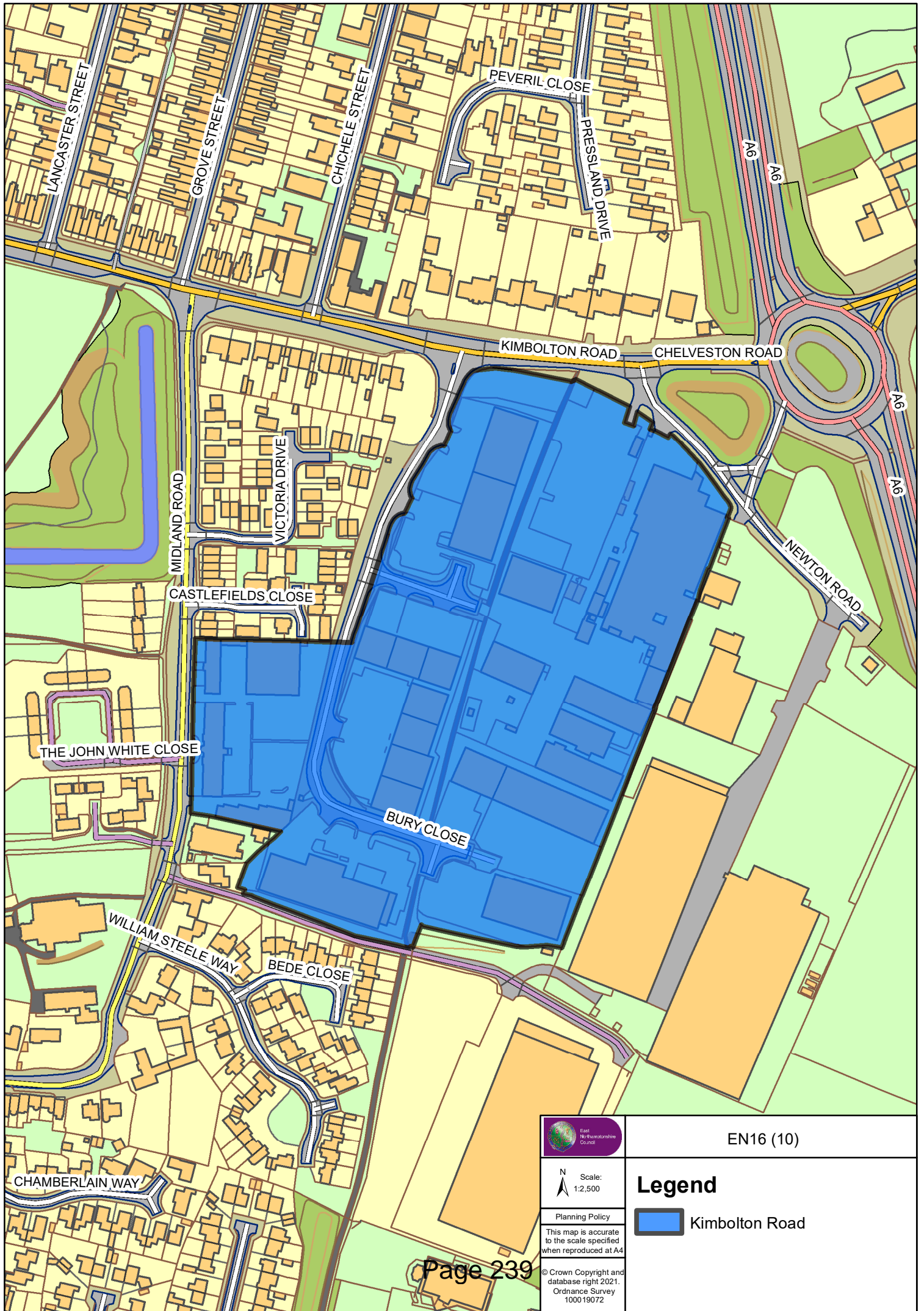
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**Legend**



Cliffe Road/Stamford Road

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EN16 (10)

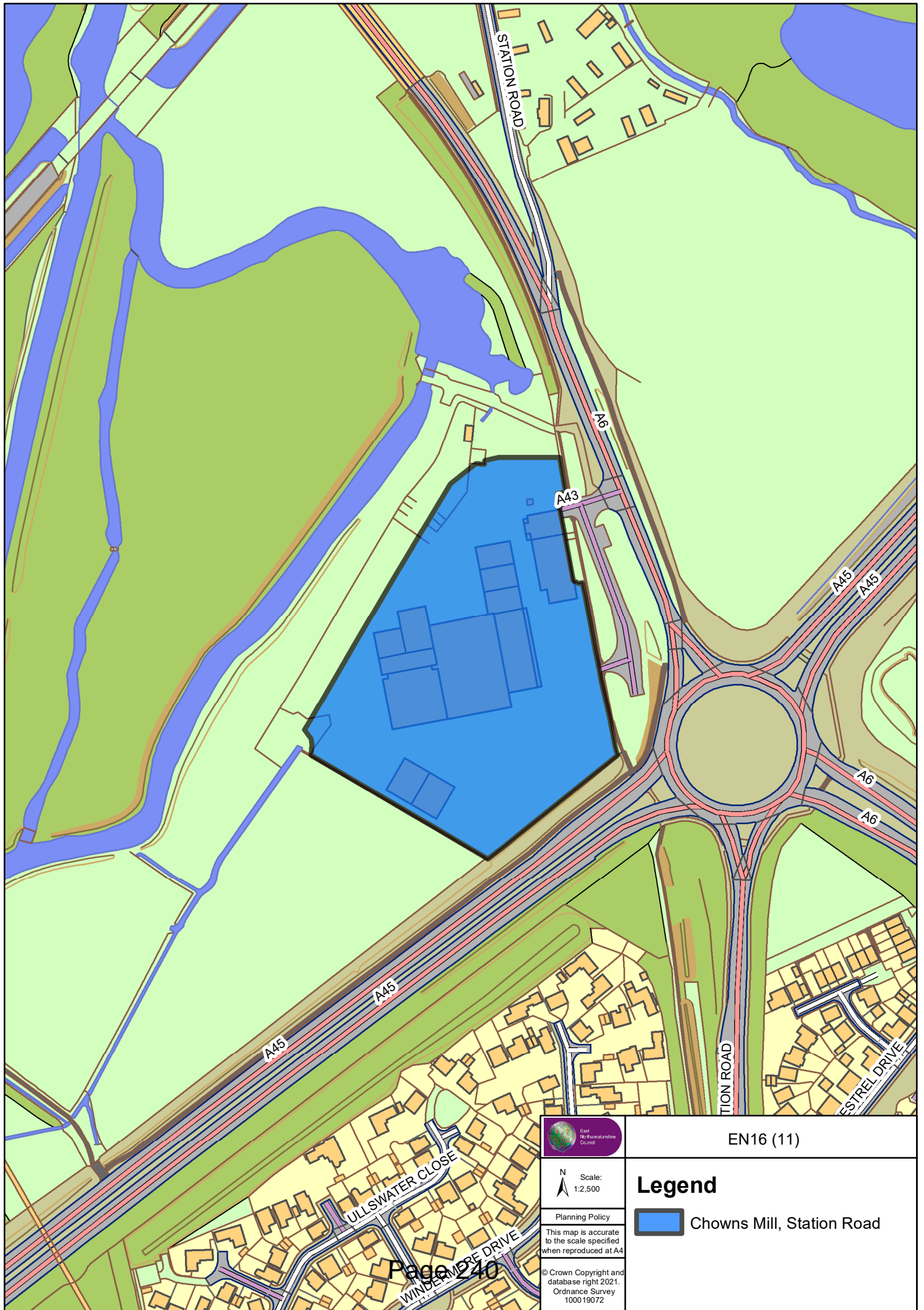


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**Legend**

 Kimbolton Road




EN16 (11)



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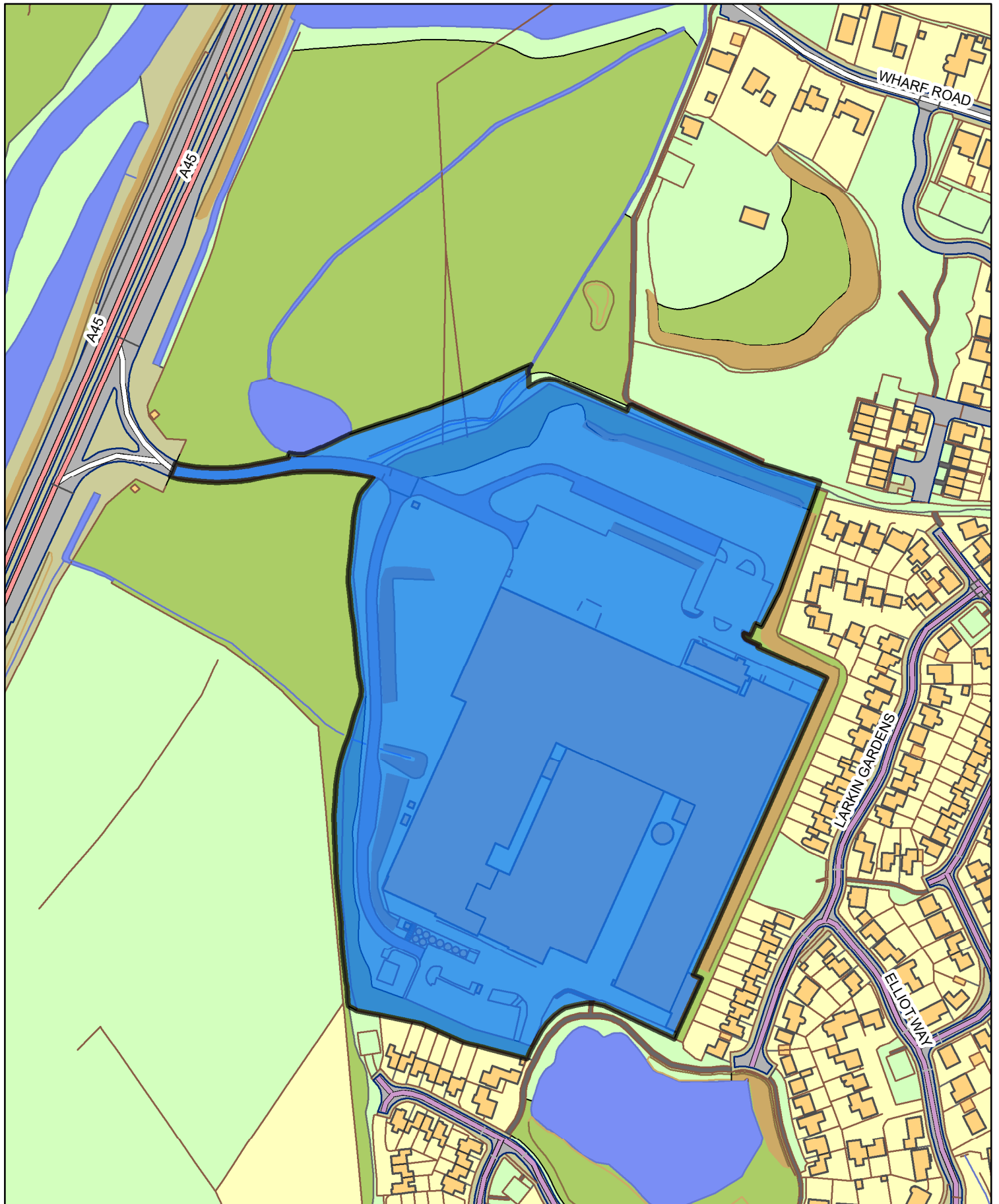
**Legend**

 Chowns Mill, Station Road

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EN16 (12)

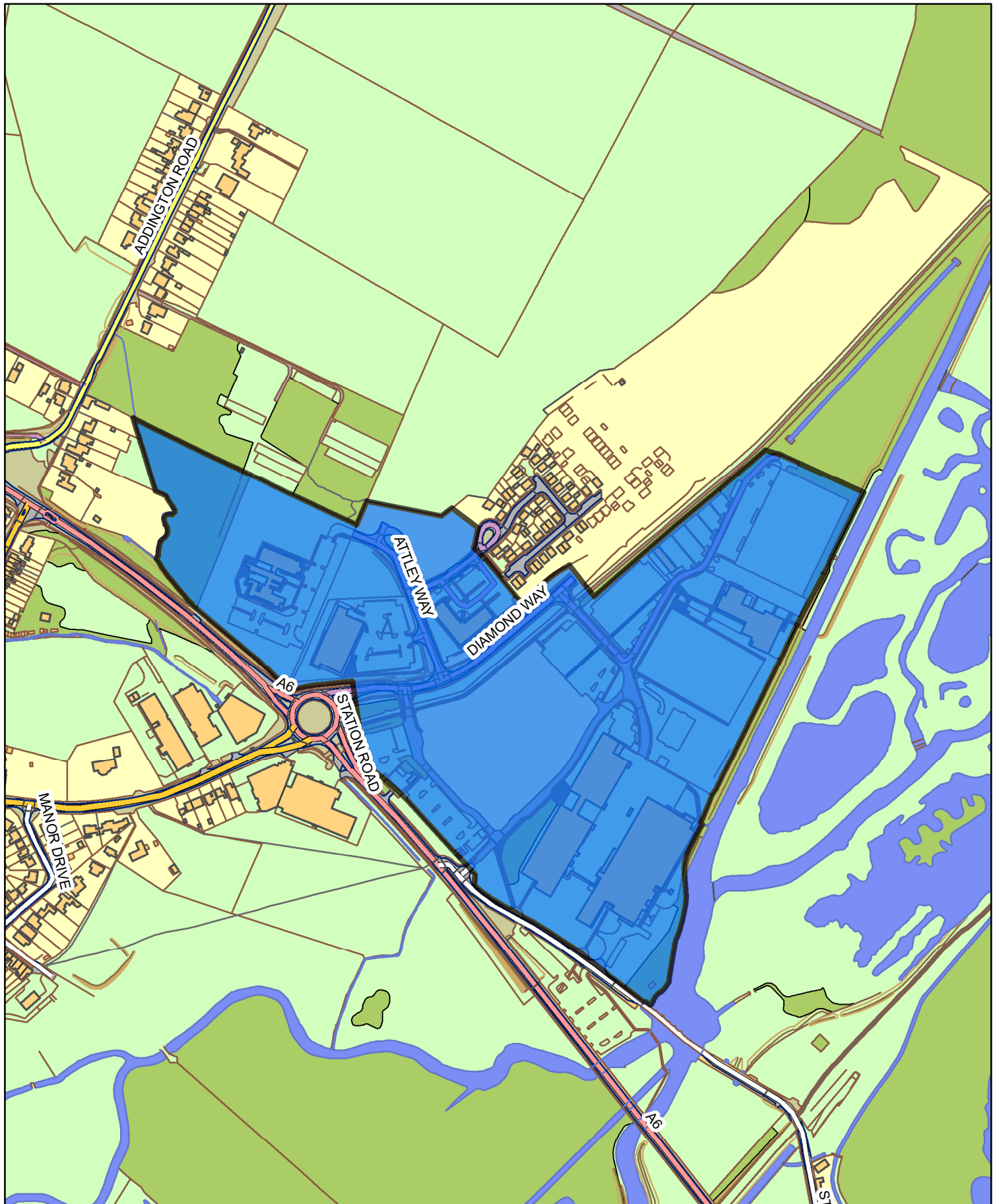


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 Lakeside House, A45 Bypass



EN16 (13)



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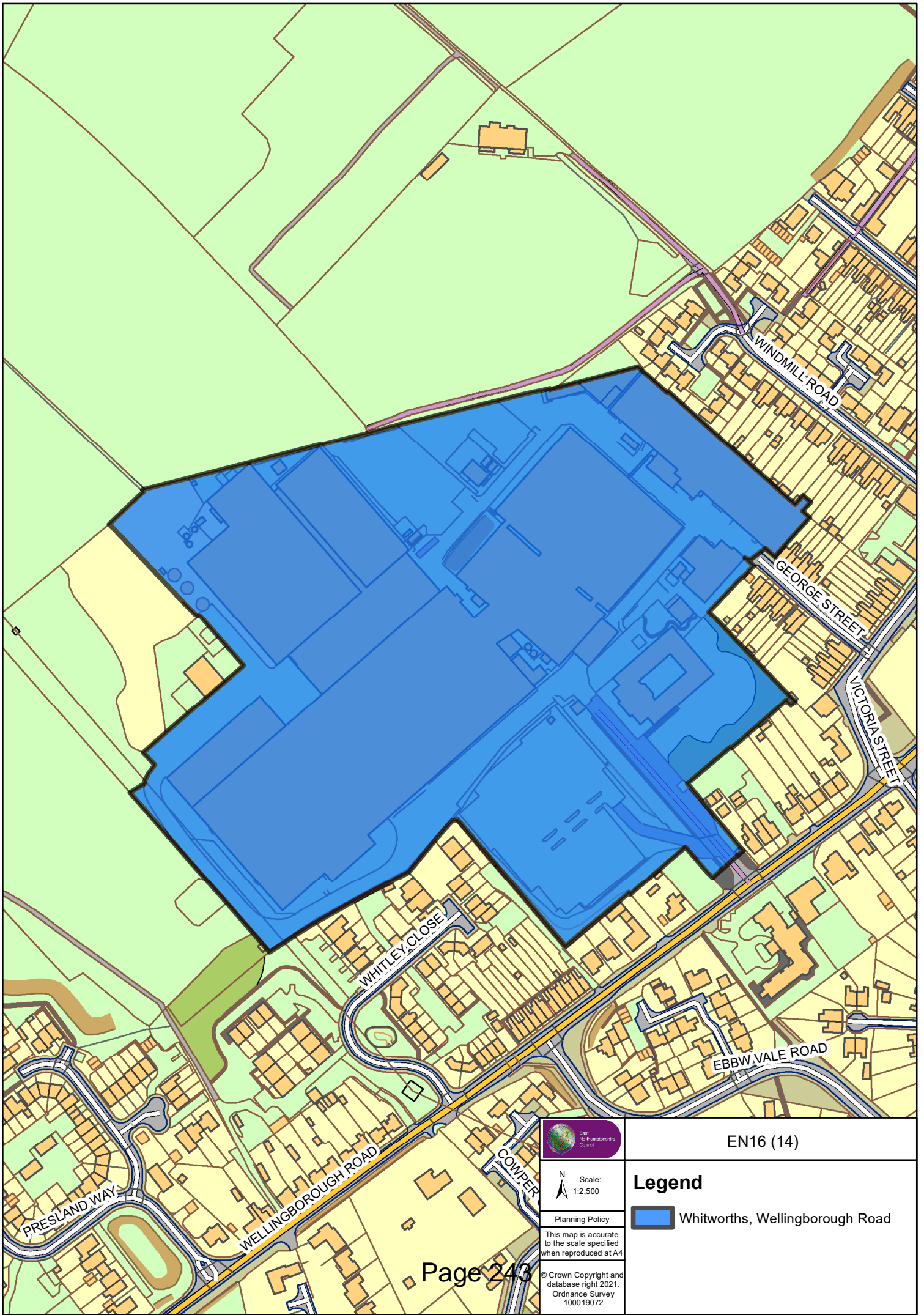
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-  Nene Park/Nene Business Park


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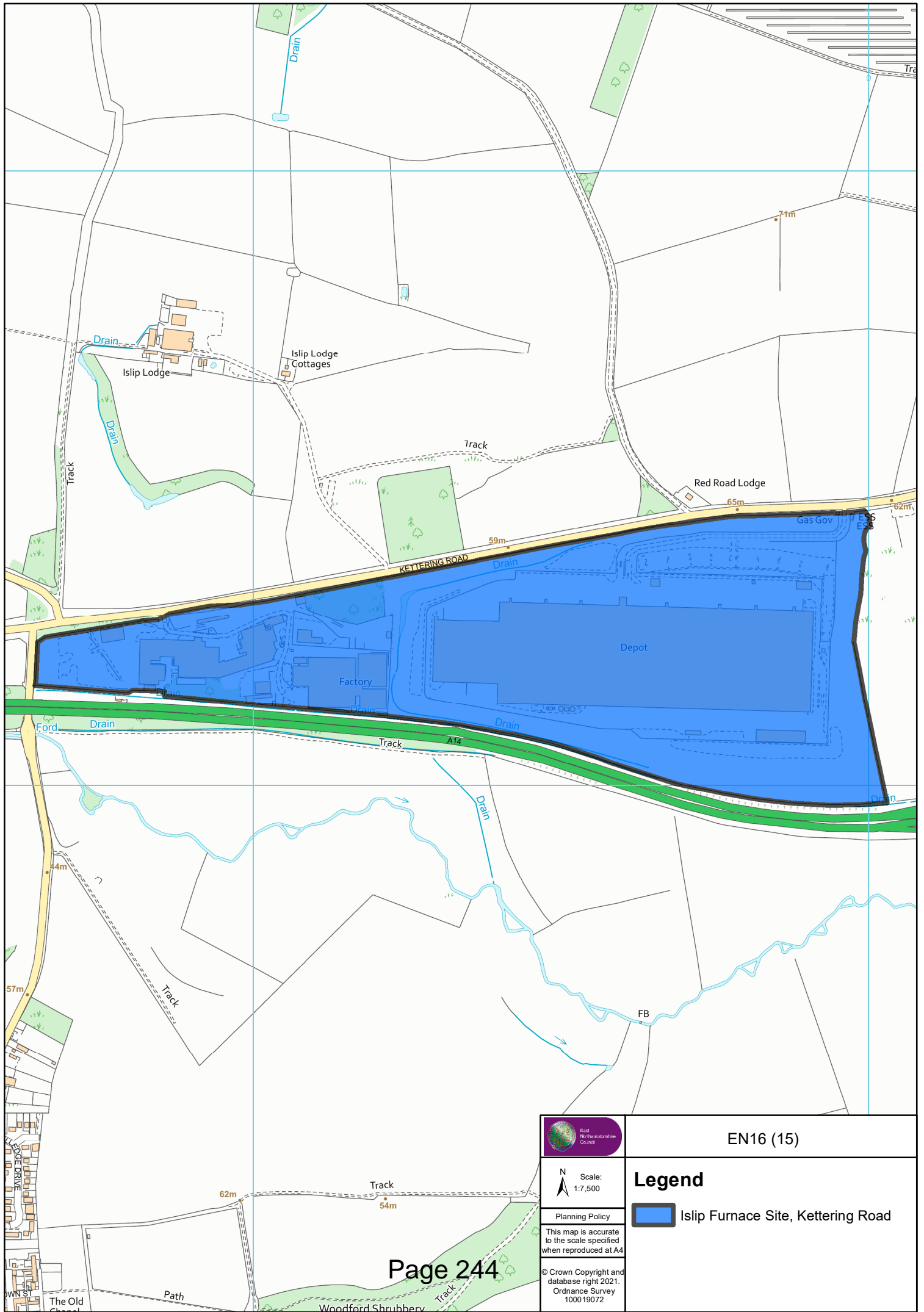


EN16 (14)

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**Legend**

 Whitworths, Wellingborough Road




EN16 (15)



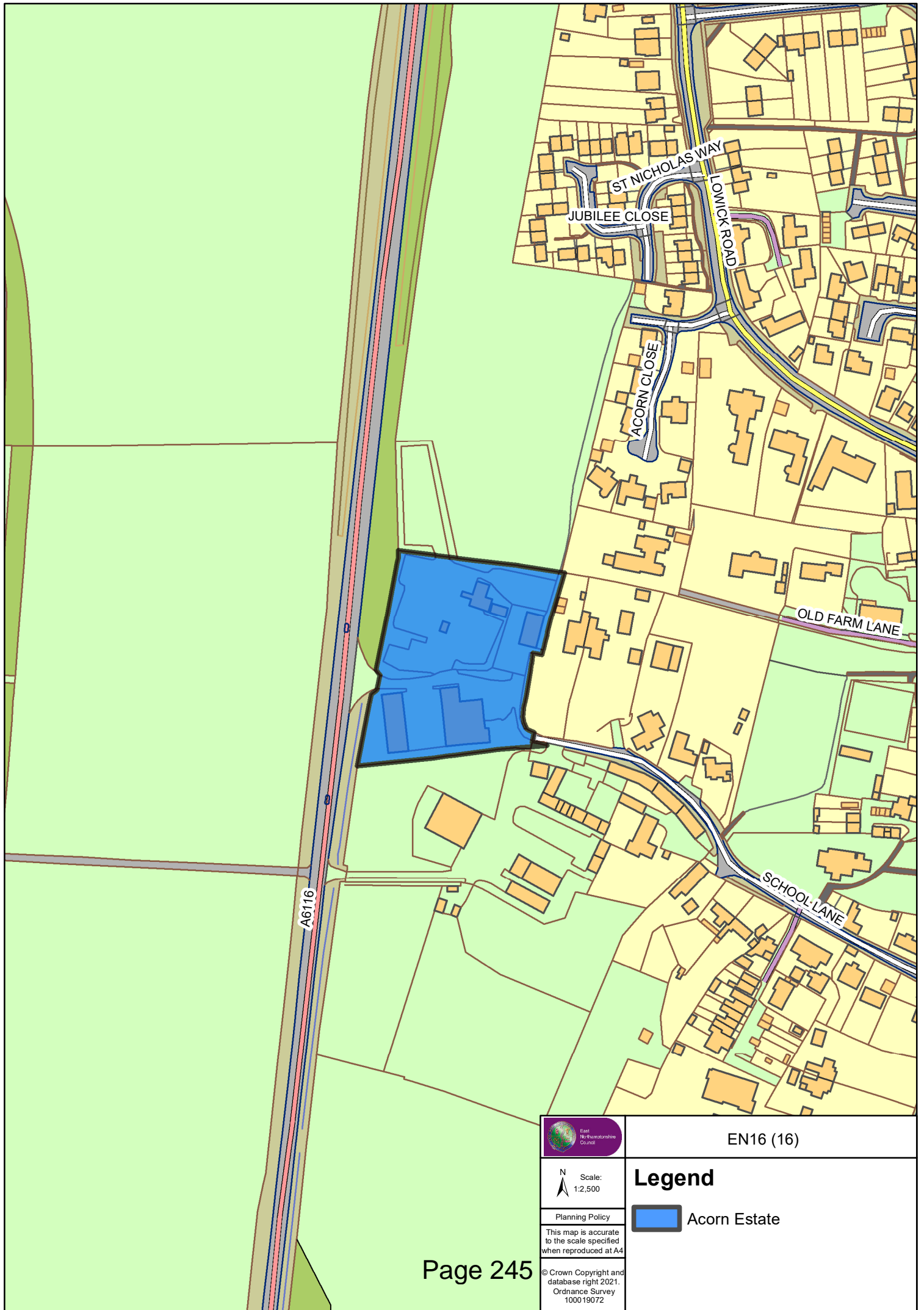
Scale:  
1:7,500

Planning Policy  
This map is accurate  
to the scale specified  
when reproduced at A4

**Legend**

 Islip Furnace Site, Kettering Road

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100019072



A6116

ST NICHOLAS WAY  
JUBILEE CLOSE

LOWICK ROAD

ACORN CLOSE

OLD FARM LANE

SCHOOL LANE

EN16 (16)

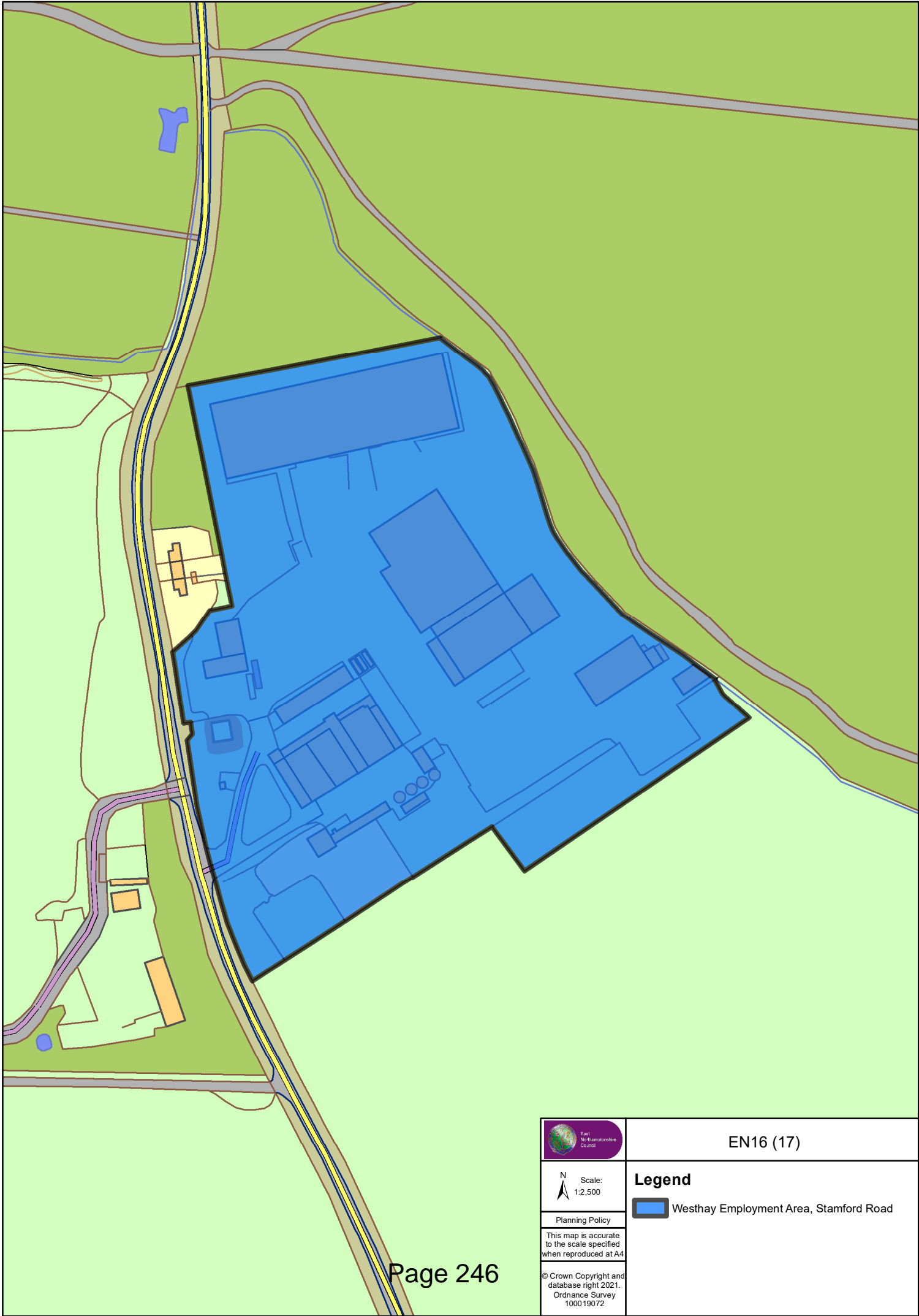


Scale:  
1:2,500

Planning Policy  
This map is accurate  
to the scale specified  
when reproduced at A4

**Legend**

 Acorn Estate



EN16 (17)



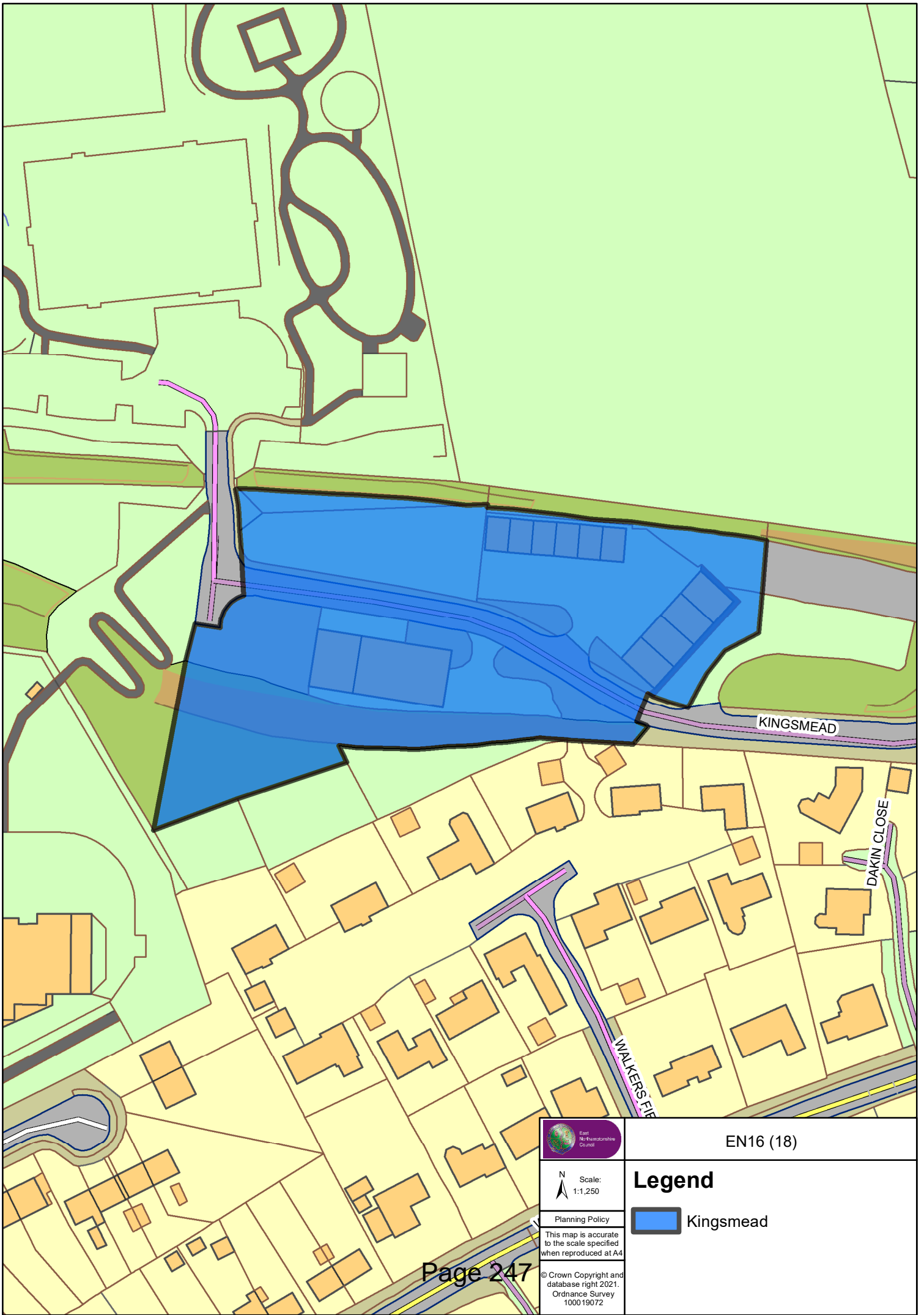
Scale:  
1:2,500

**Legend**



Westhay Employment Area, Stamford Road

Planning Policy  
This map is accurate to the scale specified when reproduced at A4



KINGSMEAD

DAKIN CLOSE

WALKERS FIRM

EN16 (18)

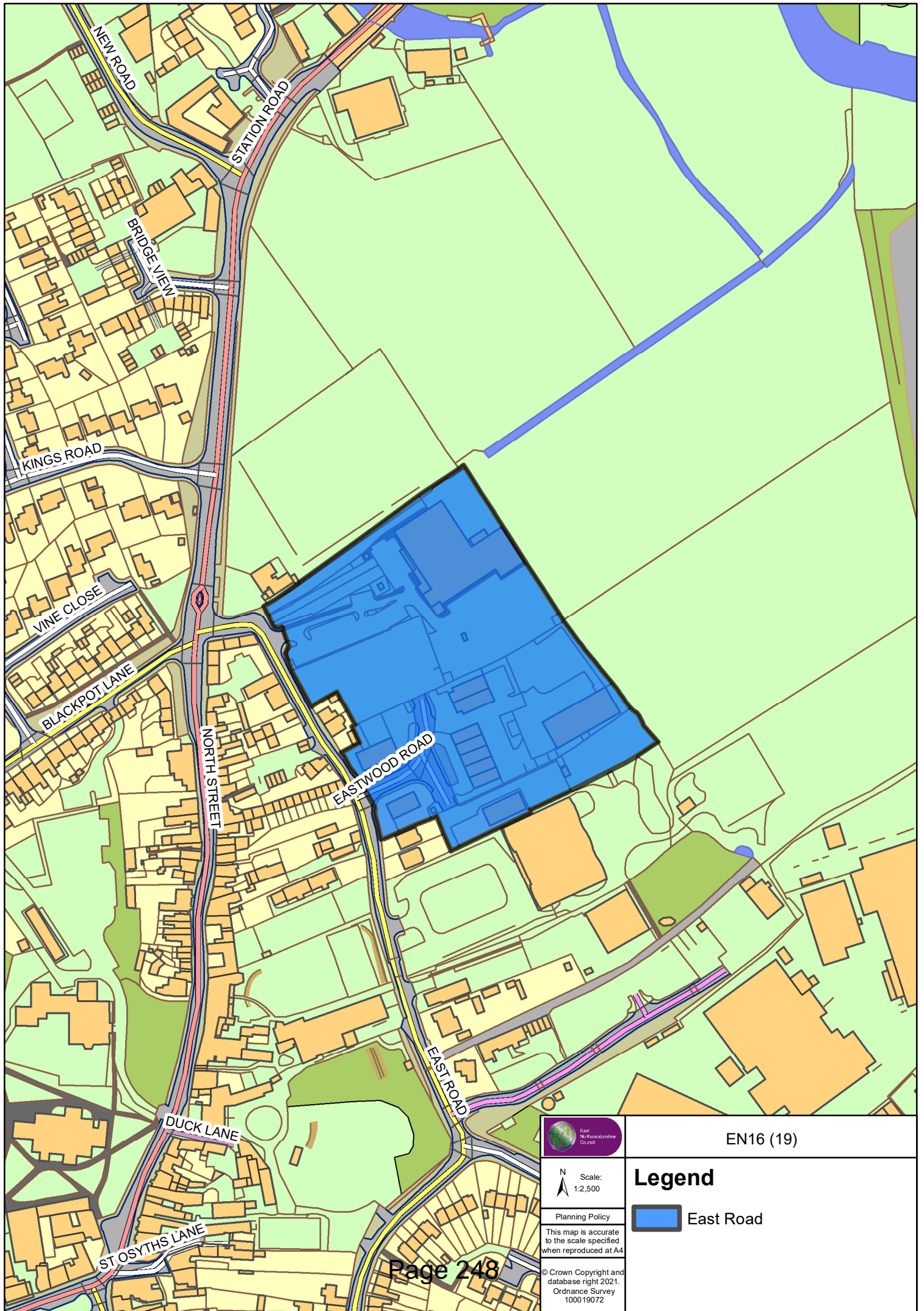


Scale:  
1:1,250

**Legend**

 Kingsmead

Planning Policy  
This map is accurate  
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EN16 (19)

N  
Scale:  
1:2,500

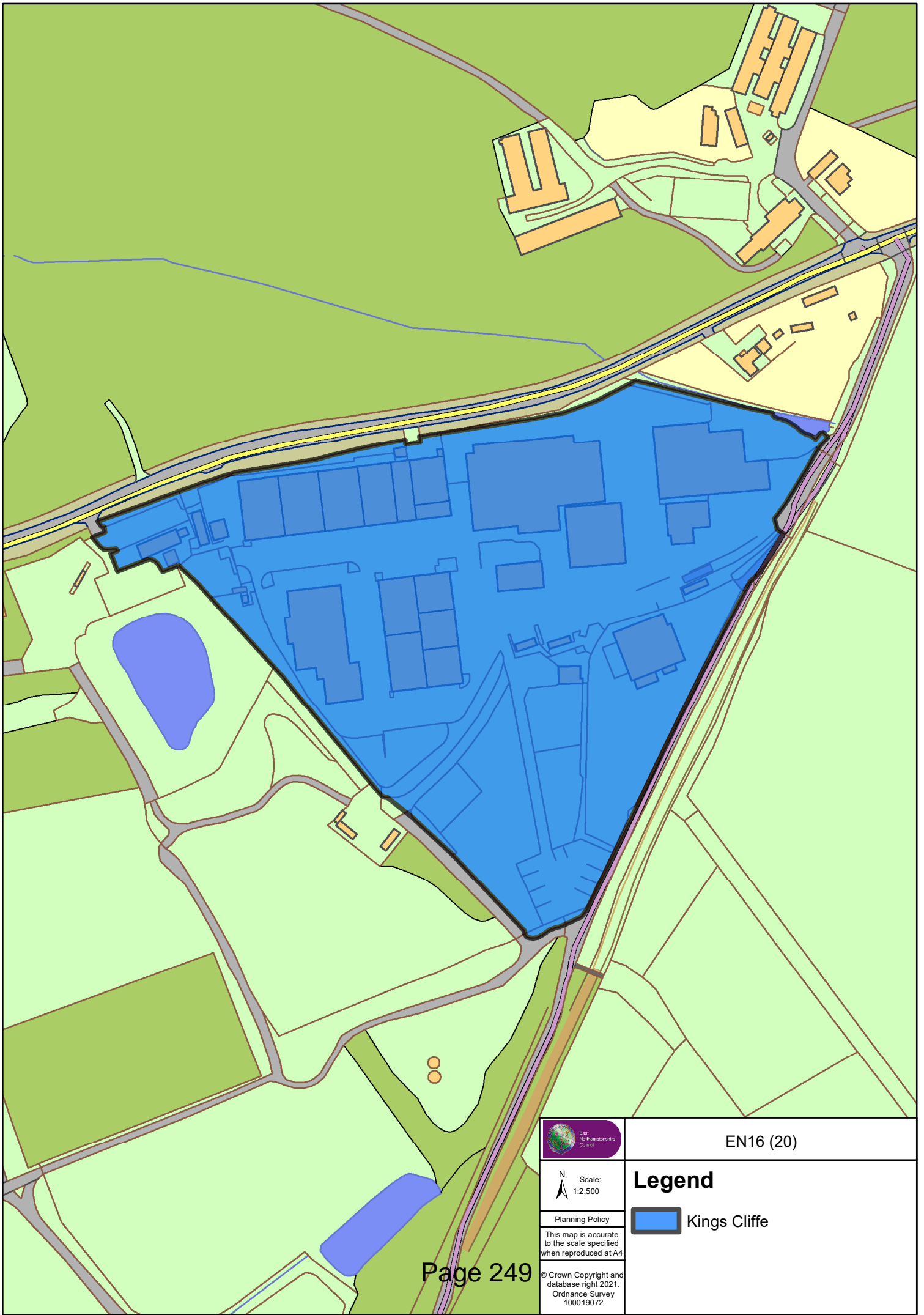
**Legend**

 East Road

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EN16 (20)

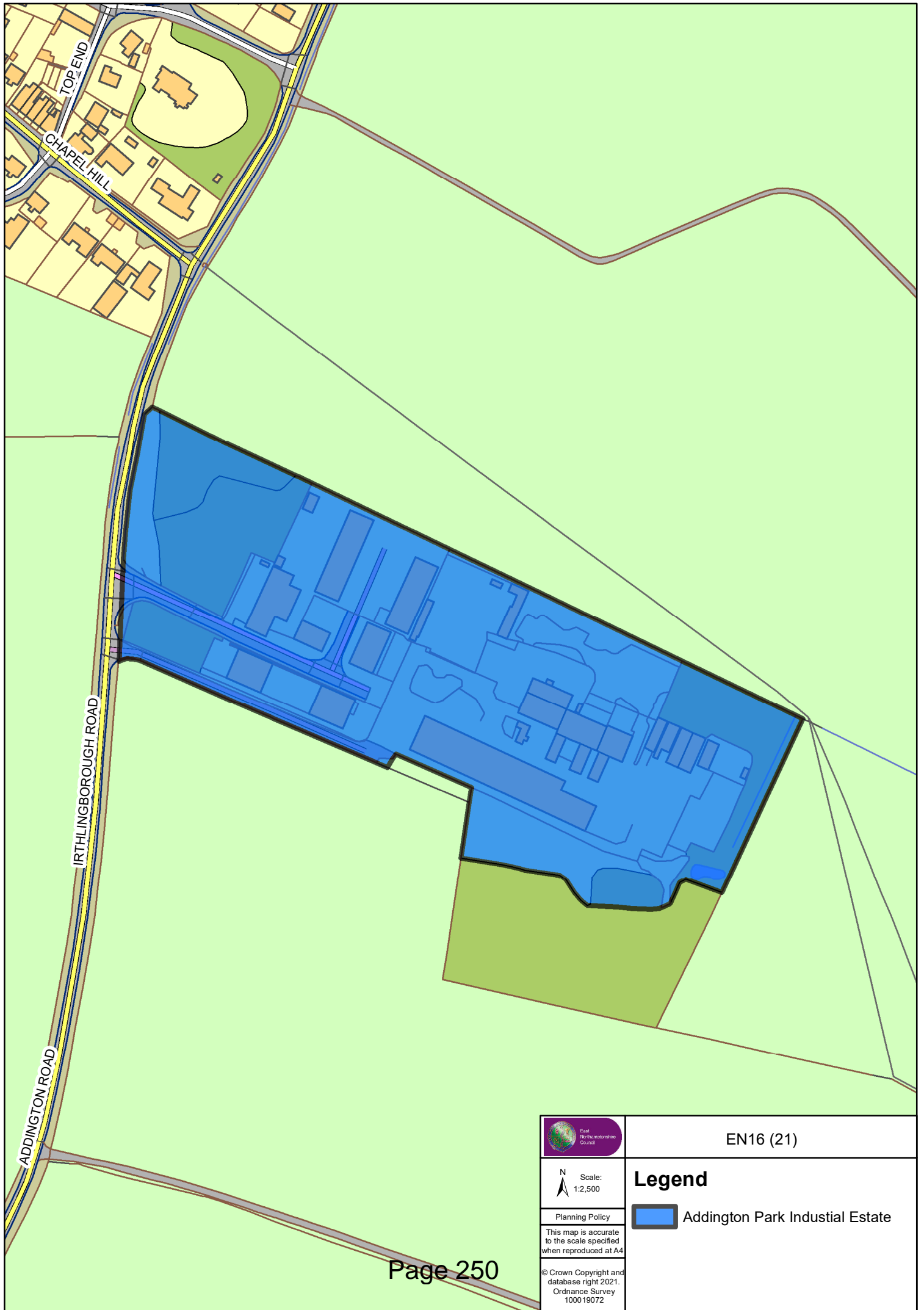


Scale: 1:2,500

**Legend**

 Kings Cliffe

Planning Policy  
This map is accurate to the scale specified when reproduced at A4



EN16 (21)



Scale:  
1:2,500

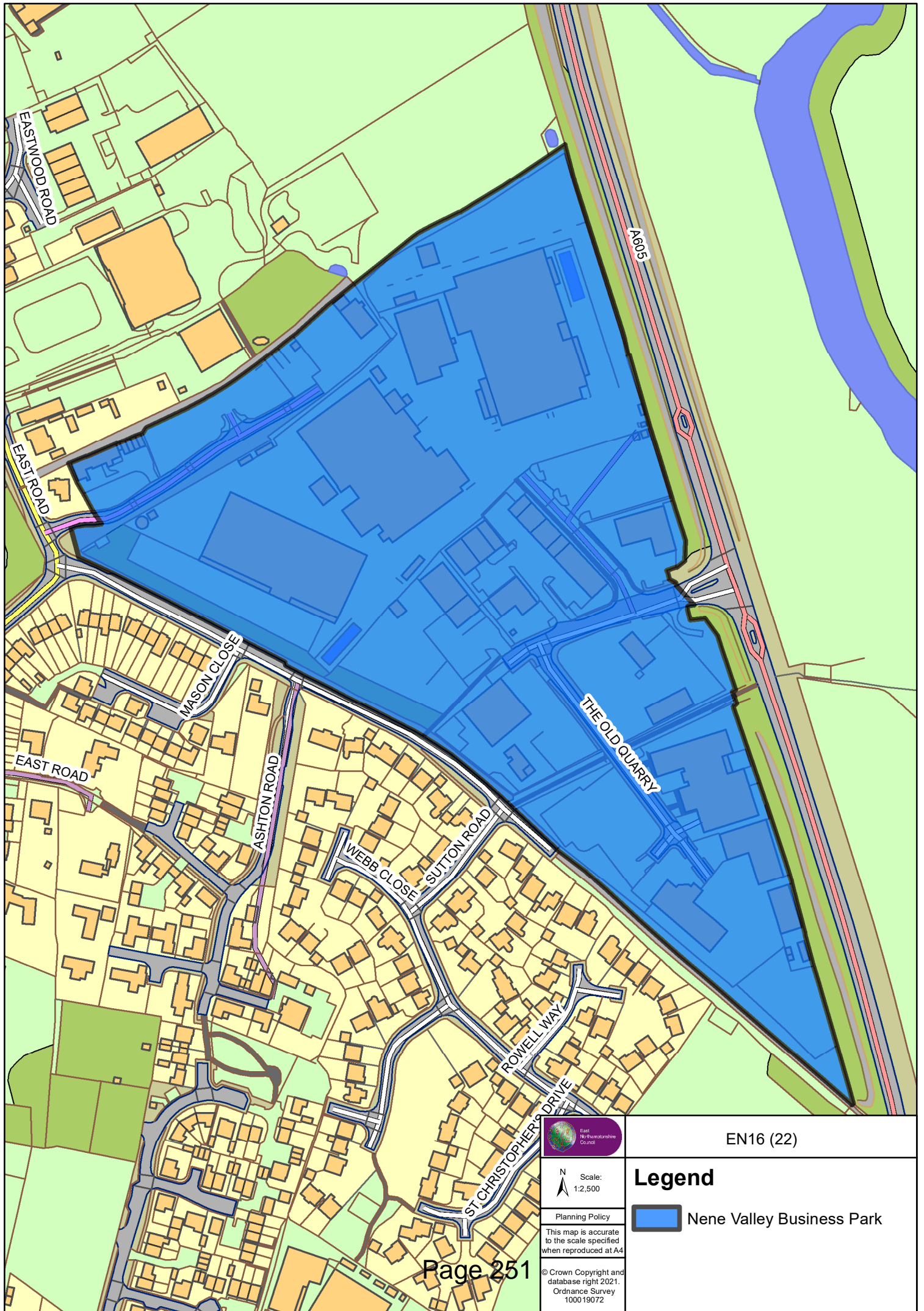
**Legend**



Addington Park Industrial Estate


Planning Policy  
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EN16 (22)

**Legend**

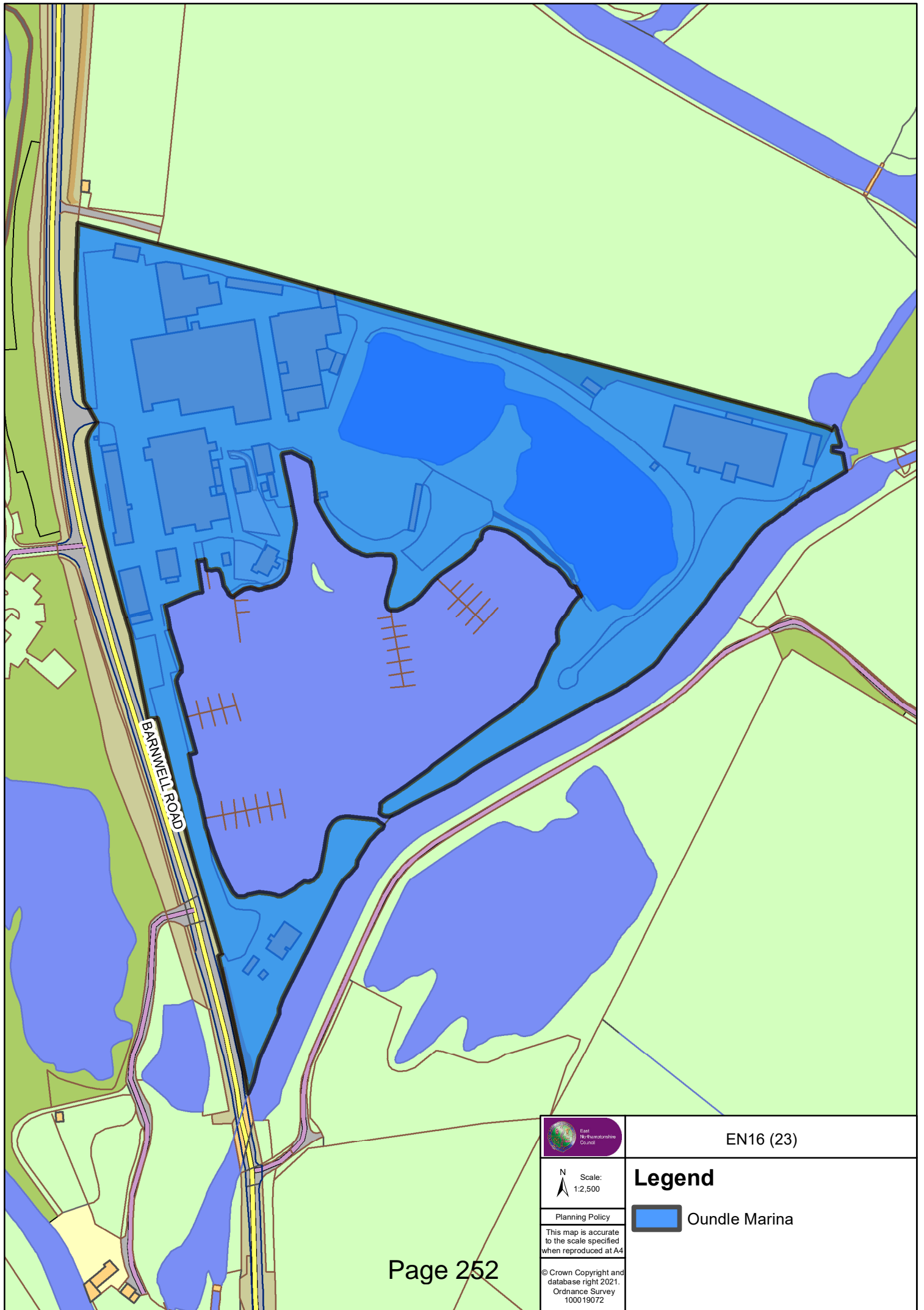
 Nene Valley Business Park



N Scale:  
1:2,500

Planning Policy  
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BARNWELL ROAD

EN16 (23)



N  
Scale:  
1:2,500

**Legend**

 Oundle Marina

Planning Policy  
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EN16 (24)




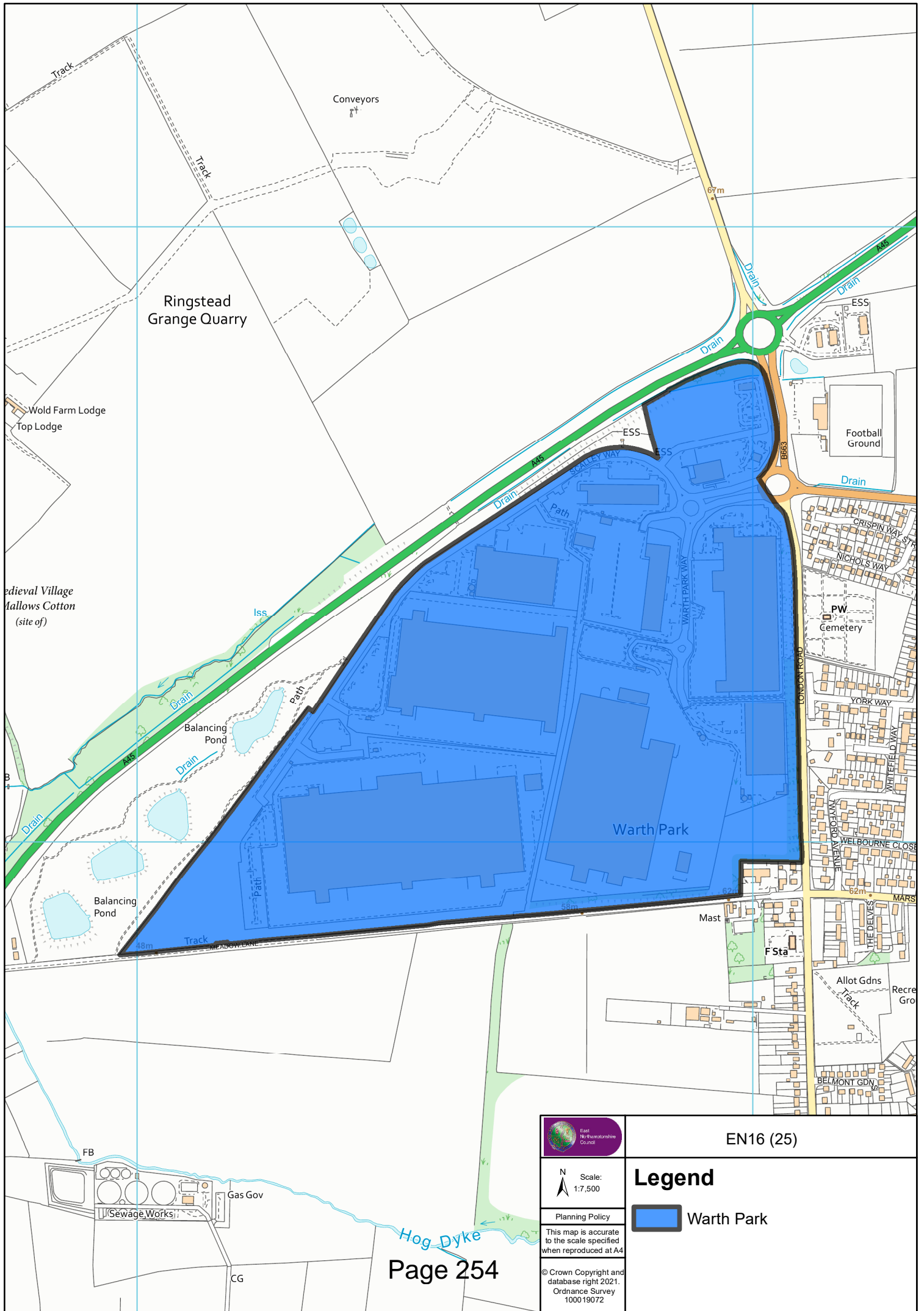
Scale:  
1:2,500

Planning Policy

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to the scale specified  
when reproduced at A4

### Legend

 Polebrook Airfield



Ringstead  
Grange Quarry

Conveyors

Wold Farm Lodge  
Top Lodge

Medieval Village  
Mallocks Cotton  
(site of)

Balancing  
Pond

Balancing  
Pond

Warth Park

Football  
Ground

PW  
Cemetery

Mast

F Sta

Allot Gdns

Sewage Works

Gas Gov

CG



EN16 (25)



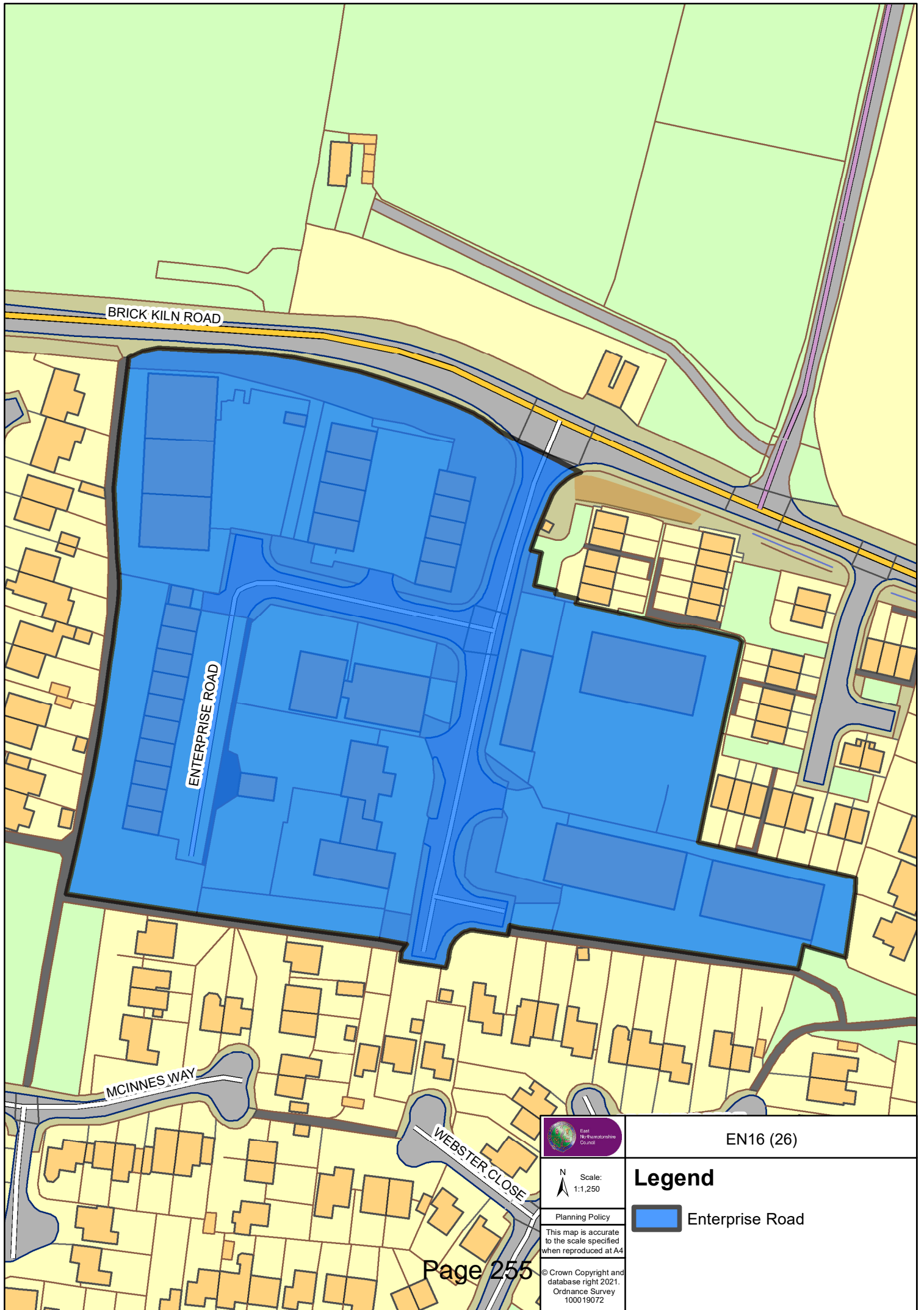
Scale:  
1:7,500

**Legend**

 Warth Park

Planning Policy  
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BRICK KILN ROAD

ENTERPRISE ROAD

MCINNES WAY

WEBSTER CLOSE

EN16 (26)

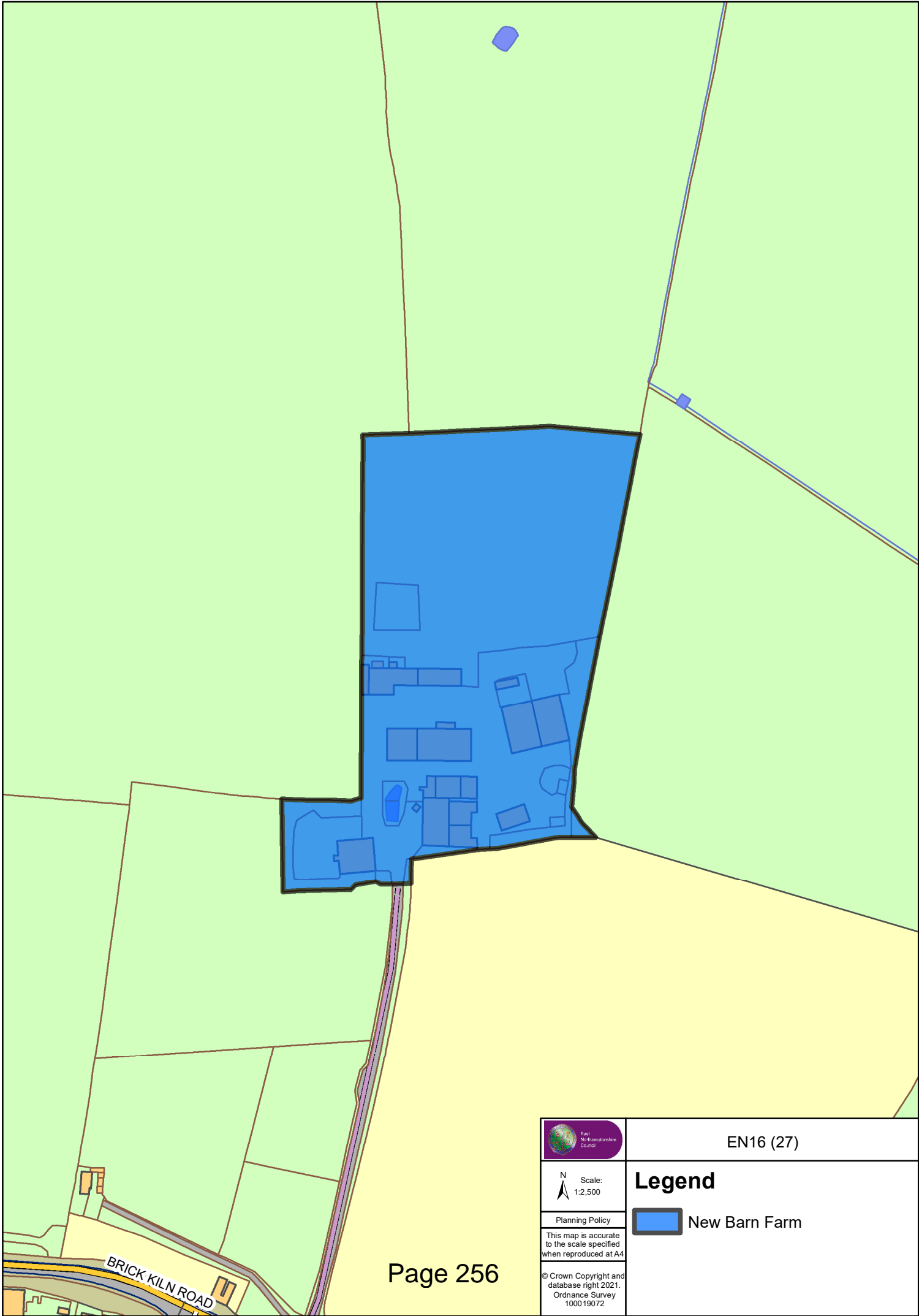


N Scale:  
1:1,250

Planning Policy  
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when reproduced at A4

**Legend**

 Enterprise Road



EN16 (27)



Scale: 1:2,500

**Legend**

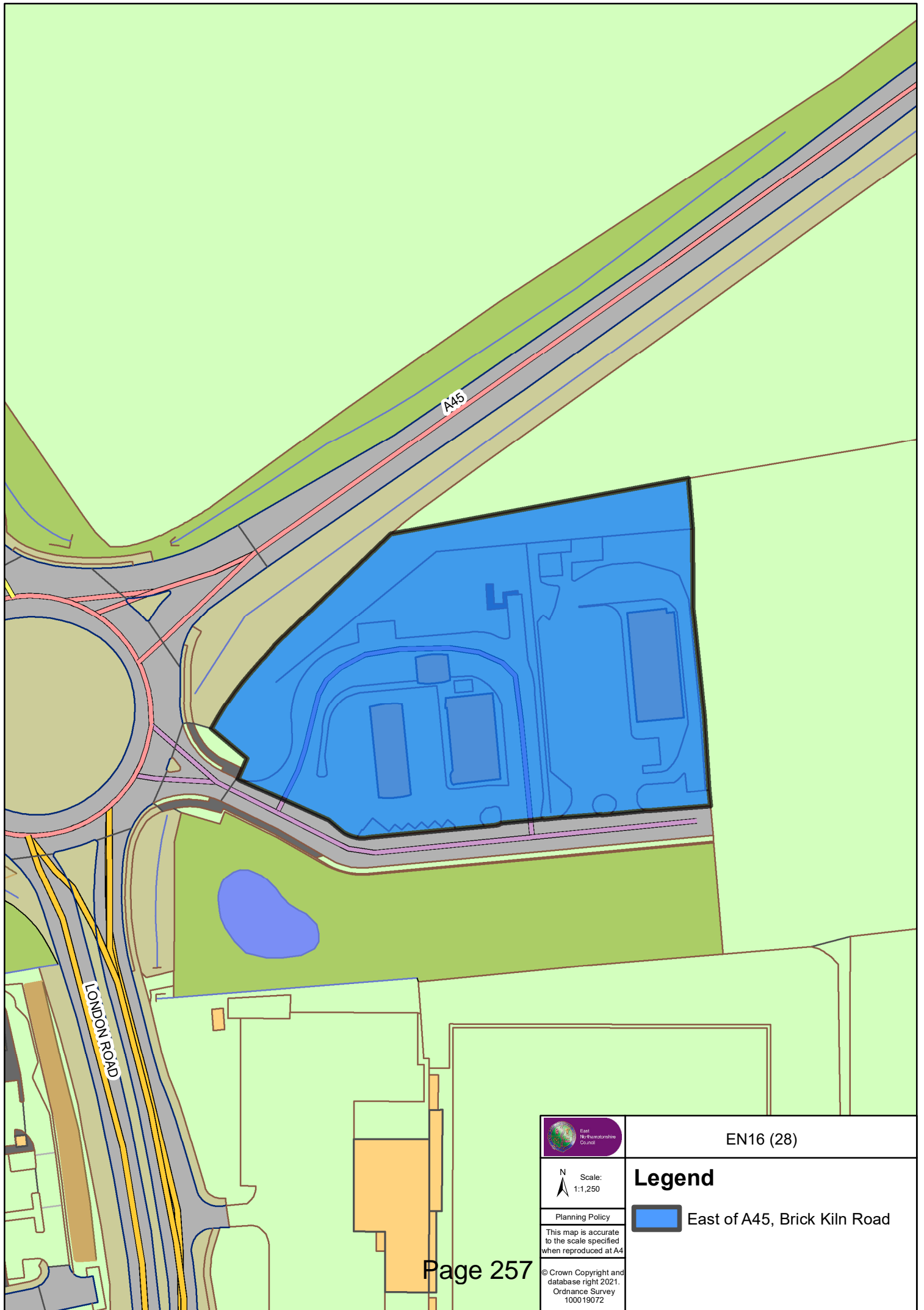
 New Barn Farm

Planning Policy  
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BRICK KILN ROAD





EN16 (28)



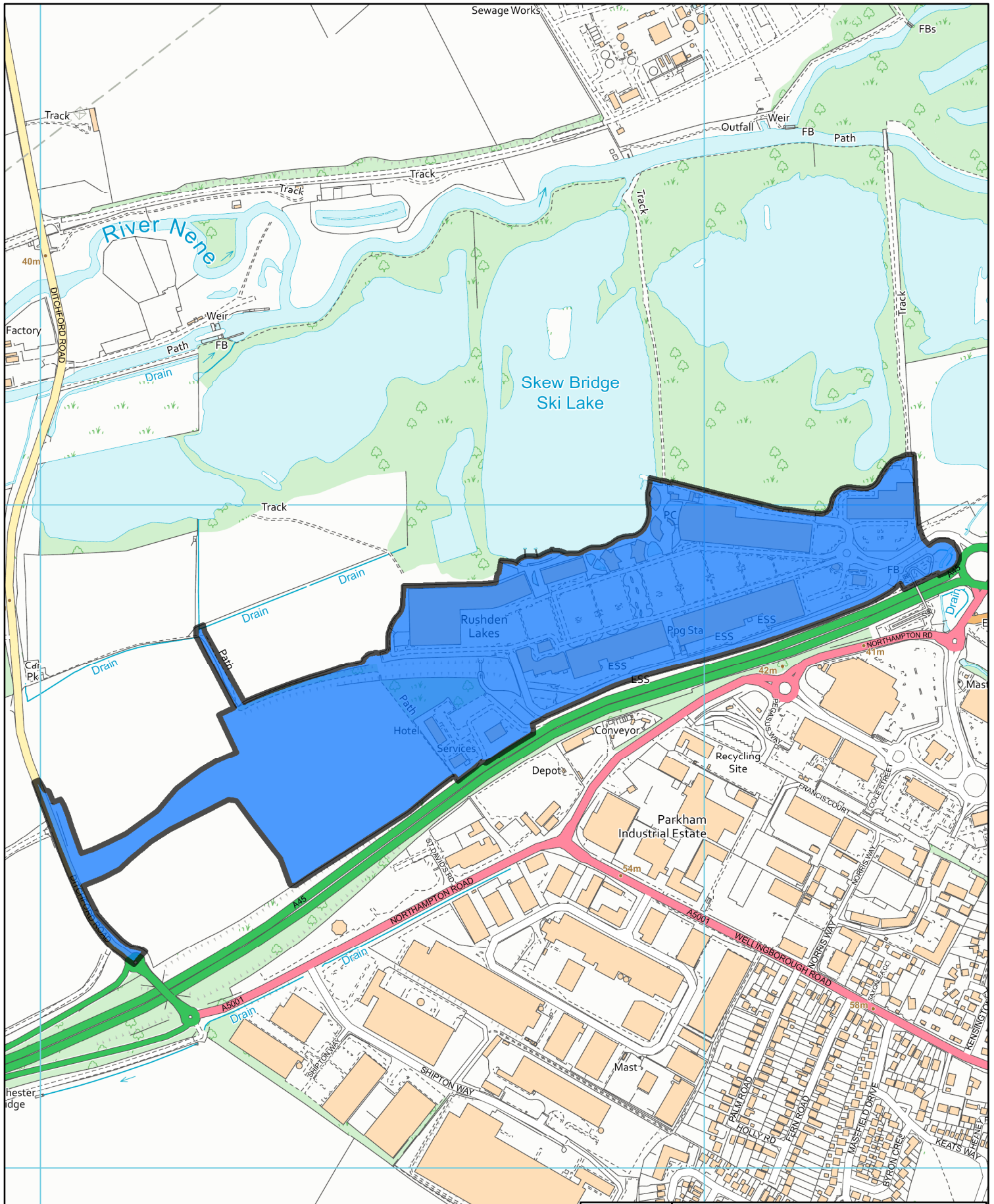
Scale:  
1:1,250

**Legend**



East of A45, Brick Kiln Road


Planning Policy  
This map is accurate to the scale specified when reproduced at A4



EN16 (29)

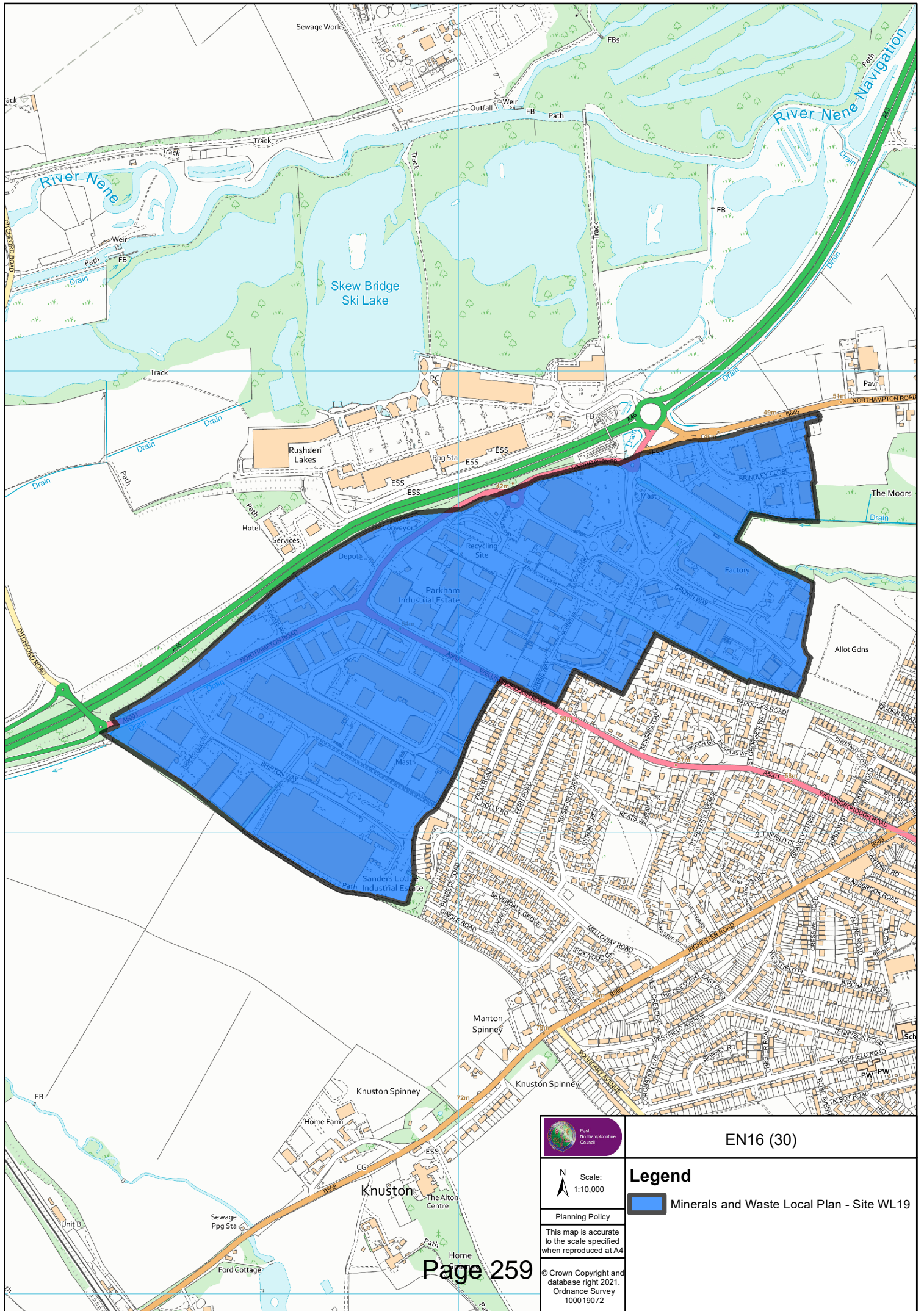
N Scale: 1:7,500

**Legend**

 Rushden Lakes

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EN16 (30)



Scale:  
1:10,000

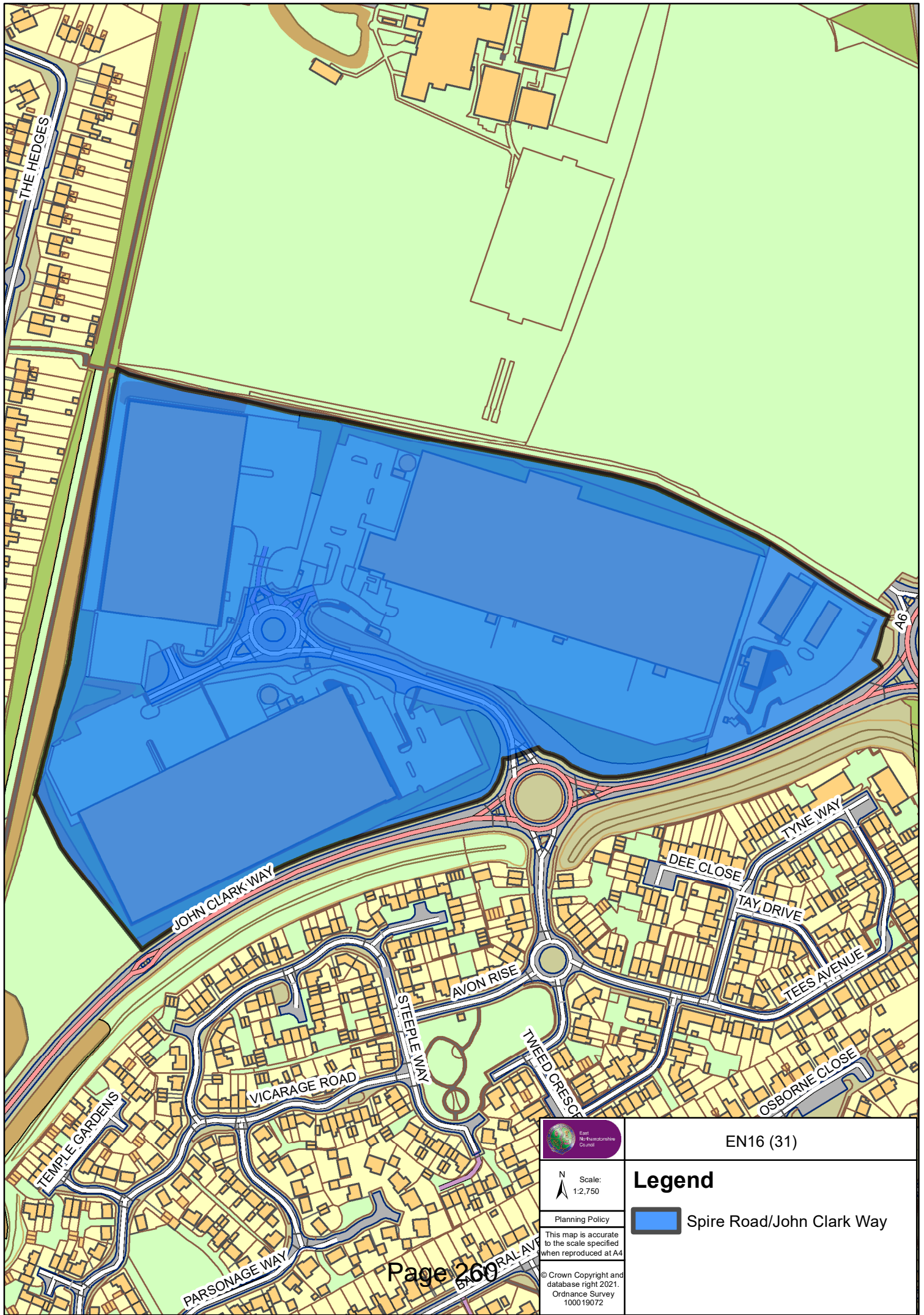
**Legend**




Minerals and Waste Local Plan - Site WL19

Planning Policy


This map is accurate to the scale specified when reproduced at A4

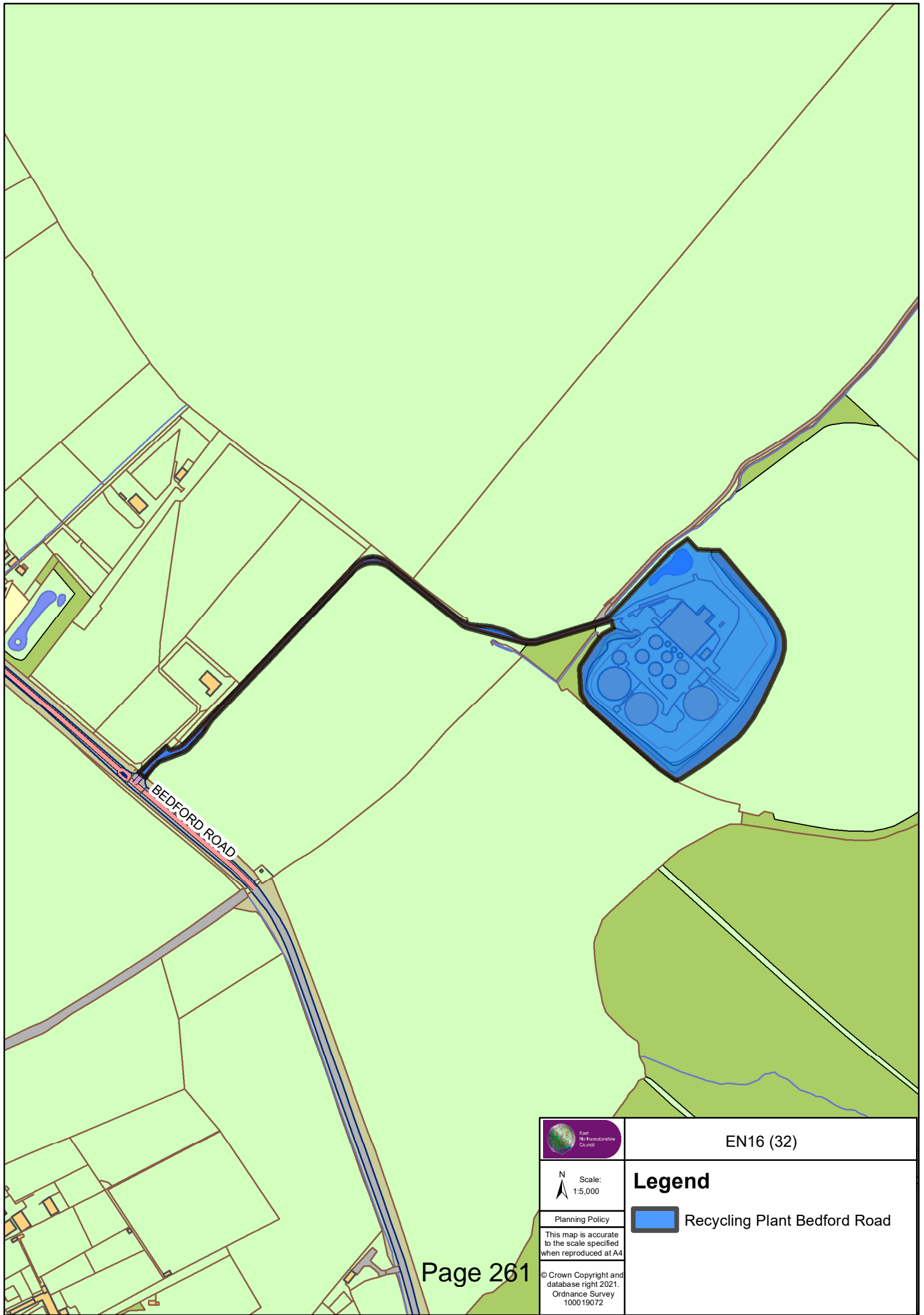


  
 East Northamptonshire Council  
 N  
 Scale: 1:2,750  
 Planning Policy  
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EN16 (31)

**Legend**

 Spire Road/John Clark Way



BEDFORD ROAD



EN16 (32)



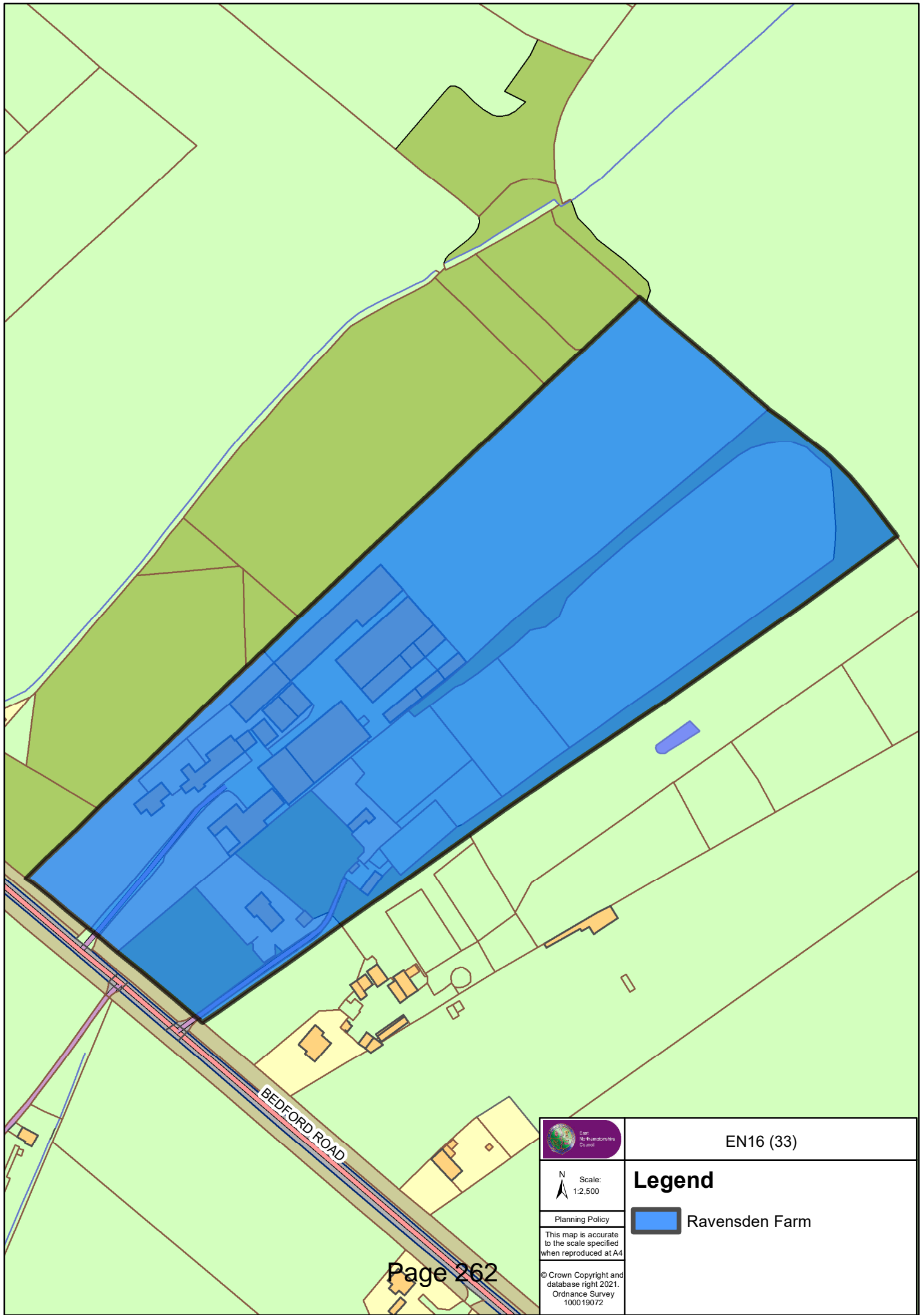
Scale: 1:5,000

**Legend**



Recycling Plant Bedford Road

Planning Policy  
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BEDFORD ROAD




EN16 (33)



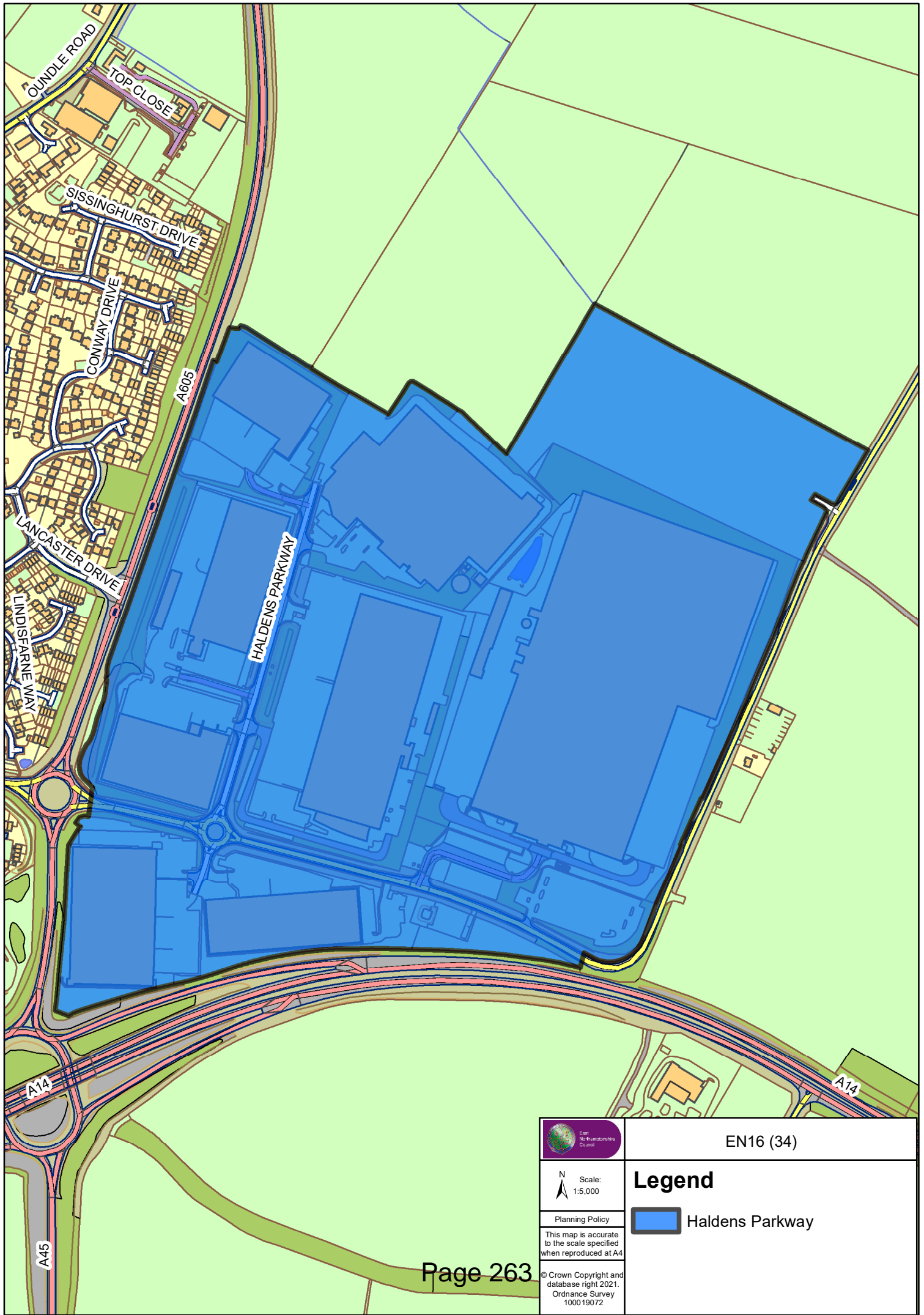
Scale:  
1:2,500

**Legend**

 Ravensden Farm

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EN16 (34)



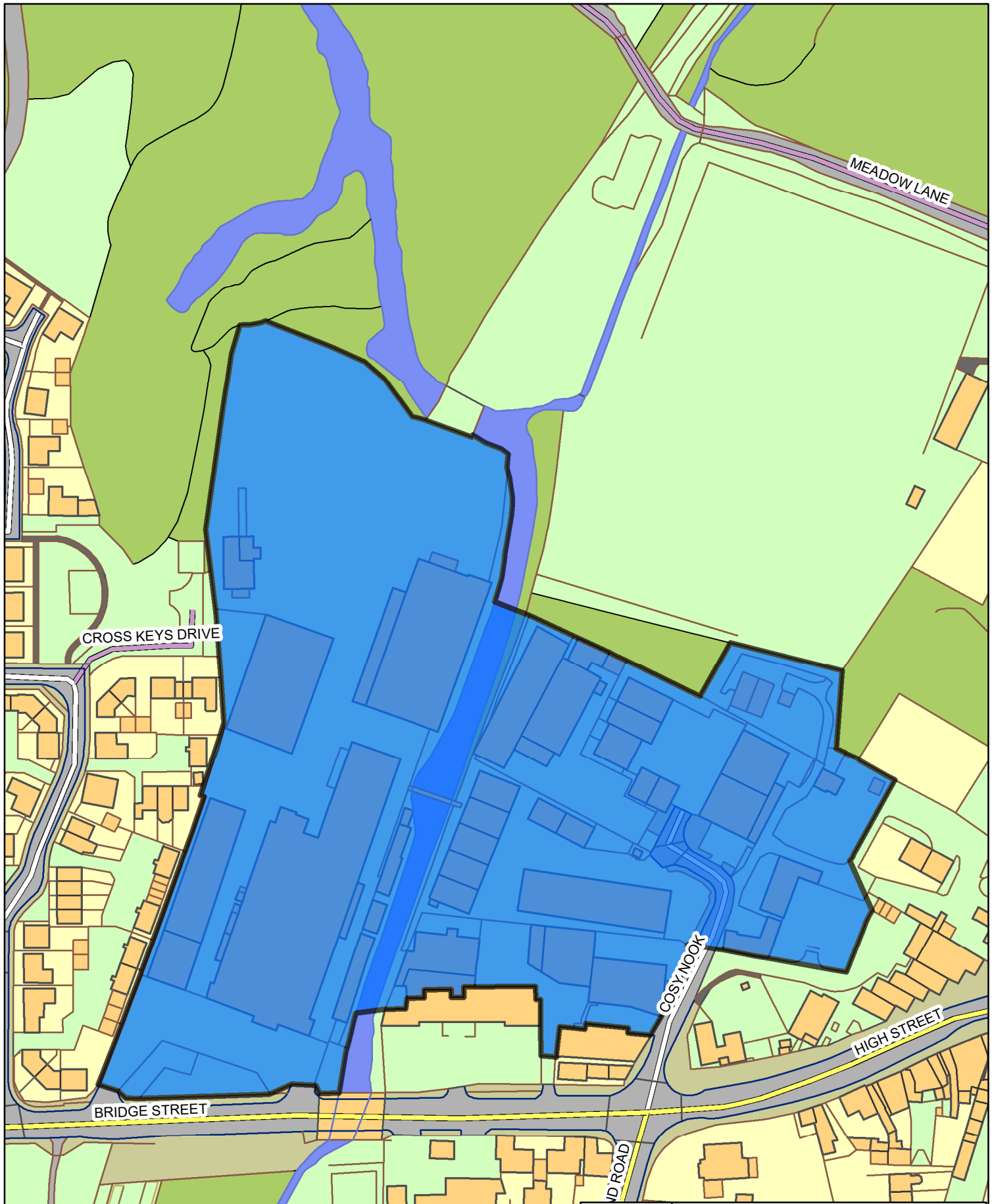
Scale:  
1:5,000

**Legend**

 Haldens Parkway

Planning Policy  
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MEADOW LANE

CROSS KEYS DRIVE

COSY NOOK

HIGH STREET

BRIDGE STREET


ND ROAD



EN16 (35)

N Scale: 1:1,750

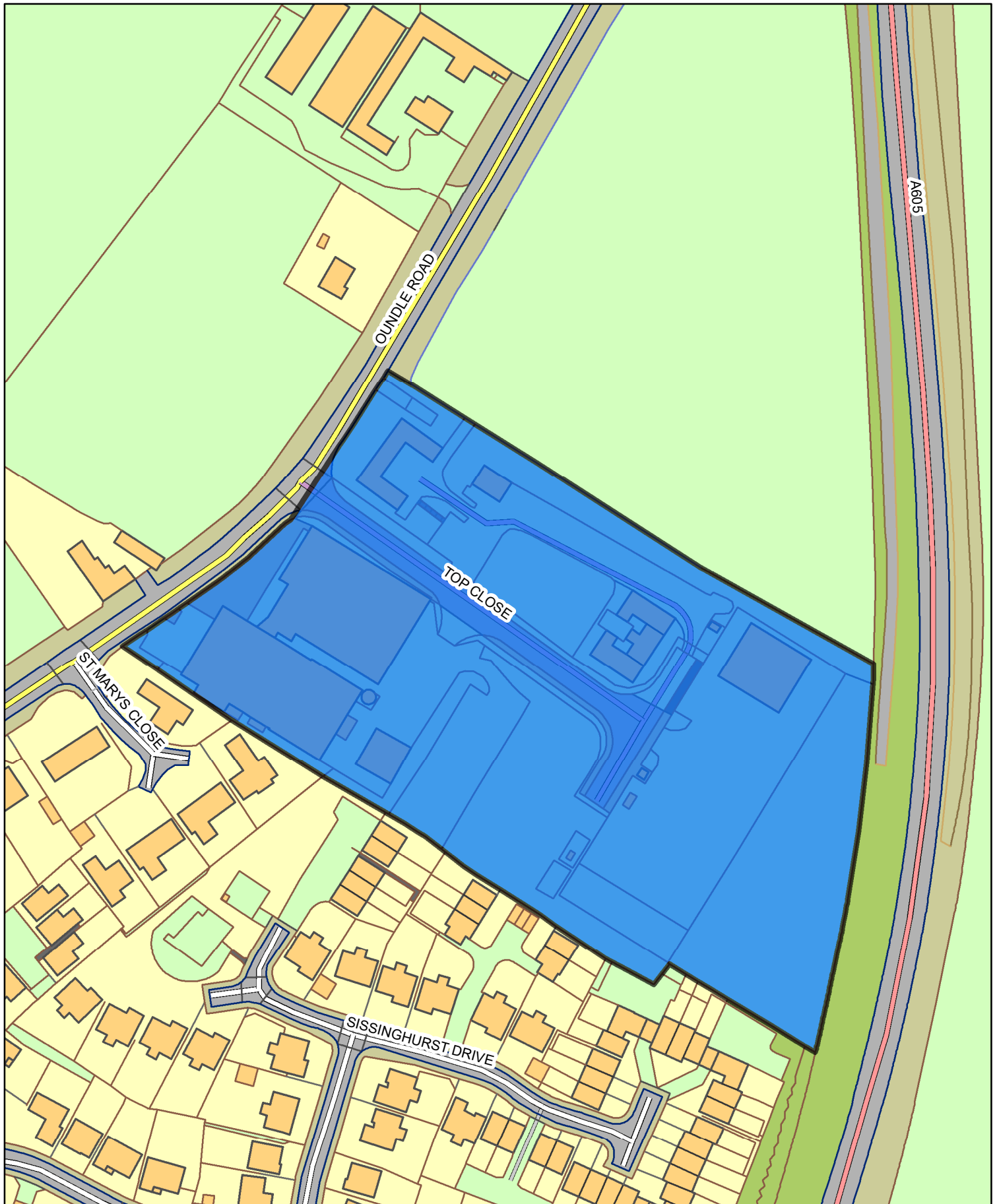
**Legend**

 Cottingham Way/Cosy Nook

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A605

OUNLE ROAD

TOP CLOSE

ST MARYS CLOSE

SISSINGHURST DRIVE

CONWAY DRIVE

MONMOUTH CLOSE



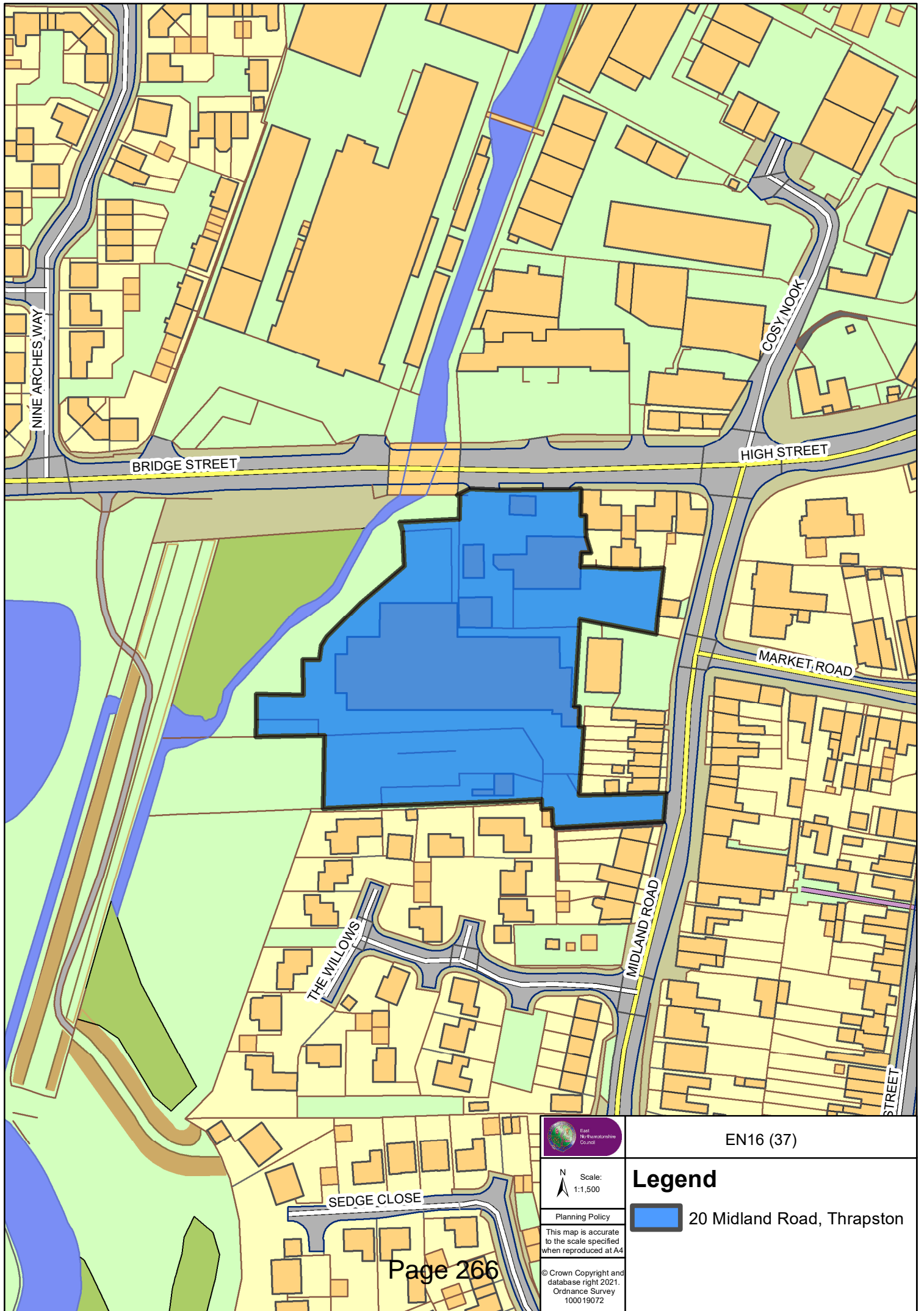
EN16 (36)

N Scale: 1:1,500

**Legend**

 Top Close

Planning Policy  
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NINE ARCHES WAY

BRIDGE STREET

COSY NOOK

HIGH STREET

MARKET ROAD

THE WILLOWS

MIDLAND ROAD

STREET

SEGE CLOSE



EN16 (37)



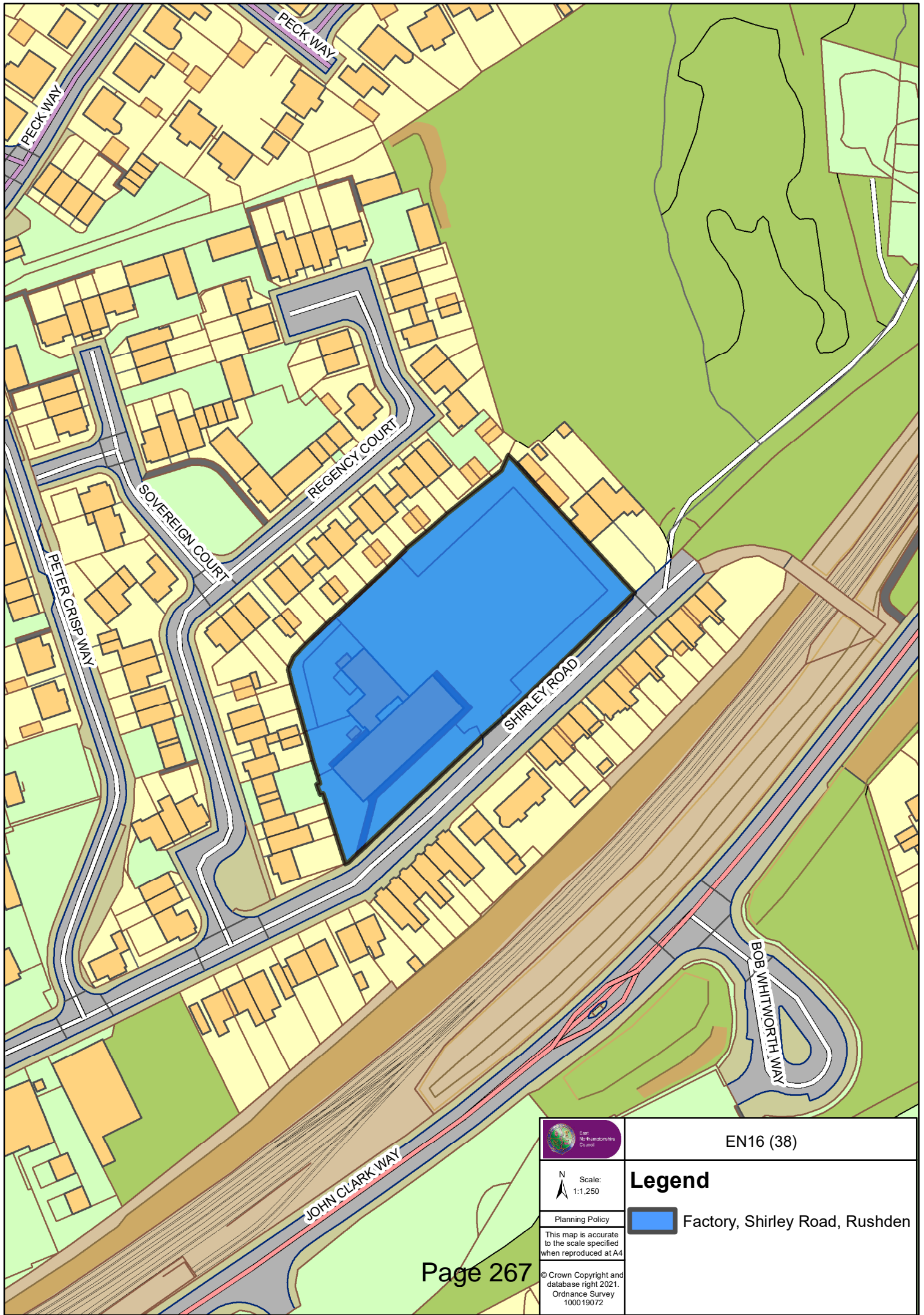
Scale: 1:1,500

**Legend**

 20 Midland Road, Thrapston

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EN16 (38)

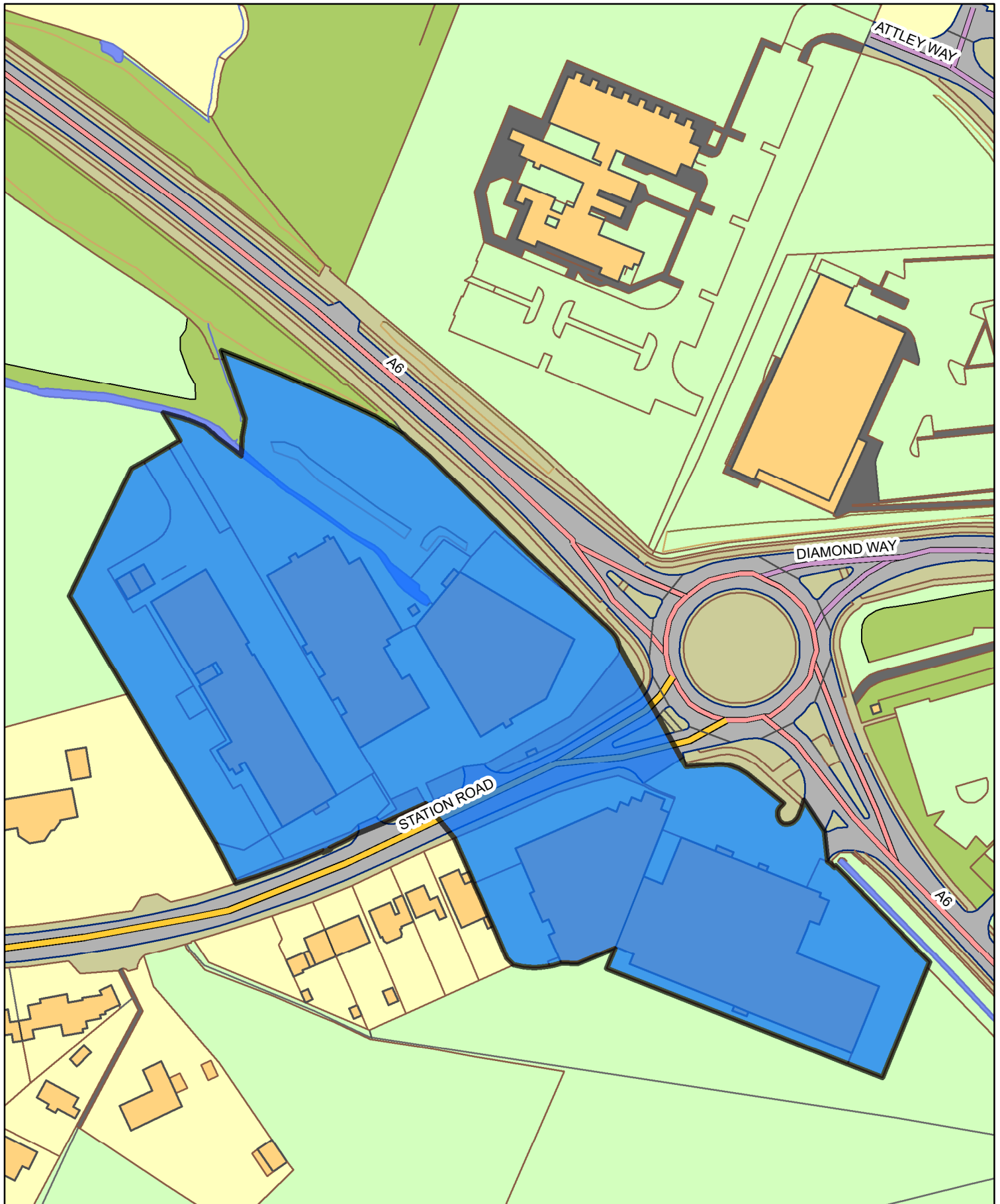
N  
Scale:  
1:1,250



**Legend**

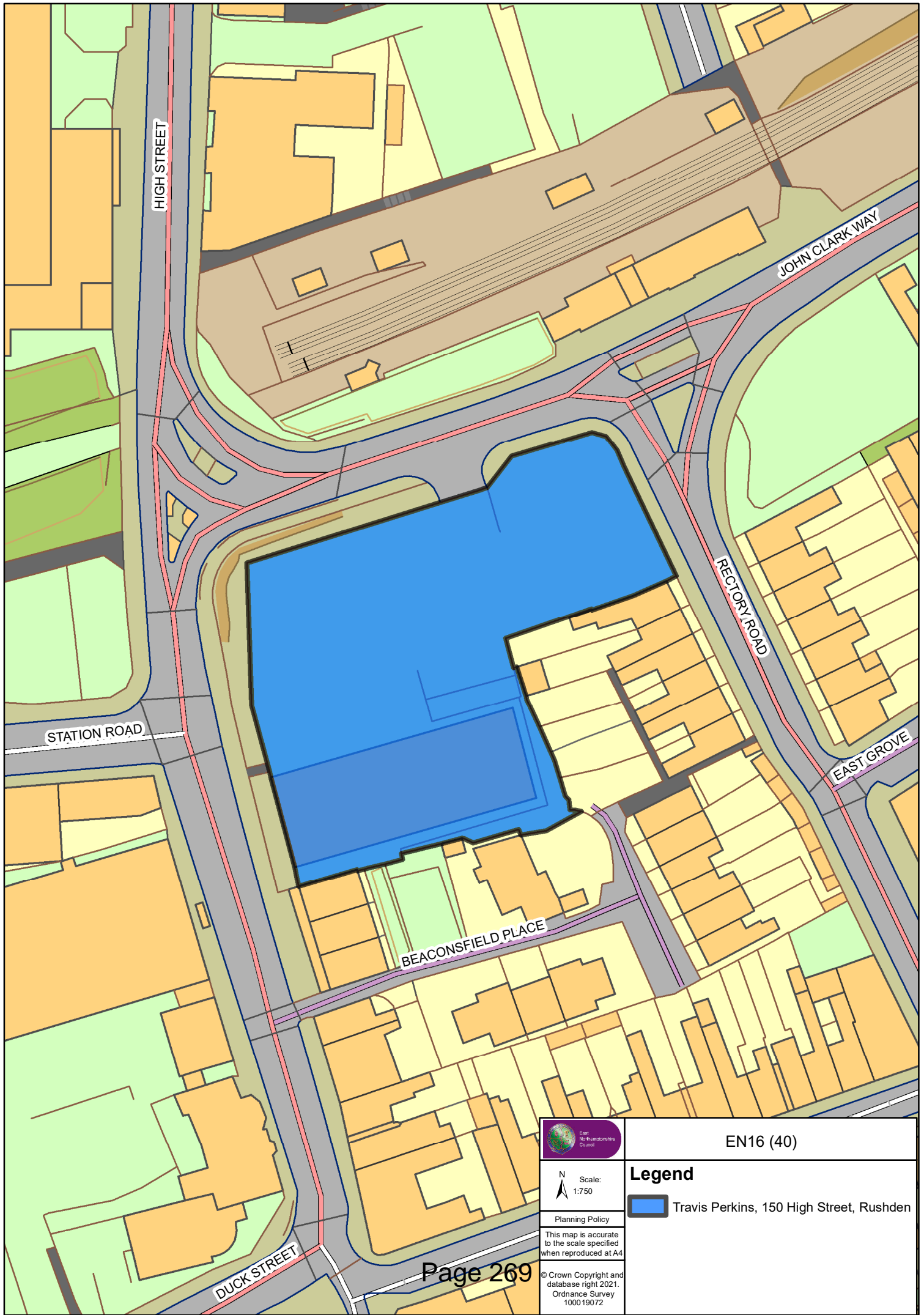
 Factory, Shirley Road, Rushden

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	<p>EN16 (39)</p>
<p>N Scale: 1:1,500</p>	<p><b>Legend</b></p>
<p>Planning Policy This map is accurate to the scale specified when reproduced at A4</p>	<p> 61-65/78 Station Road, Irthlingborough</p>
<p>© Crown Copyright and database right 2021. Ordnance Survey 100019072</p>	



HIGH STREET

JOHN CLARK WAY

RECTORY ROAD

STATION ROAD

EAST GROVE

BEACONSFIELD PLACE

DUCK STREET



EN16 (40)



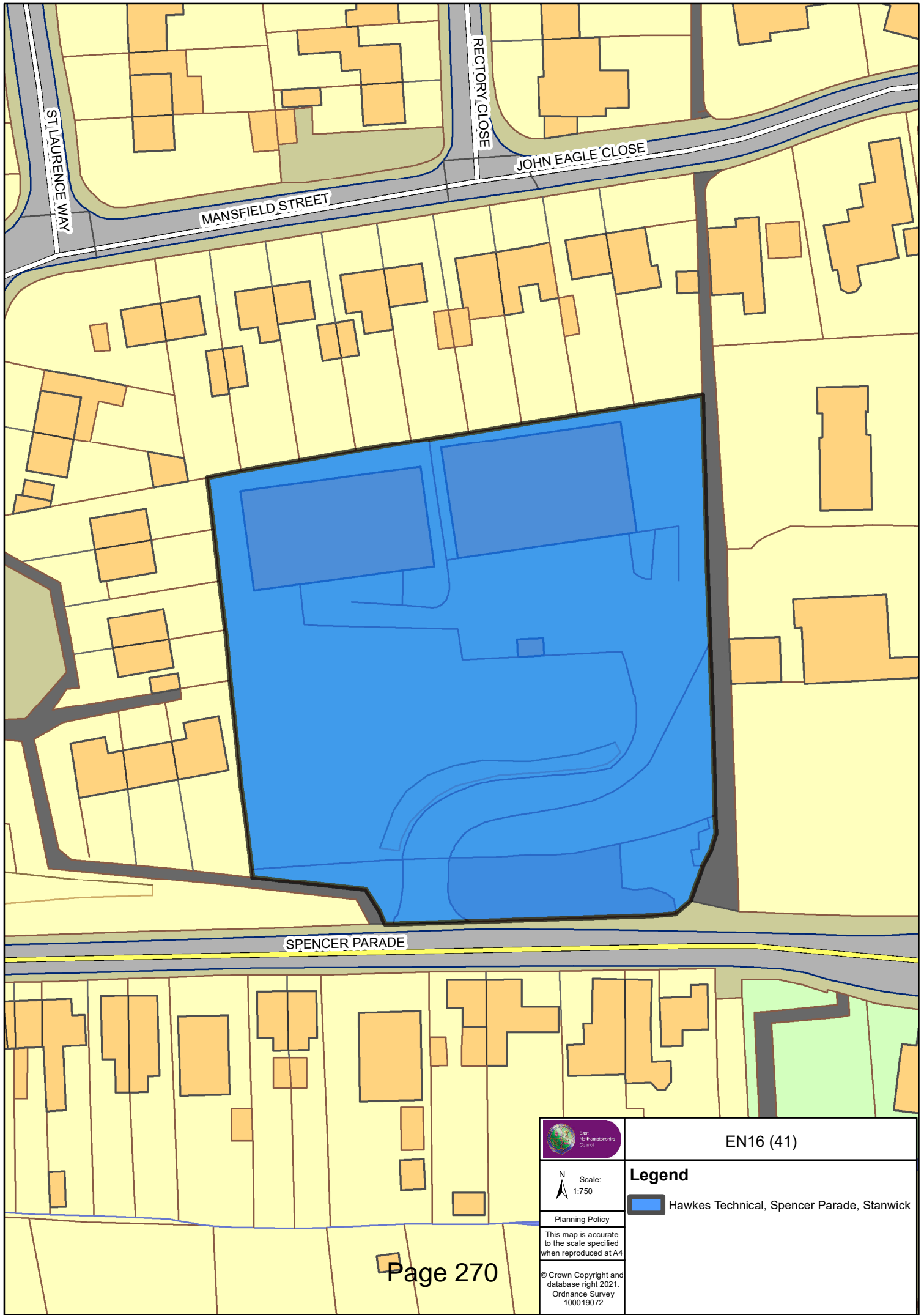
Scale:  
1:750

**Legend**



Travis Perkins, 150 High Street, Rushden

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ST LAURENCE WAY

RECTORY CLOSE

JOHN EAGLE CLOSE

MANSFIELD STREET

SPENCER PARADE




EN16 (41)



Scale:  
1:750

**Legend**

 Hawkes Technical, Spencer Parade, Stanwick

**Planning Policy**

This map is accurate to the scale specified when reproduced at A4

## Appendix 4

### Town Centre boundaries and Primary Shopping Frontages<sup>1</sup>:

**Irthlingborough**

**Oundle**

**Thrapston**

### Local Centres:

**Raunds**

**Rushden**

**Brigstock**

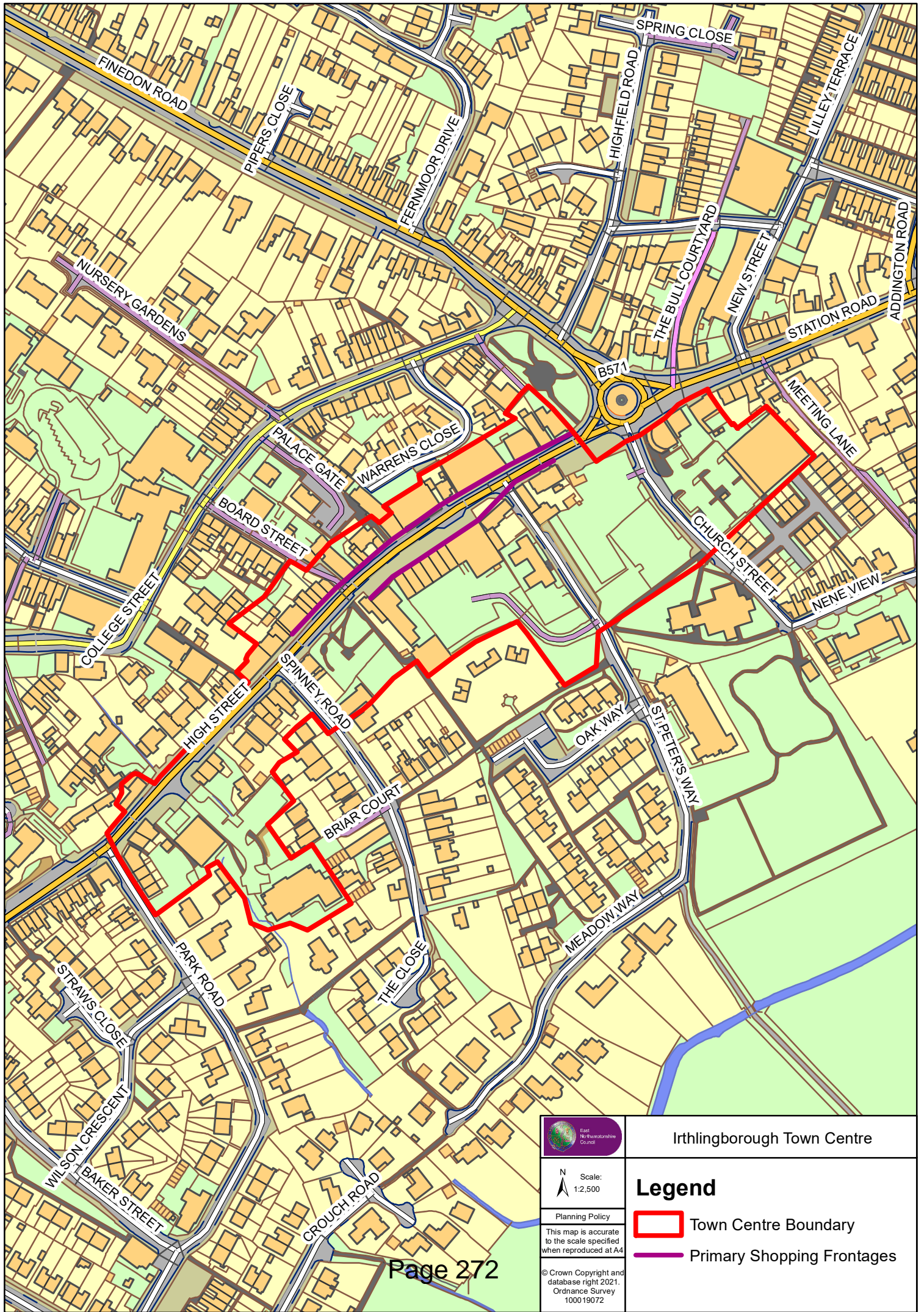
**Ringstead**

**Stanwick**

**Woodford**

---

<sup>1</sup> The Town Centre boundaries, or Primary Shopping Areas and, where designated, Primary Shopping Frontages for Higham Ferrers, Raunds and Rushden are designated in each of the Neighbourhood Plans for these towns



Irthlingborough Town Centre

N Scale: 1:2,500

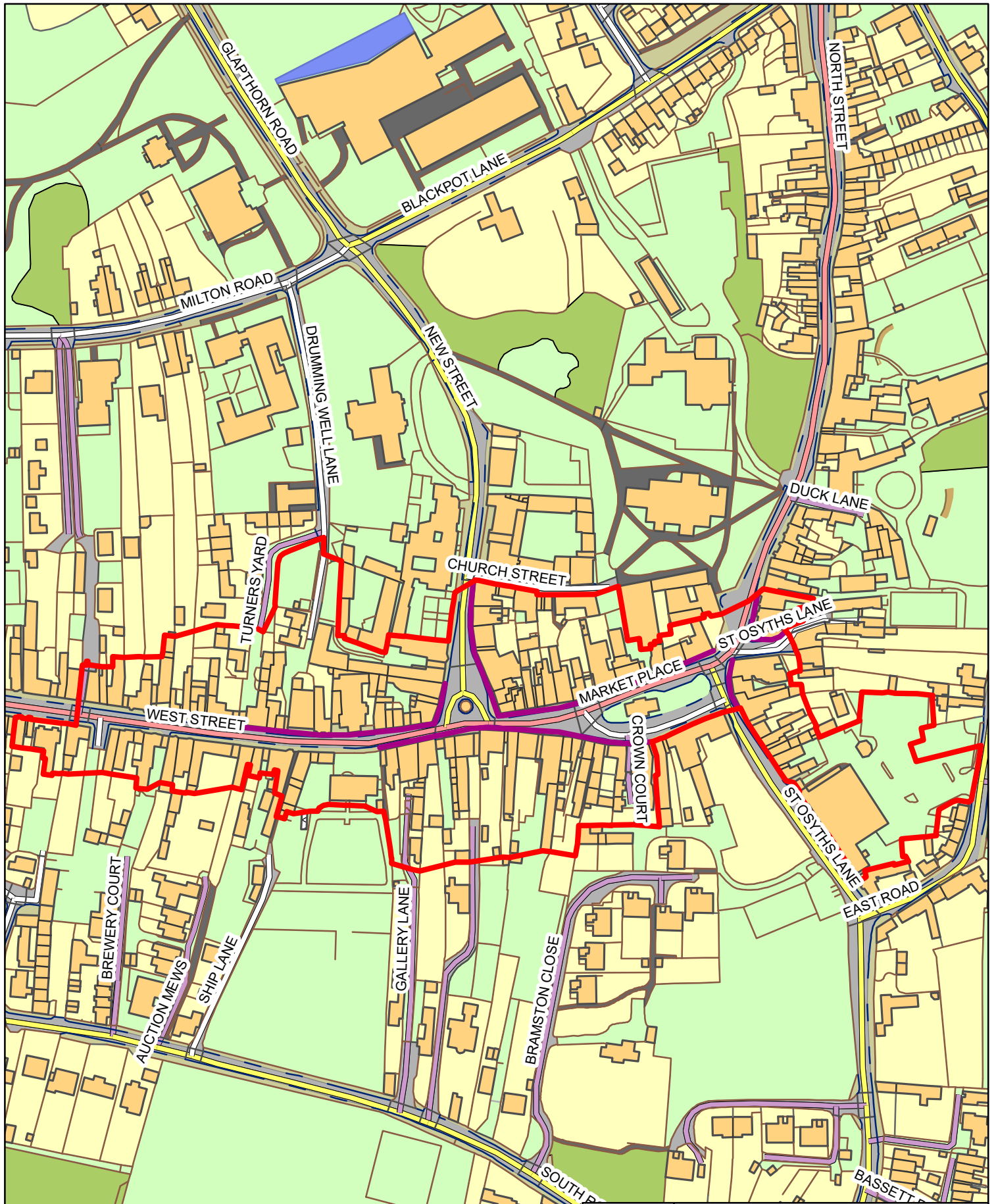
Planning Policy  
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**Legend**

- Town Centre Boundary
- Primary Shopping Frontages

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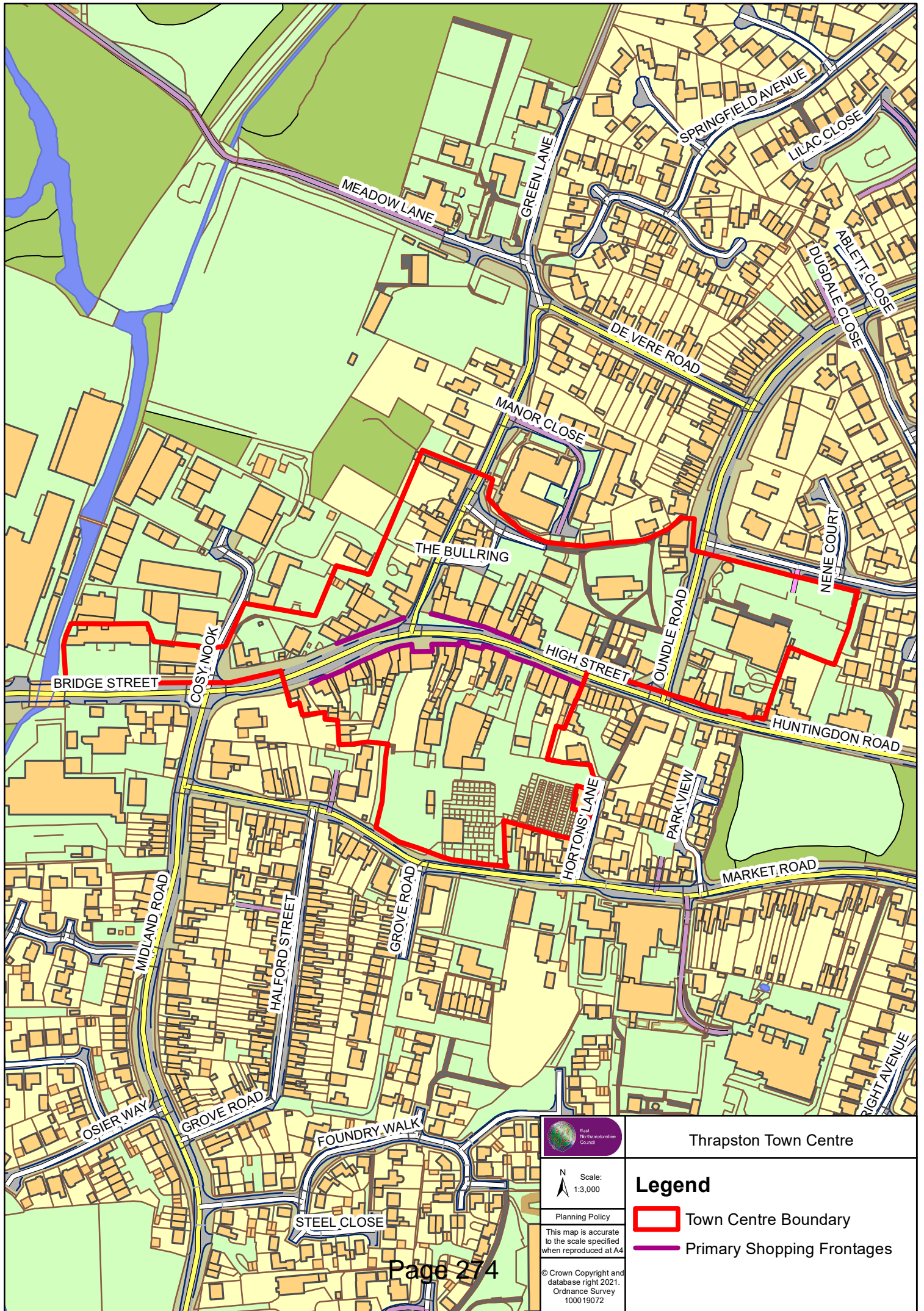
Oundle Town Centre

N  
Scale:  
1:2,500

**Legend**

- Town Centre Boundary
- Primary Shopping Frontages

Planning Policy  
This map is accurate to the scale specified when reproduced at A4



Thrapston Town Centre



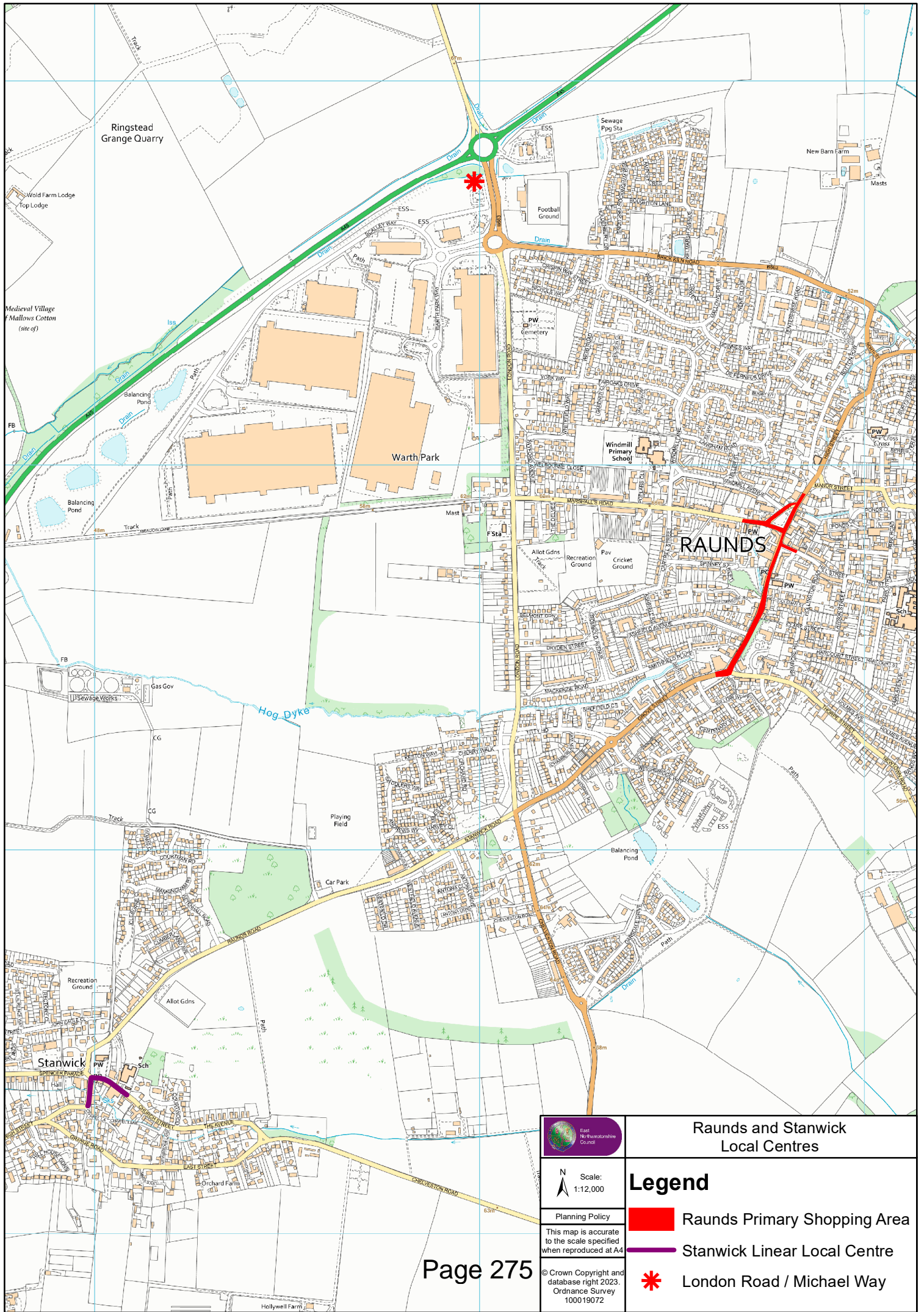
N Scale:  
1:3,000

Planning Policy  
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**Legend**

- Town Centre Boundary
- Primary Shopping Frontages



**Raunds and Stanwick  
Local Centres**



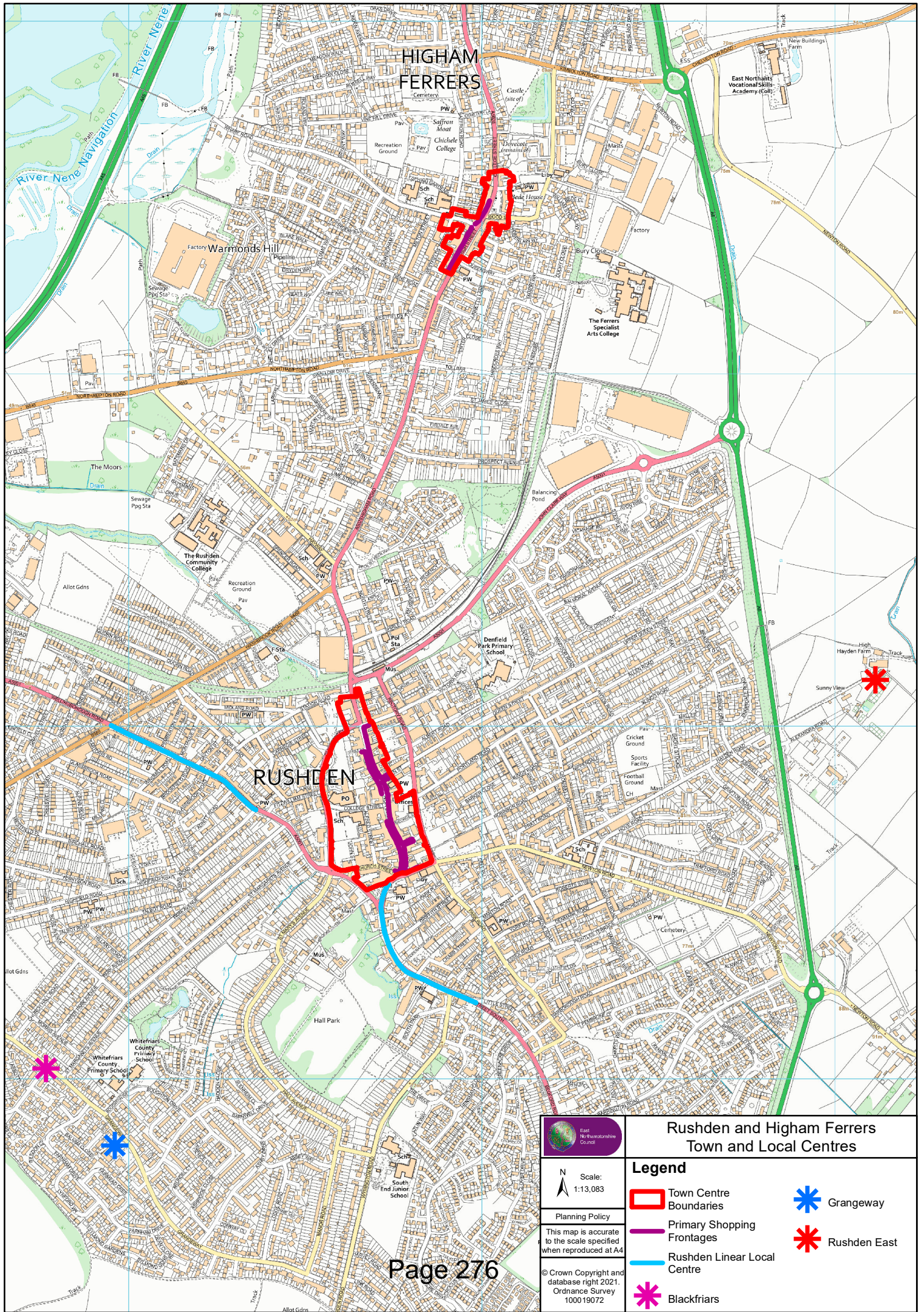
Scale:  
1:12,000

**Legend**

- Raunds Primary Shopping Area
- Stanwick Linear Local Centre
- London Road / Michael Way


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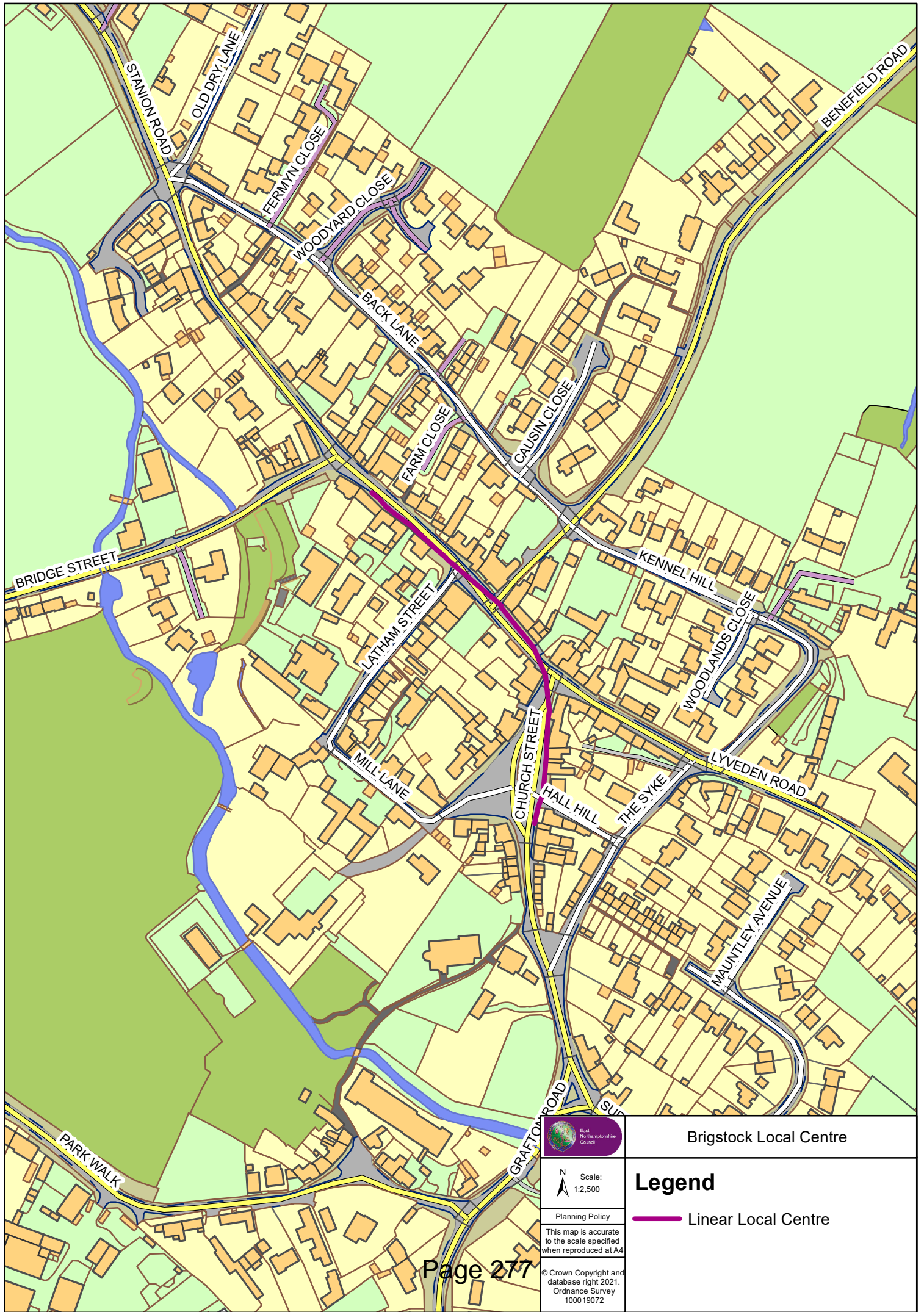
# HIGHAM FERRERS

# RUSHDEN

  
 East Northamptonshire Council  
 Scale: 1:13,083  
 Planning Policy  
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## Rushden and Higham Ferrers Town and Local Centres

- Legend**
-  Town Centre Boundaries
  -  Primary Shopping Frontages
  -  Rushden Linear Local Centre
  -  Blackfriars
  -  Grangeway
  -  Rushden East



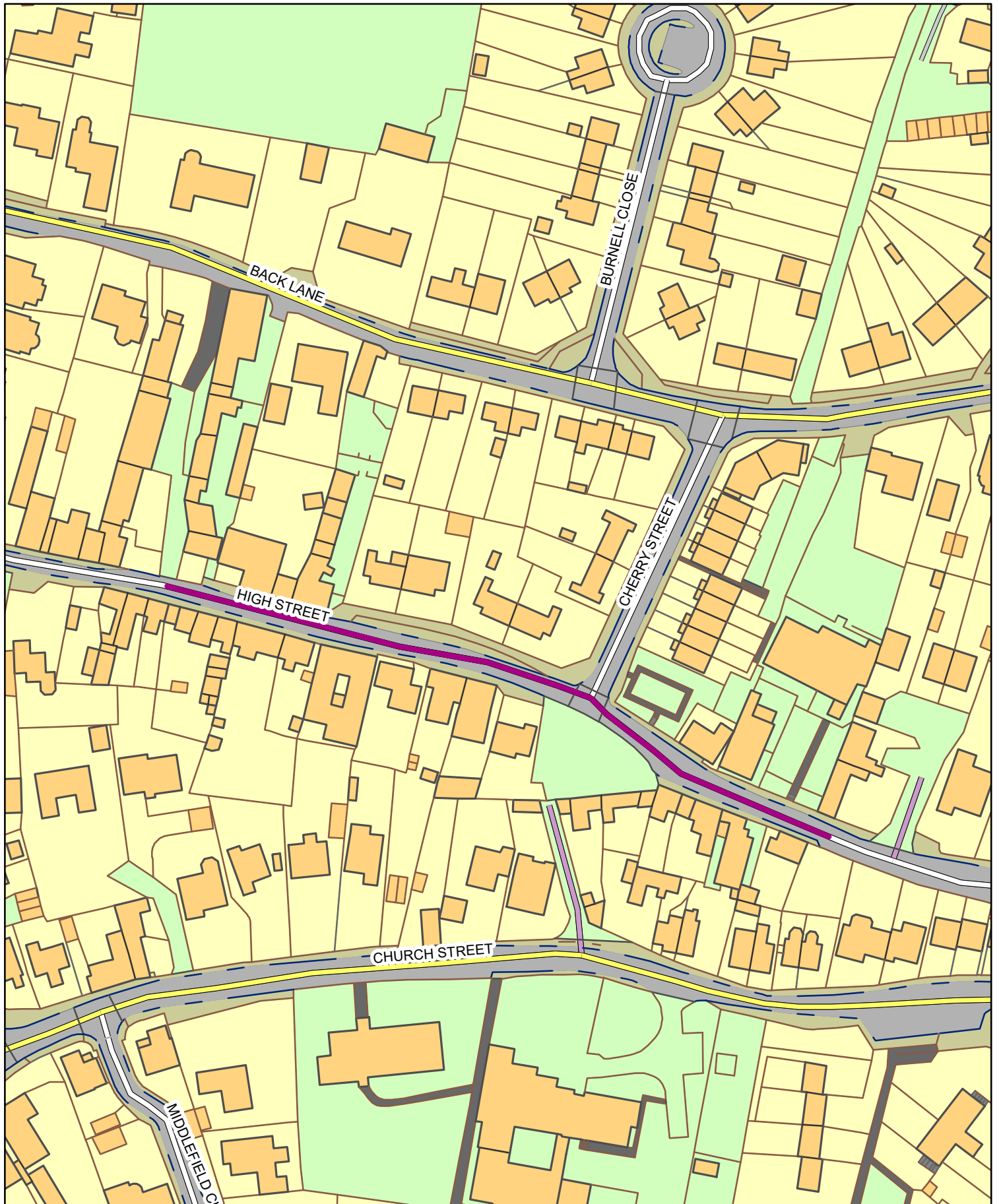
**Brigstock Local Centre**

N Scale: 1:2,500

**Legend**

— Linear Local Centre

Planning Policy  
This map is accurate to the scale specified when reproduced at A4



Ringstead Local Centre




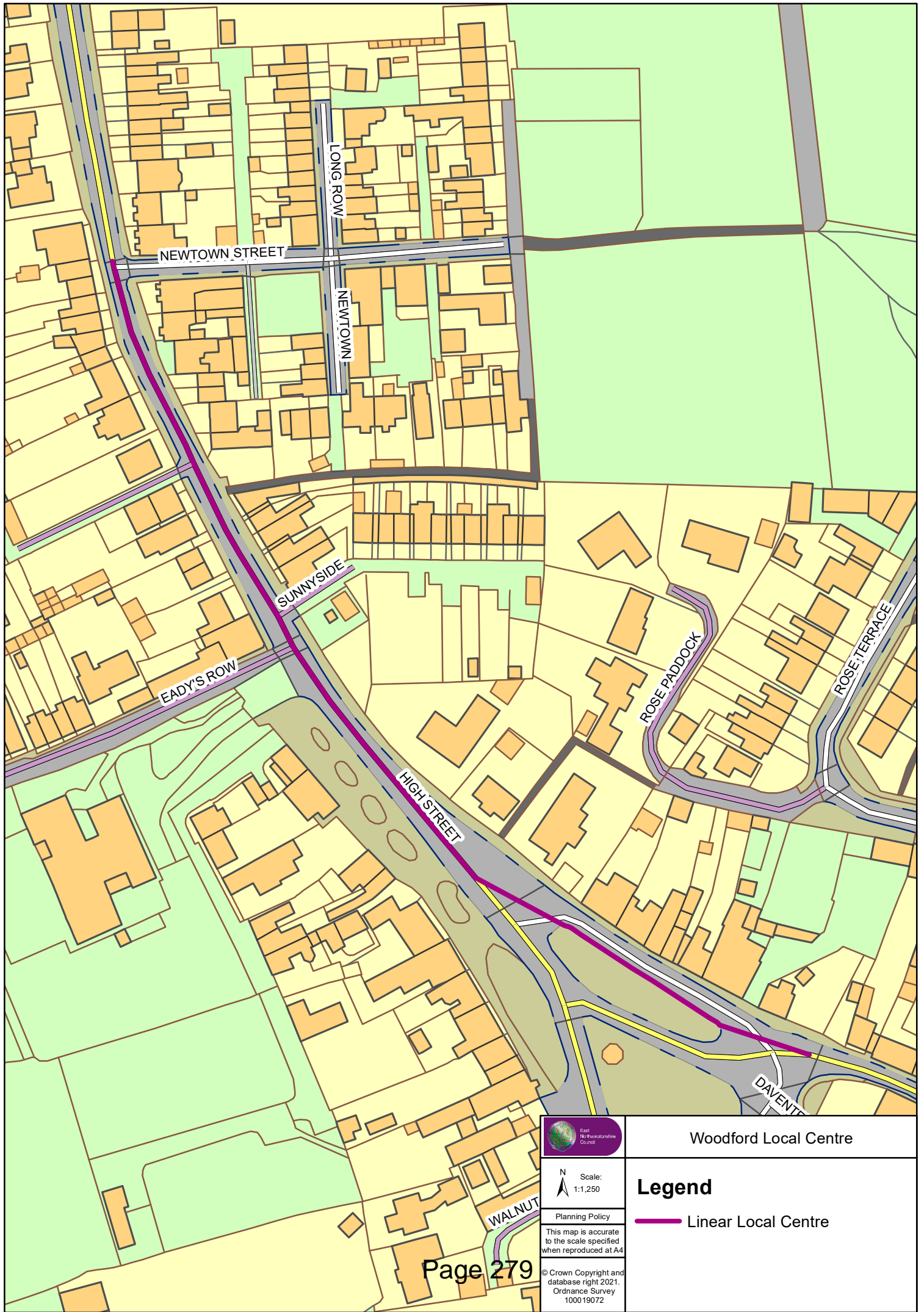
Scale:  
1:1,250

Planning Policy

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**Legend**

 Linear Local Centre



Woodford Local Centre

N  
Scale:  
1:1,250

Planning Policy

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**Legend**

— Linear Local Centre

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## Appendix 5

### Specialist and older persons housing provision – site selection and design principles criteria

Location is important to future residents, both in terms of meeting needs and preferences and for developers and landlords in terms of ease with which they can sell or let the property.

A number of the principles and good practice contained in this appendix acknowledge the study undertaken by Three Dragons and Associates, *The Study of Housing and Support Needs of Older People Across Northamptonshire (March 2017)*.

A desirable location for specialist accommodation for older persons allows residents to carry out activities, whilst remaining part of the community, as well as maximising their health and quality of life. Locations should therefore be provided where they are well connected to the local neighbourhood, enabling interaction with the wider community.

Proposals will need to take into account the following principles in setting out future delivery.

#### Criteria for specialist housing schemes for older persons

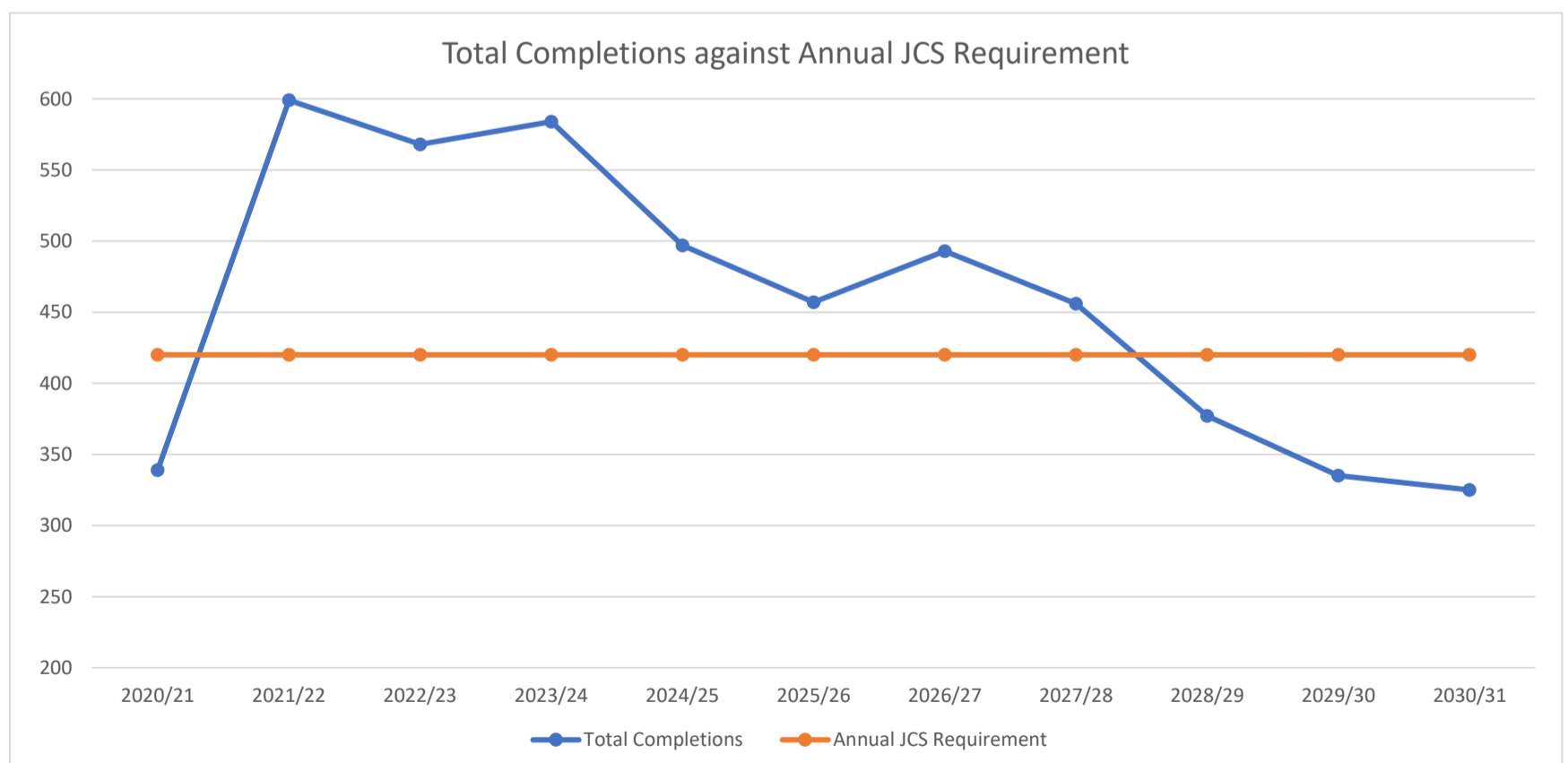
Site	Evidence of demand in immediate area
	Minimum area of 0.2-0,6 ha Retirement villages and some supported housing schemes will be larger
	Level site, or slope of no more than 1:20
	In a town centre, established community, or phased development of an SUE
	Safe, level walking route to facilities and services, within 400m of public transport route
Services within 400m	High Priority: General store, ATM, doctor, pharmacy, (or an established delivery service) access to public transport
	Desirable: hairdresser, day and cultural centres, place of worship, newsagent, public garden or park, post office or bank
Building Design Principles	Generous internal space standards

<b>Site</b>	<b>Evidence of demand in immediate area</b>
	<p>Allows natural light and circulation spaces that encourage interaction</p> <p>Balconies and outdoor space, avoiding internal corridors and single aspect flats</p> <p>Design which recognises emerging healthcare technologies</p> <p>Shared facilities and community hubs where these are lacking in the local community</p> <p>Plants, trees and the natural environment</p> <p>High levels of energy efficiency</p> <p>Mobility scooter/bicycle storage area</p> <p>Shared external areas that give priority to pedestrians</p> <p>Good digital connectivity</p> <p>Lifts to upper floors</p>
Person-centred services	<p>Access to emergency alarm</p> <p>Needs-based support service to facilitate independent living</p> <p>Referral /signposting to specialist support agencies</p> <p>Social integration activities</p> <p>For supported housing in addition:</p> <p>Onsite emergency response and personal care services</p> <p>Restaurant facilities</p> <p>Treatment room for health professional visits</p> <p>Onsite defibrillator</p> <p>Organisation signed up to NHICE end of life care for adults quality standard</p>

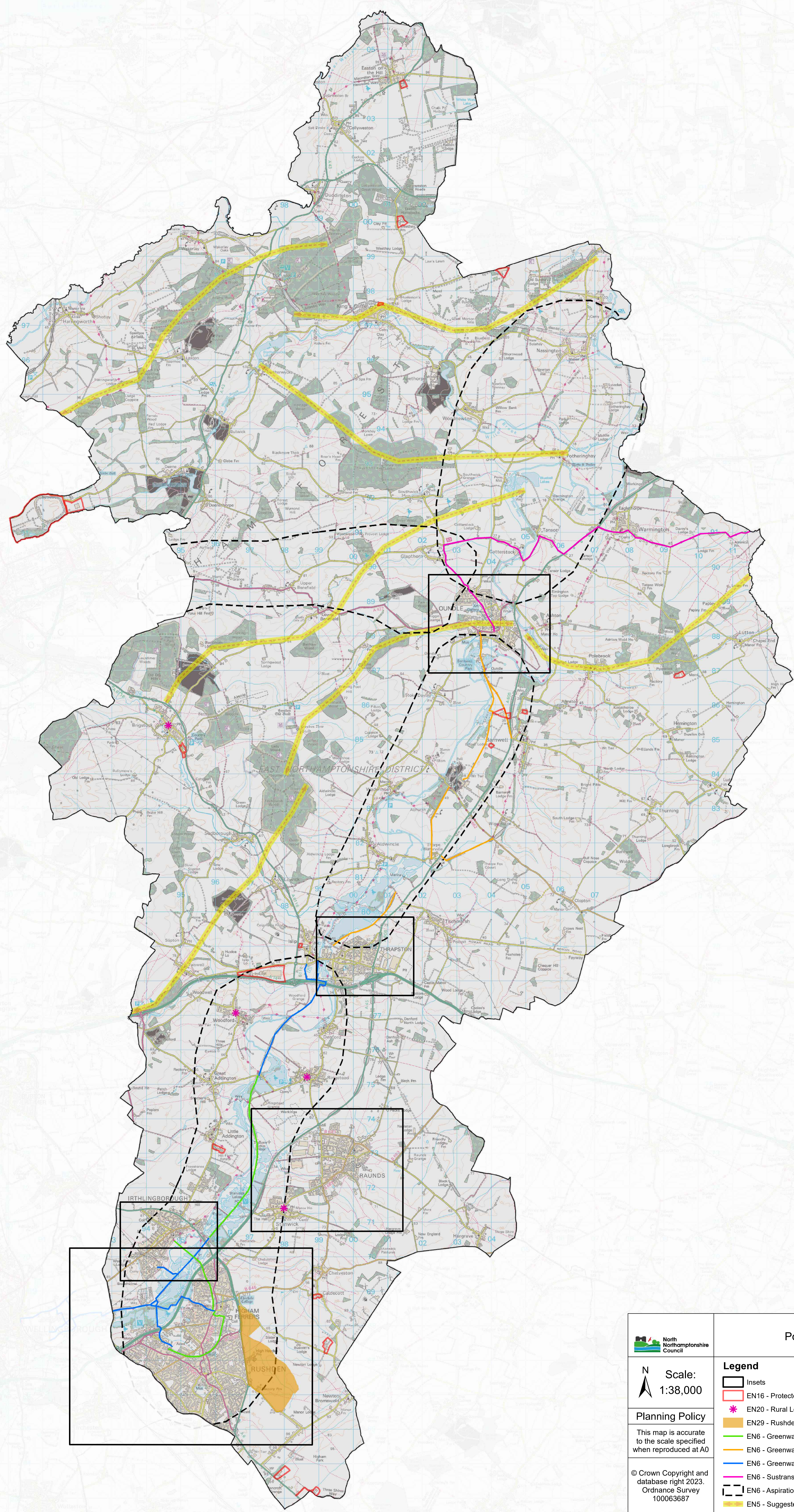
### **Features of general housing desirable for older persons**

<b>Type of home</b>	<b>Apartment or bungalow or smaller home</b>
Internal requirements	<p>Meets Building Regulations Optional Access Standards Category M2/M3</p> <p>Access to open space</p> <p>Generous space standards and flexible room layouts</p>
Wider locational requirements	<p>Connected to local facilities but home is an age-restricted development</p>

Source of Housing Supply	2011/12 to 2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>Past Completions</b>	3883											
<b>3b - Under construction/ started</b>		263	179	114	108	8	0	0	0	0	0	0
<b>3c(i) - Full planning permissions/ minor outline permissions</b>		66	207	98	2	0	0	0	0	0	0	0
<b>3c(ii) - Outline planning permissions (major &gt;9)</b>		0	0	14	10	0	0	0	0	0	0	0
<b>3e - Major urban extensions</b>		0	0	0	0	100	150	200	250	250	250	250
<b>3f - Other site allocations (current local plan)</b>		0	0	0	25	29	51	25	14	6	0	0
<b>3g - Neighbourhood Plan site allocations (Made)</b>		0	2	119	183	172	109	128	132	41	5	10
<b>3h(i) - Emergent DPD allocations</b>		0	80	85	173	128	117	100	60	80	80	65
<b>3h(ii) - Rural and Market Town windfall sites</b>		0	40	30	55	60	0	0	0	0	0	0
<b>3j - Specificc, unallocated brownfield sites</b>		10	91	108	28	0	30	40	0	0	0	0
<b>Total Completions</b>	3883	339	599	568	584	497	457	493	456	377	335	325
<b>Cumulative Total</b>		4222	4821	5389	5973	6470	6927	7420	7876	8253	8588	8913
<b>JCS Cumulative Requirement</b>		4200	4620	5040	5460	5880	6300	6720	7140	7560	7980	8400
<b>Annual JCS Requirement</b>		420	420	420	420	420	420	420	420	420	420	420







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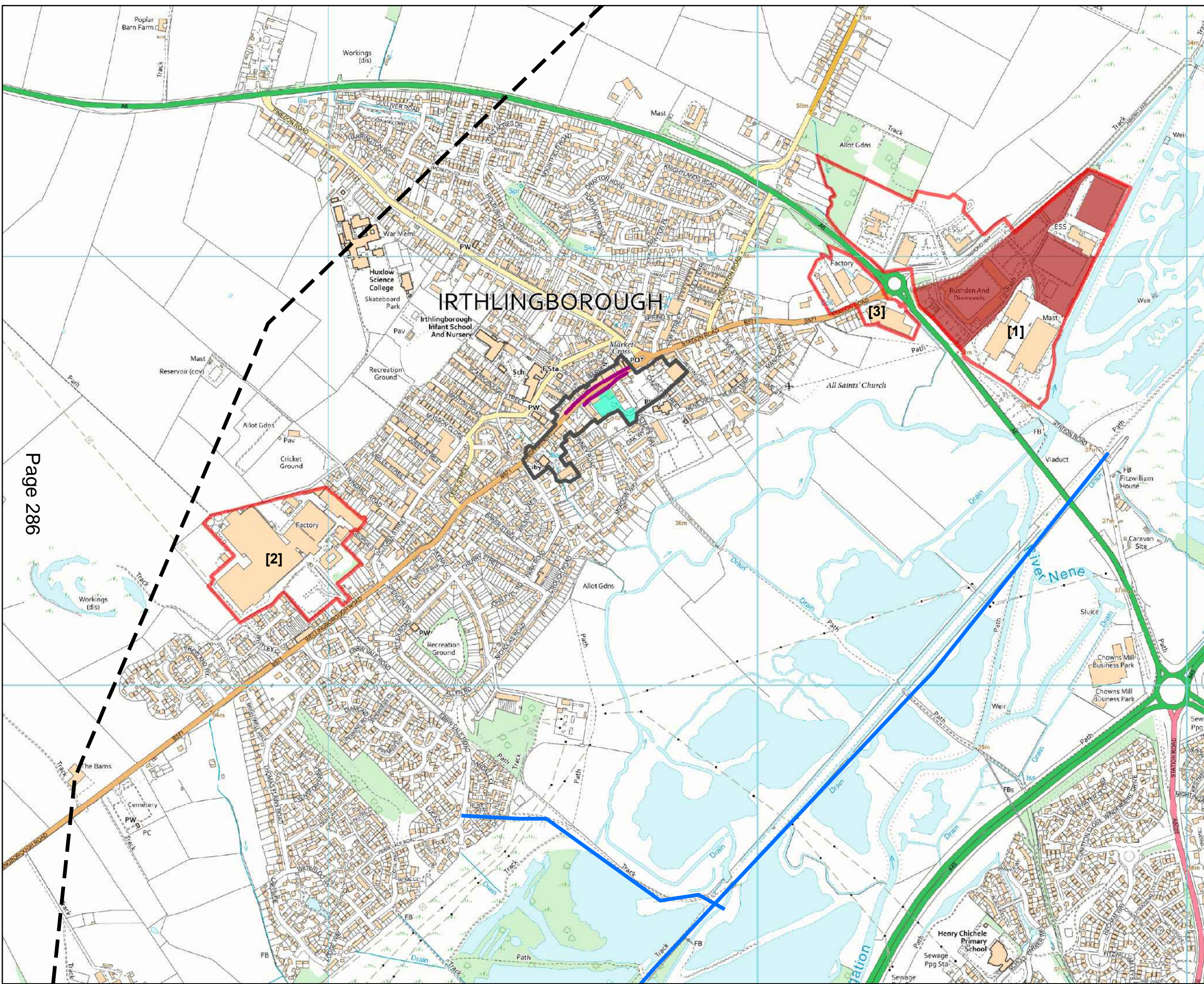
	<b>Policies Map</b>
<p>N Scale: 1:38,000</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Insets</li> <li> EN16 - Protected Employment Areas</li> <li> EN20 - Rural Local Centres</li> <li> EN29 - Rushden East SUE</li> <li> EN6 - Greenway (Completed)</li> <li> EN6 - Greenway (Indicative)</li> <li> EN6 - Greenway (Proposed)</li> <li> EN6 - Sustrans</li> <li> EN6 - Aspirational Connections</li> <li> EN5 - Suggested Local Green Infrastructure Corridors</li> </ul>
<p><b>Planning Policy</b></p> <p>This map is accurate to the scale specified when reproduced at A0</p>	
<p>© Crown Copyright and database right 2023. Ordnance Survey 100063687</p>	



**Legend**















-  EN6 - The Greenway (Proposed)
-  EN6 - The Greenway (Aspirational Connections)
-  [1] - EN16(13) - Nene Park/Nene Business Park
-  [2] - EN16(14) - Whitworths
-  [3] - EN16(39) - 61-68/78 Station Road
-  EN18 - Irthlingborough Town Centre Boundary
-  EN18 - Primary Shopping Frontages
-  EN1 - Lower Crow Hill
-  EN36 - Former Rushden & Diamonds Stadium
-  EN35 - Former Select And Save

This map is accurate to the scale specified above when reproduced at:  
A3

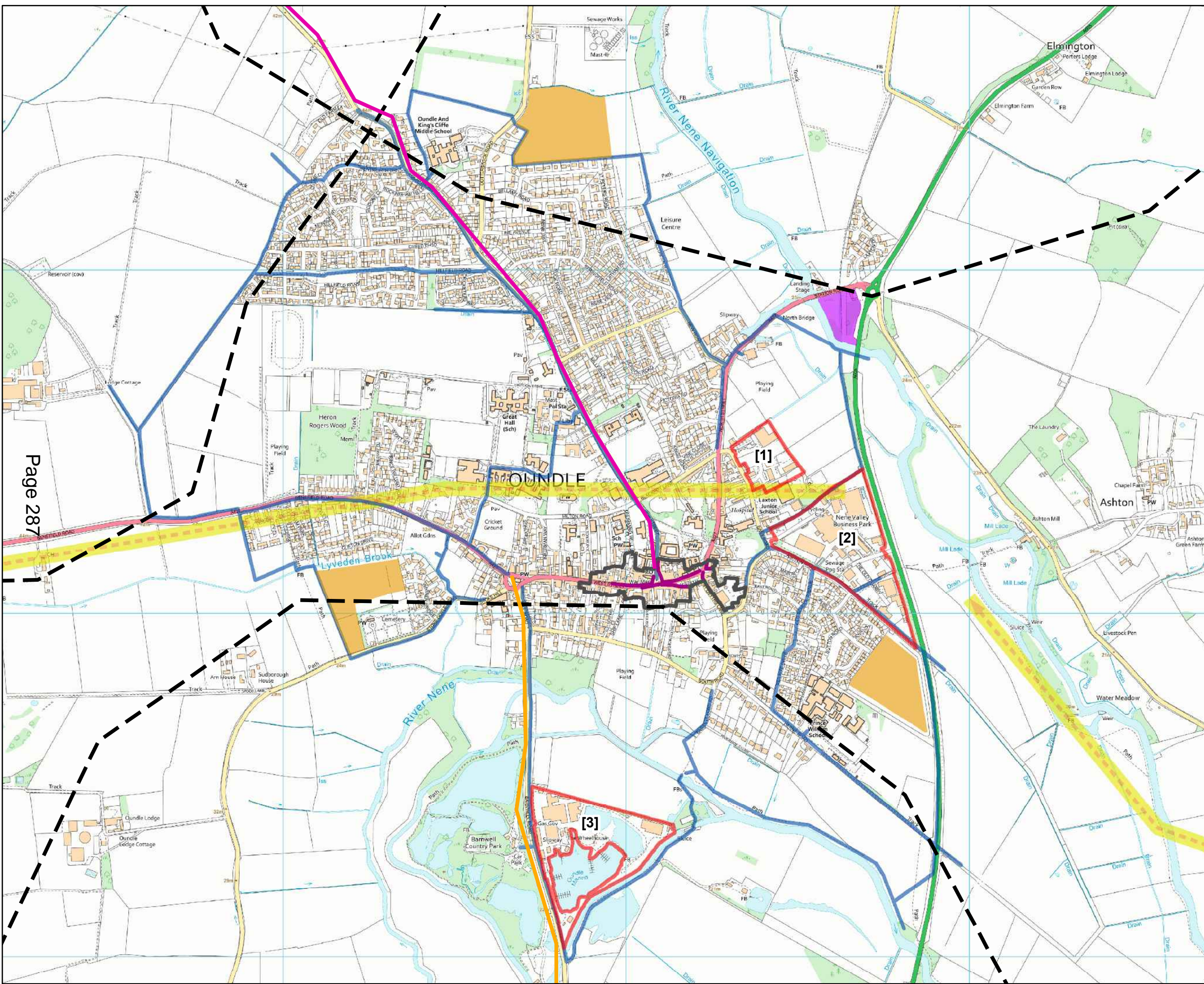




**Legend**

-  EN6 - The Greenway (Indicative)
-  EN6 - The Greenway (Sustrans)
-  EN6 - The Greenway (Aspirational Connections)
-  [1] - EN16(19) - East Road
-  [2] - EN16(22) - Nene Valley Business Park
-  [3] - EN16(23) - Oundle Marina
-  EN18 - Oundle Town Centre Boundary
-  EN18 - Primary Shopping Frontages
-  EN21 - Stoke Doyle Road
-  EN22 - Cotterstock Road
-  EN23 - St. Christophers Drive
-  EN37 - Riverside Hotel, Station Road
-  EN5 - GI Corridor (New Cycle Routes)
-  EN5 - Proposed Local Green Infrastructure Corridors

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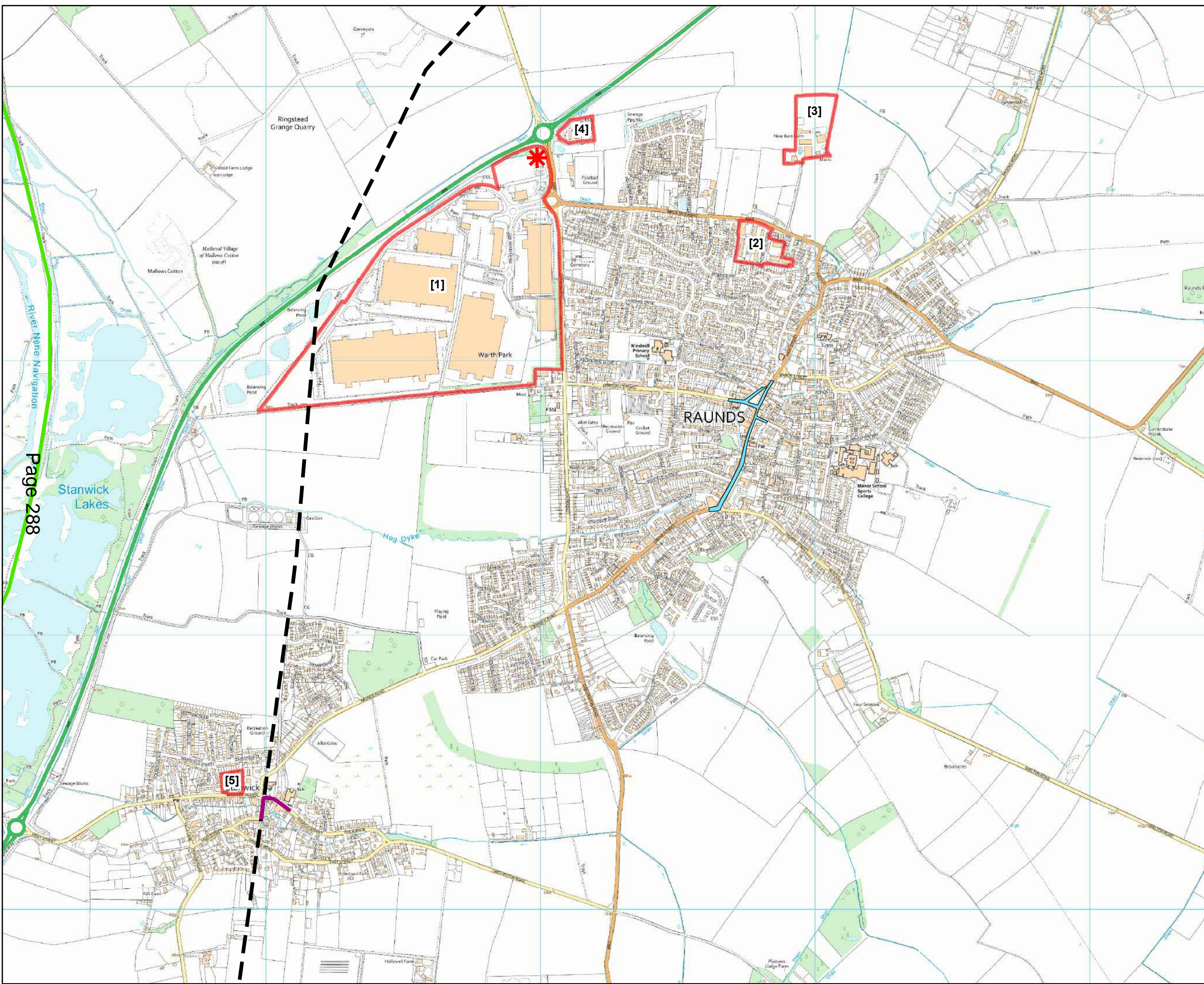
Planning Policy

Raunds and Stanwick Inset

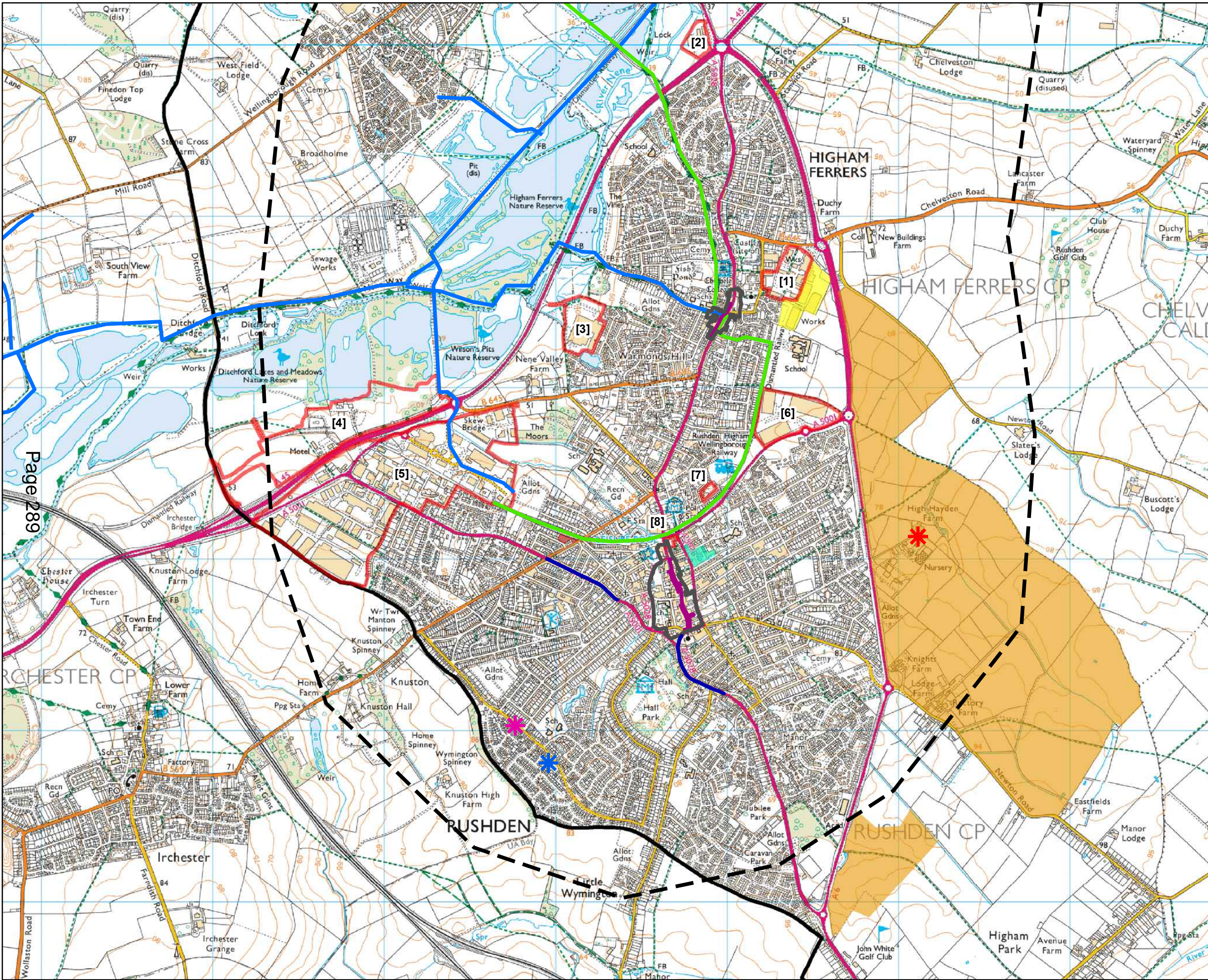
Legend

-  EN6 - The Greenway (Completed)
-  EN6 - The Greenway (Aspirational Connections)
-  EN16 - Warth Park
-  [1] - EN16(25) - Warth Park Protected Employment Area
-  [2] - EN16(26) - Enterprise Road
-  [3] - EN16(27) - New Barn Farm
-  [4] - EN16(28) - East of A45, Brick Kiln Road
-  [5] - EN16(41) - Hawkes
-  Technical, Spencer Parade, Stanwick
-  EN18 - Raunds Primary Shopping Area
-  EN20 - Stanwick Linear Local Centre

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Planning Policy

Rushden and Higham Ferrers Inset











Legend

- EN20 - Rushden Linear Local Centre
- EN18 - Rushden and Higham Ferrers Town Centre Boundaries
- EN18 - Primary Shopping Frontages
- EN20 - Blackfriars Local Centre
- EN20 - Grangeway Local Centre
- EN20 - Rushden East SUE Local Centre
- EN6 - The Greenway (Completed)
- EN6 - The Greenway (Proposed)
- EN6 - The Greenway (Aspirational Connections)
- [1] - EN16(10) - Kimbolton Road
- [2] - EN16(11) - Chowns Mill, Station Road
- [3] - EN16(12) - Lakeside House, A45 Bypass
- [4] - EN16(29) - Rushden Lakes
- [5] - EN16(30) - Sanders Lodge/Rushden West employment area
- [6] - EN16(31) - Spire Road/John Clark Way
- [7] - EN16(38) - Factory, Shirley Road
- [8] - EN16(40) - Travis Perkins, 150 High Street
- EN29 - Rushden Sustainable Urban Extension
- EN32 - Former Factory Site, Oakley Road
- EN33 - Rectory Business Centre
- EN34 - Federal Estates
- EN24 - Land to East of A6/Bedford Road

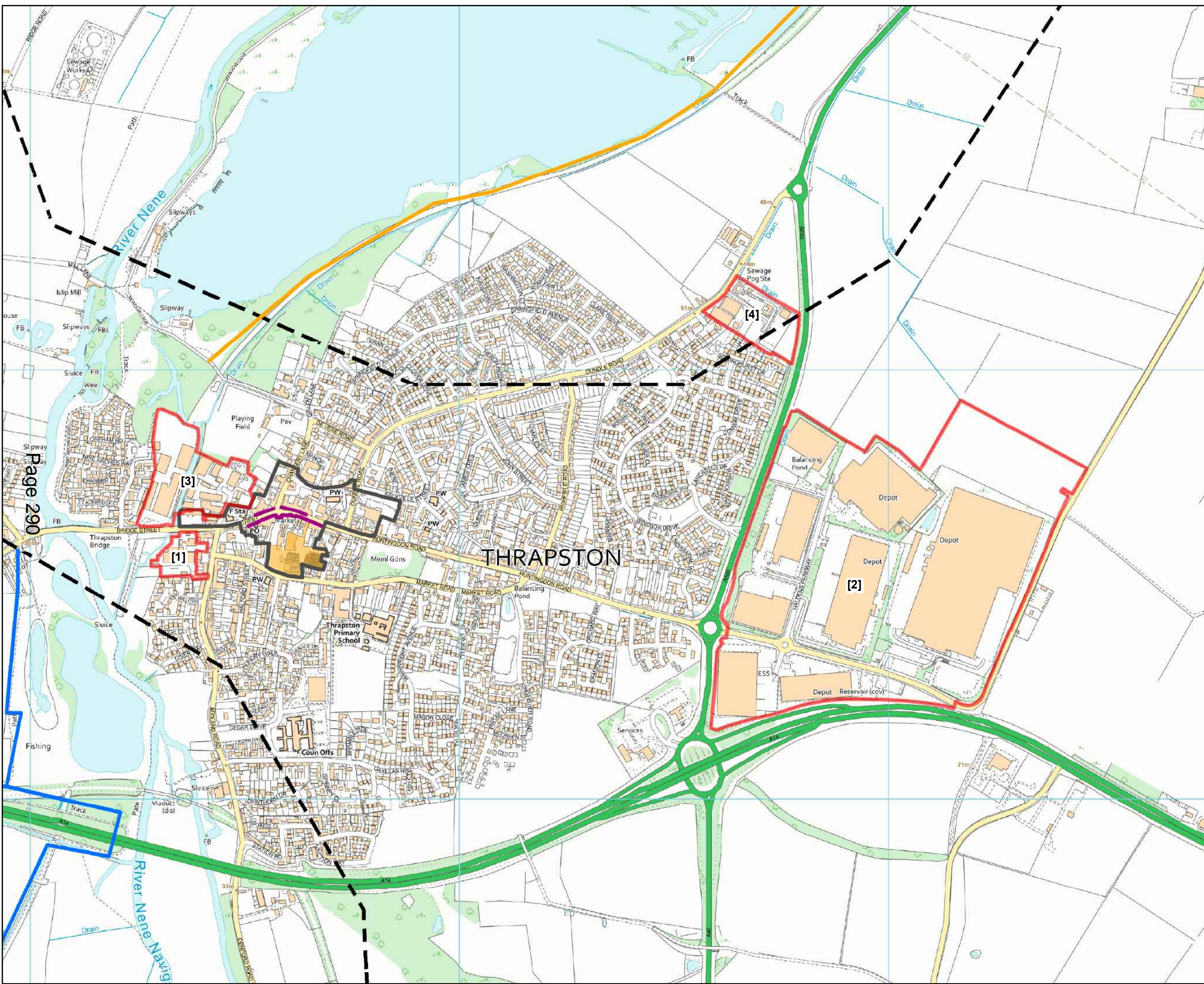
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**Legend**

-  EN6 - The Greenway (Indicative)
-  EN6 - The Greenway (Proposed)
-  EN6 - The Greenway (Aspirational Connections)
-  [1] - EN16(37) - Midland Road
-  [2] - EN16(34) - Haldens Parkway
-  [3] - EN16(35) - Cottingham Way/Cosy Nook
-  [4] - EN16(36) - Top Close
-  EN18 - Thrapston Town Centre Boundary
-  EN18 - Primary Shopping Frontages
-  EN38 - Cattle Market

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## **DRAFT ADOPTION STATEMENT – EAST NORTHAMPTONSHIRE LOCAL PLAN PART 2**

In accordance with Regulation 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 notice is hereby given that North Northamptonshire Council adopted the East Northamptonshire Local Plan Part 2 on *(date to be confirmed, anticipated as 7 December 2023)*.

The East Northamptonshire Local Plan Part 2 was the subject of an independent examination conducted by Inspector Caroline Mulloy BSc (Hons) Dip TP, MRTPI appointed by the Secretary of State. In the report published on 31 July 2023, the Inspector confirmed that the Plan was sound, subject to a series of main modifications. The main modifications recommended by the Inspector, together with additional minor modifications (which do not change the meaning of the policies) are included in the adopted East Northamptonshire Local Plan Part 2. These can be viewed on the Council's examination webpages at:

*Weblink to be provided following adoption.*

Any person aggrieved by the East Northamptonshire Local Plan Part 2 may, with the leave of the High Court, make an application under Section 113(3) of the Planning and Compulsory Purchase Act 2004 to quash the Plan on the grounds that:

- The East Northamptonshire Local Plan Part 2 is not within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004; or
- a procedural requirement of the Act or its associated Regulations has not been complied with.

Any such application for leave must be made to the Court under Section 113 of the Planning and Compulsory Purchase Act 2004 no later than the end of the period of six weeks beginning with the day after the date on which the East Northamptonshire Local Plan Part 2 Local Plan was adopted. *(date to be confirmed, anticipated as 7 December 2023)*.

In accordance with Regulations 26 and 35 of the 2012 Regulations, the following documents have been made available:

- I. East Northamptonshire Local Plan Part 2 and Policies Map;
- II. This Adoption Statement; and
- III. Sustainability Appraisal Report.

A copy of the documents listed can be viewed on the Council's website as indicated above. Alternatively, hard copies are available for inspection at the Council Offices, East Northamptonshire House, Cedar Drive, Thrapston, Northamptonshire NN14 4LZ and at the following libraries: Irthlingborough, Oundle, Raunds, Rushden and Thrapston, during normal opening hours.

If you require further information, please email:  
[planningpolicy.ENC@northnorthants.gov.uk](mailto:planningpolicy.ENC@northnorthants.gov.uk)

A copy of this Adoption Statement will be sent to the Secretary of State for Housing, Communities and Local Government.

# Sustainability Appraisal for the East Northamptonshire Part 2 Local Plan

Adoption Statement

North Northamptonshire Council

September 2023

## Quality information

<u>Prepared by</u>	<u>Checked by</u>	<u>Verified by</u>	<u>Approved by</u>
Ian McCluskey Associate Consultant	Nick Chisholm Batten Technical Director	Ian McCluskey Associate Consultant	Nick Chisholm Batten Technical Director

## Revision History

<u>Revision</u>	<u>Revision date</u>	<u>Details</u>	<u>Name</u>	<u>Position</u>
V1	September 2023	Draft for internal review	Ian McCluskey	Associate Consultant
V2	October 2023	Final Draft	Ian McCluskey	Associate Consultant

### Prepared for:

North Northamptonshire Council

### Prepared by:

AECOM Limited  
100 Embankment,  
Cathedral Approach,  
Salford  
M3 7FB

[aecom.com](http://aecom.com)

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# 1. Introduction

## Background

- 1.1 North Northamptonshire Council (which, subsequent to local government reorganisation, now has responsibility for the area previously administered by East Northamptonshire District Council) has prepared a new Part 2 Local Plan for the East Northamptonshire area. This has been developed in the context of the adopted North Northamptonshire Joint Core Strategy (2016), which forms Part 1 of the Local Plan, as well as the plans and programmes of the surrounding local authorities in accordance with the statutory Duty to Cooperate.
- 1.2 The Part 2 Local Plan was submitted to Government, for Examination by an appointed Planning Inspector, on the 29<sup>th</sup> March 2021. Following an extensive Examination process, the Inspector published a report into the Plan's legal compliance and soundness in July 2023. The Inspector concluded that the plan is legally compliant and sound, subject to a series of modifications being made. The Part 2 Local Plan, incorporating modifications, is being put forward for adoption at a Full Council meeting.
- 1.3 A parallel process of Sustainability Appraisal (SA) was undertaken alongside plan-making, led by consultants AECOM.

## SA explained

- 1.4 SA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and the reasonable alternatives considered during the plan-making process, in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. Through this approach, the SA seeks to maximise the Part 2 Local Plan's contribution to sustainable development.
- 1.5 A SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the Strategic Environmental Assessment (SEA) Regulations). SA incorporates the requirement for SEA and widens the scope of the assessment to also include social and economic issues.

## This SA Adoption Statement

- 1.6 Regulation 16 of the SEA Regulations sets out the post-adoption procedures with respect to SEA. It requires that, as soon as reasonably practicable after the adoption of a plan for which an SA / SEA has been carried out, the planning authority must make a copy of the plan publicly available alongside a copy of the SA Report and an 'SEA Adoption Statement', and inform the public and consultation bodies of the availability of these documents. The consultation bodies are the Environment Agency, Historic England and Natural England.
- 1.7 This document is the Sustainability Appraisal (incorporating the Strategic Environmental Assessment) Adoption Statement to accompany the adoption of the Part 2 Local Plan.

- 1.8 The Sustainability Appraisal (SA) Adoption Statement describes the process, how the findings of the SA were taken into account and informed the development of the Local Plan, and the monitoring indicators that will be applied to check the accuracy of predicted effects and to monitor progress against sustainability objectives.

## 2. The ‘story’ of plan-making and SA up to the point of adoption

### Introduction

- 2.1 This section gives consideration to each of the main plan-making and SA steps in turn. It is common for the plan-making and SA process to involve numerous iterations of the draft Plan, and this was also the case with the East Northamptonshire 2 Local Plan.

### Key plan making milestones

- 2.2 This section outlines the key milestones throughout the plan-making process and the key elements of the Plan that were developed during each stage.

#### Reg 18 consultation document (January - April 2017)

- 2.3 The initial stages of the plan-making process involved scoping out the key issues and early engagement with stakeholders. A ‘Regulation 18’ consultation was undertaken for six weeks, which consisted of several elements.
- A document explaining the plan-making process and asking a series of high-level questions to stakeholders
  - A call for sites
  - SA and HRA scoping

#### Stakeholder Workshops (May 2017 – April 2018)

- 2.4 The first Regulation 18 consultation was followed by a series of workshops, for Members and representatives of Town and Parish Councils. Summary feedback from these workshops (key issues and themes) was reported to the respective Planning Policy Committee meetings. This, together with the Regulation 18 feedback, informed the development of policies and proposals for the draft Plan

#### Draft Local Plan Part 2 Consultation (November 2018 – February 2019)

- 2.5 A full draft of the Local Plan Part 2 was published for consultation, giving stakeholders the opportunity to comment on the draft policies and text. The draft Plan contained a range of policies under following chapters; ‘spatial strategy’, ‘natural capital’, ‘social capital’, ‘economic prosperity’, ‘housing delivery’, ‘town strategies’, and ‘monitoring and implementation’.
- 2.6 Representations received during the draft Local Plan Part 2 consultation were reported to the Planning Policy Committee. The Council’s responses to representations were approved in stages; at various meetings of the Planning Policy Committee held between March 2019 and January 2020:

#### Additional sites consultation (February – March 2020)

#### Alternative sites (Rushden) consultation (October – November 2020)

- 2.7 The Council undertook a focused consultation on proposals for additional development sites in Rushden.

### **Pre submission Draft Local Plan Part 2 consultation (5<sup>th</sup> Feb – 19<sup>th</sup> March 2021)**

- 2.8 The Council (Planning Policy Committee, 27th January 2021) approved the Pre-Submission Draft Local Plan Part 2 for submission to the Secretary of State for Housing, Communities and Local Government, under the Town and Country Planning (Local Plans) (England) Regulations 2012, as amended.
- 2.9 The Regulation 19 consultation took place from Friday 5th February until Friday 19th March 2021, inclusive.

### **Modifications**

- 2.10 Following the Examination hearings, the Council published Proposed Main Modifications to the Plan for public consultation in March -April 2023 . Following this consultation, the Planning Inspector's final report on the Part 2 Local Plan, concluded that with the Inspector's recommended Main Modifications (dated July 2023) the Plan is considered 'sound'.

### **SA Preparation alongside the Local Plan**

- 2.11 This section outlines the key stages and outputs from the SA process and how they related to the preparation of the East Northamptonshire Part 2 Local Plan.

### **North Northamptonshire Joint Core Strategy (2016)**

- 2.12 The Joint Core Strategy sets out the spatial strategy for North Northamptonshire including the East Northamptonshire area, which is important from an SA perspective, as it narrows the scope of the Plan. In particular, the need to consider reasonable alternatives for growth is reduced given the framework set by the Joint Core Strategy.
- 2.13 The Joint Core Strategy was subjected to a legally compliant SA process, which tested different spatial options for housing and employment growth. This influenced the spatial strategy for the East Northamptonshire area (and the rest of North Northamptonshire), and it was not necessary to reconsider such issues.

### **Scoping**

- 2.14 The start of the SA process was to prepare and consult on a SA Scoping Report. A number of consultation bodies (notably the Statutory Bodies: Historic England, the Environment Agency, and Natural England) and other stakeholder bodies were consulted on the Scoping Report alongside first Regulation 18 consultation stage between January – April 2017.
- 2.15 The scope was revisited and updated throughout the plan-making process. However, the underlying key issues remained fundamentally the same as those agreed during the initial scoping consultation. Therefore, the SA Framework remained appropriate.

### **Interim SA work (2017-2020)**

- 2.16 SA was undertaken alongside key stages of plan making, with the preparation of interim SA Reports helping to inform decision making. The following key tasks were undertaken as the Plan progressed.

- Consideration and appraisal of spatial strategy options including housing growth and distribution;
- Appraisal of housing options for Oundle (Interim Report, December 2018)
- Appraisal of site options.
- Appraisal of draft policies.

### **Sustainability Appraisal (SA) of the Publication Plan (January 2021)**

2.17 The SA Report accompanied the Publication version of the Local Plan that was subsequently submitted to government for independent examination following consultation. The SA Report presented an updated appraisal of the Plan 'as a whole', focusing on policies, site allocations and the overall strategy.

### **SA Report Addendum: Appraisal of Modifications (November 2022)**

2.18 Following the Local Plan examination hearings, an update to the sustainability appraisal was undertaken to take account of the proposed Main Modifications.

2.19 This involved screening the Main Modifications to identify those that could potentially lead to substantial changes to the SA findings / give rise to significant effects. The Main Modifications that were 'screened in', were then considered in further detail to identify if there were any reasonable alternatives, and to establish the implications of the changes to the plan in sustainability terms.

2.20 The appraisal identified that the main modifications would lead to no significant effects, and limited changes to the sustainability appraisal findings when considering the overall effects of the Plan 'as a whole' (compared to the Submission version of the Plan).

## 3. How has the SA influenced decision making?

### Introduction

- 3.1 Essentially, SA must feed-into and inform plan-making in two ways:
1. Appraisal of alternatives and draft policies should inform preparation of the draft Plan.
  2. The SA Report, and consultation responses received during the Draft Plan / SA Report consultation, should inform plan finalisation.
- 3.2 This section briefly discusses the key elements of the SA process, and how the findings were fed-into the Plan making process. There is a focus on explaining how sustainability considerations have been taken into account and influenced plan-making, including as a result of alternatives appraisal, site assessments, policy appraisal, and consultation on Plan / SA documents.

### Influencing the spatial strategy

- 3.3 When considering alternatives to the policies and approaches within the Part 2 Local Plan, it was important to acknowledge the role of the Joint Core Strategy. The Joint Core Strategy already sets the spatial strategy for the East Northamptonshire area, and so no further reasonable alternatives were identified in this respect.
- 3.4 There was, however, scope for the Part 2 Local Plan to explore the potential to plan for further housing growth to support 'local needs'. The Council explored options for different settlements, with each discussed in turn below.

### Oundle

- 3.5 Two strategic options were identified and appraised for Oundle. The first saw three strategic sites being proposed as part of the Draft Plan (informed by site assessments and other evidence). The second option involved a different package of sites, informed by the emerging Oundle Neighbourhood Plan. The options performed very similarly overall across the full range of SA topics.

### Rushden and Irthlingborough

- 3.6 Five strategic locations at Irthlingborough and Rushden (lying within the East Northamptonshire area) were identified as reasonable alternatives and subsequently assessed as potential site options for growth.
- 3.7 The SA broadly supported the decision to allocate a site in Rushden. However, concerns arose about the specific site identified, so additional SA (and HRA) work was undertaken to understand potential impacts and influence the decision making process.

## Unreasonable alternatives

3.8 The SA process was utilised to establish that the following alternatives were unreasonable:

- Increased amount of housing overall to provide further flexibility,
- Increased housing growth in rural areas,
- Propose additional employment land allocations,
- Increased growth in Higham Ferrers, Raunds and Thrapston.

## Influencing policy content

3.9 Once draft policies had been written, these were appraised against the SA framework to identify potential positive and negative effects. At this stage, the SA also identified a series of mitigation and enhancement measures, which were then considered by the Council when finalising the policies.

3.10 Site appraisals were also undertaken to identify constraints and opportunities for different site options. As part of this process, measures were identified to aid in mitigation at specific sites. For example, this included measures such as; the need to consider the setting of heritage assets, the need to compensate for the loss of community facilities, and the need to promote enhanced walking and cycling measures.

## Influencing the Main Modifications

3.11 Further sustainability appraisal was undertaken at this stage to understand the implications of the proposed Main Modifications. A report was published in November 2022 setting out the findings.

3.12 Eight Modifications (including 3 modifications involving similar changes related to the HRA) were identified for further exploration. This involved a consideration of potential alternatives, though none were found to be reasonable. The Main Modifications were also subjected to appraisal both individually, and also considered 'as a whole'.

3.13 The Modifications were identified as having positive and negative implications, but none of these were found to be significant or to lead to notable changes to the SA Report findings. No mitigation or enhancement measures were identified throughout the appraisal process at this stage.

## 4. Monitoring

- 4.1 The SEA Regulations require that: *“The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action”*.
- 4.2 The purpose of monitoring is to measure the significant sustainability effects of a plan, as well as to measure success against the plan’s objectives. This will enable appropriate interventions to be undertaken if monitoring highlights negative trends relating to the relevant elements identified in the SA Report. It is therefore beneficial if the monitoring strategy builds on monitoring systems which are already in place. To this end, many of the indicators of progress chosen for the SA are based on data that is already being routinely collected at a local level by North Northamptonshire Council and its partner organisations. It should also be noted that monitoring can provide useful information to inform the development of future plans and programmes, including future iterations of the Part 2 Local Plan.
- 4.3 Table 4.1 outlines a monitoring framework for measuring effects of the East Northamptonshire Part 2 Local Plan against each of the SA themes presented in the SA Report. This will ensure that any significant effects continue to be monitored over the plan period.
- 4.4 Monitoring measures in purple text are those that are **already part of the monitoring framework for the Joint Core Strategy**.
- 4.5 Monitoring measures in blue text are those that are **proposed for monitoring the Part 2 Local Plan itself**. There is some overlap between these indicators and those that are being used for the Joint Core Strategy.
- 4.6 All other indicators are those being suggested through the SA process as additional measures, to monitor specific effects identified in the SA that are not covered by the existing and proposed Local Plan monitoring frameworks.



**Table 4.1 SA Monitoring Framework for the East Northamptonshire Part 2 Local Plan**

Summary of effects	Potential monitoring measures
<p><b>Accessibility</b></p> <p><b>Significant positive effects</b> are predicted due to a focus on accessible locations and support for green infrastructure enhancement.</p>	<p>Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:</p> <ul style="list-style-type: none"> <li>• <b>Accessibility to services and facilities from new residential developments.</b></li> <li>• <b>Completion of Greenway projects/ developments</b></li> </ul>
<p><b>Housing</b></p> <p><b>Significant positive effects</b> due to support for additional housing across the HMA.</p>	<ul style="list-style-type: none"> <li>• <b>Net additional dwellings</b></li> <li>• <b>Number of dwellings permitted/constructed within the different category areas of the settlement hierarchy</b></li> <li>• <b>Affordable housing provision</b></li> </ul>
<p><b>Health and Liveability</b></p> <p><b>Significant positive effects</b> due to a combination of housing delivery, regeneration, creation and enhancement of open space, green infrastructure and the promotion of active travel.</p>	<ul style="list-style-type: none"> <li>• <b>Provision of accessible greenspaces</b></li> <li>• <b>Net loss/ gain in GI across the district</b></li> <li>• <b>Completion of Greenway projects/ developments</b></li> <li>• <b>Amount of new sports and recreation facilities provided/ contributions secured toward facilities.</b></li> </ul>

<p><b>Crime</b></p> <p>The regeneration of key town centre sites may contribute to improved community safety and reduce the perception of crime in the district. Overall, a <b>minor positive effect</b> is predicted.</p>	<p>Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:</p> <ul style="list-style-type: none"> <li>• Improvement of deprivation</li> <li>• Improvement of crime rates</li> </ul>
<p><b>Community</b></p> <p><b>Minor positive effects</b> are predicted with regards to community cohesion.</p>	<p>Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:</p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>Biodiversity</b></p> <p>The additional protections and enhancement measures are considered likely to lead to <b>minor positive effects</b>. This relates to the potential to strengthen ecological networks from a locally specific perspective.</p>	<ul style="list-style-type: none"> <li>• % of nationally important wildlife sites that are in favourable condition.</li> <li>• Woodland access</li> <li>• Net loss / gain in Green Infrastructure across the borough.</li> <li>• Change in areas of biodiversity importance.</li> <li>• Net loss/ gain in GI across the district</li> </ul>
<p><b>Landscape</b></p> <p>Though additional site allocations could lead to some <b>minor negative effects</b>, the broader policies in the Plan are protective and where regeneration is involved could lead to <b>minor positive effects</b>.</p>	<p>Whilst no significant effects have been identified, the following indicators could be used to monitor general trends:</p> <ul style="list-style-type: none"> <li>• Number of permissions and refusals when policies relating to design / landscape were used to make the decision.</li> </ul>

## Cultural Heritage

Though some development locations are close to or contain heritage assets, there are policy mitigation and enhancement measures in place. Several plan policies should also have indirect positive effects on heritage through improvements to the public realm. Overall **minor positive effects** are predicted in the long term.

Whilst no significant effects have been identified, the following indicators could be used to monitor general trends:

- Number of listed Buildings on the At-Risk Register.
- Maintaining non designated Heritage Assets
- Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance
- Permissions and refusals where heritage and design policies were used to make the decision.

## Air

The Plan supports growth in accessible locations and encourages an increase in sustainable modes of travel and green infrastructure. Overall, the effects in terms of air quality are predicted to be **minor positive** in the long term.

Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:

- Locations close to or exceeding levels of poor air quality sufficient to warrant designation of an air quality management area.

## Water

The Plan is likely to have some indirect **minor positive effects** through the introduction of green infrastructure and sustainable drainage.

Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:

- % of river lengths assessed as having 'good' biological/ chemical quality as defined by the Water Framework Directive.

<p><b>Natural Hazard</b></p> <p>The additional provisions of the Local Plan do not undermine the strategic directions or add any significant enhancements in respect of flooding. On balance, <b>neutral effects</b> are predicted.</p>	<p>Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:</p> <ul style="list-style-type: none"> <li>Residential development permitted in Flood Zones 2 and 3.</li> </ul>
<p><b>Soil and Land</b></p> <p>On balance, <b>neutral effects</b> are predicted overall, with some gains and some losses in relation to soil and land in different parts of the district.</p>	<p>Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:</p> <ul style="list-style-type: none"> <li>Number and % of new development on previously developed land.</li> <li>Loss of best and most agricultural land by classification (Ha)</li> </ul>
<p><b>Minerals</b></p> <p>The Plan has limited policy influence on minerals planning. The small scale of growth also means that any overlap with mineral safeguarding areas is insignificant. Overall, <b>neutral effects</b> are predicted.</p>	<p>Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:</p> <ul style="list-style-type: none"> <li>Hectares of development land located within mineral safeguarding areas.</li> </ul>
<p><b>Energy Use and Climate Change</b></p> <p>The continued support provided at the local level (to climate change efforts) is likely to support wider actions to move to carbon neutrality and deliver <b>minor positive effects</b> in this respect.</p>	<p>Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:</p> <ul style="list-style-type: none"> <li>Number and proportion of appropriate developments implementing SUDs and green roofs.</li> <li>Permitted and Completed Renewable Energy Installations by type and area</li> </ul>

<p><b>Waste</b></p> <p>The Plan does not propose any measures which are likely to undermine existing waste planning or provide any significant opportunities for enhancement. Therefore, <b>neutral effects</b> are predicted.</p>	<p>Whilst no significant effects have been identified, the following indicators will be used to monitor general trends:</p>
<p><b>Employment, wealth creation and skills</b></p> <p>The plan sets out a strategy to deliver economic development throughout the district with a focus on protecting and enhancing town centres and existing employment areas. Whilst there is some loss of employment land likely to occur, this is outweighed by the benefits of regeneration opportunities. The provision of new education facilities in identified locations is predicted to have <b>significant positive effects</b> in terms of education.</p>	<ul style="list-style-type: none"> <li>• Total amount of new employment floorspace.</li> <li>• No. of net additional jobs provided by LPA on an annualised basis.</li> <li>• Use status/retention of existing employment sites</li> <li>• Completion / progress of new education facilities</li> </ul>
<p><b>Town Centres</b></p> <p>The Plan seeks to both enhance and protect the vitality and viability of town centres, including through new uses, regeneration and an element of housing provision (delivered through the Local Plan). As a result, <b>significant positive effects</b> are predicted</p>	<ul style="list-style-type: none"> <li>• Report on the quantum and scale of retail developments (m<sup>2</sup> net) approved outside of the defined town centre areas.</li> <li>• Change of use of upper floors</li> <li>• Change of use to residential (non-primary frontage)</li> <li>• Percentage of non-retail within primary frontages</li> </ul>

## 5. Conclusions

- 5.1 This SA Adoption Statement demonstrates that a robust and iterative SA process has been progressed alongside plan-making, with appraisal findings feeding-in to decision-making at each stage. Any representations received were taken into account and informed subsequent stages of the SA process. The SA Report demonstrably complies with the SEA Regulations and is found to be adequate by the Inspector.
- 5.2 In summary, the following reports were published as part of the SA process:
- SA Scoping Report (2017);
  - Interim SA Report (Oundle Spatial Options, 2018)
  - Interim SA Report (Draft Local Plan, 2019)
  - Regulation 19 SA Report (January, 2021); and
  - SA Report Addendum (November 2022).
- 5.3 Most importantly, in terms of compliance with both the SEA and Local Planning Regulations, the SA Report was published alongside the Part 2 Publication Plan (Regulation 19 version) in December 2019, presenting the required information. The report served to inform representations on the Plan, and then served to inform plan finalisation. The Inspectors Final Report (July 2023) also states that in terms of legal compliant the SA carried out is 'adequate'.
- 5.4 This SA Adoption Statement is the final step in the SA process.







## **Report to North Northamptonshire Council**

**by Caroline Mulloy BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Date: 31 July 2023

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Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

## **Report on the Examination of the East Northamptonshire Local Plan Part 2, 2011-2031**

The Plan was submitted for examination on 29 March 2021

The examination hearing was held between 6 April 2022 and 5 May 2022

File Ref: PINS/G2815/429/5

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## Abbreviations used in this report

Dpa	Dwellings per annum
DPD	Development Plan Document
The Framework	National Planning Policy Framework (2021)
GI	Green Infrastructure
The Guidance	National Planning Practice Guidance
GTAA	Gypsy and Traveller Accommodation Assessment
HRA	Habitats Regulation Assessment
JCS	North Northamptonshire Joint Core Strategy
VA	Local Plan Viability Assessment
LDS	Local Development Scheme
MFD	Masterplan Framework Document
MM	Main Modification
NP	Neighbourhood Plan
ORS	Opinion Research Services
The Plan	East Northamptonshire Local Plan Part 2
PPTS	National Planning Policy for Traveller Sites (March 2012)
RNOTP	Rural North, Oundle and Thrapston Plan (2011)
SA	Sustainability Appraisal
SANG	Strategic Accessible Natural Greenspace
SCBH	Self and Custom Build Housing
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area
SUE	Sustainable Urban Extension
The Council	North Northamptonshire Council

## Non-Technical Summary

This report concludes that the Plan provides an appropriate basis for the planning of the East Northamptonshire area of North Northamptonshire Council (the Council), provided that a number of main modifications [MMs] are made to it. The Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the MMs and, where necessary, carried out sustainability appraisal (SA) and habitats regulations assessment (HRA) of them. The MMs were subject to public consultation over a 6-week period. In some cases, I have amended their detailed wording and/or added consequential post consultation modifications where necessary. I have recommended their inclusion in the Plan after considering the SA/HRA and all the representations made in response to consultation on them.

The MMs can be summarised as follows:

- Deletions and amendments to ensure that only policies that provide a clear indication of how a decision maker should react to a development proposal are included in the Plan, including significant revisions to the Spatial Development Strategy policies;
- Rewording policies to ensure they are positively prepared, effective and consistent with the North Northamptonshire Joint Core Strategy (JCS) and national policy.
- Deletion of Appendix 6 – The Rushden East Masterplan Framework Document (MFD) and the incorporation of the key planning principles into Policy EN33.
- Deletion of a school site allocation (Policy EN17) to reflect that the school has been constructed.
- A number of other MMs to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.

## Introduction

1. This report contains my assessment of the East Northamptonshire Local Plan Part 2 2011-2031 in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The Framework (paragraph 35) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the Council has submitted what it considers to be a legally compliant and sound Plan. The Plan submitted in March 2021 is the basis for my examination. It is the same document as was published for consultation in February 2021.

## Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any MMs necessary to rectify matters that make the Plan unsound and /or not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearing, the Council prepared a schedule of proposed MMs and, where necessary, carried out SA and HRA of them. The MMs schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the main modifications and added consequential modifications post-consultation where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the MMs as published for consultation or undermines the participatory processes and SA/HRA that has been undertaken. Where necessary I have highlighted these amendments in the report.

## Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as Policies Map and Insets.
6. The policies map is not defined in statute as a development plan document (DPD) and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be

made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.

7. The 'Schedule of Proposed Policies Map Modifications to the Submission Local Plan March 2023', published alongside the MMs addresses the above changes and where the changes relate to a MM this is specified in the schedule. A number of changes are also made to the policies map by the Council which are unrelated to the MMs as follows: to correct drafting errors; to clarify on the Policies Map legend that Policy EN8 relates to The Greenway; and that Policy EN7 relates to GI Corridors.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in Schedule of Proposed Policies Map Modifications to the Submission Local Plan March 2023'.

## Context of the Plan

9. The Plan is a Part 2 Plan which has been produced to enable the effective delivery of the Part 1 Plan, the North Northamptonshire Joint Core Strategy (JCS) (ED B-01). This was prepared jointly by the district and borough Councils of Corby, East Northamptonshire, Kettering and Wellingborough and was adopted in July 2016. The JCS provides the strategic planning background to the matters contained in the Plan. It sets out the spatial strategy and the level of growth required along with its broad distribution. It also allocates strategic housing and employment sites and sets out strategic policies, place shaping requirements and development management policies.
10. As this is a subsidiary plan, there is no requirement for me to re-examine the strategic issues which were covered in the JCS and found to be sound. In particular, the Framework does not require the Plan to address the question of whether further housing provision will need to be made. This is a matter for any future review of the JCS.
11. The Plan will sit alongside the JCS, the Brigstock Neighbourhood Development Plan (NP) (2019), the Barrowden and Wakerley NP (2019), the Chelveston cum Caldecott NP (2017), the Glapthorn NP (2018), the Higham Ferrers NP (2016), The King's Cliffe NP (2019), the Raunds NP (2017), the Rushden NP (2018), the Stanwick NP (2017), the Warmington NP (2019), the Barnwell NP (2023), the Hargrave NP (2022), the Ringstead NP (2022) and the forthcoming Gypsy and Traveller Accommodation Development Plan Document (DPD). It will replace all of the saved policies of the East Northamptonshire District Local Plan (1996) and the Rural North, Oundle and Thrapston Plan (RNOTP) (2011) and will be used as necessary to assess development proposals in the area.

12. On 1 April 2021 a number of local planning authorities in Northamptonshire merged to form two new Unitary Authorities. East Northamptonshire now forms part of North Northamptonshire Council. Nevertheless, the Plan for East Northamptonshire will remain in place until such time as it is revoked or replaced by a new plan produced by the Unitary Authority covering the whole area. Regulation 26(3) of the Local Government (Boundary Changes) Regulations 2018 requires the unitary authority to adopt such a plan within 5 years of the reorganisation date.

## Public Sector Equality Duty

13. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including amongst other things the approach to Gypsies and Travellers, affordable housing, housing mix, and older persons housing. The Plan also seeks to protect and allocates employment land (SUEs) to facilitate employment provision and also protects greenspace and community facilities.

## Assessment of Duty to Co-operate

14. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
15. The Plan seeks to implement the strategic objectives of the JCS. As such the strategic matters have already been appropriately considered within the JCS where the Duty to Cooperate was found to be met.
16. Nevertheless, it is clear that the Council has a long history of working with other authorities in the North Northamptonshire area and prescribed bodies on cross boundary issues and strategic matters. These include ongoing well established joint working arrangements and the preparation of a joint evidence base. The Council's continuing collaborative approach is set out in the Regulation 22 Consultation Statement (ED A-01). **MM1** is necessary to amend paragraph 1.23 of the Plan to provide clarity on the process that the Council has undertaken to work with statutory consultees in the interests of effectiveness.
17. I am, therefore, satisfied that there are no outstanding cross boundary issues and am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

## Assessment of Other Aspects of Legal Compliance

18. The Plan has been prepared in accordance with the Council's Local Development Scheme (LDS). An updated version of the LDS was prepared in March 2022 to reflect revised timescales.

19. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement (ED B-23).
20. The Council carried out a SA of the Plan, prepared a report of the findings of the appraisal, and published the report along with the Plan and other submission documents under regulation 19. The SA included a thorough site assessment process, and an assessment of reasonable alternatives. Concerns raised by Historic England to the SA have been resolved through a Statement of Common Ground (ED-14). The appraisal was updated to assess the MM. I am satisfied that the SA is adequate.
21. The HRA (HRA) (December 2020) (ED A-03) was submitted with the Plan and subsequently updated (October 2021) following discussions with Natural England. MMs are required to the introduction of the Plan to address a number of matters raised by Natural England, in particular relating to the potential effect of development on the Upper Nene Valley Gravel Pits Special Protection Area (SPA) and Ramsar site. These amendments include: a more detailed explanation of Functionally Linked Land; reference to JCS Policy 4, the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document (SPD) and the Mitigation Strategy; and additional clarification regarding the function of the 3km and 4km buffer zones for the SPA. Additional text is also included to refer to air quality assessments in support of planning applications reflecting Natural England's concerns regarding the impact of air quality and pollution on the SPA/Ramsar site. **MM2** addresses the above matters for the Plan to be legally compliant.
22. MMs are necessary in relation to a number of the site allocations and policies to ensure that there is a sufficient policy framework in place to manage potential likely significant effects in particular on the Upper Nene Valley Pits SPA and Ramsar Site. These MMs secure the necessary mitigation and are identified at the relevant sections of my report.
23. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. JCS Outcome 2 concerns Adaptability to Future Climate Change and figure 5 of the Plan sets out how this objective will be delivered within the East Northamptonshire context. Furthermore, the spatial strategy of the Plan directs development to existing, accessible settlements and policies encourage the protection and enhancement of green infrastructure.
24. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations. Based on my conclusions throughout this report, it is also consistent with JCS.



## Assessment of Soundness

### Main Issues

25. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearing sessions, I have identified ten main issues upon which the soundness of this Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

### **Issue 1 – Whether the Plan’s spatial strategy including the approach to the settlement hierarchy and settlement boundaries, is positively prepared, consistent with the JCS and national policy, justified and effective.**

#### **Spatial strategy and settlement hierarchy**

26. The spatial strategy and role of settlements is established in Table 1 and Policy 11 of the JCS. Rushden is identified as a Growth Town and the focus for infrastructure development and higher order facilities to support major employment, housing, retail and leisure development. Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston are identified as market towns which provide a strong service role for their local communities and the surrounding rural area. In these towns, the JCS establishes that growth in homes and jobs is appropriate to support regeneration and local services, at a scale appropriate to the character and infrastructure of the town.
27. The next category is villages which includes all villages other than settlements of a dispersed form, followed by the open countryside. Dispersed settlements would be considered as within the open countryside. Development in the rural areas is limited by JCS Policy 11 to small scale infill development required to support a prosperous rural economy or to meet locally arising needs.
28. Paragraph 5.12 of the JCS states that Part 2 Local Plans may identify a more detailed rural settlement hierarchy based on local evidence in order to guide planning decisions and Neighbourhood Plans. JCS Policy 11 and Table 1 clarify that development within villages that have only a limited range of services and facilities is likely to be limited to small scale infill development and ‘rural exceptions’ affordable housing schemes, unless Local or NP identify growth as a means of sustaining or improving the range of services in the village. It goes on to say that Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development would be strictly managed.
29. The Council has identified four categories of rural settlements which are set out in Table 4 of the Plan including large freestanding villages, small freestanding villages, urban outliers and restraint villages/rural outliers. Background Paper 1 (Rural Settlement Hierarchy) (C-08) explains the rationale for this approach which reflects the

differing form and character of the many villages that comprise the rural area. The Council has taken a systematic approach to the categorisation of settlements considering the availability of services and facilities, development constraints, population and built form and historic constraint in consultation with Parish Councils. Consequently, I am satisfied that the resultant settlement hierarchy is broadly consistent with the role of settlements identified in the JCS and consistent with paragraph 5.12.

30. **Policy EN1** encapsulates the spatial development strategy for the district defining the urban areas, freestanding villages and the open countryside and restraint villages. It sets out in broad terms the scale and nature of development which will be allowed in each tier of the settlement.
31. The JCS identifies Higham Ferrers as a market town which has a localised service role, with local growth pressures directed to Rushden, reflecting its close proximity to the Growth Town. However, Policy EN1 refers to Higham Ferrers in the first tier of urban areas alongside Rushden. **MM6** addresses this anomaly, placing Higham Ferrers alongside other market towns in category 1b together with an explanation of its relationship with Rushden, to be effective and consistent with the JCS. I have made a minor amendment to **MM6** post-consultation to include reference to Policy EN33 which does not alter the aim of the Policy. **MM6** is also necessary to clarify that development proposals in Oundle will deliver the allocated sites to be effective.
32. Part 2 of Policy EN1 identifies smaller freestanding villages where development will be limited to small-scale infill and windfall development. Part 2 also identifies eight large villages where infill development will be permitted and where further development of an appropriate scale will be supported where it can be demonstrated that it is necessary to fulfil a defined local need. Development beyond the extent of the built-up area will be resisted, unless promoted through a NP.
33. **MM6** seeks to differentiate the scale of development which would be permitted in the eight large, freestanding villages and the smaller villages respectively in the interests of effectiveness. I have made a minor amendment to the wording of **MM6** post-consultation to reiterate that development in the freestanding villages should generally be small scale, infill and windfall development reflecting the original wording of the policy and to be consistent with Part C of JCS Policy 11. This change is minor and indeed reflects the text in the submission draft plan and so does not alter the aim of the policy.
34. **MM6** clarifies that 'larger scale' development opportunities may be supported in the eight larger freestanding settlements where it can be demonstrated that it is necessary to fulfil a defined local need and meet the requirements of Policy EN2, as being considered as part of the built-up area or allocated in a Neighbourhood Plan. I have made a minor amendment to **MM6** to refer to 'development' as opposed to 'they' in the last paragraph of Part 2 for effectiveness. **MM6** includes a new footnote to the policy to clarify that 'larger scale development' should take into account guidance set out in

Table 18 of the Plan and development which has already taken place in the settlement in the interests of effectiveness.

35. This approach is consistent with the JCS which states that additional housing development in excess of the identified housing requirement for the rural areas will only be permitted where tested and supported through Part 2 Local Plans or NPs. The approach recognises that these villages have a substantive range of services and facilities and so may have greater capacity to accommodate additional growth. Furthermore, the policy requires any such development to meet the requirements of Policy EN2 (as amended) which would ensure that development is allocated in a local plan/NP or is within the built-up area; is not disproportionate to the settlement's size, form and range of facilities available; and would not harm the settlement's character, form, or the surrounding countryside. With the safeguards provided by Policy EN2, I consider that the approach to larger freestanding villages is justified.
36. As presented, it is not clear that rural exception schemes and small-scale employment and community-based proposals will also be supported in the large freestanding villages in addition to the smaller villages. This point is addressed by the restructuring of Part 2 of Policy EN1 which ensures that the requirements set out in the first paragraph apply to all freestanding villages. **MM6** addresses this point and is necessary to ensure effectiveness.
37. Clarification of the approach to new build residential development beyond the built-up areas of settlements and restraint villages, in addition to the approach to proposals for rural diversification or the re-use or conversion of rural buildings is necessary in part 3 of Policy EN1. **MM6** remedies the above matter in the interests of effectiveness and consistency with the JCS. I have made a minor amendment to part 3 of the policy post-consultation to recognise that development may come forward in locations beyond the built-up area of villages but only where evidenced and supported through NPs. This does not alter the aim of the policy and indeed ensures consistency with part 2b of Policy 11 the JCS. A number of consequential changes to the supporting text to Policy EN1 are required as a result of the above changes and these are set out in **MM4** and **MM5**. **MM4**, **MM5** and **MM6** are necessary in the interests of effectiveness and consistency with the JCS. A consequential change is also required to the definition of infill/windfall development in the Glossary which is set out at **MM88** for effectiveness.
38. With the above MMs I consider that Policy EN1 is consistent with the roles of settlements identified in the JCS and is positively prepared, justified and effective.

### **Approach to settlement boundaries and the built-up area**

39. The supporting text to JCS Policy 11 indicates that to clarify the application of criteria 2b and 2c of Policy 11, Part 2 Local Plans may define village boundaries or more detailed boundary criteria, taking account of the character of the village. It recognises that village boundaries can provide a tool to plan positively for growth and to prevent

ad-hoc encroachment into open countryside, particularly for villages located close to larger settlements where coalescence is a concern.

40. The Council has assessed several approaches to the definition of settlement boundaries in the Settlement Boundaries Background Paper (BP2). There is a number of existing different approaches in the Plan area ranging from defined settlement boundaries in the RNOTP and a number of made NPs to a written boundary definition such as in the High Ferrers NP and no settlement boundary at all in the Raunds NP. Where settlement boundaries do not already exist, the Plan proposes a framework for the consideration of whether a proposal is within the built-up area and to provide a framework for emerging NPs to define settlement boundaries.
41. The use of settlement boundaries to direct development may be seen as a restrictive approach; however, they provide certainty for the purposes of development. Paragraphs 78 and 79 of the Framework provide that in rural areas, planning policies and decisions should be responsive to local circumstances, support housing developments that reflect local need, locate housing where it will enhance or maintain the vitality of rural communities and identify opportunities for villages to grow and thrive. There is nothing in the Framework to suggest that those objectives cannot be achieved by planning policies which direct development to within settlement boundaries or built-up areas. Furthermore, settlement boundaries give effect to paragraph 16 of the Framework which requires that policies are clearly written and unambiguous.
42. Policies EN2, EN3 and EN4 seek to define 'settlement boundary criteria' for urban areas, freestanding villages and ribbon development respectively. However, as written, the policies appear to set out the approach to the consideration of infill development rather than defining settlement boundary criteria. Furthermore, as written the policies are confusing and there is a high degree of repetition between policies EN1, EN2, EN3 and EN4. To remedy this Policies EN2, EN3 and EN4 and the supporting text are deleted, and the principles consolidated in a single new Policy EN2 (**MM9**). The definition of a 'built-up area' is then included in the supporting text to Policy EN2 (**MM8**) to provide guidance to developers and to NPs. For clarity, Policy EN2 then sets out a series of development principles to guide the location of development. A number of consequential changes are necessary to the supporting text as a result. **MM8** and **MM9** are necessary for the policies to be effective.
43. I have made minor amendments to the wording of **MM9** post-consultation to clarify that a proposal could be either an infill site or an allocated site by the inclusion of 'or' between parts 1 and 2 of Policy EN2. A further minor amendment is necessary to clarify that all parts 2a, 2b and 2c would apply to part 2 'infill development'. Finally, clarification is necessary that parts 3 and 4 are applicable to all development. These post-consultation changes provide greater clarification and do not alter the thrust of the policy. The above changes are encapsulated in **MM7-MM13** which are necessary in the interests of effectiveness. With **MM7-MM13**, I consider that Policy EN2 is positively prepared, consistent with national policy and justified and effective.

## **Development on the periphery of settlements and the open countryside**

44. **Policy EN5** sets out the approach to development on the periphery of settlements and rural exceptions housing. **MM14** makes a number of changes to the policy as a consequence of the changes to the preceding spatial development policies referred to above in the interests of effectiveness. The title of the policy is amended to clarify that the policy relates to all settlements; not just those with a defined settlement boundary. Criterion a of the Policy recognises that development in one settlement may help to support services in a nearby settlement; however, the text is amended to provide greater clarity to ensure that it is effective. Clarification is also required in criterion b that proposals for local affordable provision will need to be evidenced by a local housing needs survey. I have made a minor amendment to **MM14** post-consultation, to remove reference to 'housing on the periphery of settlements' in paragraph 2 as this repeats the title of the policy and is unnecessary.
45. **Policy EN6** sets out the approach to replacement dwellings in the open countryside. It is necessary to include reference to the nationally described space standard in criterion e to provide clarity as to when an existing dwelling may be considered too small for modern living standards. Clarity is also required in relation to the impact of replacement dwellings on their wider setting. **MM15** addresses these points in the interests of effectiveness and consistency with national policy. Amendments to the legend of the Policies Map are also required to reflect the renumbering of the spatial policies (PM9; PM18).
46. Subject to the MMs considered above, I am satisfied that the Plan is positively prepared in this regard and that these policies are justified in their approach to development within and beyond settlements and in protecting the open countryside.

### **Conclusion on Issue 1**

47. Subject to the MMs identified above, the Plan's overall spatial strategy, including the approach to the settlement hierarchy and settlement boundaries, is positively prepared, consistent with the JCS and national policy, justified and effective.

## **Issue 2 – Whether the Plan is positively prepared, justified and effective in meeting the requirements set out in the JCS in relation to housing provision.**

### **Overall approach to housing requirement and provision**

48. Policy 29 of the JCS sets the housing requirement for East Northamptonshire at 8,400 dwellings net over the Plan period 2011 – 2031 equating to an annual average of 420 dwellings. It also establishes how it will be distributed in line with the spatial strategy and sets out housing requirements for each of the main towns and rural areas. Rushden as a growth town is required to accommodate 3,285 dwellings. Higham Ferrers (560), Irthlingborough (1,350), Raunds (1,060), Thrapston (680) and Oundle

(645) are allocated a requirement in accordance with their role as market towns. In addition, the rural areas are identified as accommodating 820 dwellings over the Plan period.

49. Whilst revising the housing requirement is not within the scope of this Plan; it must, nevertheless ensure that sufficient land is allocated to deliver the housing requirement and distribution as set out in the adopted JCS.
50. The JCS allocates strategic sites of 500 or more dwellings, identifying two Sustainable Urban Extensions (SUEs) in the area. In addition, it identifies the opportunity for a new garden village at Tresham. Alongside the SUEs, the Local Plan allocates smaller scale sites to meet housing requirements in the towns and villages. These allocations together with completions, commitments and sites already allocated in the adopted plans, are intended to meet the housing requirement in the JCS and its timescale for delivery.
51. Paragraphs 8.5 to 8.16 of the Plan set out the housing land position in 2019. Table 15 summarises the position in relation to the delivery of the major sites and Table 16 of the Plan sets out the residual requirement for the main urban areas. Table 16 shows that on 1 April 2019 the JCS housing requirements for Higham Ferrers, Raunds and Thrapston are being met, through housing completions and commitments. Outstanding residual requirements are identified at Rushden (426 dwellings), Irthlingborough (530 dwellings) and Oundle (176 dwellings). Table 17 of the Plan shows that as of 1 April 2019 the JCS housing requirement for the rural area has already been met, indeed exceeded by 43 dwellings taking account of commitments.
52. The above information has been updated to 1 April 2020 for each source of supply. The updated information shows that, taking all of the sources of supply, including major urban extensions and allocations set out in this Plan overall, 8913 dwellings would be provided. This would be 513 dwellings over the JCS requirement, equivalent to around 6% above the requirement.
53. Completions from 2011-2020 equate to 3,883 dwellings; sites under construction amount to 672 dwellings; full planning permissions and minor outline permissions equate to 373 dwellings; outline permissions for major development amount to 24 dwellings; major urban extensions (Rushden East/Irthlingborough West) equate to 1,450 dwellings. Other site allocations, such as current Local Plan allocations; 2011 RNOTP; and the 1996 District LP allocations amount to 150 dwellings; made NP site allocations equate to around 901 dwellings.
54. **MM47** and **MM93** update the housing trajectory to reflect the monitoring updates and the discussions at the hearing sessions in relation to individual sites and includes it within the Plan itself as an appendix. Furthermore, **MM48** amends the supporting text and respective tables to reflect the revised housing figures included within the updated housing trajectory. These MMs are necessary to ensure consistency with national policy and to give certainty that the Plan's approach to housing is effective.

## **Housing distribution**

### **Higham Ferrers, Raunds and Thrapston**

55. The JCS sets a target for Higham Ferrers of 560 dwellings which is already being exceeded (by 117 dwellings) through completions and commitments and dwellings on the made NP site of Ferrers School which has outline planning permission.
56. The JCS target for Thrapston of 680 dwellings has already been met (685) through completions, sites under construction and sites with planning permission with Thrapston South almost complete. Taking account of windfall sites and specific brownfield sites (88 dwellings), the JCS target for Raunds of 1,060 dwellings will be exceeded by 84 dwellings through completions (709) including on the first phase of Northdale end and sites under-construction (332), including the second phase of Northdale End. Due to the amount of housing land committed at Higham Ferrers, Raunds and Thrapston I agree that the Plan does not need to allocate further land at these towns.

### **Oundle**

57. At Oundle, there is a shortfall of 239 dwellings against the JCS target of 645 dwellings. This will be met through 70 dwellings on the Ashton Road/Herne Road (Phase 2) allocation of the RNOTP, three proposed site allocations in the Local Plan at St. Christophers Drive; Cotterstock Road and Stoke Doyle Road and brownfield sites (31). Since the base date of 1 April 2020 two of the three Local Plan site allocations have been granted planning permission – 130 dwellings at Cotterstock Road/St Peter's Road (Policy EN26) and 130 dwellings (including 65 Extra Care Units) at St Christopher's Drive. These sites are discussed later in this report. With these site allocations the target will be exceeded by 189 dwellings. Overall, there would be a slight over supply in Oundle of 189 dwellings.

### **Irthlingborough**

58. The JCS sets a target of 1,350 dwellings for the Plan period, largely focussed on the Irthlingborough West Sustainable Urban Extension (SUE). Taking account of completions (347), sites under construction (4); commitments in the form of planning permissions (145) there would be a shortfall in Irthlingborough of 854 dwellings. It is proposed to partly meet this shortfall through an existing DPD allocation at Addington Road (80); unallocated brownfield sites and sites at Green Close, Wellingborough Road and rear of Nicholas Road (all of which have planning permission). Nonetheless, even taking these into account, there would be a shortfall against the target of around 574 dwellings.
59. The shortfall is largely due to uncertainties around the delivery of the SUE, which is discussed at paragraph 75 below. It is envisaged that around 200 dwellings would be

delivered on the SUE within the Plan period; with the remaining 500 dwellings being delivered beyond the Plan period.

## Rushden

60. The JCS sets a target of 3,285 dwellings for the Growth Town of Rushden. Almost a third of this has already been met through completions (1,055), dwellings under construction (43) or with planning permission (132); a number of allocations in the Rushden Neighbourhood Plan amounting to 465 dwellings. It is anticipated that 1,050 dwellings will come forward on the Rushden SUE which is discussed below. A further 134 dwellings will come forward on specific unallocated brownfield sites within the urban area, resulting in a residual requirement of 406 dwellings. However, the proposed allocation of 450 dwellings at Land East of the A6 Bypass/Bedford Road would meet this shortfall resulting in oversupply of 44 dwellings against the requirement. This site is discussed under Issue 4 below.
61. Consideration is needed in relation to a number of factors concerning housing provision as follows:

## Sustainable Urban Extensions (SUEs)

62. In accordance with the spatial strategy set out in the JCS, the two SUEs are relied upon to deliver a significant proportion of the overall housing requirement. For the Plan to be effective these, along with additional housing sites proposed, must be capable of meeting identified needs over the Plan period.
63. The two SUEs within the District are capable of providing around 3,400 dwellings and accompanying jobs, facilities and services at two SUEs within the District. However, delivery at these sites has been lower than anticipated to the extent that only around 1,450 dwellings are now anticipated to come forward within the Plan period. Around 1,250 dwellings of these are anticipated at Rushden East and around 200 dwellings at Irthlingborough West. **MM56** and **MM65** update the figures for the delivery of the SUEs based on 2020 monitoring information in the interests of effectiveness.

### *Rushden East*

64. JCS Policy 33 makes provision for the development of around 2,500 dwellings at Rushden East which has increased to 2,700 dwellings in this Plan. The JCS assumed that around 1,600 dwellings could be delivered by 2031. This has subsequently been revised downwards and is currently forecast to deliver 1,250 dwellings by 2031. The SUE will also support job creation through dedicated business, 2 local centres and opportunities for working and starting a business at home. Issue 4 below considers the boundary for the SUE and the detailed criterion set out in Policy EN33 (as amended).



65. In terms of delivery, planning applications have been submitted for the majority of the SUE land which is in the control of a volume housebuilder consortium. The Masterplan Framework Document (MFD) shows an area of 'grey land' which falls outside the land controlled by the consortium and is under a range of different ownerships. This land would come forward as a future development phase. Phasing proposals together with the sequence for delivery of the key elements of infrastructure will need to be set out by developers. Completions are likely to commence 2024-25 on phases 1-3 with a delivery rate of 100 dwellings per annum (dpa) in the first year, followed by around 150 units, thereafter. Phase 4 is likely to commence in 2026-27 at a rate of around 50 dpa. Given that the site will be delivered by several developers, I consider that the contribution that the SUE will make to the overall land supply for the Plan area is realistic.

### *Irthlingborough West*

66. Irthlingborough West SUE is shown as a committed SUE on the North Northamptonshire JCS Key Diagram. JCS Policy 29 directs development to the committed and proposed SUEs and other strategic housing sites. A resolution to grant permission for Irthlingborough West was initially agreed by the Council in 2014 subject to a Section 106 Obligation. Since then, ongoing and protracted negotiations have made limited progress, largely due to development viability as a result of costs associated with ground stability mitigation arising from the former mine workings. Considering the ongoing uncertainties, the Council has revised the trajectory and assumes that development will not start until 2027/2028 at a rate of around 50 dpa equating to 200 dwellings in the Plan period. I consider that the updated figures provided in **MM65** are a realistic estimate of the projected output from this site. **MM65** is required in the interests of effectiveness. I assess below how the shortfall in housing supply as a consequence of the delay to delivering the SUE's will be met.

### **Meeting the Irthlingborough and District Shortfall**

67. The Council recognises that delays to housing delivery in respect of the two SUEs at Irthlingborough and Rushden East have raised potential difficulties in meeting the housing trajectory as set out in the JCS Appendix 4 (ED B-01), with some housing development at those locations now expected to be completed beyond the JCS plan period.

68. The Additional Housing Sites Assessment papers (Exam G-09 and G-10) looked at a range of sites in Rushden and Irthlingborough to meet the shortfall; however, the Irthlingborough sites were found to perform badly in terms of sustainability and deliverability.

69. An additional site is, therefore, proposed for 450 new homes on land to the east of the A6/Bedford Road. The allocation is proposed within the Growth Town of Rushden which the JCS identifies as an area that will be expected to deliver significant development. Growth Towns are the primary focus for new housing and employment, and they provide a greater range of services and infrastructure. The allocation would,

therefore, be situated in a sustainable location for further development and one which is consistent with the JCS.

70. The additional site would meet the shortfall in Rushden resulting in a surplus of 44 dwellings in the town which in combination with the surplus of 247 dwellings in Higham Ferrers and 84 dwellings in Raunds would meet the Irthlingborough and overall shortfall.
71. Table 5 of the JCS sets out the proposed distribution of dwellings within each settlement. Paragraph 9.10 of the supporting text states that Part 2 Plans may assess higher levels of housing provision in individual settlements where it meets identified local needs and aspirations or, in the case of Growth Towns and Market Towns, would meet a shortfall in deliverable sites at another settlement within the same Part 2 Local Plan area. This provides the flexibility required for this Plan to 'off-set' housing delivery between the four towns of Rushden, Higham Ferrers, Irthlingborough and Raunds. The four towns have a good range of services and facilities and are sustainable locations for new development.
72. Furthermore, the proposed 'off-setting' would not result in an increase in housing provision overall and would not, therefore, have a greater impact on the Upper Nene Valley Gravel Pitts SPA/Ramsar site. Consequently, the Council's proposed approach is consistent with the JCS. Moreover, the Council has taken a proactive approach to meeting the shortfall by identifying an additional site to ensure that it remains 'on-track' to meet the JCS housing requirement for the area. Consequently, the Plan's approach is positively prepared, justified, effective and consistent with the JCS.

### *Rural Area*

73. Policy 11(2)(a) of the JCS states that development in the rural area will be limited to that which is required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement. The JCS sets out an overall rural housing requirement for the district of 820 dwellings in the Plan period 2011-2031. Table 1 of the JCS anticipates that 'Development within villages that have only a limited range of services and facilities is likely to be limited to small scale infill development and 'rural exceptions' affordable housing schemes, unless Local or NPs identify growth as a means of sustaining or improving the range of services in the village' .
74. As set out in Background Paper 10 (2020 update) – Housing requirements: Rural areas (July 2021) Rural Housing Background Paper (BP10; ED G-04) (as updated), a significant proportion (70%) of the target has already been met through completions (578) and a further 124 dwellings are either under-construction or have detailed or outline planning permission. NP allocations in Brigstock, Chelveston-cum-Caldecot, Glapthorn, Kingscliffe, Nassington and Warmington account for a further 136 dwellings together with 58 dwellings on emerging allocations and windfall sites. Overall,

identified provision in rural areas would be 896 dwellings, 76 dwellings above the JCS target. On this basis, the Plan does not allocate any further land for development.

75. It is anticipated, however, that modest, small-scale windfall would come forward during the Plan period and so a windfall allowance of 41 dpa has been included to reflect this. Consequently, there would still be some development coming forward in the rural areas, in areas without a made or emerging NPs. This would provide an additional 369 dwellings over the remaining Plan period 2022-2031. At my request, the Council provided additional evidence regarding windfall development which demonstrates that from 2016 to 2020 the windfall rate in rural areas has averaged 48 dpa. Consequently, I consider that the windfall rate is realistic.
76. Paragraph 66 of the Framework states that strategic policies should also set a housing requirement for designated neighbourhood areas which reflects the overall strategy and pattern and scale of development and any relevant allocations. Paragraph 67 goes on to state that where it is not possible to provide a requirement figure for a neighbourhood area the local planning authority should provide an indicative figure which should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.
77. Whilst the JCS requirement for the rural area of East Northamptonshire will be met, it is recognised that this is not a maximum figure and that further housing may come forward in rural areas through windfalls, specific brownfield sites and also may be proposed in NPs.
78. Table 18 of the Plan sets out a rural housing need for Parish Council areas of a particular scale in terms of population. As the rural housing requirement will be met, the figures are intended as indicative guidance for potential/emerging NPs in terms of helping them to meet future housing need, as opposed to a policy requirement. It would be in addition to the housing requirement.
79. Annex 1 of BP10 explains how the indicative figures have been arrived at. The methodology utilises the 2011 Census figures for the population of rural parishes which corresponds to the start of the Plan period. The Census individually lists parishes with populations of greater than 100 which is the basis for the apportionment of the 820 dwellings rural housing requirement. An indicative growth figure is applied to each figure based on the apportionment, which is set out at Annex 1. Whilst relatively simple, the Council has undertaken a systematic and proportionate approach to identifying indicative rural housing need figures for the parishes. The approach is a pragmatic one which provides some scope for parish councils/communities to allocate further housing sites through NPs if there is a local desire to do so. Furthermore, the approach provides additional flexibility in terms of meeting the housing requirement.
80. **MM48** is necessary to incorporate updated housing figures to 1 April 2020 within the supporting text and Table 17 which summarises the residual housing requirement for

the rural areas. With **MM48**, I consider the approach to meeting the housing requirement in the rural areas is positively prepared, justified, effective and consistent with the JCS and the Framework.

## Flexibility

81. Overall, the Plan provides for around 8913 dwellings; 513 dwellings over and above the JCS target of 8,400 dwellings. Specific brownfield sites are identified in the housing trajectory as a source of meeting the housing requirement where these have been previously identified, for example, by way of a planning application. Whilst an allowance has been made for windfalls in rural areas; a specific urban windfall allowance has not been identified. Nonetheless, additional evidence provided by the Council shows that around 70 dwellings per annum have been provided on average between 2016 and 2020 in the urban area which whilst not required to meet the housing requirement, nevertheless, provides additional flexibility.
82. There is some potential for double counting between the specific brownfield sites identified in urban areas and potential further windfall development in urban areas. However, even excluding windfall development for the first five years of the remaining Plan period windfall development in urban areas could account for a further 420 dwellings from 2025-2031. In addition, rural windfall could amount to a further 369 dwellings over the remaining Plan period (41 dpa 1 April 2022-31).
83. Furthermore, additional NPs could come forward within the Plan period which could allocate further housing sites. Additionally, development may come forward beyond settlement boundaries or the built-up area in the form of rural exception sites, the approach to which is set out in JCS Policy 13 and Local Plan Policies EN1 and EN2.
84. Tresham Garden Village was envisaged in the JCS to be additional to the housing target for the district. With a potential 1,500 dwellings the site has potential to deliver some housing in the district contributing to a range of types of housing and providing flexibility in the housing market. Moreover, development on the two SUE's could come forward sooner than anticipated.
85. Paragraph 69 of the Framework requires development plans to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Section 4 of the Rural Housing Paper (ED G-04) summarises evidence which demonstrates that around 23.2% of housing land supply can be accommodated on sites of less than 1ha. **MM46** is necessary to ensure that this is recognised in the Plan for effectiveness and consistency with national policy.
86. Taking the above into account, I consider that the Plan provides sufficient flexibility to meet the JCS requirement and provide a range and choice of housing sites in locations which are consistent with the JCS spatial strategy.

## **Conclusion – Issue 2**

87. Overall, subject to the MMs referred to above and for the reasons given, I find that the Plan is positively prepared, justified and effective in meeting the requirements set out in the JCS in relation to housing provision.

## **Issue 3 – Whether the Plan is positively prepared, justified, effective and consistent with national policy and the JCS in terms of meeting other housing needs.**

### **Affordable Housing**

88. JCS Policy 30 takes account of the need for affordable housing in the context of viability considerations and sets targets of 30% on sites of 15+ dwellings in Growth Towns and Market Towns, excluding Oundle, 20% in the SUEs and 40% on sites of 11+ dwellings in the rural area plus Oundle. JCS Policy 13 also enables the provision of affordable housing on exception sites and allows affordable housing which meets locally defined need located adjacent to settlement boundaries in the rural area. Policy EN5 (as modified) reflects this approach. Furthermore, the site allocations in the Plan will contribute to meeting the affordable housing requirement set out the JCS.
89. The Plan provides opportunities for development to come forward on windfall/infill sites within settlement boundaries and/or the built-up area. Furthermore, opportunities exist for further housing development on sites which may be allocated within NPs and also on rural exception sites.
90. At my request, the Council has set out the actual number of affordable housing completions between 2011-2021. This shows that overall, 1,167 affordable dwellings have been provided between 2011-2021, equating to around 30% of the total number of additional dwellings in the same period (3,882 dwellings). This demonstrates a clear track record of delivery. Furthermore, opportunities will exist in the remaining years of the Plan to secure further affordable housing. On this basis, I am satisfied that the Plan is effective in delivering affordable housing required for the District by the JCS. It is, therefore, positively prepared, justified and effective in this regard.

### **First Homes**

91. The Government's policy on First Homes came into effect on 28 June 2021, pursuant to the Written Ministerial Statement of 24 May 2021. However, that Ministerial Statement explains how plans submitted for Examination before 28 June 2021 are not required to reflect First Homes policy requirements, as is the case here. In my view, review provisions and statute will provide appropriate opportunity for consideration of First Homes in time.

## **Gypsies and Travellers and Travelling Showpeople**

92. Paragraph 61 of the Framework requires planning policies to reflect an assessment of the size, type and tenure of housing needs for different groups, including Gypsies and Travellers. The National Planning Policy for Traveller Sites (March 2015) (PPTS) requires local planning authorities to plan positively for the needs of Travellers, to robustly assess needs and to identify criteria to guide land supply where there is an identified need.
93. Paragraph 9.52 of the JCS identifies a need for 7 residential pitches, 3 transit pitches and 4 plots for Travelling Showpeople in the East Northamptonshire area based on the 2011 Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA). However, the most recent GTAA (2019) (Exam G-18) identified no Gypsy and Traveller households who met the planning definition, 67 undetermined households who may meet the planning definition and 6 households who did not meet the planning definition. Four Travelling Showpeople households were identified who met the planning definition.
94. The GTAA acknowledges that there is a high proportion of undetermined need. This is due to being unable to undertake interviews on 3 private sites as the owners refused access to the sites, although some interviews were completed off-site. The site owners confirmed that they are able to meet all current and future need on their sites through the existing planning consents.
95. Due to the large number of pitches on the 3 sites where an interview was not possible, it is likely that a proportion of these would meet the planning definition. It has, therefore, sought to estimate the proportion of those undetermined households who would meet the planning definition. It did this by applying a household formation rate of 1.50% to the household base of 67 which resulted in an additional future need of 17 pitches to 2033. Experience and data that has been collected from over 3,500 household interviews that have been completed by Opinion Research Services (ORS) since the changes to PPTS in 2015 suggest that nationally approximately 25% of households that have been interviewed meet the planning definition suggesting that only a proportion of potential need from undetermined households will need pitches. The GTAA estimated that applying the national averages of households who meet the definition the undetermined need could result in a need for 4 pitches.
96. East Northamptonshire currently has no public sites but has 3 private sites with permanent planning permission for 72 caravans and 1 Travelling Showpeople's yard with 4 plots. During the preparation of the GTAA, the site owners confirmed that they are able to meet all current and future need on their sites through the existing planning permissions. Furthermore, the Council indicated that there are usually vacancies on some of the sites in the area. As the requirement for 4 pitches is small, the Plan states that there is no need to allocate further sites. It goes on to say that if future proposals are forthcoming, Policy 31 of the JCS provides a clear steer for considering any planning applications which may arise. Whilst this may be the case, I am mindful that there is a high level of undetermined need in the district and that the need arising from

this may be somewhere between 4 and 17 pitches. Furthermore, the Plan ought to address the identified need, even though it may be small.

97. A new GTAA for the North Northamptonshire area is currently being prepared in order to inform the preparation of a Gypsy and Traveller Site Allocation Policy DPD for North Northamptonshire. This DPD will allocate sites to meet the small, identified need. Whilst the preparation of a separate DPD pushes the timetable for the consideration of this important issue onwards, I appreciate that the alternative approach of addressing this matter in the Plan would have risked considerable delay.
98. The timetable for the preparation of the DPD is set out in the LDS which indicates that consultation on a publication draft plan will take place in September 2023 with adoption planned for December 2024. Given the commitment to prepare the DPD in the LDS in a timely manner, I consider that this is the most positive and effective way to ensure that the needs of Gypsies and Travellers and Travelling Showpeople are met alongside the other wider development needs in the Plan area.
99. In the meantime, JCS Policy 31 sets out the criteria to be applied to planning applications for Gypsy and Traveller accommodation and is referred to in paragraph 8.98 of the Plan. **MM64** is necessary to demonstrate that the Plan is positively prepared as it amends paragraph 8.98 to clearly signal the Council's commitment to the preparation of the DPD. **MM64** is also required to ensure that Table 21 and paragraph 8.93 are factually correct and thereby effective. The above MMs are necessary in the interests of effectiveness. On this basis, I find that the Plan is positively prepared, consistent with national policy and the JCS, justified and effective with regards to Gypsies and Travellers and Travelling Showpeople.

### **Policy EN29 Delivering Wheelchair Accessible Housing**

100. Policy 30 of the JCS provides for local authorities to set the proportion of Category M4 (3) (wheelchair user dwellings) based on evidence of local needs. Policy EN29 of the Plan seeks to set a requirement for all new housing development to include 5% of 'Category 3 wheelchair accessible housing'.
101. The Guidance (paragraph 002 Reference ID: 56-002-20160519) states that local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by building regulations in respect of access. Local Planning Authorities will need to gather evidence to determine whether there is a need for additional standards in their area and justify setting appropriate policies in their Local Plans. It goes onto list potential sources of evidence which could be taken into account.
102. The Council utilised evidence of need for accessible housing from the housing waiting list and evidence of the proportion of people living in East Northamptonshire with a disability, mobility issue or who are a wheelchair user. In July 2018 there were 157

households on the East Northamptonshire Council housing register with a mobility need, with 37 needing wheelchair accessible accommodation. The East Northamptonshire Keyways Housing Allocation Register shows 98 households with a mobility need and 11 specifically requiring accommodation suitable for a wheelchair. Furthermore, there are likely to be considerably more people in the East Northamptonshire area requiring wheelchair accommodation who either do not require or qualify for affordable housing.

103. The Council have calculated that utilising an apportionment of national and regional numbers of people with a disability, mobility issue and wheelchair users from the Department for Work and Pensions Family Resources Surveys 2015/16 and 2016/17 and NHS England and applying these to the population of East Northamptonshire, which was around 93,135 in 2017, it was estimated there are 23,284 people with a disability (25% of the population); 10,803 with a mobility issue (11.6%); and 1,676 wheelchair users (1.8%) of whom 1,116 (66%) are regular users.
104. The Council also point to further evidence of the need for wheelchair adapted properties contained in the Rushden East Housing Need Study (2019). The study identified around 11,400 households in East Northamptonshire with one or more persons with a limiting long-term illness or disability, 3,567 of which affect their housing need. This study concludes that an additional 580 wheelchair adapted properties are required across East Northamptonshire between 2019 and 2031, of which 100 are for people aged under 75 and 480 for people aged 75 and over. The study concludes that many of these could be in specialist housing for older people.
105. At my request the Council has provided additional evidence regarding wheelchair accessible housing in the Council's existing stock. This shows that out of a total stock of 5,877 properties, only 350 (6%) have any adaptation and many of these are minor. This evidence demonstrates the lack of adaptable and accessible housing in the social and affordable stock.
106. The impact of the requirement on viability has been assessed in the East Northamptonshire Local Plan Viability Assessment (VA) (January 2021) (ED B-13). It concludes that the requirement set out in Policy EM29 has a limited impact on viability, with residual land values typically reducing by around 0.5%.
107. Policy EN29 as written would require all new housing developments to provide a minimum of 5% 'Category 3 (wheelchair accessible) housing'. However, on sites of less than 20 dwellings the requirement would be less than one. Consequently, **MM59** sets a threshold of 20 dwellings to ensure that the policy is effective. **MM59** also amends the policy to refer to a 'target' of 5% as opposed to a 'minimum' to provide flexibility and ensure effectiveness. Furthermore, it is necessary to include reference to wheelchair accessible and adaptable housing to reflect the differentiation set out in Part M of the Building Regulations.



108. As presented, the Policy fails to reflect the Guidance which states that policies for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. **MM59** addresses this issue. I have made a minor amendment to **MM59** post-consultation to provide greater distinction between Category 3 (a) (wheelchair adaptable) and Category 3b (wheelchair accessible) housing. Similarly, I have added **MM59a** to amend the supporting text for the same reason. A corresponding minor amendment is made to **MM87** to align the monitoring indicators and targets. These amendments do not alter the original aim of the policy. **MM59**, **MM59a** and **MM87** remedy these issues in the interests of effectiveness.
109. On the basis of the above, I consider that there is sufficient evidence to justify the inclusion of a 5% target for wheelchair accessible or adaptable housing. Furthermore, with **MM59** and **MM59a**, the policy is justified, effective and consistent with the JCS and national policy.

### **Policy EN30 Housing Mix and Tenure**

110. JCS Policy 30 seeks to ensure that new development provides a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs, taking account of the need to accommodate smaller households and the composition of the existing stock. Policy 30 of the Plan provides local policy direction based on local evidence which shows that there are significant spatial differences in housing needs. In the rural north there is a general need for smaller houses, while in the south the need is predominantly for larger properties. This approach is broadly consistent with the Framework and the JCS; however, it is necessary for the policy to refer to the need to provide evidence to support the proposed housing mix of proposed developments, particularly where this may depart from the evidence in the Strategic Housing Market Assessment (SHMA) or local evidence. **MM60** remedies this matter, providing flexibility in the interests of effectiveness.

### **Policy EN31 Older People's housing provision**

111. Policy EN31 seeks to provide additional local detail to Policy 30 of the JCS to ensure that the accommodation needs of older people in the Plan area are met. A tailored approach is set out for each tier of the settlement hierarchy reflecting development potential in those settlements and a lack of provision in the north of the area and the villages. The approach reflects the characteristics and needs of different locations within the area. Accordingly, I find it is justified and consistent with the Framework and Policy EN30 of the JCS. However, several amendments are required to ensure that the policy is effective.
112. **MM62** is necessary to provide flexibility reflecting that there may be locations where such provision is not appropriate and where provision may have an adverse impact on viability. **MM62** alters the third bullet point of the policy to refer to a minimum of 20% of housing for older people to align it with the remainder of the policy and the JCS and to

provide flexibility. I have made a minor post-consultation amendment to the third bullet point of **MM62** referring to evidence justifying a 'different approach' as opposed to 'departure', reflecting that 'departure' has a particular meaning in planning terms. **MM62** is, therefore, necessary for effectiveness.

113. The draft policy sets out a detailed description of the type of housing which could be included to meet provision for older people. These include the types of specialist housing for older person's set out in the Guidance (Paragraph: 010 Reference ID: 63-010-20190626). Reference is also made to 'downsizing' including accommodation such as bungalows, apartments and other smaller homes which are available to meet general needs but are suitable to facilitate independent living for older people. This approach is consistent with the Guidance which recognises that many older people may not want or need specialist accommodation. Rather, they may wish to move to general housing that is already suitable such as bungalows or homes which can be adapted to meet a change in their needs and allow them to live independently and safely in their home for as long as possible or to move to more suitable accommodation if they so wish.
114. Nonetheless, the description of the type of housing is very detailed and **MM61** and **MM62** amend the policy by moving some of this detail to the supporting text in the interests of effectiveness. **MM91** makes a consequential change to Appendix 5 for effectiveness. The VA concludes that the Council may need to take a flexible approach to the form of older person's housing where viability issues are already present. Policy EN31 provides the required flexibility. With **MM61**, **MM62** and **MM91**, I consider that Policy EN30 is positively prepared, justified, effective and consistent with the NPPF and the JCS.

### **Policy EN32 Self and Custom Build Housing (SCBH)**

115. The Self-Build and Custom Build Housebuilding (SCBH) Regulations 2016 requires councils to grant planning permission for enough serviced plots to meet the demand for SCBH in their area within three years. JCS Policy 30 (g) supports proposals for individual and community custom build developments that are in line with the spatial strategy and states that SUE's and other strategic developments should make available serviced building plots to facilitate this sector of the market. Policy EN31 seeks to expand on this approach providing greater local emphasis. It requires housing developments of 50 or more dwellings to provide 5% of plots to be made available as self or custom build serviced plots.
116. The Council maintains a register of individuals and associations who are seeking to acquire serviced plots of land which provides a useful starting point to assess the demand for this type of development. In addition, the Council commissioned further work in the form of the East Northamptonshire Custom and Self-Build Demand Assessment Framework (ED G-14) (2018). Background Paper 11 (ED G-16) contains the Council's own evidence in relation to SCBH demand and develops the spatial policy approach to SCBH in the Plan.

117. The Assessment Framework identified a need for around 39 dpa for SCBH. It compared this to the number of dwellings being delivered in the district through 1 and 2 dwelling sites which averaged 28 dpa, leaving an annual shortfall of 11 dwellings per annum equating to 143 additional SCBH units over the Plan period. Consequently, whilst 28 SCBH units are likely to be delivered through single dwellings minor/infill plots per annum; the Council propose to deliver the remaining 11 dpa through the policy mechanism set out in Policy EN31.
118. The Council considered the remaining sites in the Plan which are identified as being for 50 or more dwellings up to 2031 which are expected to yield 3305 dwellings over the 13 years (G15). It then assessed the implication of applying a 4%, 5% and 6% target to those sites. At my request the Council updated this scenario assessment to take account of the current position regarding all housing sites and to also include the A6/Bedford Road site.
119. This updated analysis demonstrated that a 4% target would not achieve the required shortfall. A 5% target would achieve the target providing around 177 dwellings. Whilst this is slightly higher than the residual requirement of 143 dwellings it would allow for flexibility for example in circumstances where viability may exclude the provision of SCBH on particular sites.
120. In terms of viability, the VA concludes that the requirement should be cost neutral for developers as they will receive an equivalent value for the plots than they would have received had they built and sold the houses themselves.
121. The Policy proposes a 12-month marketing period; however, I consider that this could result in logistical problems for developers if they need to return to the site to build out any such plots which have not been taken up. Consequently, it is necessary to amend this to reflect a 6-month marketing period in the interests of effectiveness. Sites of less than 50 dwellings could also contribute to the supply of SCBH and an additional paragraph is added to the policy in recognition of this. **MM63** addresses these matters in the interests of effectiveness.
122. Overall, with **MM63**, I consider that the policy is positively prepared, justified, effective and consistent with the national policy and the JCS.

## Conclusion

123. Overall, subject to the MMs referred to above and for the reasons given, I find that the Plan is positively prepared, justified, effective and consistent with national policy and the JCS in terms of meeting other housing needs.

## **Issue 4 – Whether the Housing Allocations are positively prepared, justified, effective, consistent with national policy and the JCS and deliverable/developable.**

### **Site Selection Process**

124. Background Paper 9 (BP9) – Housing Requirements: Urban Areas (2021) (ED-G03) and Background Paper 10 – Housing Requirements: Rural Areas (2021) (ED G-04): set out the housing land supply position on 1 April 2019, subsequently updated to January 2021. As explained at Issue 2, the JCS housing requirements for Higham Ferrers, Raunds and Thrapston have been met. Consequently, other than for the brownfield sites discussed below, no further allocations are made in these towns.
125. Given the identified shortfall in housing land in Rushden and Irthlingborough, the Council undertook additional work to identify further housing land utilising the Strategic Housing Land Availability Assessment (2013) as a starting point. This work is documented in the Additional Housing Site Assessments Local Plan Part 2 (ED G-09), BP 9 (ED G-03) and its subsequent update, and the Technical Paper – Assessment of Alternative Site Option – Rushden (September 2020) (ED G-10). Detailed site assessments of alternative site locations have been undertaken, using a matrix linked to the SA objectives of the Plan. The views of infrastructure providers were considered along with responses from an additional consultation exercise. The proximity of land to the West of Rushden Lakes and the Irthlingborough sites to the SPA of the Upper Nene Gravel Pits effectively ruled out those sites.
126. The location of the proposed additional site – Land east of the A6/Bedford Road, Rushden (EN28) aligns with the JCS spatial strategy directing development to the growth town and is, therefore, acceptable in principle. I consider the site in more detail below.
127. In order to meet the shortfall of housing land supply at Oundle, the Council undertook a number of assessments of potential site options for the town. This iterative process is set out in the Local Plan Part 2 Background Paper -Oundle Site Assessments (ED G-05) and Sustainability Appraisal: Interim SA Report -Strategic Options for Oundle (both 2018). These involved an initial sieve of sites, followed by a more detailed assessment of shortlisted sites, including against the SA objectives of the Plan.
128. Subsequent additional work was undertaken by consultants on behalf of the Council which involved an independent reassessment of the sites (Oundle Site Assessment-Detailed Reassessment of Shortlisted Sites [ED G-07] (2019). This process culminated in the selection of three sites which are proposed for allocation in the Plan. Two sites (Cotterstock Road and St Christopher's Drive) have received planning permission, whilst the Stoke Doyle Road site was supported in the Oundle NP (although the NP did not progress to referendum).

129. I consider that the Council has undertaken a thorough site assessment process, which clearly identifies the reasons for selecting the preferred site and rejecting others, taking account of potential constraints, infrastructure requirements and necessary mitigation measures. Consequently, I am satisfied that the methodology for selecting sites in the Plan is logical, justified and consistent with national policy.

### **Housing Allocations in Oundle**

130. Policy EN24 lists the housing allocations proposed for Oundle and includes a set of generic criteria to be considered for each of the sites. However, the criteria repeat the site allocation policies and other policies in the Plan and so the policy would not be effective. **MM49**, therefore, deletes the policy to remedy this matter for clarity and, therefore, effectiveness.

### **Policy EN25 Land rear of Cemetery, Stoke Doyle Road, Oundle**

131. The site is situated to the rear of the cemetery and to the north of Stoke Doyle Road. It is identified for around 70 dwellings which would contribute to meeting the strategic housing need for Oundle, providing a range of housing including self-build and affordable housing. The site would also deliver improvements to the local highway network through the provision of traffic lights on Warren Bridge. Furthermore, the policy requires land to be set aside to allow for the extension of Oundle Cemetery to meet future requirements.

132. The site is within two ownerships. The larger part of the site has a full planning application pending for 53 dwellings which would be delivered by a house builder. Permission in principle exists for 9 dwellings for the smaller part of the site and a further planning application is anticipated. In terms of viability, there may need to be some flexibility in terms of the percentage of affordable housing which can be delivered on the site. Nevertheless, given the active developer interest in the site, I consider that it is likely to come forward within the first 5 years of the Plan.

133. **MM50** is necessary for effectiveness to ensure that the supporting text includes reference to the need for a wintering bird survey and evidence that any development would not have a significant likely effect on the Upper Nene Valley Gravel Pits SPA.

134. Figure 14 shows the extent of the site together with arrows pointing to land which has longer term development potential. **MM51** removes these arrows so as not to fetter future decision making. **MM52** removes reference to 'other policy requirements' in criterion b, as this is vague and unnecessary given that the Plan should be read as a whole. Both **MM51** and **MM52** are required in the interests of effectiveness. With these MMs, I consider the allocation to be justified.

### **Policy EN26 Cotterstock Road/St Peter's Road, Oundle**

135. The site is situated to the north of Oundle, east of Cotterstock Road and north of St Peter's Road. The site is proposed to be allocated, and indeed has full planning permission, for up to 130 dwellings, including 4 self-build units and 40% affordable housing.
136. The site is not identified in the Glapton NP (made 2018); however, this would not preclude the site coming forward. The proposed development would contribute to meeting the strategic housing need for Oundle and deliver a range of types of housing including affordable and older persons' housing. The main access is likely to be off Cotterstock Road, which raised some concerns regarding potential traffic impacts at school drop/off and pick up times; however, this matter has been resolved through the detailed planning application. Enhanced connectivity will be provided to the adjacent public rights of way, providing access to the Nene Valley and nearby villages. Net biodiversity gain could be provided both on and off site including enhanced management for existing local wildlife sites.
137. Furthermore, drainage will be managed by the provision of a sustainable drainage system including improvements to west/east drainage capacity between Cotterstock Road and the River Nene to the east. **MM54** introduces an additional criterion to ensure that suitable access is safeguarded for the maintenance of foul drainage infrastructure, reflecting the presence of an existing foul sewer within the site. **MM54** introduces a further criterion to ensure that dwellings are located at a suitable distance from Oundle Water Recycling Centre to protect the amenity of future occupiers. Structural landscaping along the boundary with the Recycling Centre will also help to mitigate the impact of smell or other pollution. Consequential amendments are necessary to the supporting text at paragraph 8.29 to explain these matters which is addressed by **MM53**. **MM53** and **MM54** are necessary to ensure that the allocation is justified and effective.
138. It is anticipated that the site will come forward within the first five years of the plan which given the planning status of the site is realistic. With the MM's identified above, I consider the allocation to be justified.

### **Policy EN27 St Christopher's Drive, Oundle**

139. The site has outline planning permission and two reserved matters applications for 130 units, comprising 65 affordable units in an Extra Care Facility, 62 market dwellings and three custom/self-build plots, making a significant contribution to the strategic housing need for Oundle including meeting the needs of older persons.
140. The mature landscaping on the northern, eastern and southern boundaries would help to contain the development from the wider landscape to the east as well as urban influences to the north and south. Furthermore, as additional landscaping matures the

effect on the character of The Nene-Thrapston to Cotterstock Landscape Character Area would be minor. Connections will be provided to the adjacent Public Rights of Way network, providing access to the Nene Way and adjacent villages.

141. **MM55** introduces an additional criterion and footnote to ensure that the design and layout of the scheme reduces the risk of nuisance or odours from the Oundle-Ashton Gate Terminal Pumping Station and reflects the minimum distance of 15m between the station and the curtilage of the nearest dwellings required by Anglian Water.
142. The site is situated adjacent to the A605 and criterion e requires structural landscaping to mitigate the impact of noise and other pollution from the road. **MM55** requires the deletion of the reference to the potential of an emergency access via Ashton Road in criterion c, reflecting the planning permission.
143. **MM55** also amends the reference in criterion b to extra care provision as opposed to more generally meeting older persons' needs to reflect the planning permission in the interests of effectiveness.
144. The developer has confirmed that the site is viable and that the site is likely to come forward within the first five years of the Plan. Given the planning status of the site, I consider this to be a reasonable position. **MM55**, is necessary for the policy to be effective and to secure a satisfactory standard of development. With this MM, I consider the allocation to be justified.

## **Housing Allocations in Rushden and Higham Ferrers**

### **Policy EN33 - Rushden East SUE**

145. Policy JCS 33 identifies a broad area of search and policy requirements for the SUE with the expectation that detailed boundaries will be determined through a master-planning exercise. The Plan seeks to provide detailed boundaries for the SUE as set out in Figure 18. The detailed boundary goes beyond the arc set out in the JCS to the south-west of Rushden. In determining the boundaries, the Council has taken account of the findings of the Rushden East Landscape Capacity Assessment and Capacity Study (ED H-03) (2014) which considers the landscape sensitivity and capacity of a large area of land to the east of Rushden. The allocation excludes areas which were identified as having a 'low' or 'medium-low' capacity to accept development. The Council has taken a systematic approach to determining the detailed boundaries of the SUE which I consider to be justified.
146. A detailed MFD for the SUE is contained at Appendix 6 of the Plan. However, the MFD and associated figures/plans are overly prescriptive to be included in the Plan and would not provide sufficient flexibility for the delivery of the SUE. In addition, as presented Policy EN33 adds little to Policy 33 of the JCS. Therefore, at my request, the key economic, environmental, and social planning requirements have been

extracted from the MFD and added to Policy EN33 as set out in **MM66** for effectiveness. Appendix 6 which contains the MFD is deleted by **MM92** in the interests of effectiveness. The detailed Master Plan should be taken forward separately by the Council, either through a further iteration of the MFD or Masterplan or a SPD to support Policy EN33.

147. **MM3** and **MM65** are necessary to clarify the status of the MFD in the interests of effectiveness. Minor post-consultation amendments to **MM66** have removed the reference to the need for consistency with the MFD and any references to the figures within the MFD. Minor amendments to **MM87** have also made consequential changes to the performance indicators and targets for monitoring set out in Table 29. In addition, I have made a minor amendment to the wording of **MM66**, criterion 1 (Economic) of Policy EN33 to refer to a 'balance' between rates of new homes and jobs to better reflect the JCS. These post-consultation amendments provide further clarity and are necessary in the interests of effectiveness. They are minor and do not alter the overall aim of the policy.
148. Policies EN10 and EN11 refer to a 'bespoke' or 'separate' approach to the provision open space, playing pitches and sport and recreation facilities for the SUE. Some consideration of the type of green infrastructure and open space to be included within the SUE has taken place through the preparation of the MFD. Some key principles have been carried forward in Policy EN33, including the provision of a central green corridor; a network of green corridors and public open spaces; Strategic Accessible Natural Greenspace (SANG) provision and the provision of a new town park. Further consideration will take place through a future iteration of the MFD/SPD and through negotiations on any planning applications. Whilst inevitably on a development of this scale, there will be negotiation in terms of the scale and type of open space, sport and recreation provision the starting point for consideration should be Policy EN33 and the Open Space and Playing Pitch Strategy 2017 or subsequent updates of it.
149. **MM21**, **MM22** and **MM24** relate to policies EN10 and EN11 in which the SUE is referenced. The reasons for those MMs are set out below. Minor amendments to **MM21**, **MM22**, **MM24** and **MM66** are necessary to reinforce that the starting point for the consideration of the scale and type of open space, sport and recreation provision should be the Open Space and Playing Pitch Strategy 2017 or subsequent updates of it, for the Plan to be effective. The Council intend to prepare an Open Space SPD and a Sports and Recreation SPD which may also inform provision at the SUE depending on the timescales for their preparation. Overall, **MM3**, **MM21**, **MM24**, **MM65**, **MM66** and **MM92** are necessary in the interest of effectiveness and consistency with the JCS.
150. Representatives from Higham Ferrers and Rushden Town Councils are part of the working party which shaped the MFD. The Higham Ferrers NP (April 2016) pre-dates the adoption of the JCS (July 2016). Any conflict between the two would be resolved in favour of the most recent policy. Policy HF.H3 Higham East (Future Growth) supports comprehensive masterplanning for access and infrastructure associated with Rushden East required from the John Clarke roundabout. It also identifies that subject



to the demonstration of future need, additional land for housing, employment and community facilities would be provided within a future growth area 'Higham East' which is broadly consistent with the land identified for Rushden East within the NP area. The Rushden NP post-dates the JCS and identifies Rushden East as a suitable location for housing and to provide jobs. Consequently, Policy EN33 is broadly consistent with the RNP and also the HFNP. The projected delivery of housing on the site is considered at Issue 2 of my report.

151. **MM90** is necessary to amend the table in Appendix 1 to correctly identify Policy EN33 as a strategic policy. With the MMs identified above, I consider that the detailed boundaries for the site and Policy EN33 are positively prepared, justified, effective and consistent with national policy and the JCS.

### **EN28 Land East of the A6/Bedford Road, Rushden**

152. Following the site search and assessment process set out above, land to the east of A6/Bedford Road was identified as a viable option, scoring most highly in the ranking system. The site has opportunities to connect to the existing urban area via Bedford Road and surrounding services and facilities. In terms of deliverability, it is in single ownership; is actively being promoted by a landowner/partner housebuilder; and can be delivered independently of the Rushden East SUE.
153. Policy EN28 proposes the site for 450 dwellings together with supporting infrastructure including a mix of ancillary retail, business or community uses. The policy requires a mix of housing including 30% affordable housing, consistent with the JCS and the Framework.
154. The site is situated on the opposite side of the A6 to Rushden; however, it would have direct connectivity to the town centre via Bedford Road. Nevertheless, pedestrian and cycling connectivity to services and facilities in the town must be improved, in particular for education facilities to ensure safe and secure access across the A6 for future residents. Furthermore, there is the potential to support the creation of a community hub to enhance the relocation of sports facilities, to be located on the eastern edge of the site boundary.
155. Due to the topography, the site is relatively well contained being set at a lower level than the bund adjoining the A6 which together with dense vegetation would help to mitigate the visual impact of any development. Structural landscaping secured as part of any development scheme would further mitigate the visual impact of the development.
156. The site is situated around 3.5km from the Upper Nene Valley Gravel Pits SPA and may contain functionally linked habitat for the SPA. **MM57**, therefore, provides additional supporting text to criterion e of the Policy to ensure that appropriate surveys and other evidence, including a project specific HRA are undertaken where necessary

to ensure that any development does not have an adverse effect on the integrity of the SPA.

157. **MM58** alters the wording of the policy to refer to 'around' as opposed to 'up to' 450 dwellings to provide for some flexibility. **MM58** is also necessary to avoid repetition in bullet point 3 of criterion d. **MM57** and **MM58** are required to ensure that the allocation is justified and effective.
158. The developer is a volume housebuilder who has undertaken a number of technical studies in preparation for a planning application which was due to be submitted in 2022. No constraints have been identified which would prevent the site coming forward. First completions were anticipated 2023-2024 at an initial rate of around 30 dwellings and a rate of 50-60 dpa thereafter to the end of the Plan period. Given the preparatory work, I consider this to be realistic. Furthermore, the allocation aligns with the spatial strategy of the JCS. Consequently, with **MM57** and **MM58**, I consider the allocation to be positively prepared, justified, effective and consistent with national policy and the JCS.

#### **Policy EN36 Former Factory Site, 71 Oakley Road and 37-51 Washbrook Road, Rushden**

159. The former factory occupying the site was vacated in 2009 and the site remains derelict. Whilst there are some infrastructure requirements associated with the site, there are no constraints which would preclude its development. The allocation of the site for around 10 dwellings will aid the redevelopment of this brownfield site which would make a small contribution to the provision of a mix of housing types and tenures and provide pedestrian and cycle connections to Washbrook Road and the Greenway.
160. The site is the subject of pre-application discussions with the Council, although an application has not yet been submitted. The site has been tested through the viability appraisal considering the policy requirements. It is likely that funding may be required to bring the site forward which is reflected in the anticipated delivery of the site later in the Plan period (2028-29). **MM71** includes additional supporting text to draw attention to the need for financial contributions to mitigate the adverse effects of development on the SPA/Ramsar site. The allocation of the site for around 10 dwellings will aid the redevelopment of this brownfield site. **MM71** is required to ensure that the allocation is positively prepared, justified, effective and consistent with national policy.

#### **Policy EN37 Rectory Business Centre, Rushden**

161. The Employment Land Review (ELR) (March 2019) recommended that the site be released for an alternative use. The Rectory Business Centre and adjacent telephone exchange, warehousing and factory premises are situated adjacent to the town centre to the east of Rectory Road. The employment area has a poor and difficult road

access, and the units are in a poor state of repair and nearing the end of their economic life.

162. The site is predominantly in a residential area and would be well suited for housing development contributing around 35 units to housing land supply. Development would deliver improved access arrangements, enhancement to the public realm around Albert Road and Victoria Road and improved east-west pedestrian and cycle connectivity between the town centre and residential areas to the east.
163. Given the different ownerships on the site, and the need to relocate businesses, the Council is likely to lead the development of the site. Given these complexities, the site is likely to come forward later in the Plan period.
164. **MM72** is necessary to ensure that the effects of the development on the SPA/Ramsar site are mitigated. **MM73** is necessary to ensure that heritage assets are preserved and enhanced and to ensure that suitable access is available for the main of foul drainage infrastructure. **MM72** and **MM73** are necessary to ensure a satisfactory form of development and for the allocation to be positively prepared, justified, effective and consistent with national policy and the JCS.

**Policy EN38: Federal Estates/former Textile Bonding Factory site, Newton Road/Midland Road, Higham Ferrers.**

165. The site contains two large warehouses, and a factory which are in a poor state of repair, and which have been vacant for some time. The ELR concludes that the site would be better utilised for housing. Permission exists for the redevelopment of the site for around 120 dwellings including the relocation of the existing operations to a new location. The allocation would bring benefits in terms of the redevelopment of redundant brownfield land and contribute to housing land supply within Higham Ferrers. There may also be opportunities to improve pedestrian and cycle connections between the allocated housing site to the east of Ferrers School and Higham Ferrers town centre. Structural landscaping would be required to provide a suitable buffer between the site and adjacent factories.
166. Although the site is complex there is a pending full application for the site for 120 dwellings and on this basis, I agree the site could commence 2024-2025. I, therefore, consider the allocation to be positively prepared, justified, effective and consistent with national policy and the JCS.

**Conclusion**

167. With the MMs identified above, I consider that the housing allocations are positively prepared, justified, effective, consistent with national policy and the JCS and deliverable/developable.

## **Issue 5 – Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the approach towards building a strong, competitive economy.**

168. The JCS sets out the strategy for economic development and establishes job targets as well as allocating strategic employment sites. Policy 23 identifies (Table 3) a job creation target for East Northamptonshire of 7,200 net job growth (in all sectors) within the Plan period 2011 – 2031; a net increase of 360 jobs per year. Revising the job creation target is not within the remit of this Plan. However, it is necessary to ensure that the Part 2 Plan makes sufficient provision to deliver the job creation target and spatial distribution in the JCS which directs new employment development to SUEs, strategic sites and in the case of office development, town centres and other accessible locations.
169. Table 11 of the Plan shows that it is anticipated that by 2031 the jobs target would be exceeded by around 3,382 jobs. On this basis no further strategic employment sites are allocated in the Plan and the Council's approach is to rely upon development that is already in the pipeline. Given that the JCS jobs target would be exceeded, I agree with this approach.
170. Background Paper 5 (BP5): Local Plan Employment Policies – job targets (2021) (ED F-07) explains the main sources of jobs growth over the Plan period and is divided into a jobs trajectory with five-year blocks to demonstrate how these jobs will be delivered over the Plan period. BP5 (ED F-07) also explains the sources of each of the net job figures cited; using the best available data at the time. Account is also taken of jobs anticipated to be lost.
171. The Paper utilises a number of sources for job creation figures including application forms/submission documents at the planning application stage; estimated job creation figures dependent on the 2015 Homes and Community Agency standards (now Homes England) for business, industrial or warehousing uses or apportionment of job creation by gross floorspace (m<sup>2</sup>) with reference to similar development types where job numbers are known. Whilst it can be difficult to reliably monitor job creation figures, I am satisfied that the Council has utilised the best available data sources to undertake the task.
172. BP5 (ED F-07) estimates jobs growth in excess of 6,000 jobs (6,185), over the first decade of the Plan period (to 2021) leaving a residual requirement of only 1,015 jobs required for the second half of the Plan period (2021-2031). Rushden Lakes Phases 1-4 which opened in 2017 contributed a significant proportion of these jobs (2,700 jobs).
173. A limited further number of employment sites are anticipated in the third quarter (2021-2026) with a net increase in jobs of around 742 at Chelveston Renewable Energy Park. Rushden is also anticipated to see significant delivery of further employment to 2031 at the Rushden East SUE and also at the Rushden Gateway. Around 1,382 jobs

are anticipated to come forward during the third quarter, sufficient to meet the outstanding Plan requirement of 1,015 jobs leading to a surplus of 367 jobs by 1 April 2026.

174. Significant further development (3,015 jobs) is anticipated in the fourth quarter (2026-2031) from committed strategic sites at Irthlingborough West, Tresham Garden Village, Rushden East, Rushden Gateway and Holdens Parkway in addition to the proposed brownfield land allocations, although the timescale is less clear. This would lead to a surplus of around 3,382 jobs in the Plan period.
175. As the jobs target would be met by 2026, I agree that it is not necessary to allocate any large-scale employment sites. However, the Plan does allocate smaller sites as part of proposed mixed-use, town centre regeneration schemes, which would contribute towards the job target. These sites are discussed under Issue 6 below. Consequently, I am satisfied that the Plan would meet the JCS jobs growth requirement for the Plan period and also provide sufficient flexibility and choice over the Plan period. **MM35** is necessary, however, to change paragraph 7.17 to refer to a net jobs growth target in order to be effective and consistent with paragraph 8.2 of the JCS.
176. East Northamptonshire's central location and excellent road connections has made it a centre for logistics (B8) industry including national and regional distribution centres for 'bluechip' companies. It is envisaged that logistics would be accommodated at the Rushden and Irthlingborough SUEs and on existing employment sites. Policy 24 of the JCS seeks to minimise the environmental impacts of logistics development through sensitive design and environmental performance. Given that the jobs growth target for the Plan area will be exceeded and that opportunities will exist for B8 uses on existing and proposed allocations there is no need to allocate further land for B8 use.
177. Policy EN18 sets out the approach to the consideration of development of commercial space which aligns with the aspirations of the Framework to create a strong, competitive economy and Policy 22 of the JCS which seeks to ensure the delivery of economic prosperity. The JCS provides the guiding principles for larger scale economic development and in particular logistics development. **MM37** amends the policy title to clarify that it relates to small and medium sized enterprises. **MM37** also deletes reference to 'future' development proposals and includes reference to 'medium-sized' businesses in addition to small and micro-businesses.
178. **MM36** proposes additional text to paragraph 7.34 of the supporting text to Policy EN18 to clarify the type of businesses that the policy applies to and also to ensure that the potential impacts of proposals for new commercial development on the Upper Nene Gravel Pits SPA are fully considered. **MM36** and **MM37** are required for the policy to be justified and effective.
179. Policy EN19 relates to the protection of existing employment areas. **MM38** amends the policy to clarify that proposals for re-development or changes of use of existing buildings should ensure that the overall provision of employment in terms of the net job

numbers or net employment land **on the site** is not reduced. **MM38** is also required to clarify that the policy relates to net job numbers or employment land.

180. Criterion c requires development contributions to be made to support economic development across the Plan area. However, if criterion a or b are met and it is demonstrated that there is no realistic prospect of the site or buildings being used/re-used and if the site is constrained and not suitable for employment use then it would not be necessary to require development contributions. **MM38** therefore deletes criterion c. In addition, 'and/or' needs to be inserted in between criteria a and b to be clear that not necessarily both criteria need to be met. **MM38** is necessary to ensure that the policy is effective.
181. Policy EN20 sets out the approach to the relocation and or expansion of existing businesses. The first paragraph of the policy should also include reference to businesses that need to relocate in addition to the extension of businesses to be consistent with the title. As presented, the policy contains considerable repetition for example in relation to the effect of the proposal on the countryside and neighbouring properties. Furthermore, some criteria duplicate other policies in the Plan or the JCS. **MM40** remedies this to ensure clarity and thereby effectiveness.
182. **MM39** is necessary to ensure that the supporting text reflects the need to consider the impact of the expansion or relocation of businesses on the Upper Nene Valley Gravel Pits SPA to ensure that the policy is justified, effective and consistent with national policy and the JCS.

## Conclusion

183. Overall, with the above MMs, I am satisfied that the Plan has been positively prepared and that it is justified, effective and consistent with national policy and the JCS in relation to the approach towards building a strong, competitive economy.

## Issue 6 – Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy and the JCS in relation to the matter of town centres, town centre strategies and development sites?

### Hierarchy of Centres and Retail Provision

184. JCS Policy 12 identifies that Rushden Lakes will be a focus for retail and leisure uses totalling no more than 32,511 square metres (sqm) net sales area (of which no more than 929 sqm for convenience goods) to enhance the retail and leisure facilities in the southern part of the Local Plan area, meeting most of the forecast additional comparison goods spending in this area. Consequently, there is no specific comparison retail floorspace requirement for the growth town of Rushden. Paragraph

5.34 indicates that there may be some scope for additional floorspace in the southern area after 2026, depending on how the Rushden Lakes scheme progresses. In the meantime, the emphasis will be on consolidating and developing a retail, leisure/culture and housing offer that allows Rushden to operate successfully alongside Rushden Lakes. The focus in market towns such as Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston will be on providing mainly convenience shopping and local services. Based on the evidence before me this is a logical approach and one which is consistent with the JCS.

## **Town Centre Boundaries and Primary Shopping Areas**

185. In line with the Framework, the Plan seeks to manage new development by defining the extent of town centre boundaries and primary shopping areas. The NPs for Higham Ferrers, Raunds and Rushden already set detailed policies for managing development within these respective towns. Rushden and Higham Ferrers NPs have identified both town centre boundaries and primary shopping areas; whilst Raunds has identified a primary shopping area. These are shown for completeness at Appendix 4 of the Plan. Consequently, the Plan logically focuses on defining town centre boundaries and primary shopping areas for Irthlingborough, Oundle and Thrapston.

186. Policy EN21 defines town centre boundaries as shown on the Policies Map and provides local policy which sets out the range of uses to be permitted in these locations. **MM41** amends the supporting text including to clarify that due to the small size of market towns, town centre boundaries effectively operate as primary shopping areas as those towns do not have areas of predominant leisure or business uses. **MM41** also clarifies that in the absence of a defined primary shopping area that 'edge of centre' for retail purposes would be within 300m from the town centre boundary to be consistent with the Framework. **MM41** is necessary to ensure consistent terminology with the Framework and to reference local regeneration strategies, master plans and design codes for town centres reflecting those that are in preparation or planned for town centres in the future. **MM41** is necessary for effectiveness and consistency with the national policy.

187. **MM42** amends Policy EN21 to refer to the centres to which the policy applies, including those within NP areas. It also clarifies that not all the criteria listed in the policy would be appropriate in all circumstances. Criterion a should refer to avoiding an over-concentration of a particular town centre use as opposed to 'use class'. I have made a minor amendment to **MM42** post-consultation to delete 'including' in criterion b as the main purpose of the criterion is to restrict residential development to first floor and above within town centres. This minor amendment is required for clarity and effectiveness and does not alter the aim of the policy.

188. Criterion d should refer to 'primary' frontages as opposed to 'shopping' frontages and include reference to their being denoted on the Policies Map. Finally, criterion g should refer to local 'regeneration' strategies as opposed to 'development' strategies. **MM42** is necessary for the policy to be effective and consistent with national policy.

189. Changes are required to the glossary to clarify that the primary shopping area is not the same as 'primary shopping frontage' by incorporating a definition for each. **MM89** addresses this matter in the interests of effectiveness and consistency with the Framework.
190. Policy EN22 sets out floorspace thresholds for retail development in Rushden town centre and the market towns. The thresholds have been set on the basis of analysis in the Retail Impact Assessments Threshold Background Paper (BP7) which concluded that lower thresholds would be appropriate in the market towns due to the sensitivity of these locations to the cumulative loss of smaller units. The slightly higher Rushden threshold of 280 sqm reflects its status as a growth town and the Sunday trading threshold. Whilst Rushden is the largest traditional town centre it is, nevertheless, vulnerable to national retail trends and must also compete with Rushden Lakes. Consequently, I consider that the thresholds are appropriate.
191. **MM43** is required to clarify the centres to which the policy applies. The policy should also refer to town centre boundaries as opposed to 'primary shopping areas' as none of the towns in question has a primary shopping area. The last sentence of the policy requires amendment to refer to 'adverse' significant impact. Reference to the need for both a sequential and impact assessment is also required. Criteria a and b require amendment to refer to Rushden and Market Town centres. The amendments set out in **MM43** are required in the interests of effectiveness and consistency with national policy.
192. **Policy EN23** relates to development around designated local centres. Some of the local centres are shown on the Policies Map as 'linear local centres' and clearly depicted, for example Rushden Linear Local Centre. Nucleated centres such as the Grangeway Precinct, Rushden are shown as a point (star) notation. In these cases, the extent of the local centres is either clear from the description (i.e. 2-12 Blackfriars) or 'on the ground' (i.e. in the case of the Grangeway Precinct). Consequently, it would be clear to the decision maker whether a proposal would be adjoining or closely related to a centre. The exact location of the Rushden East Local Centres will be decided through the masterplan/SPD.
193. As presented the policy encourages main town centre uses within 200m of the designated local centres. However, local centres tend to be small and 200m would be disproportionate to the scale of the centre. Consequently, **MM45** removes reference to 200m and refers instead to proposals which are adjoining or closely related to designated local centres. **MM45** also clarifies that proposals should be of a scale and type limited to serving the immediate local area. Furthermore, **MM45** includes reference to the local centres to which it applies. It also deletes 'presumption in favour' in the first paragraph and refers to the fact that proposals will be supported instead.
194. Criterion e cross refers to Policy EN22 and retail impact thresholds; however, the thresholds in Policy EN22 apply to Rushden and Market Towns and not local centres and so **MM45** deletes the criterion. Criterion d requires amendment to refer to the



removal of permitted development rights in exceptional circumstances to be consistent with the Guidance. **MM44** includes a consequential amendment to the supporting text after paragraph 7.76 to clarify that permitted development rights may need to be removed to ensure that local service centres maintain their role in serving the needs of the immediate neighbourhood. I have made a minor amendment to **MM44** to add that permitted development rights may be removed to protect the amenity of neighbouring occupiers. **MM44** and **MM45** remedy these matters to ensure that the policy is effective and consistent with the Framework.

## Town Centre Strategies

195. The Plan sets out overarching principles for the regeneration of the six town centres to enhance and/or maintain their vitality, an approach which is supplemented by individual town strategies. **Policy EN34** sets out the guiding principles for the consideration of development proposals in town centres. It is necessary to clarify in the supporting text at paragraph 10.10 that the policy relates to the wider town centres, not just the areas which lie within the town centre boundary and to clarify in the policy itself which centres the policy applies. **MM67** and **MM68** address these points in the interests of effectiveness.
196. Table 24 of the Plan sets out the key spatial characteristics of Rushden and Higham Ferrers. Similarly, tables 25-28 set out the spatial characteristics of Irthlingborough, Oundle, Raunds and Thrapston/Islip. The third column of the respective tables which cross reference to relevant policies in the Plan and the JCS are overly detailed and confusing and is, therefore, deleted in the respective tables. **MM69**, **MM74**, **MM79**, **MM82**, and **MM83** address these points in the interests of effectiveness.
197. The Plan sets out redevelopment proposals for key town centre sites in Rushden/Higham Ferrers and Irthlingborough. It is envisaged that these sites may be delivered either wholly by the private sector or more likely with public sector assistance. Due to the nature of the potential development, timescales for bringing forward these sites are not clear; however, allocating the sites will provide greater certainty and confidence to potential investors and act as a catalyst for development/regeneration.

## Policy EN35 Splash Pool and Wilkinson site redevelopment, Rushden

198. Policy EN35 sets out proposals to relocate the Splash Pool and Wilkinson sites which could help to consolidate the town centre, improve footfall and increase vitality and viability. It is necessary to clarify that it is identified as an area of opportunity as opposed to an allocation and also the type of uses which would be considered. New criteria are required to ensure that proposals preserve or enhance heritage assets on the site, in accordance with a heritage impact assessment and also to ensure that suitable access can be achieved for the maintenance of foul drainage infrastructure, reflecting the presence of an existing sewer. As any redevelopment would result in the loss of an existing leisure centre criterion g is strengthened to ensure that any

proposals should ensure the provision of an equivalent replacement facility. **MM70** addresses these matters for the Policy to be justified and effective.

### **Policy EN39 Former Select and Save, 13-21 High Street/St Peter's Way Car Park, Irthlingborough, Rushden**

199. Policy EN39 sets out a framework for the redevelopment of the former Select and Save and car park site in Irthlingborough for a mix of town centre uses, including convenience and comparison retailing, financial services or food and drink businesses. **MM75** is necessary to ensure that the settings of heritage assets, in particular St Peter's Church and the Louisa Lilley Almhouses, are preserved or enhanced for the policy to be justified, effective and consistent with national policy.

### **Policy EN40: Former Rushden and Diamonds FC Stadium site**

200. The former Rushden and Diamonds Football Club Stadium was demolished in 2017 and has remained vacant since. The range of potential uses is restricted by a number of constraints, in particular the location of the majority of the site within Flood Risk Zone 3. Consequently, Policy EN40 proposes to allocate the site for employment use, with an emphasis on business, leisure and tourism. **MM77** amends the policy to refer to protecting nearby heritage assets to be justified, effective and consistent with national policy.

201. **MM76** and **MM77** strengthen the supporting text and policy to ensure that development does not have an adverse effect on the integrity of the adjacent Upper Nene Valley Gravel Pits SPA/Ramsar site and associated functionally linked land, including the need for a site-specific HRA. Flood risk will also need to be carefully considered together with the impacts of climate change.

202. The supporting text requires the need to mitigate the loss of the stadium with replacement facilities; however, this requirement should be in the policy itself. Moreover, the supporting text and policy fail to recognise the need to mitigate the loss of the playing pitches and ancillary facilities in addition to the stadium, contrary to paragraph 99 of the Framework. An additional criterion is, therefore, required to ensure that mitigation secures replacement facilities, unless it can be demonstrated that the facilities are surplus to requirements. **MM76** and **MM77** remedy the above points for the policy to be justified, effective and consistent with national policy.

### **Redevelopment sites - Oundle**

203. **MM78** and **MM80** amend paragraph 10.57, 10.60 and 10.61 to ensure that the description of the Oundle built-up area is accurate; provide the most up-to-date position in relation to two potential redevelopment sites within the East Road employment area; and reflect the Town Council's aspiration to retain the East

Road/Herne Car Park as an asset for the town. Those MMs are required in the interests of effectiveness.

#### **EN41 Riverside Hotel Station Road, Oundle**

204. The former Riverside Hotel site is proposed to be allocated for a restaurant, public house, hotel; training facility/resource centre or small business units or potential service employment uses. **MM81** is necessary to ensure that the wording of criterion a relating to heritage assets is consistent with national policy.

#### **Redevelopment site - Thrapston**

##### **Policy EN42 Cattle Market, Market Road, Thrapston**

205. Policy EN42 sets out guiding principles for the redevelopment of the Cattle Market site for a mix of town centre uses. **MM85** is necessary to ensure that the wording of criterion f includes reference to non-designated heritage assets to be effective and consistent with the Framework. **MM84** alters the supporting text to the policy to identify that a HRA assessment may be required.

#### **Conclusion**

206. With the MMs identified above, I am satisfied that the Plan has been positively prepared and that it is justified, effective and consistent with national policy and the JCS in relation to the matter of town centres, town centre strategies and development sites.

#### **Issue 7 – Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy and the JCS in relation to the matter of social capital.**

207. Policy EN12 sets out overarching principles for the consideration of health and well-being in development proposals. **MM25** amends the supporting text to EN12 to include reference to non-motorised forms of transport, including horse riding in the movement and access section and also to recognise the implications of air quality and pollution for health and well-being. **MM25** is necessary in the interests of effectiveness.

208. **MM26** amends Policy EN12 to ensure that it fully reflects the importance of design and undertaking Health Impact Assessments at an early stage of the design process. **MM26** also moves the requirement for proposals of 10 or more homes to be accompanied by a Health Impact Assessment from the supporting text to the Policy itself. **MM26** makes further amendments to ensure that the Policy is clearly written and

unambiguous. The VA confirms that this requirement has a de-minimis cost. **MM26** addresses these matters for the Policy to be justified and effective.

209. Policy EN13 sets out criteria for the consideration of the design of buildings and extensions. **MM27** amends the Policy to clarify that amenity space should be proportionate to the scale of the unit. In addition, **MM27** amends criterion f to state that Houses in Multiple Occupation should 'have regard to' the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Order 2018 as the Plan cannot require compliance with other legislation. **MM27** also deletes criterion h as it repeats JCS Policy 8 in relation to car parking standards and emerging Building Control Regulations in relation to Vehicle Charging Points. Criterion i is amended to clarify how the issue of light pollution would be assessed. Criterion g is amended to clarify the objective of providing sufficient internal space. I have made a minor amendment to **MM27** to ensure that the Nationally Described Space Standard is correctly referred to. **MM27** addresses all of these changes for the policy to be justified, effective and consistent with national policy.
210. Policy EN14 and Policy EN15 provide the framework for the consideration of proposals which affect designated and non-designated heritage assets respectively. **MM28-  
MM30** address a number of concerns raised by Historic England. I find the changes proposed are necessary to ensure that the wording of the policies reflect the statutory tests and national policy.
211. Table 10 of the supporting text to Policy EN15 and footnote 90, set out criteria for deciding whether a building/site/structure should be considered as a non-designated heritage asset. However, as these criteria will inform decision making, they should be included within Policy EN15 itself. **MM29 and MM30**, therefore, deletes Table 10 and makes consequential changes to paragraph 6.33 and to Policy EN15 for the Plan to be justified.
212. Policy EN16 sets out detailed criteria for the consideration of tourism, cultural developments and tourist accommodation. **MM31** includes additional supporting text at paragraph 6.49 to ensure that development proposals fully consider the effect of new development on the Upper Nene Valley Gravel Pits SPA for the policy to be justified and effective. **MM32** removes the significant degree of repetition both within the policy itself and with other policies of the Plan and the JCS. In addition, criterion b) iii relating to the use of planning conditions and legal agreements to retain development as tourist accommodation should also apply to development within the Destination Nene Valley corridor and Rockingham Forest areas. **MM32** remedies these matters for the policy to be justified, effective and consistent with national policy.
213. **MM34** deletes Policy EN17 relating to proposals for the development/allocation of a new school at land south of Chelveston Road, Higham Ferrers as the school has now been constructed. **MM33** makes consequential amendments to the supporting text. A consequential amendment is also necessary to the Policies Map. **MM33** and **MM34** are necessary for the Plan to be effective.

## Conclusion

214. With the MMs identified above, I am satisfied that the Plan has been positively prepared and that it is justified, effective and consistent with national policy and the JCS in relation to the matter of social capital.

### **Issue 8 – Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy and the JCS in relation to natural capital.**

215. The JCS identifies Green Infrastructure (GI) corridors of sub-regional and local importance and JCS Policy 19 provides a framework for managing development and investment and for protecting and enhancing GI. Plan policies EN7 to EN11 seek to provide a local framework for the protection, enhancement and provision of green infrastructure, open space, local green space and sport and recreation facilities respectively.

216. Across all typologies, it is not clear how developer contributions will be calculated. Clarification that the contributions will be sought in accordance with the most up-to-date evidence and where there is an identified quantitative and/or qualitative need is required for the policies to be effective. Furthermore, there is significant potential for double counting of contributions towards the various typologies in Policies EN7-EN8 and EN10-11. Additional supporting text is, therefore, included to explain that opportunities to combine open space and GI schemes should be sought to optimise design and keep contributions proportionate and that care will be taken to avoid double counting.

217. The threshold of 10 dwellings above which contributions would be secured is consistent with national policy; however, the site size threshold of 0.3ha is amended to 0.5 ha to reflect the definition of major development set out in Annex 2 of the Framework (0.5ha). In addition, the site threshold should be included in the actual policies, not the supporting text. The supporting text should confirm the commitment to the preparation of the forthcoming SPD for Open Space provision and proposed Sports and Recreation SPD which will set out a step-by-step guide for calculating requirements in the supporting text. Furthermore, clarification is needed that the preference would be for on-site provision and the approach to securing the long-term management and maintenance of new GI and open space also requires clarification.

218. The Open Space Study and Playing Pitch Strategy (2017) (ED D-08) was prepared in 2017 and the information set out in Table 9 of the Plan, the Playing Pitch Calculator, will be out of date. The table is, therefore, deleted and all the policies will refer to the most up to date evidence base and standards. I have made minor amendments to **MM17, MM19**, post-consultation, to remove reference to the SPD which has not been prepared yet in the interests of effectiveness. These minor amendments do not alter the aim or objectives of the Policy.

219. **MM16-MM19** and **MM21-MM24** remedy the above matters for Policies EN7, EN8, EN10 and EN11 to be justified, effective and consistent with national policy.
220. Policy EN7 sets out the approach to the protection and enhancement of GI Corridors in the District. **MM17** amends the title of the policy and other consequential amendments to make clear that it relates to 'local' GI Corridors for the policy to be effective.
221. It is not clear how the objectives of the policy would be achieved and furthermore, depending on the location of proposed development, it may not always be possible to connect to the GI network. Additional supporting text is, therefore, necessary which encourages developers to access the Natural England mapping tool and Policies Map to identify the GI network and to ensure that opportunities to connect to the GI network are considered early in the design process. Clarification is also required that the policy relates to the existing and proposed GI network, including local GI Corridors and the wider GI network for the policy to be effective. **MM16** and **MM17** remedy the above matters for the Policy to be justified, effective and consistent with national policy.
222. Policy EN8 seeks to ensure that development protects and enhances The Greenway, a priority GI project for the Council. Additional supporting text is included to clarify that contributions will only be sought in locations which have access to The Greenway. The policy itself is amended to reflect that it relates to both existing, proposed and aspirational Greenway routes. An additional criterion is also added to ensure that development protects heritage assets and their settings. **MM18** and **MM19** address these points for the policy to be justified, effective and consistent with national policy.
223. Policy EN9 sets out criteria for the designation of Local Green Space in NPs. The policy is amended to recognise that Local Green Space should be identified by the local community and is closely related to the settlement it is intended to serve. An additional criterion is included relating to beauty to reflect the Framework. Part c of the policy attempts to set a limit on the size of Local Green Space at 0.5ha or 10% of the existing main built-up area of the settlement. However, there is no evidence to support this size limit which goes beyond the guidance in paragraph 102 of the Framework. Part c is, therefore, amended to state that the gross area of the site should be proportionate to the existing main built-up area of the settlement and not an extensive tract of land. **MM20** remedies the above matters for the policy to be justified, effective and consistent with national policy.
224. Policy EN10 sets out the framework for the enhancement and provision of open space. Reference to the Local Football Facility Plan in the supporting text is removed as it is an investment plan and not an assessment of need. The supporting text and policy are amended to clarify that Rushden East will have its own bespoke sports and recreation facilities to be agreed in accordance with Policy EN33. I have made a minor amendment, post-consultation to **MM21** and **MM22** to clarify that open space provision at the SUE will be informed by Policy EN33 and the Open Space and Playing Pitch Strategy (or subsequent updates) and to delete reference to the MFD. These do not

alter the aim or objectives of the policy. **MM21** and **MM22** remedy the above matters so that the policy is justified, effective and consistent with national policy.

225. Policy EN11 deals with the enhancement and provision of sport and recreation facilities. It refers to new 'strategic development' which will be required to contribute to the provision of playing pitches. Footnote 73 defines strategic development as developments of 500 or more dwellings/5ha or more of employment uses. Reference is also made to 'qualifying development'; however, it is not clear what this means. Footnote 73 is, therefore, deleted and the threshold for 'major development' (10 or more dwellings/sites of 0.5ha or more) is included in the policy to be consistent with other policies in the Plan and the Framework. The supporting text and policy are amended to clarify that Rushden East will have its own bespoke sports and recreation facilities to be agreed in accordance with Policy EN33. I have made a minor amendment to **MM24** to clarify that sports and recreation provision at the SUE will be informed by Policy EN33 and the Open Space and Playing Pitch Strategy (or subsequent updates) and to delete reference to the MFD in the policy itself.

226. The cross reference to Table 7 is removed as this does not include sport and recreational facilities. **MM23** and **MM24** address the above matters for the Policy to be effective and consistent with national policy.

## Conclusion

227. With the above MMs, I am satisfied the Plan has been positively prepared and that it is justified, effective and consistent with national policy and the JCS in relation to natural capital.

## Issue 9 – Whether the Plan is positively prepared, justified, effective and consistent with national policy in relation to viability.

228. A Local Plan VA was submitted alongside the Plan. It has been subject to consultation at various stages and the points raised were addressed and considered in the report. Developers question some of the inputs to the assessment; however, undertaking a VA is not an exact science and there will always be an element of judgement in applying assumptions and reaching conclusion. From everything which I have read, and the evidence considered at the hearing sessions, I find the methodology consistent with the Guidance and the inputs applied grounded in recognised data sources.

229. The VA does not assess each housing site individually but identifies a number of typologies based on location, greenfield/brownfield, size of site and current and proposed use/type of development in line with advice in the Guidance. The viability of sites varies considerably depending on whether a site is greenfield or brownfield and also the location. Viability is best in the rural north and Oundle but lower in the urban areas in the south. Nevertheless, paragraph 7.3 of the VA confirms that the appraisals

have considered the cumulative impact of other plan policies, such as the JCS and that the proposed Plan (part 2) policy obligations would have a marginal cumulative impact on viability. Moreover, JCS Policy 30 and Plan policies have sought to provide a degree of flexibility to take viability into account for example, **MM62** amends Policy EN31 to incorporate a viability clause.

230. Furthermore, in terms of open space provision, the VA appraisals incorporate sufficient undeveloped space through a net to gross ratio site area adjustment of 60-65% on larger sites to facilitate provision of open space. The appraisals also incorporated a package of Section 106 obligation contributions.

231. Overall, taking account of the conclusions of the VA and the flexibility provided by Plan policies, I consider that the cumulative requirements of the JCS and the Plan would not undermine the delivery of the strategy of the Plan by threatening the viability of development. Consequently, the plan would be consistent with paragraph 34 of the NPPF and paragraphs 001-006 and 029 of the Guidance.

## Conclusion

232. Subject to the MMs set out above, the Plan is positively prepared, justified, effective and consistent with national policy in relation to viability.

## Issue 10 – Whether effective arrangements are in place for the monitoring of the Plan.

233. Chapter 11 of the Plan sets out the monitoring and implementation arrangements for the Plan. Paragraph 11.4, which sets out the various localised infrastructure priorities, requires amendments to: incorporate updates; make reference to the local education authority/national policies and; make reference to fire and rescue services. **MM86** addresses this matter in order for the Plan to be effective.

234. Table 29 sets out detailed performance indicators and targets for monitoring. **MM87** sets out changes to the objectives, indicators, aims and targets in Table 29 to ensure that there would be clear and effective mechanisms to monitor the implementation of the Plan. **MM87** is, therefore, required for effectiveness.

## Conclusion

235. Subject to **MM86** and **MM87**, I consider that there are effective arrangements in place for the monitoring of the Plan.



## Overall Conclusion and Recommendation

236. The Plan has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

237. The Council has requested that I recommend MMs to make the Plan sound and legally compliant and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in the Appendix the East Northamptonshire Local Plan Part 2 2011-2031 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

*CA Mulloy*

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

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## Schedule of Proposed Main Modifications to the Submission Local Plan

### Part 2 Local Plan

March 2023

## Introduction

The schedule includes:

- The reference number for the main modification with the prefix 'MM'
- A cross reference to the section/ paragraph/ policy number/ figure or table to which the modification applies
- A cross reference to the relevant page number/s to which the modification applies
- Details of the proposed modification
- A reason as to why the modification is necessary

The following format has been used to denote the proposed main modifications:

- **Bold underlined** – new text proposed
- ~~Strikethrough~~ – text proposed for deletion

A separate schedule of proposed changes relating to minor modifications and the Policies Map have been prepared to illustrate the proposed changes arising from the modifications.

Representations will be invited on all the proposed modifications, including proposed changes to the Policies Map, but not on any other aspect of the plan.

## Schedule of proposed Main Modifications – March 2023

Ref No.	Para/ Policy/ Figure/ Table/ Map ref	Public ation Plan Page	Proposed Change	Reason for Change
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### Introduction

MM1	Para 1.23	18	<p><i>Amend text to paragraph 1.23 as follows:</i></p> <p>Add the word <b>bodies</b> to second sentence after the words “specific consultation”                      Reword the third sentence to add the words <b>to inform any potential</b> before the wording                      “cross boundary issues”.</p>	<p>For greater clarity</p> <p>(Action Point 1)</p>
MM2	Para 1.46 and 1.47	23	<p><i>Amend paragraphs 1.46 and 1.47 as follows:</i></p> <p>1.46 <b><u>Areas of land located beyond t</u></b>The Upper Nene Valley Gravel Pits SPA/ Ramsar site <b><u>may also be important ecologically in supporting populations for which the SPA has been designated, these areas are defined as</u></b> is also adjoined by Functionally Linked Land (FLL)<sup>22</sup>. FLL is adjacent or nearby land that lies outside the statutory designated SPA/ Ramsar area, but which in practical terms should be treated as if it forms an integral part of the SPA/ Ramsar site. For example, <b><u>in</u></b> the case of the <b><u>Upper Nene Valley Gravel Pits SPA</u></b>, Natural England has advised that land beyond designated SPA/ Ramsar sites may provide foraging habitats for protected wintering bird species such as lapwing and golden plover. <b><u>FLL has been considered through the HRA undertaken to support the Plan.</u></b></p> <p><b><u>Policy 4 of the JCS and the Special Protection Area SPD set out requirements where development would have an effect on the SPA to ensure that such development would have no significant effect on the SPA. The Special Protection Area SPD includes a Mitigation Strategy. The JCS Policies Map identifies two zones, one within a 3km buffer of the SPA and one within a 4km buffer of the SPA. Within the 3km buffer zone the SPA a Mitigation Strategy applies. For larger greenfield developments of 2ha or more, the Joint Core Strategy (paragraph 3.41) requires that within the 4km buffer these should be subject to site specific wintering bird surveys to determine if sites have a role as functionally linked land. The effectiveness and extent of the SPA buffer zones will need</u></b></p>	<p>To address comments from Natural England (Reps 48/13 and 48/16)</p>

## Schedule of proposed Main Modifications – March 2023

			<p><b><u>to be addressed through a review of the JCS, to ensure that a sustainable approach to future development proposals is agreed.</u></b></p> <p>The SPA/ Ramsar site is also protected by 3 and 4km buffer zones shown on the adopted Policies Map, within which the SPA Mitigation Strategy<sup>23</sup> applies. Policy 4 of the Joint Core Strategy and the Special Protection Area supplementary planning document, incorporating the Mitigation Strategy (November 2016)<sup>24</sup> require that prescribed development types within the 3 and 4km buffer zones of the SPA/ Ramsar site (defined as FLL) will need to make financial contributions to mitigate the impacts of these developments.</p> <p><i>Add new paragraph as follows:</i></p> <p><b><u>Natural England has raised concerns regarding the impacts of air quality and pollution upon the SPA/ Ramsar site. The local planning authority shares these concerns and since July 2020 the Council has required air quality assessments submitted in support of planning applications/ proposals, which are to be prepared in line with the East Midlands Air Quality Network (EMAQN) guidance<sup>1</sup>.</u></b></p>	
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### Area Portrait

MM3	Paras 2.10 and 2.11	29	<p><i>Amend paragraphs 2.10 and 2.11 as follows:</i></p> <p>Development of the Rushden East sustainable urban extension has been a commitment since adoption of the Joint Core Strategy in July 2016 (Policy 33). This is a new proposal including at least 2,500 dwellings and associated jobs and facilities, reflecting the status of Rushden as a Growth Town. Policy 33 identifies the broad location for this SUE, together with the key issues and development principles that need to be addressed as this is taken forward through master-planning. <del>The masterplan will define the development boundaries and policy expectations for the SUE.</del></p>	Factual Update
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<sup>1</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11094/emaqn\\_aq\\_and\\_planning\\_developer\\_guide\\_-\\_july\\_2018](https://www.east-northamptonshire.gov.uk/downloads/file/11094/emaqn_aq_and_planning_developer_guide_-_july_2018)

## Schedule of proposed Main Modifications – March 2023

			An overarching vision for Rushden East was agreed by the Council on 17 July 2017 <sup>2</sup> . Following on from this, the Council prepared the draft Rushden East Masterplan Framework Document (MFD) <sup>3</sup> . This was published in January 2020, for consultation during February – March 2020. Following this consultation, it was determined that the MFD should be incorporated into the Local Plan Part 2 (Planning Policy Committee, 21 September 2020, Item 5). <b><u>Following the examination of the Plan it was agreed that the MFD would be taken forward as a Supplementary Planning Document supporting Policy EN33.</u></b>	

### Spatial Development Strategy

MM4	Para 4.14	51	<p><i>Amend paragraph 4.14 as follows:</i></p> <p>The eight largest freestanding villages within the district are significantly larger than other villages located in East Northamptonshire. These are identified as large villages; each having a substantive range of services and facilities. In many cases these serve a wider local cluster or network of rural settlements and may have the capacity to accommodate additional local growth, where, <b><u>for example</u></b>, promoted through neighbourhood planning.</p>	To reflect changes to the spatial policies.
MM5	Para 4.29	56	<p><i>Amend paragraph 4.29 to reflect changes proposed to Policy EN1 as follows:</i></p> <p>Policy <b><u>Policies EN1 and EN2</u></b> (below) explains how the spatial development strategy should apply. <b><u>The policies</u></b> ‡ provides additional district-level direction to support the development management process or provides further strategic direction for the preparation of neighbourhood plans.</p>	To reflect changes to the spatial policies.
MM6	Policy EN1	56	<i>Amend Policy EN1-as follows:</i>	

<sup>2</sup> [https://www.east-northamptonshire.gov.uk/info/200153/planning\\_and\\_buildings/1881/rushden\\_sustainable\\_urban\\_extension](https://www.east-northamptonshire.gov.uk/info/200153/planning_and_buildings/1881/rushden_sustainable_urban_extension)

<sup>3</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11671/draft\\_masterplan\\_framework\\_document\\_-\\_january\\_2020](https://www.east-northamptonshire.gov.uk/downloads/file/11671/draft_masterplan_framework_document_-_january_2020)

Schedule of proposed Main Modifications – March 2023

		<p><del>Future d</del> Development proposals will respect the network of settlements across the district, in accordance with the spatial roles set out in the Joint Core Strategy (Table 1) <b><u>along with local considerations for assessing development proposals set out below and through Policy EN2 and the supporting text.</u></b> and Table 4 above. The mixed rural/urban character of East Northamptonshire will be recognised, with growth directed in accordance with the urban focussed spatial strategy.</p> <p><b><u>Settlements within the Plan area vary greatly in character, function and role. To provide greater clarity as to how the Spatial Strategy will be applied within East Northamptonshire, informed through Tables 4 and 5 of this Plan, the following approach will set out a context for development proposals:</u></b></p> <ol style="list-style-type: none"> <li>1. Urban Areas             <ol style="list-style-type: none"> <li>a) <del>Rushden and Higham Ferrers</del> – Rushden will be the focus for major development, as the designated Growth Town, concentrated upon the delivery of the Rushden East Sustainable Urban Extension and land to the east of the A6/Bedford Road (<b><u>Policy EN28</u></b>). <del>Development at Higham Ferrers will take place within the current built up area of the town, with additional locally arising development needs directed towards Rushden.</del></li> <li>b) <del>Irthlingborough, Raunds and Thrapston</del> – <b><u>Higham Ferrers, Irthlingborough, Raunds, Thrapston and Oundle</u></b> Development will be focussed upon the major committed development sites at Irthlingborough (including Crow Hill), Raunds, and Thrapston. Development at Higham Ferrers will take place within the current built up area of the town with additional locally arising development needs directed towards Rushden. <b><u>Development at Higham Ferrers will take place within the current built up area of the town with additional locally arising development needs directed towards Rushden.</u></b> Further development at these towns will focus upon urban re-imagination, to support job creation, regeneration and to secure and enhance the local service base.</li> <li>c) <del>Oundle</del> – <b><u>At Oundle, D</u></b> <del>development will be directed towards delivering the outstanding allocations. Further development proposals,</del> <b><u>proposals will seek to deliver the allocated sites</u></b> to meet the Joint Core Strategy requirements for the latter half of the Plan period (2021-2031), <del>will come forward in order to enhance Oundle’s role as the main service centre for the rural north of the District, as set out in the housing delivery section of the Plan.</del></li> </ol> </li> </ol>	<p>Hearings outcome Action Point 12</p> <p>Hearings outcome Action Points 13,14, 15</p> <p>To address comments from Francis Jackson</p>
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		<p>2. Freestanding Villages</p> <p>a) To support <b>help maintain</b> and strengthen local services at the eight larger villages (Table 4), <del>small scale infill and windfall development</del> infill development opportunities within the existing built up areas (footnote 50 deleted) <del>will be supported</del>, as defined through Policy EN2 and the supporting text, or a made Neighbourhood Plan, will be supported. ‘Rural exceptions’ affordable housing schemes (Policy EN5) or other small-scale employment and community-based proposals will also be supported. <del>Further development of an appropriate scale will be supported, where it can be demonstrated that this is necessary to fulfil a defined local need</del>  <b>Further D</b>development beyond the extent of the built-up area will be resisted, unless promoted <b>allocated</b> through a Neighbourhood Plan.</p> <p>b) <del>Development opportunities at the small (other freestanding) villages (Table 5), will be limited to small scale infill and windfall development within the existing built up areas, “rural exceptions” affordable housing schemes or other small scale employment or community focused proposals.</del></p> <p><b><u>Within the eight larger freestanding villages (Table 4) larger scale <sup>4</sup>development opportunities may be supported where it can be demonstrated that they are necessary to fulfil a defined local need- <sup>5</sup>and meet the requirements of Policy EN2, together with the supporting text, as being considered as part of the built-up area, or a made Neighbourhood Plan.</u></b></p> <p>3. Open countryside and restraint villages</p> <p>a) <del>There is a general presumption against new build residential development units in isolated locations away from defined villages, as shown in Table 5, although proposals for rural</del></p>	Homes (Rep 21/01)
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**<sup>4</sup> Larger scale development proposals will need to take into account the guidance set out in Table 18 (Indicative rural housing need) of the Local Plan, as well as taking into account any development that has already been provided in a settlement within the plan period.**

<sup>5</sup> Locally defined needs (**as referred to in the larger freestanding villages section of the Plan above**) are generally defined through mechanisms such as housing needs surveys or community plans. These sites may be delivered by way of Rural Exceptions housing, Neighbourhood Plan proposals or rural diversification schemes.

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			<p><del>diversification or the appropriate</del> <b>Development will be refused for new build residential development units in locations beyond the built-up area of the settlements identified in Table 5. Development proposals for rural diversification or the</b> re-use or conversion of rural buildings will be supported <b>where this in accordance with Policy 11 of the Joint Core Strategy.</b></p> <p>b) The four restraint villages (Armston, Ashton, Wakerley and Wigsthorpe) together with other rural outliers, are defined as open countryside. Rural diversification or the <del>appropriate</del> re-use or conversion of rural buildings will be supported <b>where this in accordance with Policy 13 Section 2 of the Joint Core Strategy the relevant policy guidance.</b></p>	
MM7	Para 4.31	58	<p><i>Amend the sub heading to this section of text at para 4.31</i></p> <p><del>Settlement boundaries differentiating between built up areas and the countryside</del> <b>Defining Built-up areas</b></p>	To reflect changes to the spatial policies.
MM8	Para 4.35	59	<p><i>Amend paragraph 4.35 as follows:</i></p> <p>These criteria could equally be applied for the urban areas. The default position for this Plan is that infill development will be generally supported within the urban areas. The <del>development principles settlement boundary criteria in</del> <b>together with the supporting text to</b> Policy EN2 provide more detailed criteria to support those in the Joint Core Strategy</p> <p><i>Add the following as new supporting text after para 4.35</i></p> <p><b><u>The spatial development strategy (Table 2) sets out the settlement roles for the Plan area. The size of settlements ranges from the Growth Town of Rushden, as the largest settlement, down to the smaller rural settlements of defined villages such as Pilton and Newton Bromswold.</u></b></p> <p><b><u>The spatial approach for the rural areas is further explained in section 4 and Policy EN1 above, with a list of the freestanding villages set out in Table 5. The smallest freestanding villages accommodate upwards of 20 dwellings and a built-up area is therefore defined by those settlements that comprises a cluster of 20 or more residential buildings and are identified in Table 5.</u></b></p>	To reflect changes to the spatial policies.

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			<p><b><u>The definition of that built-up area is considered to include areas that have a closer relationship, in character and scale, to that cluster of buildings defining a settlement, than that of the surrounding countryside, as set out in the Joint Core Strategy paragraph 5.17. This includes areas of land committed for development by way of an extant planning permission or development plan allocation adjoining the built-up area.</u></b></p> <p><b><u>The extent of the built-up area excludes the following uses, unless they are wholly enclosed on all sides by built development forming part of the built up area:</u></b></p> <p><b><u>a) existing employment use, caravan sites, cemeteries, churchyards and leisure use including sport and recreation</u></b></p> <p><b><u>b) freestanding built structures, including farmyards and associated agriculture buildings</u></b></p> <p><b><u>c) open spaces and allotments</u></b></p> <p><b><u>d) isolated properties or areas of ribbon development which are physically and visually detached from the main built form.</u></b></p>	
MM9	Policy EN2	59	<p><i>Policy EN2 is deleted in its entirety and replaced with the following policy:</i></p> <p><del>Policy EN2 Settlement boundary criteria –urban areas</del></p> <p><del>Whilst it is recognised that some made Neighbourhood Plans contain settlement boundaries, infill development will generally be supported in the urban areas, as defined by Policy EN1 (1), where it meets the following criteria:</del></p> <p><del>a) Small in scale, relative to an otherwise built up frontage;</del></p> <p><del>b) Well related to the urban area (existing or committed);</del></p> <p><del>c) Clearly distinct from the countryside physically and visually;</del></p> <p><del>d) Bounded by compatible development (existing or committed);</del></p> <p><del>e) For land on the periphery of towns, bounded by compatible existing or committed development on at least two sides, which should be adjoined by a road (or other strong and distinct physical feature);</del></p> <p><del>f) Unlikely to be of any beneficial use as open land, including for agriculture, or;</del></p> <p><del>g) Committed for development by way of an extant planning permission or development plan allocation.</del></p>	To reflect changes to the spatial policies.

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			<p><b><u>Policy EN2 Development Principles</u></b></p> <p><b><u>Development proposals will be generally supported where they meet the following requirements/criteria:</u></b></p> <p><b><u>(i) The site is allocated in the Local Plan or a made Neighbourhood Plan;</u></b></p> <p><b><u>(ii) Infill development within a built-up area (as defined in supporting text) or within a settlement boundary, where that is defined by a neighbourhood plan, will be supported where the site is:</u></b></p> <p><b><u>(a) well-related to the principal built-form of the settlement (existing or committed) and is not protected for any other use;</u></b></p> <p><b><u>(b) clearly distinct from the surrounding countryside, both physically and visually;</u></b></p> <p><b><u>(c) bounded by existing or committed development on at least two sides, which should be adjoined by a highway and such that developing it would not extend the built form away from a highway to create a “backland” form of development</u></b></p> <p><b><u>(iii) They would not harm the settlement’s character, form, or the surrounding countryside, including the need to avoid comprising key views, heritage assets and their settings, respect the importance of open, greenspace areas within the built up form of the settlement and seek to conserve special landscape designations; and</u></b></p> <p><b><u>(iv) They would not be disproportionate to the settlement's size, form and range of facilities available.</u></b></p>	
MM10	Para 4.39 and 4.40	60	<p><i>Amend paragraph 4.39 as follows:</i></p> <p>At the freestanding villages, new residential infill development should occur within the existing built up areas, as defined by the <del>Policy EN3 criteria (below)</del> <b><u>EN2 and the supporting text.</u></b></p>	To reflect changes to the spatial policies.

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			<p>These criteria should be applied in managing <del>small scale and/or residential infilling at the periphery of villages.</del> <b>future development proposals.</b> They may also be utilised for neighbourhood plans, where it has been decided to designate settlement boundaries, as is the case for the made Brigstock, Chelveston cum Caldecott, Glapthorn, King's Cliffe, Stanwick and Warmington neighbourhood plans.</p> <p><i>Delete paragraph 4.40 in its entirety:</i></p> <p>The settlement boundaries for the built up area(s) of designated freestanding villages do not necessarily need to be contiguous. These may consist of two or more separate elements. Small scale infill new-build development will be expected to take place within the defined settlement boundaries. These are defined by Policy EN3 (below) or (if designated through a neighbourhood plan) shown on the Policies Map.</p>	
MM11	Policy EN3	60-61	<p><i>Delete Policy EN3 in its entirety:</i></p> <p><del>Policy EN3 Settlement boundary criteria- freestanding villages (Table5)</del></p> <p>Small scale residential infill development will be supported within freestanding villages. The extent of the built up areas of these villages is defined by the following principles:</p> <ul style="list-style-type: none"> <li>a) <del>existing employment use, caravan sites, or leisure use on the edge of villages which are clearly detached from the main built up area are <u>excluded</u>:</del></li> <li>b) <del>freestanding, individual or small groups of dwellings, nearby farm buildings or other structures which are clearly detached from the main built up area are <u>excluded</u>:</del></li> <li>c) <del>public open spaces on the edge of villages are <u>excluded</u>:</del></li> <li>d) <del>residential curtilages, where these are bounded by existing built curtilages on fewer than two sides, are <u>excluded</u>: and</del></li> <li>e) <del>areas of land committed for development by way of an extant planning permission or development plan allocation adjoining the built up area are <u>included</u>.</del></li> </ul>	To reflect changes to the spatial policies.
MM12	Paras 4.41-4.43	61	<p><i>Delete paragraphs 4.41-4.43 in their entirety</i></p> <p><del>4.41 The Avenue Road/ Bedford Road/ Newton Road area of Rushden (population approximately 600) represents the most significant area of ribbon development. This lies to the south east of the main Rushden urban area and has a predominantly suburban character</del></p>	To reflect changes to the spatial policies.

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			<p><del>but is physically detached from the main urban area (lying beyond the A6 Bypass). Its status was set through the Neighbourhood Plan, which defined the area as a part of Rushden’s rural hinterland. Policy H1 in the Neighbourhood Plan specifies the relevant development management criteria for this part of Rushden.</del></p> <p><del>4.42 The rural hinterlands of Irthlingborough and Raunds also include areas of ribbon development which are similarly physically detached from the main urban area. Accordingly, two such areas are:</del></p> <ul style="list-style-type: none"> <li><del>• Lower Crow Hill (Addington Road, Irthlingborough); and</del></li> <li><del>• Brooks Road, Raunds.</del></li> </ul> <p><del>4.43 In many regards the settlement boundary criteria for the smaller villages may not be appropriate in the case of the outlying ribbon developments. Indeed, these have a specific character and built form that differentiates them from the freestanding small villages, although it must be recognised that these have a linear built form which lends itself to accommodating appropriate windfall development. Accordingly, Policy EN4 (below) explains the circumstances where residential infill development would be appropriate in the case of the lower Crow Hill and Brooks Road ribbon developments.</del></p>	
MM13	Policy EN4	61	<p><del>Delete Policy EN4 in its entirety:</del></p> <p><del>Policy EN4 Settlement boundary criteria–ribbon developments</del>  <del>Within the ribbon development areas of lower Crow Hill (Irthlingborough) and Brook Road (Raunds), as shown by a linear designation on the Policies Map, development will be supported provided that it;</del></p> <ul style="list-style-type: none"> <li><del>a) is bounded by existing built curtilages on at least two sides;</del></li> <li><del>b) has a frontage to the highway and a depth similar to adjoining residential curtilages</del></li> <li><del>c) does not extend the built form away from the main highway to create a “backland” form of development; and</del></li> <li><del>d) has regard to positive local character and distinctiveness.</del></li> </ul>	To reflect changes to the spatial policies.
MM14	Policy EN5	63	<p><del>Amend Policy EN5 title and policy as follows:</del></p>	To reflect changes to the

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			<p>Policy EN5 Development on the periphery of settlements <del>with a defined settlement boundary</del> and rural exceptions housing.</p> <p>Beyond the <u>extent of the built up area</u> <del>defined settlement boundaries</del>, as defined <u>in the supporting text to</u> <del>by policies</del> <b>Policy EN2—EN4</b> (or defined, <u>by a settlement boundary</u>, within a made Neighbourhood Plan), new build residential development will not generally be supported. However, <b>proposals for</b> rural diversification, the re-use or conversion of rural buildings, or rural exceptions housing schemes will be supported<sup>6</sup>. <del>where it fulfils the relevant development plan policies.</del></p> <p>In recognition of the rural nature of the district the following criteria will apply when <del>taking into account</del> <b>assessing</b> the suitability of settlements to provide for rural exceptions <b>housing on the periphery of settlements:</b></p> <ul style="list-style-type: none"> <li>a) the proposed development <del>will encourage the promotion of</del> <b>would assist in supporting</b> services in the settlement <del>or assist in supporting services which are provided in neighbouring settlements, and</del> <b>or in a cluster of nearby settlements</b><sup>7</sup></li> <li>b) proposals will need to take into account the policy requirements set out in Policy 13 of the Joint Core Strategy, balanced against the need to assist in meeting a locally identified need for affordable housing provision and a desire for people to continue to live in their local community <del>even though services may be restricted</del> <b>evidenced by a local needs housing survey</b></li> </ul>	spatial policies.
MM15	Policy EN6	64	<p><i>Amend Policy EN6 as follows:</i></p> <p>Proposals for new build replacement dwellings in the countryside will be granted where they meet the following criteria:</p> <ul style="list-style-type: none"> <li>a) The original dwelling has not been abandoned or allowed to fall</li> </ul>	To reflect changes to the spatial policies.

<sup>6</sup> Relevant policies for rural exceptions housing or economic development are Joint Core Strategy policies 13 and 25, and/or equivalent policies in a Neighbourhood Plan.

<sup>7</sup> This would avoid the situation where, for example, a specialist housing scheme for older people may be turned down in a village if there are no services there for older people. ~~If the properties are provided, then the services are likely to follow.~~ **but which are provided nearby.**

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			<p>into a state of dereliction and disrepair, so that any replacement would in effect be treated as a ‘new dwelling’ (a structural survey will be required where any signs of dereliction or disrepair is <del>seen</del> <b>visible</b>, or the building has been unoccupied for some time);</p> <p>b) The original dwelling is not a temporary or mobile structure;</p> <p>c) The replacement dwelling is located within the site boundary of the original dwelling;</p> <p>d) The replacement is of a size, scale and massing similar to the original dwelling, and the footprint and floor space should be a similar amount to the original dwelling;</p> <p>e) Where an existing dwelling is considered too small for modern living standards (<b><u>to be assessed having regard to the latest applicable national space standards</u></b>), the floor space may be increased <b><u>to meet nationally described space standards</u></b>, however this should not be to the detriment of the open countryside or character of the area; and</p> <p>f) The design, materials and layout of the replacement dwelling should be sympathetic to the surrounding area by preserving and/ or enhancing the immediate setting and <del>the wider character area</del>, <b><u>taking into account any wider impact of the development in its general location.</u></b></p> <p>Conditions or unilateral undertakings <b><u>will</u></b> <del>should</del> be used to ensure the demolition and removal of the existing dwelling is undertaken prior to the first occupation of the new dwelling or prior to construction of the new dwelling where more appropriate.</p>	<p>(e)Hearings Action Point 22</p> <p>(f)Hearings Action Point 23</p> <p>Hearings Action Point 24</p>
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Natural Capital

MM16	Supporting text to Policy EN7 Para 5.12 & Figure 7	68 - 70	<p><i>Amend second sentence of paragraph 5.12 as follows:</i></p> <p>As this requirement may affect the viability of smaller developments a threshold of 10 or more dwellings; 0.5<del>3</del> ha or more for housing schemes; or more than 1000m<sup>2</sup> for commercial schemes, is set (Policy EN7, below) to enable developer contributions towards the local GI and Greenway.</p>	Hearing Action Points 142, 146, 147, 150
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		<p><i>Add two new paragraphs after paragraph 5.12 as follows:</i></p> <p><b><u>There are many ways that development can link in with the existing GI network. In addition to the GI corridors shown on the Policies Map there are maps available which identify the wider GI network in a location, for example the GI standards suite prepared by Natural England has a mapping tool where all GI can be seen. Developments should consider early in the design process where the local GI is located and how the development can link to it, both for people and wildlife benefit. There are various policies and guidance available on how good design can facilitate this.</u></b></p> <p><b><u>When determining contributions towards GI, consideration needs be given to the relationship between Policy EN7 and EN8. Contributions should reflect the scale and location of the site under consideration and should be proportionate. The relationship with Policy EN7, EN8 and EN10 also need to be considered. GI and Open Space are clearly related with open spaces forming an integral part of the GI network. Opportunities to combine open space and green infrastructure schemes should be sought to optimise design and keep contributions proportionate. The Council will take care to avoid double counting between strategic and local green infrastructure and open space requirements when calculating contributions. A Supplementary Planning Document for Open Space and GI provision will be prepared to set out a step by step guide for calculating requirements.</u></b></p> <p><i>Amend the Figure 7: Priority Green Infrastructure Corridors Legend as follows:</i></p> <p><b><u>New</u></b>Suggested-Local GI Corridors</p> <p><i>Amend final sentence of paragraph 5.14 as follows</i></p> <p>The longer term management and maintenance of new public open spaces or other Green Infrastructure will be achieved through mechanisms such as a management company or a maintenance fund managed by the relevant Town or Parish Council for the lifetime of the development. <b><u>In order to secure the long term management and maintenance of new public open spaces or other Green Infrastructure developers should work with the council to determine the most appropriate long term management and maintenance arrangements.</u></b></p>	
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MM17	Policy EN7	70	<p><i>Amend EN7 Policy title as follows:</i></p> <p>Policy EN7: <b><u>Local</u></b> Green Infrastructure corridors</p> <p><i>Amend Policy EN7 as follows:</i></p> <p><b><u>Local</u></b> Green Infrastructure corridors are identified on the Policies Map <b>and Figure 7</b>. These <b><u>local</u></b> corridors will be protected and enhanced by <b><u>through development proposals</u></b>. <b><u>Development proposals will be expected to:</u></b></p> <ul style="list-style-type: none"> <li>a) Ensuring that, <b><u>where opportunities exist</u></b>, new development, including open space, is connected to the <b><u>Local</u></b> Green Infrastructure network, <b><u>this includes the local GI corridors and the wider Green Infrastructure network</u></b>;</li> <li>b) Ensuring, <b><u>through the design and layout of schemes</u></b>, the delivery of ecosystem services, through measures such as green roofs and walls, the protection of soils, plus new tree planting, including planting of new street trees, using native species;</li> <li>c) Using developer contributions, and additional funding streams, where possible, to facilitate appropriate additions to, or improve the quality of, the <b><u>existing and proposed</u></b> Green Infrastructure network; and</li> <li>d) <b><u>Requiring sites of 10 dwellings or more (or 0.5ha or more) and commercial sites of 1000m<sup>2</sup> or more to make on-site provision and/ or providing off-site contributions, to create connections to the defined Green Infrastructure corridors in accordance with the most up to date standards/standards in the SPD;</u></b></li> </ul> <p>Opportunities to create the following <b><u>local</u></b> Green Infrastructure corridors and incorporate them into the wider Green Infrastructure network will be supported:</p> <ul style="list-style-type: none"> <li>i) Duddington – Gretton (via Wakerley Woods)</li> <li>ii) King’s Cliffe – Wansford</li> <li>iii) Blatherwycke – Fotheringhay</li> <li>iv) Brigstock – Fotheringhay (via Glapthorn Cow Pasture and Lower Benefield)</li> </ul>	<p>Hearings Action Point 141, 142, 143, 144, 145, 146</p>
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			<p>v) Brigstock Country Park – Oundle</p> <p>vi) Oundle – Great Gidding (via Ashton Wold)</p> <p>vii) Aldwincle – Twywell (via Drayton House)</p> <p>viii) Oundle circular cycle/ pedestrian network</p>	
MM18	Supporting text to Policy EN8 Paras 5.15 – 5.17 & Figure 8	71-73	<p><i>Amend paragraph 5.15 second sentence as follows:</i></p> <p>It will provide an alternative means of transport, predominantly for walkers and, cyclists <b>and equestrian users where appropriate</b> and <b>to</b> provide opportunities for informal recreation.</p> <p><i>Add new paragraph after paragraph 5.17 as follows:</i></p> <p><b><u>Contributions towards The Greenway will need to be considered alongside the requirements of Policy EN7 and EN10 to ensure that requirements are proportionate and take into account the scale and location of the development, and that no double counting of contributions is requested. Contributions towards the Greenway will be sought from development located in settlements where there is access to The Greenway or where there are opportunities to create or enhance connections to The Greenway. A Supplementary Planning Document for Open Space and GI provision will be prepared to set out a step by step guide for calculating requirements.</u></b></p> <p><i>Remove Unsuitable Greenway Routes from Figure 8: The Greenway and amend the Legend as follows:</i></p> <p><del>Unsuitable Greenway Routes</del></p>	To address comment by British Horse Society (Rep 34/01) Hearing Action Points 149, 151, 153
MM19	Policy EN8	74	<p><i>Amend Policy EN8 and delete footnote 62, add the text from the footnote to the end of the policy and amend as follows:</i></p> <p>The Greenway <b>routes, both existing and proposed</b>, as identified on the Policies Map <b>and figure 8 above, comprise</b> a priority Green Infrastructure project for the Council, requiring both investment and improvement to ensure its satisfactory delivery. <b><u>This includes the</u></b></p>	To address Historic England comments. (Rep. 39/03 and SOCG)

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			<p><b><u>aspirational connections, where opportunities will be explored within the areas delineated by the dashed lines on the Policies Map and Figure 8.</u></b></p> <p>Development should; therefore</p> <ol style="list-style-type: none"> <li>a. be designed to protect and enhance the Greenway, and to strengthen connections to the wider green infrastructure network within the District;</li> <li>b. <b><u>Its development must protect and enhance heritage assets and their settings; and</u></b></li> <li>c. <b><u>on residential developments of 10 or more dwellings (or sites more than 0.5ha) and commercial sites of 1000m<sup>2</sup> or more which are located in settlements with access to The Greenway, or where there are opportunities to connect to The Greenway, contributions toward enhancement of The Greenway will be required in accordance with the most up to date standards set out in the SPD. Opportunities for the creation/ enhancement of connections to The Greenway will be required in line with EN7.</u></b></li> </ol> <p>The aim will be; to provide fully integrated connections along the Nene Valley; linking Wellingborough, Peterborough and <b>the</b> Rockingham Forest. This will be achieved via development or through mechanisms such as developer contributions<sup>62</sup> and additional funding streams where appropriate.</p> <p><b><u>Future maintenance of the Greenway and especially the area that adjoins it should be secured.</u></b> by legal agreement; be it by way of a financial developer contribution to the relevant public body towards management of the Greenway or through the setting up of a management company, as appropriate. <b><u>Developers should work with the Council to determine the most appropriate future maintenance arrangements.</u></b></p> <p><b><u>Footnote 62:</u></b> Future maintenance of the Greenway and especially the area that adjoins it should be secured by legal agreement; be it by way of a financial developer contribution to the relevant public body towards management of the Greenway or through the setting up of a management company, as appropriate</p>	<p>For greater clarity Hearing Action Point 152, 153, 155</p>
MM20	Policy EN9	75	<p><i>Amend Policy EN9 as follows:</i></p> <p>Policy EN9: Designation of Local Green Space</p>	<p>Hearing Action Points 157, 158, 159, 160</p>

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			<p>In accordance with the National Planning Policy Framework guidance, Local Green Space may be designated through Neighbourhood Plans, where <b><u>it has been identified by the community and</u></b> it fulfils the following criteria:</p> <p>a) The site is closely related to the main built up area of a <b><u>the</u></b> settlement <b><u>it is intended to serve</u></b>;</p> <p>b) Where local value can be demonstrated, in terms of providing one or more of the following functions:</p> <ul style="list-style-type: none"> <li>i) Defining the setting of a built up area</li> <li>ii) Archaeological or historical interest, including tourism related activities</li> <li>iii) Recreational importance</li> <li>iv) Tranquillity, or</li> <li>v) biodiversity; and</li> <li><b><u>vi) beauty; and</u></b></li> </ul> <p>c) The gross area of the site <del>does not exceed 0.5 ha or 10% of the</del> <b><u>should be proportionate to the</u></b> existing main built up area of the settlement, <del>whichever is larger.</del> <b><u>and not an extensive tract of land.</u></b></p>	
MM21	Para 5.25 - 5.31	76 - 78	<p><i>Amend Para 5.25 amend second to last sentence and delete the last sentence (including footnote 65) as follows:</i></p> <p>The latter contains detailed standards regarding development contributions for open space, sport and recreational facilities, which will be replaced by the standards in this Plan (Tables 6-89, below; derived from the KKP study <b><u>or any subsequent updates</u></b>). <del>The KKP study should also be utilised in conjunction with other targeted investment strategies such as the Local Football Facility Plan (March 2020).</del></p> <p><i>Amend paragraph 5.30 as follows:</i></p> <p>New housing developments create additional need with regard to open space, however the viability of small housing schemes may be affected. Therefore, a threshold of 10 or more dwellings or <b><u>0.35</u></b> ha or more for housing schemes will be established for the requirement of</p>	<p>To address Sport England comments. (Rep. 20/01)</p> <p>To address issues raised by Bellway Homes (Rep 26/02)</p> <p>Hearing Action Points 163, 164, 165, 166</p>

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		<p>developer contributions towards the provision and enhancement of open space which is suitable for children and younger people as well as older people. <b><u>The preference is for provision to be made onsite, however where sites are physically constrained, if necessary to achieve development viability, it may be appropriate to seek development contributions towards off-site provision where this can be justified.</u></b></p> <p><i>Amend paragraph 5.31 as follows:</i></p> <p>The open space for the Sustainable Urban Extension of Rushden East will be dealt with as a separate matter and the precise detail of what is to be provided there will be agreed <del>via</del> <b><u>through Policy EN33 and informed by</u></b> the Masterplan Framework Document for that development (Appendix 6). Further direction is also provided at section 9.0 (Delivering sustainable urban extension) and Policy EN33 (section 9.0).</p> <p><i>Add two new paragraphs after paragraph 5.31 as follows:</i></p> <p><b><u>Open space requirements will be calculated using the most up to date evidence on open space. An Open Space SPD will be prepared which will provide a step by step guide for calculating open space requirements. Contributions toward open space would be spent in accordance with the Open Space Study and Local Infrastructure Plan.</u></b></p> <p><b><u>There is a clear relationship between open space and the green infrastructure network. Open spaces form an integral component of the green infrastructure network. To ensure a commensurate approach when determining contributions, the requirements of EN7 and EN8 should be taken into account. Opportunities to combine open space and green infrastructure schemes should be sought to optimise design and keep contributions proportionate. The Council will take care to avoid double counting between strategic and local green infrastructure and open space requirements when calculating contributions.</u></b></p> <p><i>Amend footnote 69 as follows:</i></p> <p>The figure of 0.04 ha per 1000 population is a minimum. <del>For the Rushden East SUE, the amount of provision will be dealt with via the Masterplan Framework Document.</del></p>	
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MM22	Policy EN10	79	<p><i>Amend Policy EN10 as follows:</i></p> <p><del>With the exception of the Rushden East Sustainable Urban Extension, <b>a</b>All</del> new residential development of 10 or more dwellings (or sites more than 0.35 ha) will be required to contribute to the enhancement and provision of open space to meet the needs of the population arising from the development.</p> <p>The provision of new open space will be required for development where there is <b>an identified quantitative and/ or qualitative need. Requirements will be determined in accordance with the most up-to-date evidence base</b> <del>insufficient access to existing open space identified within the local area<sup>70</sup>.</del> Where applicable, new open space will need to be provided in order to meet the following requirements <b>(or subsequent updates to these requirements set out in the most up-to-date evidence base):</b></p> <ul style="list-style-type: none"> <li>• Quality and value criteria in Table 6;</li> <li>• Accessibility standards in Table 7; and</li> <li>• Quantity standards in Table 8.</li> </ul> <p>Rushden East SUE will have its own bespoke open space, sport and recreation facilities which will be agreed in accordance with Policy EN33, via the Masterplan Framework Document for that development. <del>(Appendix 6).</del></p> <p>For all other qualifying development, contributions to enhance the quality and value of existing open space <b>onsite, or where appropriate offsite</b>, including enhanced connectivity between open spaces and the Green Infrastructure network within the locality, will be required. Developer contributions will be calculated based on the quantity standards for the scale of development proposed.</p> <p>The long term management and maintenance of all new open space must be secured. <del>This will be delivered by way of either adoption of the open space by the</del></p>	<p>To address Bellway Homes comment. (Rep. 26/02 and SOCG)</p> <p>Hearing Action Points 161, 162, 167, 168</p>
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			<p>relevant Town/ Parish Council, or the setting up of a management company. <b><u>Developers should work with the Council to determine the most appropriate long term management and maintenance arrangements.</u></b></p> <p>Delete footnote 70 as follows:</p> <p>'Local' is defined as Parish area; a reflection of the responsibilities of Town and Parish Councils for maintaining their stock of public open spaces</p>																
MM23	Supporting text to Policy EN11 paras 5.32 to 5.36	80-83	<p>Add new sub heading above paragraph 5.32 as follows:</p> <p><b><u>Sport and Recreation</u></b></p> <p>Delete figure 9, footnote 71 and heading as follows:</p> <p><b>Figure 9: Playing Pitch Strategy and Action Plan – North and South areas<sup>72</sup></b></p> <p>Footnote 71 : KKP Playing Pitch Assessment, Figure 1.1</p> <p>Delete Table 9 as follows:</p> <table border="1"> <thead> <tr> <th colspan="5">Table 9: Playing pitch demand calculator</th> </tr> <tr> <th>Type of facility</th> <th>Analysis area</th> <th>Current demand shortfall</th> <th>Future demand shortfall</th> <th>Total demand</th> </tr> </thead> <tbody> <tr> <td>Football (grass pitches)</td> <td>North</td> <td>1.5 youth (11v11) match sessions 1.5 youth (9v9) match sessions</td> <td>0.5 adult match sessions 2.5 youth (11v11) match sessions 2.5 youth (9v9) match sessions</td> <td>0.25 adult pitches 2 youth (11v11) pitches 2 youth (9v9) pitches</td> </tr> </tbody> </table>	Table 9: Playing pitch demand calculator					Type of facility	Analysis area	Current demand shortfall	Future demand shortfall	Total demand	Football (grass pitches)	North	1.5 youth (11v11) match sessions 1.5 youth (9v9) match sessions	0.5 adult match sessions 2.5 youth (11v11) match sessions 2.5 youth (9v9) match sessions	0.25 adult pitches 2 youth (11v11) pitches 2 youth (9v9) pitches	Hearing Action Points 169, 170, 173
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				South	2.5 adult match sessions 1 youth (11v11) match sessions 0.5 youth (9v9) match sessions	4 adult match sessions 5 youth (11v11) match sessions 4.5 youth (9v9) match sessions	3.25 adult pitches 3 youth (11v11) pitches 2.5 youth (9v9) pitches		
			Football (3G AGPs)	North	One 3G pitch	-	One 3G pitch		
				South	Demand being met	-	-		
			Rugby pitches	North	4.5 senior match sessions 3 mini match sessions	-	2.25 senior pitches 1.5 mini pitches		
				South	5 senior match sessions	-	2.5 senior pitches		
			Hockey (sand AGPs)	Districtwide	Demand being met	-	-		
			Cricket pitches	North	Demand being met	-	-		
				South	2 match sessions	5 match sessions	3.5 pitches		
			Tennis courts	Districtwide	Demand being met	-	-		
			Bowling greens	Districtwide	Demand being met	-	-		
			<p><i>Amend paragraph 5.36 as follows:</i></p> <p>Large scale housing <b>New</b> developments create additional need for sport and recreation facilities, therefore major <b>residential</b> developments <b>and strategic employment developments</b> will be required to provide developer contributions towards the provision and</p>						

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			<p>enhancement of <b><u>sport and recreation facilities</u></b> playing pitches or make provision for these on site.</p> <p><i>Add new paragraph after 5.36 as follows:</i></p> <p><b><u>A Sports and Recreation SPD will be prepared to set out the process for determining contributions. This will set out a step by step process for calculating requirements using Sport England planning tools to inform decision making. The focus for investment of contributions will be the Playing Pitch Strategy (or subsequent update), and where appropriate, other relevant documents, including Sports Facilities Strategies, Physical Activity and Sports Frameworks, Health and Wellbeing Strategies, Neighbourhood Plans and/ or plans or strategies prepared by National Governing bodies for sport and physical activity.</u></b></p>	
MM24	Policy EN11	84	<p><i>Amend Policy EN11 as follows:</i></p> <p><del>For a</del><b><u>All other qualifying new residential development of 10 or more dwellings (or sites more than 0.5 ha) and employment development of 5ha or more will be required,</u></b> contributions to enhance the quality and value of existing <b><u>sports and recreation facilities</u></b> playing pitches within the locality <b><u>and/or create new facilities to meet needs arising from the development.</u></b> will be required, where these comply with the relevant legislation. Developer contributions will be calculated based on the quantity standards for the scale of development proposed. <b><u>most up-to-date evidence base.</u></b></p> <p>New strategic development for employment and housing will be required to contribute to the provision of playing pitches to meet the need arising from the development. Preference will be to meet that need through new onsite provision, though off-site provision and enhancement of existing facilities will be considered, where a need for such an approach can be fully justified<sup>73</sup>.</p> <p><b><u>Rushden East SUE will have its own bespoke sport and recreation facilities which will be agreed in accordance with Policy EN33 and set out in detail through the Masterplan Framework Document.</u></b></p>	Hearing Action Points 171, 172, 173, 174, 175, 176

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			<p>Playing pitches, sports or recreational facilities will be provided for strategic development, in accordance with the accessibility standards set out in Table 7 (above).</p> <p>For all other qualifying development, contributions to enhance the quality and value of existing playing pitches within the locality will be required, where these comply with the relevant legislation. Developer contributions will be calculated based on the quantity standards for the scale of development proposed.</p> <p>The long term management and maintenance of all new <b><u>sport and recreation facilities</u></b> playing pitches must be secured. This will be delivered by way of either adoption of the open space by the relevant <b><u>authority</u></b> Town/ Parish Council, or the setting up of a management company. <b><u>Developers should work with the Council to determine the most appropriate long term management and maintenance arrangements.</u></b></p> <p><i>Delete footnote 73 as follows:</i></p> <p>Strategic development sites are defined in the Joint Core Strategy as developments of 500 or more dwellings/ 5ha or more of employment uses</p>	
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Social Capital

MM25	Paras 6.10-6.11	87	<p><i>Amend paragraph 6.10 (6<sup>th</sup> bullet point), as follows:</i></p> <p>Movement and access - providing infrastructure to encourage and enable access for all by prioritising <b><u>non-motorised means of transport such as</u></b> walking, cycling and <b><u>horse riding, together with</u></b> public transport, balancing access by private car with any negatives impacts.</p> <p><i>Amend paragraph 6.11 as follows:</i></p> <p>A range of good practice exists in regard to designing for good health and wellbeing. Three documents are cited as particularly useful references<sup>75</sup>. <b><u>The local planning authority also recognises the implications of air quality and pollution for health and wellbeing, and in July 2020 introduced a requirement for air quality assessments supporting planning</u></b></p>	<p>To address comments by the National Trust (Rep 27/01) and British Horse Society (Rep 34/03)</p> <p>To address comments from Natural</p>
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			<b><u>applications/ proposals to be prepared in line with the latest EMAQN guidance [link to document already provided at section 1].</u></b>	England (Rep 48/15)
MM26	EN12	88	<p><i>Amend Policy EN12 as follows:</i></p> <p>Policy EN12: Health and wellbeing</p> <p>Development proposals should demonstrate that the design will contribute positively to health and wellbeing by enabling and promoting healthy lifestyles and minimising any negative health and wellbeing impacts, through:</p> <p>a) Effective application of the <b><u>design and</u></b> place shaping principles; <del>set out in Policy 8 of the Joint Core Strategy and other relevant development plan policies relating to the management and delivery of good design;</del></p> <p>b) Creating a distinctive, high quality and accessible public realm which promotes and encourages physical activity and social engagement;</p> <p>c) <del>Giving due consideration</del> <b><u>Having regard</u></b> to the implications for and access to healthcare services and demonstrate how this will be addressed;</p> <p>d) Engagement with local and national health bodies, including local NHS Clinical Commissioning Groups (<b><u>or replacement body</u></b>), to inform proposals relating to healthcare provision and / or access; and</p> <p>e) Undertaking Health Impact Assessments at an early stage <b><u>to ensure HIA influences</u></b> <del>in the design process,</del> <b><u>for example, through pre-application advice,</u></b> to ensure that the issues identified can be addressed or incorporated into the design proposals, <del>in accordance with</del> <b><u>and have regard to</u></b> the Northamptonshire Planning and Health Protocol.</p> <p>Health Impact Assessments will need to be objective and proportionate, dependent upon the scale of development proposed<sup>78</sup>. <b><u>In line with the Northamptonshire Planning and Health Protocol, all major development proposals (Development of 10 or more homes (or with a site area of 0.5 ha) or for non-residential development of 1000m<sup>2</sup> or more) will need to be accompanied by an appropriate HIA.</u></b></p> <p><i>Delete footnote 78 as follows:</i></p>	Hearings Action Points 122, 123, 124, 125, 126, 127

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			As a guide, HIAs for large major development (say, 100 dwellings + or 5000m <sup>2</sup> floorspace +) are expected to be substantial, in accordance with the guidance set out in the Planning and Health Protocol and HIA toolkit	
MM27	Policy EN13	90	<p><i>Amend Policy EN13 as follows:</i></p> <p>Policy EN13: Design of Buildings/ Extensions</p> <p>Development proposals should relate well to and where possible enhance the surrounding environment, and will be supported where the design:</p> <ul style="list-style-type: none"> <li>a) Integrates positively with the surrounding area and creates a continuity of street frontage in terms of appearance, layout, massing and scale;</li> <li>b) Does not detract from the character of the existing building(s);</li> <li>c) Creates visual interest through careful use of detailing and appropriate materials;</li> <li>d) Is locally inspired where appropriate, reflecting local distinctiveness;</li> <li>e) Incorporates accessible and well-designed amenity space <b><u>proportionate to the scale of the unit</u></b> of an adequate size for the property and space for waste management to serve the needs of all end users;</li> <li>f) In the case of Houses in Multiple Occupation, <del>complies</del> <b><u>have regard to</u></b> with the minimum space standards as defined in ‘The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Order 2018 or any amendment to that Order;</li> <li>g) For all other developments, <del>meets the</del> <b><u>provide sufficient internal space in line with</u></b> National Space Standards as referred to in Criterion (b) of Policy 30 of the <del>Joint Core Strategy</del>; <b><u>and</u></b></li> <li>h) <del>Includes parking provision in line with the Countywide parking standards and, where appropriate, incorporates changing points for electric vehicles; and where appropriate, incorporates changing</del> <b><u>charging</u></b> points for electric vehicles; and</li> </ul>	<p>Hearings Action Points 128, 129, 130, 131</p> <p>To address Bellway comment (Rep. 26/03</p>

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			<p>i) Does not result in unacceptable problems of <b>significant harm arising from</b> light pollution.</p>	SOCG)
MM28	Policy EN14	93	<p><i>Amend Policy EN14 as follows:</i></p> <p>In considering proposals that affect a designated heritage asset or its setting, a <del>Conservation Area or a registered Historic Park and Garden or archaeological remains</del>, great weight will be given to the asset's conservation.</p> <p>Development proposals that <del>sustain</del> <b>protect</b> and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses consistent with their conservation, will be supported.</p> <p><del>Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be supported, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm, in terms of:</del></p> <p><del>a) the importance of the asset;</del>  <del>b) the scale of harm; and</del>  <del>c) where the nature and level of the public benefit of the proposal demonstrably outweighs the harm or loss.</del></p> <p><b><u>Where development:</u></b></p> <p>a) <b><u>protects and enhances heritage assets (including non-designated assets) and prevents harm to their significance and setting;</u></b>  b) <b><u>has been informed by a conservation area appraisal, landscape character assessment, village design statement of neighbourhood plan;</u></b>  c) <b><u>supports the sympathetic re-use of buildings of architectural or historic importance to ensure a positive contribution to the historic environment is maintained; and</u></b>  d) <b><u>conserves, protects and enhances heritage assets that are considered to be at risk.</u></b></p>	<p>Hearings Action Points 132, 133, 135</p> <p>To address Historic England's concerns. (Rep 39/04 SOCG)</p>

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MM29	Para 6.33 and Table 10	94	<p><i>Amend Paragraph 6.33 as follows:</i></p> <p>In order to ensure consistency, Policy EN15 (<del>below</del>) sets out further guiding principles for preparing local lists. This is supported by Table 10 (<del>below</del>), which <b>and</b> provides clarity on the types of building, sites and structures that the Council considers to be non-designated heritage assets, thereby setting a local blueprint or methodology for preparing a local list. It is not necessary for an asset to meet all relevant criteria, and the state of repair of an asset is not a relevant consideration when deciding whether or not a building, site or structure is a heritage asset.</p> <p><i>Delete table 10 as follows:</i></p> <table border="1" data-bbox="667 603 1854 1337"> <thead> <tr> <th colspan="2" data-bbox="667 603 1854 671"><del>Table 10: Criteria for deciding whether a building/ site/ structure should be considered as a non-designated heritage asset</del></th> </tr> <tr> <th data-bbox="667 671 1021 707"><del>Type of asset</del></th> <th data-bbox="1021 671 1854 707"><del>Criteria for selection</del></th> </tr> </thead> <tbody> <tr> <td data-bbox="667 707 1021 1129"><del>Historic parks and gardens</del></td> <td data-bbox="1021 707 1854 1129"> <ul style="list-style-type: none"> <li><del>● Historic interest</del></li> <li><del>● Proportion of the original layout still in evidence</del></li> <li><del>● Influence on the development of taste whether through reputation or reference in literature</del></li> <li><del>● Early or representative of a style of layout</del></li> <li><del>● Work of a designer of local importance</del></li> <li><del>● Association with significant persons or historical events</del></li> <li><del>● Strong group value</del></li> <li><del>● Within, or contributing to, a locally significant landscape</del></li> </ul> </td> </tr> <tr> <td data-bbox="667 1129 1021 1337"><del>Buildings and structures</del></td> <td data-bbox="1021 1129 1854 1337"> <ul style="list-style-type: none"> <li><del>● Aesthetic/architectural merit</del></li> <li><del>● Historic association</del></li> <li><del>● Age and rarity</del></li> <li><del>● Completeness</del></li> <li><del>● Social or communal value</del></li> </ul> </td> </tr> </tbody> </table>	<del>Table 10: Criteria for deciding whether a building/ site/ structure should be considered as a non-designated heritage asset</del>		<del>Type of asset</del>	<del>Criteria for selection</del>	<del>Historic parks and gardens</del>	<ul style="list-style-type: none"> <li><del>● Historic interest</del></li> <li><del>● Proportion of the original layout still in evidence</del></li> <li><del>● Influence on the development of taste whether through reputation or reference in literature</del></li> <li><del>● Early or representative of a style of layout</del></li> <li><del>● Work of a designer of local importance</del></li> <li><del>● Association with significant persons or historical events</del></li> <li><del>● Strong group value</del></li> <li><del>● Within, or contributing to, a locally significant landscape</del></li> </ul>	<del>Buildings and structures</del>	<ul style="list-style-type: none"> <li><del>● Aesthetic/architectural merit</del></li> <li><del>● Historic association</del></li> <li><del>● Age and rarity</del></li> <li><del>● Completeness</del></li> <li><del>● Social or communal value</del></li> </ul>	Hearings Action Point 135
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			Assets of archaeological interest	This Plan will follow the clarification provided by the Planning Practice Guidance <sup>88</sup> and Historic England guidance on Local Heritage Listing <sup>89</sup> as to what can be considered as a non-designated site of archaeological interest. These non-designated sites may be included in the Northamptonshire Historic Environment Record.	
MM30	Policy EN15	95	<p><i>Amend Policy EN15 as follows:</i></p> <p>Development affecting a non-designated heritage asset<sup>99</sup> <b><u>(This relates to all relevant heritage assets buildings or structures, not just those on a local list, i.e. non-designated historic parks and gardens; buildings and structures; and/ or archaeological remains)</u></b> where it is designed sympathetically having regard to the significance of the asset, its features, character and setting will be supported. Development should seek to enhance the character of the non-designated heritage asset whether or not it is included in a local list.</p> <p><del>The assessment for proposals for the demolition or total loss of a non-designated heritage asset will take into account the significance of the asset and the scale of harm or loss.</del></p> <p><b><u>Non-designated heritage assets should be conserved in a manner consistent with their significance. The assessment of proposals for new development that would impact on the demolition or total loss of a non-designated heritage asset will take into account the significance of the asset and the scale of harm or loss.</u></b></p> <p><del>Whether a site, feature or structure is considered to be a non-designated heritage asset will be guided by the criteria set out in Table 10.</del>          Table 10:  <b><u>Whether a site, feature or structure is considered to be a non-designated heritage asset will be guided by the following criteria:</u></b></p> <p><b><u>Historic parks and gardens</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Historic interest</u></b></li> <li>• <b><u>Proportion of the original layout still in evidence</u></b></li> <li>• <b><u>Influence on the development of taste whether through</u></b></li> </ul>		<p>To address comments from the National Trust (Rep 27/01)</p> <p>Hearings Action Points 135, 136</p>



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			<p><u>reputation or reference in literature</u></p> <ul style="list-style-type: none"> <li>• <u>Early or representative of a style of layout</u></li> <li>• <u>Work of a designer of local importance</u></li> <li>• <u>Association with significant persons or historical events</u></li> <li>• <u>Strong group value</u></li> <li>• <u>Within, or contributing to, a locally significant landscape</u></li> </ul> <p><u>Buildings and structures</u></p> <ul style="list-style-type: none"> <li>• <u>Aesthetic/architectural merit</u></li> <li>• <u>Historic association</u></li> <li>• <u>Age and rarity</u></li> <li>• <u>Completeness</u></li> <li>• <u>Social or communal value</u></li> </ul> <p><u>Assets of archaeological interest</u></p> <ul style="list-style-type: none"> <li>• <u><del>This Plan will follow</del> The clarification provided by the Planning Practice Guidance<sup>88</sup> and Historic England guidance on Local Heritage Listing<sup>89</sup> as to what can be considered as a non-designated site of archaeological interest will be used. These non-designated sites may be included in the Northamptonshire Historic Environment Record.</u></li> </ul> <p><i>Delete footnote 90 as follows:</i>  This relates to all buildings or structures, not just those on a local list, i.e. historic parks and gardens; buildings and structures; and/ or archaeological remains.</p>	
MM31	Para 6.49	99	<p><i>Amend paragraph 6.49 by adding an additional sentence after the first sentence as follows:</i></p> <p>Policy EN16 a) sets out the relevant criteria for managing tourism and cultural developments in the Nene Valley corridor and the Rockingham Forest. <b><u>These should not adversely affect sensitive receptors (the SSSI and SPA) and would be subject to the SPA Mitigation Strategy with regard to potential impacts of tourism upon the integrity of the SPA/ Ramsar site.</u></b> Outside of these areas, Sequential and Impact Tests will apply for main town centre uses (i.e. cultural developments, hotels etc) in the normal way.</p> <p><i>Add new text after paragraph 6.49 as follows:</i></p>	To address comments from Natural England (Rep 48/05)

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			<p><b><u>The potential impacts of proposals for new tourism, cultural developments and tourist accommodation on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.</u></b></p>	<p>To address recommendations of the HRA.</p> <p>Hearings Action Point 138</p>
MM32	Policy EN16	99-100	<p><i>Amend Policy EN16 as follows:</i></p> <p>a) Within the Destination Nene Valley corridor and Rockingham Forest areas, as shown on the Policies Map, proposals for the development of hotels (particularly in the South of the District), new tourist and/ or cultural assets, or the expansion of existing sites, to support established tourism assets, will be supported provided that these:</p> <ul style="list-style-type: none"> <li>i. <del>Are acceptable in terms of highways access, subject to compliance with other relevant policies;</del></li> <li>ii. <del>Do not adversely affect sensitive receptors (e.g. SSSI and SPA) and are accompanied by an Appropriate Assessment (in accordance with the Habitat Regulations) where required;</del></li> <li>iii. <del>Do not have a significant impact upon other types of designated and non-designated biodiversity sites;</del></li> <li>iv. <b>i.</b> Deliver enhanced connectivity to the Greenway and other defined Green Infrastructure corridors, as referred to in policies EN7 and EN8; and</li> <li>v. <b>ii.</b> Do not have an adverse impact on the surrounding countryside e.g. King's Cliffe Hills and Valleys area of tranquillity (Joint Core Strategy Policy 3(f)).</li> </ul> <p>Beyond the Destination Nene Valley corridor and Rockingham Forest areas, tourist and cultural developments will be supported where these comply with other relevant local and national planning policies.</p>	<p>Hearings Action Point 137</p>

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			<p>b) Throughout the District, new-build tourist accommodation, or the conversion of dwellings or redundant or disused rural buildings to guest house or bed and breakfast use will be supported, where <del>this fulfils the following criteria, whereby:</del></p> <p>i) <del>Special regard shall be given to parking provision and the impact upon the amenity of neighbouring properties;</del></p> <p>ii) <del>New-build accommodation, where this fulfils the place-shaping principles of the Joint Core Strategy (Policy 8), is appropriate to its location and respects the setting, quality and character of its surrounding hinterland; and,</del></p> <p>iii) <del>In order to manage such developments it will be necessary to use suitable planning conditions and/ or legal agreements to ensure that these are retained for tourist accommodation<sup>93</sup>.</del></p> <p><b><u>In order to manage such developments it will be necessary to use suitable planning conditions and/ or legal agreements to ensure that these are retained for tourist accommodation<sup>93</sup>.</u></b></p>	
MM33	Paras 6.53 to 6.57, Figure 11 and 12	101-103	<p><i>Delete subheading below paragraph 6.52 as follows:</i></p> <p><b><i><del>New school proposal, Chelveston Road, Higham Ferrers</del></i></b></p> <p><i>Amend paragraph 6.53 as follows:</i></p> <p>The Government (DfE) has considered Rushden’s Growth Town status and the Rushden East allocation (Joint Core Strategy, Policy 33), initially putting forward proposals through the draft Plan consultation, November 2018 – February 2019 (Specialist School Site consultation paper, January 2020<sup>5</sup>). In light of the SUE proposals and strategic educational infrastructure requirements, the DfE and County Council have identified an overwhelming need for additional educational facilities for students aged 11-18 with a Statement of Special Educational Needs or an Education, Health and Care Plan for moderate learning difficulties to severe learning difficulties, including students with autism. This <del>has been</del><b>will be</b> addressed by the development of a new Free School to the south of Chelveston Road, <b>Higham Ferrers</b> (east of the town), with a full capacity of 145 pupils <b><u>which opened in September 2021.</u></b></p>	Hearings Action Points 139 & 140

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		<p><i>Delete paragraphs 6.54 to 6.56 as follows:</i></p> <p>The DfE investigated 18 potential sites in seeking to identify a site to deliver this educational need. Through this assessment, land to the south of Chelveston Road /east of Newton Road, Higham Ferrers was identified as the most suitable, deliverable site (Sequential Site Assessment, Department for Education, January 2020). The 2.1ha site is located on greenfield land to the west of Moulton College. It is situated just beyond the Higham Ferrers urban area and Rushden East SUE (as shown in Figure 11, below).</p> <p>Planning permission was granted for a new school on 11 June 2020 (reference 19/02011/FUL). This should allow for implementation of the current proposals in accordance with the DfE's current plans, for opening the new school in September 2021. However, there may be wider contextual issues affecting the site in the medium/ longer term. It may be that educational needs change over time and the consented premises need to change to accommodate these. Accordingly, it is considered that a policy is still necessary in order to manage development in and around the new school in the medium/ long term.</p> <p>The new school, when implemented, will become part of a wider sports and educational hub, to the east of the Higham Ferrers urban area and north of the Rushden East sustainable urban extension. It adjoins Higham Town Football Club; a proposed new facility for the Northamptonshire Football Association, and Moulton College to the east. There are issues of security (i.e. child protection) affecting the new school, but the Local Plan should reflect the opportunities that the school and nearby facilities may offer.</p> <p><i>Delete figure 11 and title as follows:</i></p> <p><b>Figure 11: Sports Masterplan, Newton Road, Higham Ferrers (Planning Policy Committee, 20 January 2020, Item 6, Appendix 3)</b></p> <p><i>Delete paragraph 6.57 as follows:</i></p> <p>Further direction is provided by the Higham Ferrers Neighbourhood Plan. This provides a masterplanning/ development framework for Rushden East; those parts of the SUE situated within the parish of Higham Ferrers (Policy HF.H3). It also sets out local direction and guiding principles for the protection and enhancement of community facilities and supports the</p>	
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			<p>development of new community facilities (including education) where appropriate (Policy HF.CD2).</p> <p>Delete Figure 12 and title as follows:</p> <p><b>Figure 12: Land to the west of Moulton College, Higham Ferrers</b></p>	
MM34	Policy EN17	104	<p>Delete Policy EN17 in its entirety as follows:</p> <p>Policy EN17: Land south of Chelveston Road, Higham Ferrers</p> <p>Land to the west of Moulton College—south of Chelveston Road—is allocated for the development of a new school. The development should provide for:</p> <ul style="list-style-type: none"> <li>a) Development of a school building and associated on-site infrastructure;</li> <li>b) Main vehicular and pedestrian access off Chelveston Road (north);</li> <li>c) Proportionate improvements to pedestrian and cycle arrangements in the locality, to provide enhanced connectivity with the main Higham Ferrers and Rushden urban areas (east/ west), and Rushden East sustainable urban extension (north/ south);</li> <li>d) Sufficient car parking and associated on-site servicing to meet the needs of students, employees and visitors; and</li> <li>e) Net gains to recreational open space provision and green infrastructure, including consideration of options for the sharing and enhancement of existing facilities with adjacent educational and sporting premises, contributing to the formation of a new sports and recreational hub to the east of Higham Ferrers.</li> </ul>	Hearings Action Point 139

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Economic Prosperity

MM35	Para 7.17	110	<p>Add the word “target” into the third sentence as follows:</p> <p>...sets an overall requirement for a net growth <b>target</b> of 7,200 jobs...</p>	<p>To clarify the context of job provision in line with the Joint Core Strategy</p> <p>Hearings Action Point 77</p>
MM36	Supporting text to Policy EN18 Para 7.34	115	<p>Add two new paragraphs of text after paragraph 7.34 as follows:</p> <p><b><u>The potential impacts of proposals for new commercial development on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.</u></b></p> <p><b><u>The following policy seeks to support the potential for small and medium-size enterprises (SMEs) which play an important role in the economy, they are generally entrepreneurial in nature, helping to shape innovation. Small-sized enterprises typically number fewer than 50 employees, whilst medium-sized enterprises comprise less than 250 employees. In addition to small and mid-size companies, there are micro-companies, which employ up to 10 employees.</u></b></p>	<p>To address comments from Natural England (Rep 48/06)</p> <p>To address recommendations of the HRA.</p> <p>For consistency with Hearings Action Point 138</p> <p>Hearing Action Point 82</p>
MM37	Policy EN18	115-116	<p>Amend Policy EN18 title to add the following words:</p> <p>Development of commercial space to support economic growth <b><u>for Small and Medium-sized enterprises</u></b></p>	<p>Hearings Action Point 80,81</p>

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			<p><i>Amend Policy EN18 as follows:</i></p> <p>Future proposals for the development of new commercial employment space will be supported where these will deliver flexible, managed workspace for, small, <b>medium</b> and micro-businesses. Such projects should:</p> <ul style="list-style-type: none"> <li>a) Provide a range of unit sizes to meet demand across the whole business pipeline;</li> <li>b) Provide for adequate parking, in line with the Northamptonshire Parking Standards<sup>113</sup>;</li> <li>c) Deliver pedestrian, cycle and public transport connections to adjacent businesses, residential areas and public open spaces, to maximise integration with the surrounding locality<sup>114</sup>;</li> <li>d) Allow for opportunities for future expansion in the medium/ longer term;</li> <li>e) Not give rise to unacceptable impacts upon the amenity of adjoining business premises; and</li> <li>f) Where necessary, include suitable structural landscaping, in recognition of its wider setting.</li> </ul>	
MM38	Policy EN19	119	<p><i>Amend Policy EN19 as follows:</i></p> <p>The existing employment sites, as shown on the Policies Map, are protected for employment use<sup>117</sup>. Proposals for re-development or changes of use of existing buildings should ensure that the overall provision of employment <b>on the site after development</b> is no less than that of the current or most recent use. A reduction in the level of employment <b>net job numbers/employment land</b> or development for non-employment uses can only be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) There is no realistic prospect of the site or buildings being used or re-used, including redevelopment, for employment purposes<sup>118</sup>; <b>and/or</b></li> </ul>	<p>Hearings Action Point 83</p> <p>To address comments from Crown Estate (Reps 44/04 and 44/05)</p> <p>Additional policy amendments Hearings</p>

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			<p>b) Constraints associated with the site or buildings mean these would be unsuitable for re-use, in terms of siting, design, access, layout and relationship to neighbouring buildings and uses; <del>and</del></p> <p>e) <del>Development contributions will be made to support economic development across the district<sup>119</sup>.</del></p>	Action Points 84, 85
MM39	Supporting text to Policy EN20 Para 7.49	120	<p><i>Add new text after para 7.48 as follows:</i></p> <p><b><u>The potential impacts of proposals for the expansion or relocation of existing business premises on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.</u></b></p>	<p>To address comments from Natural England (Rep 48/07)</p> <p>For consistency with Hearings Action Point 138</p>
MM40	Policy EN20	120	<p><i>Amend Policy EN20 as follows:</i></p> <p>Proposals for the extension of existing business premises beyond their current curtilages <del>will be supported, provided that these do not result in unacceptable impacts upon the amenities of neighbouring properties.</del> <b><u>or for businesses that need to relocate, will be supported where they meet the following criteria:</u></b></p> <p><del>Where businesses need to relocate from their current premises or retain their existing premises and grow into a new bespoke space, this will be supported where a suitable site is available; one that:</del></p> <p>a) Is adjacent to an existing built up area, <del>provided that</del> <b><u>and</u></b> that there is no significant impact on the countryside, <del>or character of the surroundings,</del> <b><u>ecology, highways, the character of the surroundings or the amenity of neighbouring properties;</u></b></p> <p>b) <del>Would not result in a significant impact on the countryside, ecology, highways, the character of the surrounding and the amenity of neighbouring or nearby properties:</del></p>	Hearings Action Point 86



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			<p>c) Where necessary, is suitable for the provision of HGV or commercial vehicular access to the strategic or classified road network</p> <p>d) <del>b)</del> For main town centre uses, if applicable, meets the requirements of the sequential and impact tests; and</p> <p>e) <del>c)</del> Provides maximum accessibility for the workforce by sustainable modes of transport such as walking, cycling and public transport.</p>	
MM41	Supporting Text to Policy EN21	121 - 124	<p>Table 13 – amend title of the third column as follows:</p> <p>Designated primary shopping area/ <b>frontage</b> (since 2012 NPPF)</p> <p>Add new text after para 7.56:</p> <p><b><u>The town centre boundaries are shown on the policies map. The town centre boundaries effectively function as the primary shopping areas reflecting the relatively small size of the town centres which do not have areas of predominantly leisure, business and town centre uses adjacent to the primary shopping frontages. For clarification, for the purpose of criterion a of Policy 12 of the JCS and for the consideration of edge of centre proposals in accordance with the NPPF, where town centres do not have a defined Primary Shopping Area, ‘edge of centre’ will for retail purposes be considered as within 300m from the town centre boundary.</u></b></p> <p><b><u>Local regeneration strategies will be prepared for town centres to assist town centre regeneration. These strategies could range from comprehensive town centre masterplans to site specific development briefs and could also include Town Centre design codes.</u></b></p>	<p>To ensure the geographical application is illustrated on the policies map.</p> <p>Hearing Action Points 95, 96</p>
MM42	Policy EN21	124	<p>Amend Policy EN21 as follows:</p>	<p>To ensure the geographical application is</p>

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			<p>Development within the town centre boundaries <b><u>of Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds<sup>8</sup> and Thrapston</u></b>, as shown on the Policies Map will be supported where this will achieve vibrant and viable town centres. Development should deliver increased vitality, through all or <b><u>where appropriate</u></b> some of the following:</p> <ul style="list-style-type: none"> <li>a) At street level, maintaining a balance and mix of main town centre uses, <del>including both convenience and comparison retailing, financial services and/ or food and drink businesses;</del></li> <li>b) Opportunities for a mixture of businesses, residential and live-work units, including at first floor level and above;</li> <li>c) Avoiding an over concentration of a particular <b><u>town centre use</u></b><del>Use Class</del>, with the exception of retailing;</li> <li>d) Retaining a predominantly retail offer for the defined <b><u>primary shopping frontages, as shown on the policies map;</u></b></li> <li>e) Enhancing the streetscape, to maximise opportunities for increased footfall;</li> <li>f) Improving the connectivity between High Streets, town centre car parking and the surrounding urban hinterland with a particular focus on cycling and walking; and</li> <li>g) Preparing local <b><u>regeneration</u></b><del>development</del> strategies to encourage the re-use of vacant and redundant premises for a balanced mix of uses, including where appropriate residential uses, to revitalise the character of town centres.</li> </ul>	<p>illustrated on the policies map.</p> <p>Hearing Action Points 87, 90, 91, 92, 93, 96</p>
MM43	Policy EN22	126	<p><i>Amend Policy EN22 as follows:</i></p> <p>Proposals for retail development outside the <b><u>town centre boundaries</u></b> <del>primary shopping areas of the six town centres</del> <b><u>Rushden, Higham Ferrers, Irthlingborough, Oundle,</u></b></p>	<p>To ensure the geographical application is illustrated on the policies map.</p>

<sup>8</sup> In Raunds this applies to development within the Primary Shopping Area defined through the Neighbourhood Plan

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			<p><b>Raunds<sup>9</sup> and Thrapston, as shown on the policies map,</b> should be supported by an appropriate impact assessment, where the following floorspace thresholds are exceeded:</p> <p>a) Rushden <b><u>Town Centre</u></b> 280m<sup>2</sup>; and</p> <p>b) Market Towns <b><u>Centres</u></b> 100m<sup>2</sup>.</p> <p>Impact assessments <b>and Sequential tests</b> should be prepared in accordance with the relevant national guidance<sup>10</sup>. Failure to demonstrate there will be no significant <b>adverse</b> impact would result in a refusal of planning permission.</p>	Hearings Action Points 97, 98, 99, 100, 101
MM44	Supporting text to Policy EN23	129	<p><i>Add new text after paragraph 7.76 as follows:</i></p> <p><b><u>Class E of the Use Class Order provides significant flexibility in changes of use between main town centre uses. Policy EN23 seeks to support specific types of main town centre uses to reflect the role of these centres in serving the immediate local area. In some circumstances it may be necessary to remove permitted development rights to ensure that the local centres maintain their role in serving the needs of the immediate neighbourhood.</u></b></p>	To set out the circumstances which may result in the removal of permitted development rights.
MM45	Policy EN23	130	<p><i>Amend policy EN23 as follows:</i></p> <p><b>Policy EN23: Development of main town centre uses around the Local Centres</b></p> <p><del>For</del> <b><u>Proposals of a scale and type limited to serving the immediate local area, minor development schemes<sup>14</sup> which are adjoining or closely related to</u></b> within 200m<sup>12</sup> of the designated local centres, <b><u>as set out below and shown on the policies map, will be</u></b></p>	To ensure it is clear that the geographical application is illustrated on the policies map.  Hearings

<sup>9</sup> In Raunds this applies to development outside the Primary Shopping Area defined through the Neighbourhood Plan

<sup>10</sup> The Planning Practice Guidance provides full details about the obligations for undertaking a main town centre uses impact assessment: “Ensuring the vitality of town centres”: <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>

<sup>14</sup> Minor schemes are those of less than 1000m<sup>2</sup> floorspace; the national standard threshold for major planning applications

<sup>12</sup> 300m is the national standard for “edge of centre” developments. On this basis, a reduced threshold (200m) has been suggested for “edge of local centre” development schemes involving main town centre uses.

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			<p><b>supported for</b>, there will be a general presumption in favour of the following types of 'main town centre' uses:</p>	<p>Action points 102, 103, 104,105, 106, 107</p>
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		<ul style="list-style-type: none"> <li>• Convenience retailing;</li> <li>• Financial services;</li> <li>• Community facilities;</li> <li>• Eating and drinking establishments; and</li> <li>• Local leisure facilities.</li> </ul> <p><b><u>Designated Local Centres:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>London Road/ Michael Way, Raunds</u></b></li> <li>• <b><u>High Street South, Rushden</u></b></li> <li>• <b><u>Wellingborough Road, Rushden</u></b></li> <li>• <b><u>Grangeway Shopping Precinct, Rushden</u></b></li> <li>• <b><u>2-12 Blackfriars, Rushden</u></b></li> <li>• <b><u>Rushden East SUE</u></b></li> <li>• <b><u>Hall Hill/ High Street, Brigstock</u></b></li> <li>• <b><u>High Street, Ringstead</u></b></li> <li>• <b><u>Church Street/ High Street, Stanwick</u></b></li> <li>• <b><u>High Street/ The Green, Woodford</u></b></li> </ul> <p>Such proposals will be supported, provided that they:</p> <ol style="list-style-type: none"> <li>a) Deliver an overall enhancement to the neighbourhood offer for ‘day to day’ local services;</li> <li>b) Improve connectivity for pedestrians and cyclists, between the designated local centre and the adjacent neighbourhood, where appropriate;</li> <li>c) Do not adversely affect local amenity, through providing an unacceptable impact through increasing antisocial behaviour, noise, smell or other impacts, and fulfil other relevant development management criteria within the Local Plan;</li> </ol> <p><b><u>Permitted developments rights may be removed where exceptional circumstances are considered to exist.</u></b></p> <ol style="list-style-type: none"> <li>d) <del>Are subject to the removal of permitted development rights to prevent changes of use in appropriate circumstances; and</del></li> <li>e) <del>Are justified by means of an impact assessment where proposals are over the</del></li> </ol>	
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			<p>thresholds given in Policy EN21.</p> <p>In large villages which do not have designated local centres sites that are proposed for 'main town centre' uses will be considered on their merits.</p>	
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### Housing Delivery

MM46	Para 8.3	132	<p><i>Add the following text after paragraph 8.3:</i></p> <p><b><u>Paragraph 69 of the NPPF requires that land to accommodate at least 10% of the housing requirement is provided on sites no larger than 1 hectare. The Council meets this requirement, (evidence is contained within Background Paper 10 – Rural Housing Update July 2021).</u></b></p>	Hearings Action Point 34
MM47	Para 8.4	132	<p><i>Provide a new paragraph after paragraph 8.4 as follows:</i></p> <p><b><u>The National Planning Policy Framework requires that, where appropriate, plans should set out the anticipated rate of development of specific sites. The Housing Trajectory is set out in Appendix 6. The Housing Trajectory demonstrates that the supply of sites available in the plan period will deliver homes in excess of the requirements identified in the Joint Core Strategy.</u></b></p>	In response to request from Inspector
MM48	Paras 8.5 to 8.15, inc tables 14 and 15	132 to 136	<p><i>Amend paragraph 8.5 as follows:</i></p> <p>A number of significant development sites have already come forward (i.e. under construction or having extant planning permission) at each of the six towns (Rushden, Raunds, Irthlingborough, Thrapston, Higham Ferrers and Oundle) during the first <del>89</del> years of the Plan period (2011-2019<del>2019</del><b>2020</b>). Alongside these, a large number of smaller development sites have</p>	To update with 2020 monitoring information.

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		<p>also come forward; these are included in the latest (2019<del>2020</del>) AMR Housing Site Schedule 13</p> <p><i>Amend paragraph 8.6 as follows:</i></p> <p>At Raunds, development sites to the north, north-east and south of the town have progressed on the basis of the previous Local Plan (2008 Core Spatial Strategy) and are now under construction or mostly complete. Similarly, the Thrapston South urban extension (allocated in the previous Local Plan) is also <b>mostly</b> complete (earlier development phases) or under construction (later development phases). Within the district three further major development sites are committed during the Plan period. Details about these sites are set out in Table 15, below.</p> <p><i>Amend table 15 as follows:</i></p> <table border="1"> <thead> <tr> <th colspan="8">Table 15 Major sites</th> </tr> <tr> <th>Location</th> <th>Site name</th> <th>Total Capacity</th> <th>No of units, 2019 <del>2020-</del> 2031</th> <th>Delivery beyond 2031</th> <th>Development Plan Document</th> <th>Current status</th> <th>Note</th> </tr> </thead> <tbody> <tr> <td>Rushden</td> <td>Rushden East</td> <td><del>2,500</del> <b>2,700</b></td> <td><del>1,200</del> <b>1250</b></td> <td><del>1,300</del> <b>1450</b></td> <td>Local Plan (JCS Policy 33)</td> <td>New strategic site/ SUE</td> <td></td> </tr> <tr> <td>Higham Ferrers</td> <td>Land East of Ferrers School</td> <td>300</td> <td>300</td> <td>0</td> <td>Higham Ferrers Neighbourhood Plan</td> <td>Self contained strategic site allocation</td> <td></td> </tr> </tbody> </table>	Table 15 Major sites								Location	Site name	Total Capacity	No of units, 2019 <del>2020-</del> 2031	Delivery beyond 2031	Development Plan Document	Current status	Note	Rushden	Rushden East	<del>2,500</del> <b>2,700</b>	<del>1,200</del> <b>1250</b>	<del>1,300</del> <b>1450</b>	Local Plan (JCS Policy 33)	New strategic site/ SUE		Higham Ferrers	Land East of Ferrers School	300	300	0	Higham Ferrers Neighbourhood Plan	Self contained strategic site allocation		
Table 15 Major sites																																			
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Higham Ferrers	Land East of Ferrers School	300	300	0	Higham Ferrers Neighbourhood Plan	Self contained strategic site allocation																													

<sup>13</sup> Planning Policy Committee, 8 June 2020, Agenda Item 10, Appendix 3: [https://www.east-northamptonshire.gov.uk/meetings/meeting/1062/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/1062/planning_policy_committee) [https://www.east-northamptonshire.gov.uk/downloads/download/5073/2020\\_annual\\_position\\_statement](https://www.east-northamptonshire.gov.uk/downloads/download/5073/2020_annual_position_statement)

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			Irthlingborough	West of Huxlow School/ Irthlingborough West	700	<del>250</del> <b>200</b>	<del>450</del> <b>500</b>	N/a - Resolution to grant	Strategic site/ SUE	Commitment on basis of (now defunct) 2008 Core Spatial Strategy of JCS Annex A
			<b>TOTAL</b>	<b>Major urban extensions</b>	<del>3,500</del> <b>3,700</b>	<b>1,750</b>	<del>1,750</del> <b>1,950</b>			
<p><i>Amend paragraph 8.7 as follows:</i></p> <p>As at 1 April 2019<del>20</del><b>20</b>, the outstanding housing requirement for the six urban areas has been calculated, by way of deducting the following elements for each town:</p> <ul style="list-style-type: none"> <li>• Completions, 1 April 2011 – 31 March 2019<del>20</del><b>20</b>;</li> <li>• Commitments (i.e. extant planning permissions or previously allocated sites), as at 1 April 2019<del>20</del><b>20</b> (2019<del>20</del><b>20</b> AMR, Housing Site Schedule);</li> <li>• Major development sites (Table 16<del>5</del><b>5</b>, above) plus other emerging proposed development sites identified in the 2018<del>20</del><b>20</b> AMR Housing Site Schedule).</li> </ul> <p><i>Amend table 16 as follows:</i></p>										



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		Table 16: Urban areas residual housing requirement, as at 1 April 2019 2020						
		Housing requirement (2011-31)	Completions 2011-1819	Completions 2019-1920	% housing requirement delivered as at 31 March 201920	Commitments (starts and planning permissions) as at 1 April 201920	Commitments (resolutions to grant, Development Plan allocations, Rushden East) as at 1 April 201920	Residual requirement as at 1 April 201920 (committed sites deducted)
<b>Growth Town</b>								
	Rushden	3,285	953 <b>1,036</b>	83 <b>19</b>	31.5% <b>32.1%</b>	63 <b>175</b>	1,760 <b>1,515</b>	426 <b>540</b>
<b>Market Towns</b>								
	Higham Ferrers	560	358 <b>370</b>	12 <b>4</b>	66.1% <b>66.8%</b>	4 <b>3</b>	300	-114 <b>-117</b>
	Irthlingborough	1,350	283 <b>320</b>	37 <b>27</b>	23.7% <b>25.7%</b>	171 <b>149</b>	329 <b>280</b>	530 <b>574</b>
	Raunds	1,060	387 <b>662</b>	275 <b>47</b>	62.5% <b>66.9%</b>	466 <b>347</b>	0	68 <b>4</b>
	Thrapston	680	190 <b>202</b>	12 <b>223</b>	29.7% <b>62.5%</b>	486 <b>260</b>	0	-8 <b>-5</b>
	Oundle	645	384 <b>392</b>	8 <b>3</b>	60.8% <b>61.2%</b>	7 <b>11</b>	70	176 <b>169</b>
	<b>TOTAL</b>	<b>7,580</b>	<b>2,555</b> <b>2,982</b>	<b>427</b> <b>323</b>	<b>39.3%</b> <b>43.6%</b>	<b>1,197</b> <b>945</b>	<b>2,459</b> <b>2,165</b>	<b>942</b> <b>1,165</b>
<i>Amend and split paragraph 8.9 as follows:</i>								

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		<p>Table 16 shows that as at 1 April 2019<del>20</del> JCS housing requirements for Higham Ferrers, Raunds and Thrapston are being met, through housing completions (1,234<del>799</del>) and housing commitments (1,256<del>563</del>) dwellings). <b><u>A minimal residual requirement has been identified for Raunds (4 dwellings), but other emerging and brownfield site proposals identified in the 2020 Annual Position Statement (total 88 dwellings) are more than sufficient to address the housing requirements for the town.</u></b></p> <p>Outstanding residual housing requirements have been identified at Rushden (426<del>540</del> dwellings), Irthlingborough (530<del>574</del> dwellings) and Oundle (476<del>169</del> dwellings) Further detail about how these residual requirements will be addressed is set out at paragraphs 8.10-8.12, below. It is necessary, therefore, for this Plan to address the outstanding residual requirements for Rushden, Irthlingborough and Oundle. Further details about these outstanding requirements are set out in the <b><u>updated (2020)</u></b> urban housing Background Paper (BP9)<sup>14</sup>.</p> <p><i>Amend paragraph 8.10 as follows:</i></p> <p>For Rushden, commitments consist of extant planning permissions (<del>63 dwellings and</del> <b><u>plus outstanding</u></b> Neighbourhood Plan site allocations (560 <del>total 315</del> dwellings); with 4,200 <b><u>1,050</u></b> dwellings at Rushden East anticipated to be delivered by 2031. This equates to an outstanding requirement for 426 <del>540</del> dwellings. A further 420 <del>134</del> dwellings housing land supply is identified at specific unallocated brownfield sites within the urban area, equating to a residual requirement for 306 <del>406</del> dwellings.</p> <p><i>Amend paragraph 8.11 as follows:</i></p> <p>For Irthlingborough, commitments for 500 <del>429</del> dwellings are identified within the 2019 <del>2020</del> housing land supply. A further 207 <del>199</del> dwellings is included within the housing land supply, consisting of specific brownfield sites and other emerging sites which did not, as at 1 April 2019<del>2020</del>, have planning permission. These emerging sites reduce the residual requirement to 323 <del>375</del> dwellings. Table 15 (above) shows the latest position for the Irthlingborough West urban extension; namely that the trajectory for this site has been set back until later during the Plan period, such that just 250 <del>200</del> (out of 700) dwellings are now anticipated to come</p>	
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<sup>14</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12110/background\\_paper\\_9\\_-\\_housing\\_requirements\\_-\\_urban](https://www.east-northamptonshire.gov.uk/downloads/file/12110/background_paper_9_-_housing_requirements_-_urban) [link to updated BP9 to be added]

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		<p>forward within the Plan period. While Irthlingborough West remains a commitment, it is expected that this site could only begin to deliver late in the Plan period.</p> <p><i>Amend paragraph 8.12 as follows:</i></p> <p>A residual requirement for a further <del>476</del><b>169</b> dwellings at Oundle is identified, where additional strategic land allocations are required to meet this target. This residual figure for <del>476</del><b>169</b> dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/ Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings). If these sites are excluded, the Oundle residual requirement would rise to <del>246</del><b>239</b> dwellings<sup>15</sup>, as a minimum.</p> <p><i>Amend paragraph 8.13 as follows:</i></p> <p>Table 5 of the Joint Core Strategy sets a district-wide rural housing requirement for 820 dwellings. This has implications for all rural parishes across the district. Table 17 (below) sets out a current position statement for the residual rural housing requirement, as at 1 April <del>2019</del><b>2020</b>.</p> <p><i>Amend Table 17 as follows:</i></p> <table border="1" data-bbox="645 874 1850 1262"> <thead> <tr> <th><b>Table 17: Rural areas residual housing requirement, as at 1 April <del>2019</del><b>2020</b></b></th> <th><b>District rural housing requirement 2011-31</b></th> </tr> </thead> <tbody> <tr> <td><b>JCS rural housing requirement 2011-31</b></td> <td><b>820</b></td> </tr> <tr> <td>Rural housing completions 2011-<del>48</del><b>19</b></td> <td><del>-467</del><b>-513</b></td> </tr> <tr> <td>Rural housing completions 2018<del>19</del>-<del>19</del><b>20</b></td> <td><del>-46</del><b>-65</b></td> </tr> <tr> <td>Extant planning permissions as at 1 April <del>2019</del><b>2020</b> (as shown in <del>2019</del><b>2020</b> AMR housing site schedule)</td> <td><del>-171</del> <b>-124</b></td> </tr> <tr> <td>Local Plan/ Neighbourhood Plan site allocations (as at 1 April <del>2019</del><b>2020</b>)</td> <td><del>-90</del><b>-136</b></td> </tr> <tr> <td>Emerging Neighbourhood Plan site allocations, other emerging rural sites (&gt;4 dwellings), as at 1 April <del>2019</del><b>2020</b></td> <td><del>-89</del> <b>-58</b></td> </tr> <tr> <td><b>RESIDUAL DISTRICT REQUIREMENT, AS AT 1 APRIL <del>2019</del><b>2020</b></b></td> <td><del>-43</del><b>-76</b></td> </tr> </tbody> </table>	<b>Table 17: Rural areas residual housing requirement, as at 1 April <del>2019</del><b>2020</b></b>	<b>District rural housing requirement 2011-31</b>	<b>JCS rural housing requirement 2011-31</b>	<b>820</b>	Rural housing completions 2011- <del>48</del> <b>19</b>	<del>-467</del> <b>-513</b>	Rural housing completions 2018 <del>19</del> - <del>19</del> <b>20</b>	<del>-46</del> <b>-65</b>	Extant planning permissions as at 1 April <del>2019</del> <b>2020</b> (as shown in <del>2019</del> <b>2020</b> AMR housing site schedule)	<del>-171</del> <b>-124</b>	Local Plan/ Neighbourhood Plan site allocations (as at 1 April <del>2019</del> <b>2020</b> )	<del>-90</del> <b>-136</b>	Emerging Neighbourhood Plan site allocations, other emerging rural sites (>4 dwellings), as at 1 April <del>2019</del> <b>2020</b>	<del>-89</del> <b>-58</b>	<b>RESIDUAL DISTRICT REQUIREMENT, AS AT 1 APRIL <del>2019</del><b>2020</b></b>	<del>-43</del> <b>-76</b>	
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<sup>15</sup> As at 1 April 2017 **(the latest available base date data when the first draft Plan was being prepared during 2018)** the residual requirement was for 294 dwellings, which formed the basis for the 300 dwellings requirement. This figure reduced to ~~246~~**239** dwellings for the latest (~~2019~~**2020**) monitoring data.

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			<p><i>Amend paragraph 8.14 as follows:</i></p> <p>Table 17 demonstrates that the current Local Plan rural housing requirement for the district is already being met; indeed, exceeded by <del>43</del><b>76</b> dwellings. As specified in the Joint Core Strategy, further rural housing sites will continue to come forward through windfalls, infilling, Neighbourhood Plan allocations and rural exceptions schemes (Policy 11(2)). Further details about these outstanding requirements are set out in the <b>updated (2020)</b> rural housing Background Paper (BP10)<sup>16</sup>.</p> <p><i>Amend paragraph 8.15 as follows:</i></p> <p>The rural housing requirement is already delivered (<del>513</del><b>578</b> dwellings), committed (<del>261</del><b>260</b> dwellings); or allocations in Neighbourhood Plans “made” since 1 April <del>2019</del><b>2020</b> (<del>35</del> dwellings) and other emerging rural sites (<del>54</del><b>58</b> dwellings). Nevertheless, Neighbourhood Planning groups have sought indicative Ward or Parish level housing “targets”, to provide a basis for allocating future housing sites in a Neighbourhood Plan. This issue is addressed in the updated (<del>2019</del>) NPPF (<b>2021 update</b>), which states that strategic policies should also set out a housing requirement for designated neighbourhood areas (paragraph <del>65</del><b>66</b>) or, at the very least, provide an indicative figure if requested by the neighbourhood planning body (paragraph <del>66</del><b>67</b>).</p>	
MM49	Policy EN24	138	<p><i>Policy EN24 to be deleted in its entirety as follows:</i></p> <p><del>Policy EN24: Oundle Housing Allocations</del></p> <p><del>The following sites are allocated for housing development at Oundle as shown on the Policies Map and in the site specific maps under Policies EN25 to EN27:</del></p> <ul style="list-style-type: none"> <li><del>i) Land rear of Cemetery, Stoke Doyle Road ————— around 70 dwellings;</del></li> <li><del>ii) Cotterstock Road/ St Peter’s Road ————— around 130 dwellings; and</del></li> <li><del>iii) St Christopher’s Drive ————— around 100 dwellings.</del></li> </ul>	Hearings Action Point 45

<sup>6</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12111/background\\_paper\\_10\\_-\\_housing\\_requirements\\_-\\_rural](https://www.east-northamptonshire.gov.uk/downloads/file/12111/background_paper_10_-_housing_requirements_-_rural) [Link to updated BP10 to be added]

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			<p>Key considerations to be taken into account for each of the sites along with appropriate Local Plan policies are:</p> <ul style="list-style-type: none"> <li>a) transport impact – including vehicular access points, visibility, pedestrian and cycle links and impact on the existing road network;</li> <li>b) amenity – impact of existing uses and operations upon new development, including issues noise, odours and air quality;</li> <li>c) impact upon community infrastructure; e.g. schools and NHS services;</li> <li>d) impact on the surrounding landscape and street scene, to be addressed through site design, mix and layout;</li> <li>e) the management of water resources – flood risk, drainage, water supply and sewerage;</li> <li>f) impact on designated and non-designated heritage assets and their settings; and</li> <li>g) biodiversity impacts.</li> </ul>	
MM50	Supporting text to Policy EN25	139 and 140	<p><i>Add new text after paragraph 8.26, as follows:</i></p> <p><b><u>The site is located approximately 6.5km from the Upper Nene Valley Gravel Pits SPA, a specific wintering bird survey should therefore be undertaken for any planning application. The applicant will be required to provide evidence that the development will not result in a Likely Significant Effect. To achieve this, surveys will be required to determine habitats and current use of the site to determine if it does support a significant population<sup>17</sup> of qualifying species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Surveys should be required to be undertaken during autumn, winter and spring and at more than 1 year of surveys may be needed (to be agreed in consultation with the local planning authority and Natural England). If habitat within the site is identified to support significant populations of designated bird features avoidance measures and mitigation will be required, such as the creation of replacement habitat nearby, and the planning application will likely</u></b></p>	To address recommendations of the HRA.

<sup>17</sup> A significant population is classified as a site that regularly used by more than 1% of the population of qualifying bird species

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			<b><u>need to be supported by a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity.</u></b>	
MM51	Figure 14	140	<p><i>Amend Figure 14 as follows:</i></p> <p>Text stating “longer term development potential” and accompanying arrow to be removed from Figure 14.</p>	Hearings Action Point 41
MM52	Policy EN25 Criterion b)	140	<p><i>Amend Policy 25 as follows:</i></p> <p><u>Site Specifics</u></p> <p>Land at Stoke Doyle Road, as shown on the Policies Map and indicated above, is allocated for 3.5 ha. It is expected that the proposed allocation will deliver around 70 houses. Development should be delivered in accordance with the criteria below.</p> <ul style="list-style-type: none"> <li>a) This site is owned by two separate landowners but should be subject to a scheme that allows comprehensive development of the site.</li> <li>b) It will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding, <del>in line with other policy requirements.</del></li> <li>c) Upgrades to Stoke Doyle Road, including appropriate mitigation measures to address the impact of development upon the single track Warren Bridge, a significant heritage asset.</li> <li>d) Connections will be provided to the adjacent Public Rights of Way network, providing access to Benefield, Stoke Doyle and the town centre.</li> <li>e) Suitable structural landscaping will be provided to mitigate any potential adverse impacts of the development.</li> </ul> <p>The site will be required to set aside land to allow for an extension to Oundle Cemetery, as indicated in Figure 14 (above), in order to meet future requirements.</p>	Hearings Action Point 40
MM53	Para 8.29	141	<p><i>Amend paragraph 8.29 to delete the final sentence and replace with the following sentence:</i></p> <p><del>Therefore, it is necessary for this Plan to set a policy framework for managing the detailed development proposals.</del> <b>Detailed development proposals will need to address these</b></p>	To address comments from Anglian Water (Rep 22/05)

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			<p><b><u>matters and other site-specific constraints.</u></b></p> <p><i>And insert a new paragraph as follows:</i></p> <p><b><u>Notably, there is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert existing asset may be required.</u></b></p>	
MM54	Policy EN26	143	<p><i>Amend Policy EN26 criterion d) as follows:</i></p> <p><b><u>Site Specifics</u></b></p> <p>Land at Cotterstock Road<sup>18</sup>, as shown on the Policies Map and indicated above, is allocated for 5.1 ha. It is expected that the proposed allocation will deliver around 130 houses. Development should be delivered in accordance with the criteria below.</p> <ul style="list-style-type: none"> <li>a) This site, which is within single ownership, will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding, in line with other policy requirements.</li> <li>b) Enhanced connectivity; e.g. to the adjacent Public Rights of Way network, providing access to the Nene Valley and nearby villages (e.g. Cotterstock, Glapthorn and Tansor).</li> <li>c) Drainage will be managed by the provision of sustainable drainage systems (SuDS), including improvements to west/ east drainage capacity between Cotterstock Road and the River Nene to the east.</li> </ul>	To address comments from Anglian Water (Rep 22/03, 22/04, 22/06)

<sup>18</sup> Approximately 50% of the gross site area (the northern part) is situated within Glapthorn Parish, although the whole site is regarded as meeting the strategic housing requirements for Oundle, comprising part of the Oundle urban area for the purposes of Local Plan monitoring

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			<p>d) Structural landscaping will be provided for the site boundary, to mitigate the impacts of smell or other pollution (e.g. from the sewage works to the north). <b><u>Dwellings and residential gardens should be located at a suitable distance from Oundle Water Recycling Centre to ensure that there is no unacceptable impact on residents and that any mitigation can be achieved without detriment to the continuous operation of Oundle Water Recycling Centre. Structural landscaping will also be provided for the site boundary, to mitigate the impacts of smell or other pollution (e.g. from the water recycling centre to the north).</u></b></p> <p>e) Net biodiversity gains will be sought, by way of on-site and/ or off-site provision. These may include measures such as enhanced management of existing local wildlife sites such as the nearby Snipe Meadows local wildlife site.</p> <p>f) <b><u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></b></p>	
MM55	Policy EN27	145	<p><i>Amend Policy EN27 as follows:</i></p> <p><u>Site Specifics</u></p> <p>Land at St Christopher’s Drive, as shown on the Policies Map and indicated above, is allocated for 3.9 ha. It is expected that the proposed allocation will deliver around 100 houses. Development should be delivered in accordance with the criteria below.</p> <p>a) This site, which is within single ownership, will be expected to provide a housing mix to meet identified local needs and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding, in line with other policy requirements.</p> <p>b) The site is well placed to deliver specialist housing, particularly <b><u>extra care provision to meet older persons’ needs</u></b>. Provision of such housing should be in lieu of the normal requirement for affordable housing; otherwise affordable housing should be delivered in accordance with normal policy requirements.</p> <p>c) The road layout should be delivered in accordance with the Local Highway Authority’s standards, supported by an appropriate Transport Assessment, with the main</p>	<p>To address comments from Anglian Water (Rep 22/07, 22/08)</p> <p>Hearings Action Point 73</p> <p>Hearings Action Point 43</p>



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			<p>vehicular access forming a continuation of St Christopher's Drive. <del>Consideration may be given to the provision of an emergency access via Ashton Road.</del></p> <p>d) Connections will be provided to the adjacent Public Rights of Way network, providing access to the Nene Way and adjacent villages (e.g. Ashton, Barnwell and Polebrook).</p> <p>e) Structural landscaping will be provided for the site boundary, to mitigate the impacts of noise and other pollution from the A605.</p> <p>f) <b><u>The design and layout should consider the proximity of the foul pumping station<sup>19</sup>. to reduce the risk of nuisance/ loss of amenity associated with the operation of this.</u></b></p> <p><i>And add footnote:</i></p> <p><b><u>Anglian Water requires a minimum distance of 15 metres between the Oundle-Ashton Gate Terminal Pumping Station (OUNASM), which is located within the boundary of the allocation site, and the curtilage boundaries of the nearest dwellings</u></b></p>	
MM56	Paras 8.35 to 8.39	145- 146	<p><i>Amend paragraph 8.35 as follows:</i></p> <p>The trajectories for the major strategic sites (sustainable urban extensions) have been reviewed yearly, through subsequent Authorities' Monitoring Reports (AMRs). Since adoption of the Joint Core Strategy (July 2016) the trajectories for Irthlingborough West and Rushden East have been substantially reviewed, in response to the latest deliverability evidence. The 2019<del>20</del> AMR<sup>20</sup>, indicates the following:</p> <ul style="list-style-type: none"> <li>• Irthlingborough West – <del>250</del><b>200</b> dwellings, 2026<del>7</del>-2031; and</li> <li>• Rushden East – 1,200<del>0</del><b>050</b> dwellings, 2022<del>3</del>-2031.</li> </ul> <p><i>Amend paragraph 8.36 as follows:</i></p>	To update with 2020 monitoring information.

<sup>19</sup> ***Anglian Water requires a minimum distance of 15 metres between the Oundle-Ashton Gate Terminal Pumping Station (OUNASM), which is located within the boundary of the allocation site, and the curtilage boundaries of the nearest dwellings.***

<sup>20</sup> <http://www.nnjpu.org.uk/publications/amr-2018-19-assessment-of-housing-land-supply-2019-24/> <http://www.nnjpu.org.uk/publications/north-northamptonshire-authorities-monitoring-report-19-20/>

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			<p>The April 2019<del>20</del><sup>20</sup> trajectories for the two sustainable urban extensions equate to a combined reduction of <del>850</del><sup>1,050</sup> dwellings for Irthlingborough and Rushden within the Plan period. Predominantly this is due to development viability affecting housing delivery of these two sites; in particular costs associated with ground stability mitigation for Irthlingborough West arising from the former mine workings. The revised trajectories equate to residual shortfalls of <del>323</del><sup>375</sup> dwellings and <del>306</del><sup>406</sup> dwellings, for Irthlingborough and Rushden respectively.</p> <p><i>Amend the final sentence of paragraph 8.38 as follows:</i></p> <p>In other words, the Joint Core Strategy allows for the allocation of additional housing land to meet any outstanding residual requirements for Irthlingborough and Rushden (totalling <del>629</del><sup>781</sup> dwellings, as at 1 April 2019<del>20</del><sup>20</sup>).</p> <p><i>Amend paragraph 8.39 as follows:</i></p> <p>The combined shortfall for Irthlingborough and Rushden equates to greater than <del>500</del><sup>700</sup> dwellings. This <b>significantly</b> exceeds the definition of a “strategic” housing requirement (<b>500 dwellings</b>), as defined in the Joint Core Strategy (Figure 12: Key Diagram/ paragraph 9.14). However, regard should also be given to the housing land supply figures for Higham Ferrers, which currently exceed the Joint Core Strategy requirement by <del>244</del><sup>247</sup> dwellings (principally due to additional brownfield development opportunities within the urban area) <b>and Raunds which exceed the requirement by 84 dwellings</b>. If the Higham Ferrers <b>and Raunds</b> figures <del>is</del><sup>are</sup> applied to offset the Irthlingborough and Rushden shortfall, this would give a residual requirement for <del>385</del><sup>450</sup> dwellings across the <del>three</del><sup>four</sup> urban areas.)</p>	
MM57	Supporting text to Policy EN28	147-149	<p><i>Add new text after paragraph 8.46, as follows:</i></p> <p><b><u>The site is located approximately 3.5km from the Upper Nene Valley Gravel Pits SPA, it is therefore possible it could constitute functionally linked habitat for the SPA. The applicant will be required to provide evidence that the development will not result in an adverse effect on the integrity of Upper Nene Valley Gravel Pits SPA/Ramsar. To achieve this, surveys will be required to determine habitats and current use of the site</u></b></p>	To address recommendations of the HRA.

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			<p><b><u>to determine if it does support a significant population<sup>21</sup> of qualifying species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Surveys should be required to be undertaken during autumn, winter and spring and more than 1 year of surveys may be needed (to be agreed in consultation with the local planning authority and Natural England). If habitat within the site is identified to support significant populations of designated bird features avoidance measures and mitigation will be required, such as the creation of replacement habitat nearby, and the planning application will likely need to be supported by a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity'</u></b></p>	
MM58	Policy EN28	149	<p><i>Amend Policy EN28 as follows:</i></p> <p>Land to the east of the A6/Bedford Road, Rushden, as shown on the Policies Map and indicated in Figure 17 above, is allocated for residential development together with associated supporting infrastructure, which should include a mix of ancillary retail, business or community uses to support the proposal.</p> <p>A design led masterplan is to be agreed by the local planning authority as part of the application process, which will address all relevant policy requirements. The key principles of the proposed development will deliver the following:</p> <ol style="list-style-type: none"> <li>Up to <b><u>It is expected that the proposed allocation will deliver around</u></b> 450 dwellings;</li> <li>A housing mix which includes provision for both specialist and older persons housing, and on-site affordable housing (meeting the target of 30% of the total number of dwellings provided within a Growth Town);</li> <li>Vehicular access to be provided directly from the Bedford Road/ A6 Bypass roundabout, with the proposals informed by a Transport Assessment subject to approval by the Highway Authority;</li> <li>To maximise opportunities to improve connectivity to, and enhance the quality of, the public rights of way network; in particular:</li> </ol>	To address comments from Bellway Homes (Rep 26/05)

<sup>21</sup> A significant population is classified as a site that regularly used by more than 1% of the population of qualifying bird species

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			<ul style="list-style-type: none"> <li>• providing pedestrian and cycle connections to the surrounding urban area, and to adjacent sports and recreational facilities;</li> <li>• improving local bus connections serving the site;</li> <li>• delivering enhancements <del>and net biodiversity gain</del> to the Rushden – Souldrop local green infrastructure corridor and net biodiversity gain; and</li> <li>• delivering facilities to assist the sustainability of the allocation, in particular by supporting the creation of a community hub to enhance the relocation of the sports facilities, to be located on the eastern edge of the site boundary.</li> </ul> <p>e) Appropriate mitigation measures, to avoid significant adverse impacts upon the integrity of the Upper Nene Gravel Pits Special Protection Area;</p> <p>f) Provision of a landmark feature at the main access point, adjacent to the A6 / Bedford Road roundabout; and</p> <p>g) Appropriate multi-functional structural landscaping to service the development, including sustainable drainage systems (SuDS) and suitable features along the western boundary to provide the necessary mitigation for noise and air pollution arising from the A6 Bypass.</p>	
MM59	Policy EN29	150	<p><i>Amend Policy EN29 as follows:</i></p> <p>To help meet current and future needs for housing for people with disabilities, all new housing developments <b><u>of 20 or more dwellings</u></b> should include a <b><u>target minimum</u></b> of 5% Category 3 (wheelchair accessible <b><u>or adaptable</u></b>) housing. <b><u>Wheelchair accessible housing will only be required for dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.</u></b></p>	Hearings Action Point 63, 64, 66
MM60	Policy EN30	153	<p><i>Amend Policy EN30 as follows:</i></p> <p>All housing developments will be expected to provide a suitable mix and range of housing, including a range of size, type and tenure (as set out in Policy 30 of the Joint Core Strategy) that recognise the local need and demand in both the market and affordable housing sectors,</p>	Hearings Action Point 67

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			<p>unless viability testing shows otherwise. <b><u>Evidence should be provided to support the proposed housing mix.</u></b></p> <p>In particular consideration will be given to:</p> <ol style="list-style-type: none"> <li>a) Meeting the needs of an ageing population by providing the opportunity for smaller properties to encourage downsizing within the district;</li> <li>b) Recognising the potential to increase the proportion of higher value, larger properties in areas where local evidence identifies a lack of opportunity for higher income earners to acquire such properties; and</li> <li>c) Increasing the numbers of smaller dwellings in the rural areas to meet the needs for starter homes, affordable housing and downsizing.</li> </ol>	
MM61	Supporting text to Policy EN31	156	<p><i>Add new supporting text at the end of paragraph 8.71 as follows:</i></p> <p><b><u>This could include:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Accommodation to enable downsizing such as bungalows, apartments and other smaller homes which are available to meet general needs but are particularly suitable to encourage and facilitate older people to move from larger family housing to smaller properties</u></b></li> <li>• <b><u>Retirement Housing which will include also bungalows as well as other high quality homes which may be ‘age restricted’ to provide for older persons. The accommodation can be provided as individual homes or as part of a retirement housing scheme and may include communal facilities and on-site management.</u></b></li> <li>• <b><u>Extra Care housing providing independent accommodation with 24 hour care and support available on site.</u></b></li> <li>• <b><u>Residential and Nursing Care Homes</u></b></li> </ul>	
MM62	Policy EN31	157	<p><i>Amend Policy EN31 as follows:</i></p> <p>To help meet future requirements for retirement housing for older people, the Local Planning Authority will seek to ensure that a proportion of its overall housing provision will address the identified needs of the ageing population within the district <b><u>unless it can be justified that</u></b></p>	Hearings Action Point 68, 69, 70, 71,72

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		<p><b><u>such provision is not appropriate for the location or would have an adverse impact upon the deliverability and/or viability of the scheme.</u></b></p> <p>To address the identified need and where there is access to local facilities and public transport services, larger sites will be required to provide for the needs of older households.</p> <p>Larger sites will be expected to deliver a minimum of 10% of housing for older people.</p> <p>For Sustainable Urban Extensions (SUEs), specialist housing requirements will be agreed with the Local Planning Authority through the preparation of a Masterplan Development Framework or a Strategic Masterplan. Elsewhere, due to the rural nature of the district, and to prevent the loss of opportunities to provide accommodation for older people, a threshold hierarchy will be applied so that, in respect of older people’s housing, other larger sites will be classified as:</p> <ul style="list-style-type: none"> <li>• 50 or more dwellings in the towns of Rushden, Higham Ferrers, Irthlingborough and Raunds</li> <li>• 25 or more dwellings in the towns of Oundle and Thrapston; or</li> <li>• As opportunities for development in the villages are limited, and sites are often small scale in nature, all developments of 5 or more dwellings will be expected to deliver <b><u>a minimum of 20%</u></b> of housing for older people, <b><u>unless evidence justifies a departure.</u></b></li> </ul> <p>The criteria for site selection and design principles will also need to meet the requirements laid out in Appendix 35, although these will be relaxed in the villages in recognition of the difficulties in meeting them.</p> <p>The type of housing provision required for older people will vary according to the scale and location of the development and will include:</p> <ol style="list-style-type: none"> <li>a) <b>Downsizing</b> – Accommodation such as bungalows, apartments and other smaller homes <del>which are available to meet general needs but are particularly suitable to encourage and facilitate older people to move from larger family housing to smaller properties</del></li> <li>b) <b>Retirement Housing</b> will include bungalows and other high quality homes which may be ‘age restricted’ to older people. <del>They can be provided as individual homes or as</del></li> </ol>	<p>To address comments from Bellway Homes (Rep 26/08)</p>
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			<p><del>part of a retirement housing scheme and may include communal facilities and on-site management.</del></p> <p><b>c) Supported Housing for Older People – Extra Care:</b></p> <p>i. <u>SUEs and Strategic Sites</u></p> <p>Mixed tenure Extra Care Housing <del>providing independent accommodation with 24 hour care and support available on site</del> should be provided on major strategic housing sites at Rushden East and Irthlingborough West. Masterplan Framework Documents for these developments should ensure such provision through the safeguarding of suitable sites and the setting out of design principles for delivery. Further consideration needs to be given to whether a future Extra Care Scheme or a retirement village would be sustainable at Tresham Garden Village once the necessary infrastructure, transport and local facilities are in place.</p> <p>ii. <u>Allocated sites</u></p> <ul style="list-style-type: none"> <li>• St Christopher’s Drive, Oundle (EN27), and Hayway, Northampton Road, Rushden<sup>22</sup> will, subject to viability, be supported to deliver specific Extra Care provision</li> <li>• East of Ferrers School, Higham Ferrers<sup>23</sup> this site could also provide an opportunity to deliver a mixed tenure Extra Care scheme, subject to achieving suitable connectivity of the site to the town.</li> </ul> <p>iii. <u>Windfall sites</u></p> <p>In addition to the strategic sites listed in this policy, the Council will encourage the provision of Extra Care accommodation in sustainable locations across the district, particularly within the designated growth and market towns.</p> <p><b>d) Residential and Nursing Care Homes</b></p> <p>Where the need for care homes has been identified, and is supported by Social Care and Health, these will be encouraged on strategic, allocated and windfall sites.</p>	
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<sup>22</sup> Rushden Neighbourhood Plan Policy H2F

<sup>23</sup> Higham Ferrers Neighbourhood Plan Policy HF.H4

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MM63	Policy EN32	161-162	<p><i>Amend Policy EN32 as follows:</i></p> <p>New build developments will make provision for the delivery of serviced plots for self and custom build housing in suitable locations, where proposals are in compliance with other plan policies.</p> <p><b>a) <u>Self-build housing</u></b></p> <p>Proposals for self-build housing developments on infill or other windfall development sites within urban areas, freestanding villages or ribbon developments will be supported where these fulfil the requirements of relevant design and place-shaping policies. To be regarded as a self-build housing plot, a site should:</p> <ul style="list-style-type: none"> <li>i) Provide for a single unit net increase change of use, conversion or new build, or alternatively a replacement dwelling;</li> <li>ii) Allow for access to a highway; and</li> <li>iii) Allow for sufficient opportunities to provide electricity, water and wastewater connections, or make adequate alternative arrangements.</li> </ul> <p><b>b) <u>Custom build housing</u></b></p> <p>On sites of 50 or more dwellings, 5% of the plots should be made available on site as serviced custom build plots. These serviced plots should be offered for sale for custom (or self) build for a minimum of <del>42</del><b>6</b> months, after which these may be released for general market housing as part of the consented scheme. To be regarded as a custom build housing plot, a site should:</p> <ul style="list-style-type: none"> <li>i) Include servicing, as part of the overall physical infrastructure obligations for the development as a whole;</li> <li>ii) Be clearly identified and offered for sale for custom (or self) build for a minimum of <del>42</del><b>6</b> months; and</li> <li>iii) Be situated in order to provide opportunities for enhancement of the local distinctiveness of the development site in accordance with the relevant design and place shaping policies.</li> </ul>	Hearings Action Point 76 and Post Hearings Letter
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Schedule of proposed Main Modifications – March 2023

			<p><b><u>On sites of less than 50 dwellings provision of custom build housing will be supported, including sites which are solely custom build sites, provided they comply with the spatial development strategy.</u></b></p> <p>Detailed guidance and direction regarding delivery mechanisms for self and custom build housing will be provided through a supplementary planning document.</p>											
MM64	Table 21, paras 8.96 – 8.97	163-164	<p><i>Amend paragraph 8.93 as follows:</i></p> <p><del>The 2019 GTAA estimates that across North Northamptonshire around 25% of traveller households definitely fulfil the planning definition, with a significant number of households being undetermined (i.e. insufficient information). At a district level, the GTAA identified 73 possible Gypsy and Traveller households, of which all but 6 are undetermined. Additionally, a further 4 Travelling Showpeople households were identified that meet the national definition.</del></p> <p><b><u>The GTAA (2019) identified no gypsy and traveller households who met the planning definition, 67 undetermined households who may meet the planning definition and 6 households who did not meet the planning definition. Four travelling showpeople households were identified who met the planning definition.</u></b></p> <p><i>Amend table 21 as follows:</i></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;"><b>Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeoples' accommodation 2018-2033</b></th> </tr> </thead> <tbody> <tr> <td>No. of identified households in need that meet the planning definition</td> <td style="text-align: center;">4</td> </tr> <tr> <td>No. of undetermined households in need that may/ may not meet planning definition</td> <td style="text-align: center;">17</td> </tr> <tr> <td>No. of identified households in need that do not meet the planning definition</td> <td style="text-align: center;">7</td> </tr> <tr> <td><b>TOTAL</b></td> <td style="text-align: center;"><b>28</b></td> </tr> </tbody> </table>	<b>Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeoples' accommodation 2018-2033</b>		No. of identified households in need that meet the planning definition	4	No. of undetermined households in need that may/ may not meet planning definition	17	No. of identified households in need that do not meet the planning definition	7	<b>TOTAL</b>	<b>28</b>	Factual correction and update in response to the Inspector's Initial Question IQ5.
<b>Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeoples' accommodation 2018-2033</b>														
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**Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeople accommodation 2018-2033**

<b>Status</b>	<b>Identified need 2018-31</b>	<b>Identified need 2031-2033</b>
<b>Gypsies and Travellers</b>		
<b>Meet Planning Definition</b>	<b>0</b>	<b>0</b>
<b>Undetermined</b>	<b>14</b>	<b>3</b>
<b>Do not meet Planning Definition</b>	<b>11</b>	<b>0</b>
<b>Travelling Showpeople</b>		
<b>Meet Planning Definition</b>	<b>6</b>	<b>0</b>
<b>Undetermined</b>	<b>0</b>	<b>0</b>
<b>Do not meet Planning Definition</b>	<b>0</b>	<b>0</b>

*Amend paragraph 8.95 – 8.96 as follows:*

The GTAA identifies a potential need to provide additional accommodation (pitches) for Gypsy, Traveller or Travelling Showpeople for the remainder of the current Plan period. However, the definite need (i.e. those households for which Policy 31 of the Joint Core Strategy should be applied) is minimal (just 4 households).

If undetermined households are assumed to fulfil the planning definition, the number of households identified as being in need rises to 21. The GTAA update recognises that meeting accommodation needs is more complicated than simply setting a requirement to deliver 4 (or 21) pitches by the end of the Plan period. In the cases of private sites (there are no public sites within the district); residual needs could be met at existing established sites (Irthlingborough and Ringstead).

**The GTAA identifies a need for 0 pitches for gypsy and traveller households who meet the planning definition and a need for 17 pitches for undetermined households. The GTAA estimated that applying national averages of households who meet the definition the undetermined need could result in a need for 4 pitches. Policy 31 of the JCS provides a criteria-based policy for addressing needs from undetermined households who subsequently demonstrate that they meet the planning definition.**

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			<p><b><u>The GTAA identifies a need for 6 plots for travelling showpeople households who meet the planning definition. The North Northamptonshire Gypsy and Traveller Site Allocation Policy DPD will include policies and allocations to meet need arising from households who met the planning definition across North Northamptonshire, the need for Travelling Showpeople plots will therefore be addressed through the preparation of this document.</u></b></p> <p><i>Amend paragraph 8.98 as follows:</i></p> <p>Overall, the residual requirements for additional <b><u>gypsy and traveller</u></b> pitches are minimal and <b><u>relate to undetermined need which can be met using criteria based policies, therefore</u></b><del>the scale of need is such that</del> there is no need to allocate further sites in the Plan to fulfil <del>the outstanding</del> requirements. If future proposals are forthcoming, Policy 31 of the Joint Core Strategy provides a clear steer for assessing any such future planning applications that may arise. <b><u>The need for travelling showpeople plots will be addressed through the North Northamptonshire Gypsy and Traveller Site Allocation Policy which will address need for gypsy, traveller and travelling showpeople accommodation across North Northamptonshire.</u></b></p>		
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### Delivering Sustainable Urban Extensions

MM65	Para 9.1 – 9.7	165- 166	<p><i>Amend paragraph 9.1 as follows:</i></p> <p>The Joint Core Strategy (Annex A), made provision for the delivery of 2,300 dwellings (27% of the total requirement for 8,400 dwellings) and accompanying jobs, facilities and services at the two Sustainable Urban Extensions (SUEs) within the District during the Plan period. Trajectories for SUEs in subsequent Authorities’ Monitoring Reports (2017 , 2018 <del>and</del>, 2019<sup>24</sup> <b><u>and 2020</u></b>) have seen the anticipated delivery at these progressively diminishing; such that as at 1 April 2019 <del>2020</del> it is currently forecast that just <b><u>1,250</u></b> dwellings would come forward at the two sites by 2031 (<b><u>17.15</u></b>% of the total requirement). Table 22 below provides a</p>	To update with 2020 monitoring information.
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<sup>24</sup> <http://www.nnjpu.org.uk/publications/amr-2018-19-assessment-of-housing-land-supply-2019-24/>

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		<p>comparison between the 2016 (Joint Core Strategy adoption) and <del>2019</del><b>2020</b> (latest Authorities' Monitoring Report) positions.</p> <p><i>Amend table 22 as follows:</i></p> <table border="1"> <thead> <tr> <th colspan="2">Table 22</th> <th colspan="2">Anticipated delivery by 2031</th> </tr> <tr> <th>Sustainable Urban Extension</th> <th>Relevant Policy reference</th> <th>Joint Core Strategy (JCS), Annex A (base date, 1 April 2016)</th> <th><del>2019</del> <b>2020</b> Authorities Monitoring Report (base date, 1 April <del>2019</del><b>2020</b>)</th> </tr> </thead> <tbody> <tr> <td>Rushden East</td> <td>JCS Policy 33</td> <td>1,600</td> <td><del>1,200</del><b>1,050</b></td> </tr> <tr> <td>Irthlingborough West</td> <td>JCS Annex A</td> <td>700</td> <td><del>250</del> <b>200</b></td> </tr> <tr> <td><b>TOTAL</b></td> <td></td> <td><b>2,300</b></td> <td><del>1,450</del><b>1,250</b></td> </tr> </tbody> </table> <p><i>Amend paragraph 9.4 as follows:</i></p> <p>The Joint Core Strategy (Policy 33) provides a comprehensive framework for delivering the principal strategic development proposals to the east of Rushden. This Sustainable Urban Extension is anticipated to be delivered over the duration of the next 20 years. Of this, <del>1,200</del><b>1,050</b> (out of up to 2,700 dwellings) are currently anticipated to come forward by 2031.</p> <p><i>Amend paragraph 9.5 as follows:</i></p> <p>Joint Core Strategy Policy 33 anticipated that the detailed development proposals should be supported by an agreed development masterplan, which would guide the development of Rushden East (<b>also known as High Hayden Garden Community</b>) through the Local Plan Part 2 or a planning application (Joint Core Strategy, paragraph 10.31), whichever comes forward first. The draft Masterplan Framework was published for consultation during February/ March 2020. and this, in its latest iteration, is incorporated into the Local Plan Part 2 (Appendix 6). <b><u>This emphasises that the Rushden East/ High Hayden Sustainable Urban Extension should be delivered in accordance with the Government's Garden Communities principles.</u></b></p>	Table 22		Anticipated delivery by 2031		Sustainable Urban Extension	Relevant Policy reference	Joint Core Strategy (JCS), Annex A (base date, 1 April 2016)	<del>2019</del> <b>2020</b> Authorities Monitoring Report (base date, 1 April <del>2019</del> <b>2020</b> )	Rushden East	JCS Policy 33	1,600	<del>1,200</del> <b>1,050</b>	Irthlingborough West	JCS Annex A	700	<del>250</del> <b>200</b>	<b>TOTAL</b>		<b>2,300</b>	<del>1,450</del> <b>1,250</b>	
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			<p><i>Add new paragraph after paragraph 9.7:</i></p> <p><b><u>A draft Masterplan Framework Document has been endorsed by the Council and was published in February 2021. This document will be taken forward as a supplementary planning document supporting Policy EN33. Policy EN33 sets out the settlement boundaries together with the main delivery principles required for the Rushden East Sustainable Urban Extension.</u></b></p>	
MM66	Policy EN33	168-169	<p><i>Amend Policy EN33 as follows:</i></p> <p>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 below, <b><u>above</u></b> identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE). This <b><u>development, also known as High Hayden Garden Community</u></b>, 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 a <b><u>two</u></b> 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.</p> <p><del>Figure 18 (above) expands upon the policy guidance for Rushden East, provided in the Joint Core Strategy and the broad location for the Sustainable Urban Extension (as shown in figure 23 of the Joint Core Strategy).</del></p> <p>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) <del>forms part of the Local Plan and it is set out as an appendix to that document.</del> provides a spatial development context for the delivery of the site. This is designed to inform future planning applications and proposals for development will be granted planning permission where they are consistent with the relevant policy expectations and guidance set out in the MFD. The MFD accords with the adopted Joint Core Strategy Policy 33 to <b><u>site to inform future planning applications and will ensure a comprehensive approach to site delivery</u></b>. <del>forms part of the Local Plan and is set out as an appendix to that document.</del> The MFD provides a spatial development context for the delivery of the site. This is designed to inform future planning applications <b><u>Planning applications will be required to be broadly consistent with the MFD and the principles of the Government’s Garden Communities initiative.</u></b></p>	

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		<p>Proposals for development will be granted planning permission where they are consistent with the relevant policy expectations and guidance set out in the MFD <u>listed below. Further detailed guidance and illustration on how these policy expectations might be met is set out in the MFD.</u> The MFD accords with the adopted Joint Core Strategy Policy 33 to ensure a comprehensive approach to site delivery.</p> <p><b><u>Economic:</u></b></p> <ol style="list-style-type: none"> <li>1. <b><u>Ensuring the delivery of the employment land, located on the northern part of the site, that aims to achieve parity between rates of new housing occupations and job creation, as set out in Joint Core Strategy Policy 33 criterion c.</u></b></li> <li>2. <b><u>Providing opportunities for small-businesses and those driving enterprise and innovation.</u></b></li> <li>3. <b><u>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 shown on Figures 2.3 and 2.38 in the MFD, along with a programme for delivery relative to the phased delivery of housing.</u></b></li> <li>4. <b><u>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.</u></b></li> <li>5. <b><u>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:</u></b> <ul style="list-style-type: none"> <li>• <b><u>Traffic signals provided to control vehicular traffic and allow for safe pedestrian and cycle movement;</u></b></li> </ul> </li> </ol>	
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			<ul style="list-style-type: none"> <li>• <u>Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;</u></li> <li>• <u>Change in surface material to ensure that user priority is clear and that the crossing is legible for pedestrians, cyclists and drivers;</u></li> <li>• <u>Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.</u></li> </ul> <p>6. <u>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.</u></p> <p>7. <u>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.</u></p> <p>8. <u>Provision of a hierarchy of streets and a legible and accessible network of dedicated footpaths and cycle paths.</u></p> <p>9. <u>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.</u></p> <p>10. <u>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.</u></p> <p>11. <u>Provision for legal agreements to ensure infrastructure provided by one developer is shared, on an equitable basis, with all developers reliant upon that</u></p>	
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			<p><u>infrastructure to deliver their parts of the SUE, to ensure a comprehensive development of the SUE.</u></p> <p><u>Environmental:</u></p> <p>12. <u>Provide a sensitively designed environment incorporating:</u></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>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.</u></li> <li>• <u>The retention of existing hedgerows and provision of formal street tree planting, particularly on higher order streets.</u></li> <li>• <u>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.</u></li> <li>• <u>Sensitive landscape treatment of the aircraft crash site.</u></li> <li>• <u>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.</u></li> <li>• <u>An urban form that responds to the wider context and character of Rushden.</u></li> <li>• <u>A range of development with higher densities focussed around the two local centres.</u></li> </ul>	
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			<ul style="list-style-type: none"> <li>• <u>Suitable Alternative Natural Greenspace (SANG) of approximately 21 hectares, supported by a Habitats Regulations Assessment</u></li> <li>• <u>A Sustainable Urban Drainage System.</u></li> <li>• <u>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.</u></li> <li>• <u>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</u></li> <li>• <u>The preparation and agreement of Design Codes to guide planning applications for the SUE.</u></li> <li>• <u>A design brief, which will be prepared for the grey land to ensure a cohesive approach to development.</u></li> </ul> <p><b><u>Social:</u></b></p> <ol style="list-style-type: none"> <li>13. <u>Provision of a new Town Park (of approximately 3.6ha).</u></li> <li>14. <u>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</u></li> <li>15. <u>Provision of a Cemetery (approximately 2ha) with access, parking and relevant supporting infrastructure in line with MFD Figure 2.2.</u></li> <li>16. <u>Provision of allotments in the northern and southern neighbourhoods (approximately 2.20ha) in line with MFD Figure 2.2.</u></li> <li>17. <u>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).</u></li> </ol>	
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			<p><b>18. <u>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.</u></b></p> <p>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.</p> <p>However, in accordance with the policy objectives for the “grey land” within 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</p> <p>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.</p>	
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### Town Centre Strategies

MM67	Para 10.10	174	<p><i>Amend paragraph 10.10, 2<sup>nd</sup> sentence as follows:</i></p> <p>Policy EN34 sets out a framework for assessing development opportunities within <del>and around</del> the <b>wider</b> town centres, as and when these arise.</p>	Hearings Action Point 109, 110
MM68	Policy EN34	174	<p><i>Amend Policy EN34 as follows:</i></p>	

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			<p>Development proposals for <b>the town centres: Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston</b> sites should seek to increase local community interaction, by increasing footfall to sustain and enhance vitality and viability. The Council will work proactively with stakeholders where opportunities arise within the identified Growth and Market Towns to secure the following outcomes:</p> <ul style="list-style-type: none"> <li>a) Maintain a mixture of uses that attract visitors and encourage greater social interaction, including both economic, social and, in some circumstances, residential, uses;</li> <li>b) Consolidate and improve the retail offer of the town centres, by way of enhancements to identified active frontages;</li> <li>c) Improve the leisure and cultural offer of each town to provide for the growth of both day and nighttime - economies;</li> <li>d) Seek to Implement high quality public realm improvements, including the development of new landmark features, within town centres especially addressing gateway sites, as identified in town strategies or neighbourhood plans;</li> <li>e) Seek enhancements to pedestrian connectivity both within town centres, and to residential and employment areas beyond; and</li> <li>f) Encouraging a step change in the quality of urban design, providing sustainable development with a focus on low carbon energy solutions, through measures including green initiatives such as urban tree planting.</li> </ul> <p>Development opportunities will be informed by the preparation of town strategies, with site specific details set out through development briefs.</p>				
MM69	Table 24	176	<p><i>Remove third column of Table 24 as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;"><b>Spatial parts of Rushden and Higham Ferrers</b></td> <td style="width: 33%; text-align: center;"><b>Characteristics</b></td> <td style="width: 33%; text-align: center;"><b>Relevant spatial strategy policies</b></td> </tr> </table>	<b>Spatial parts of Rushden and Higham Ferrers</b>	<b>Characteristics</b>	<b>Relevant spatial strategy policies</b>	
<b>Spatial parts of Rushden and Higham Ferrers</b>	<b>Characteristics</b>	<b>Relevant spatial strategy policies</b>					

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			Core urban area	<ul style="list-style-type: none"> <li>• Defined by radial routes – Higham Road/ High Street/ Bedford Road (north-south) and John Clark Way/ Newton Road/ Wellingborough Road (east-west)</li> <li>• Based around Victorian terraced roads, with former Boot and Shoe factory sites, with post-war suburban development to the south</li> <li>• Distribution centre to east of town centre, off John Clark Way (Spire Road) constructed late 2000s</li> <li>• Includes key services and facilities – town centre, leisure centres (Pemberton Centre/ Splash Pool), schools</li> <li>• Character defined main public open spaces – Rushden Hall Park, Spencer Park</li> </ul>	Policy EN1(1) (a); JCS Policy 11(1)(a)			
			Rushden West (employment area)	<ul style="list-style-type: none"> <li>• Main employment area of Rushden</li> <li>• Longstanding industrial area, has grown in a piecemeal way over a long period</li> <li>• Includes environmentally challenging businesses e.g. Monoworld, Sander’s Lodge (waste treatment)</li> <li>• Incorporates Rushden Lakes and Rushden Gateway – main new employment sites</li> <li>• Includes enhanced visitor access to Nene Valley, via Rushden Lakes</li> </ul>	Policy EN1(1) (a); JCS Policy 11(1)(a)			

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			<p>Rushden East (Sustainable Urban Extension)</p> <ul style="list-style-type: none"> <li>Proposed strategic urban extension to east of A6 Bypass</li> <li>Requires new east-west connections across A6</li> <li>Development will include new community infrastructure; e.g. schools, neighbourhood centre</li> <li>Development will be supported by strategic green infrastructure</li> </ul>	<p>Policy EN1(1) (a); JCS Policy 33</p>		
			<p>Avenue Road/ Bedford Road/ Newton Road</p> <ul style="list-style-type: none"> <li>Ribbon development, connecting Newton Road, Avenue Road and Bedford Road</li> <li>Suburban character</li> <li>Includes a mix of rural businesses (e.g. stables) and more urban uses (e.g. care homes)</li> </ul>	<p>JCS Policy 11(2) (a) Neighbourhood Plan Policy H4</p>		
			<p>Higham Ferrers</p> <ul style="list-style-type: none"> <li>Self-contained urban area, enclosed by Rushden (south), A6 Bypass (east) and A45 Bypass (west)</li> <li>Historic market town – includes many heritage assets e.g. Chichele College, Castle</li> <li>Main employment area to the east of the town (south of Kimbolton Road)</li> <li>Individual character areas are defined in the Higham Ferrers Neighbourhood Plan</li> </ul>	<p>Policy EN1(1) (a); JCS Policy 11(1)(b)</p>		
MM70	Policy EN35	180	Amend Policy EN35 as follows:			Hearings Action Point 113, 114, 115

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			<p>Redevelopment proposals for the Splash Pool and Wilkinson sites together with the associated highways network, as shown <u>as an area of opportunity in figure 21 above.</u> <del>on the Policies Map</del> should deliver increased footfall and enhanced vitality and viability for the town centre.</p> <p><b><u>The redevelopment would comprise ‘town centre uses’ to consolidate and improve the town centre retail offering, improve the leisure and cultural offering to encourage the growth of both day and night-time economies and offer ‘above the shop’ residential opportunities.</u></b></p> <p>Whilst it is envisaged that redevelopment of this key centre site could be delivered in phases, the two main components (Wilkinsons and the Splash Pool) should be informed by a comprehensive development brief, which takes into account the following principles:</p> <ul style="list-style-type: none"> <li>a) The creation of a pedestrian link between the High Street and the shops on Eaton Walk;</li> <li>b) The development of a new public square located between the High Street and Eaton Walk;</li> <li>c) Providing improvements to the public realm to create a distinct quarter;</li> <li>d) The reconfiguration and enhancement of public car parking provision to improve the connection to the High Street primary shopping area;</li> <li>e) <b><u>The preservation and enhancement of the heritage assets on the site, in accordance with a heritage impact assessment;</u></b></li> <li>f) <b><u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure;</u></b></li> <li>g) e) In addition to the above, the redevelopment of the Splash Pool leisure site will be required to address the loss of the facility <b><u>by providing an equivalent replacement facility</u></b> and the Council will aim to undertake a built sports facilities strategy to inform future opportunities for its relocation as well as bringing forward the regeneration of this key town centre site.</li> </ul>	<p>To address comments from Historic England (SOCG) (e) (Rep 39/08) and Anglian Water (f) (Rep 22/13)</p>
MM71	Policy EN36 supporting text	181-182	<p><i>Add new text after para 10.25 to form a new para as follows:</i></p> <p><b><u>Financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA</u></b></p>	<p>To address recommendations of the HRA.</p>

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			<b><u>Supplementary Planning Document: Mitigation Strategy. In line with the SPD requirements, consultation is required by Natural England in advance of submitting any planning application. As part of that consultation, further mitigation may be needed in exceptional circumstances and where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany any planning application.</u></b>	
MM72	Para 10.30	183	<p><i>Add new text after paragraph 10.30, as follows:</i></p> <p><b><u>Financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy. In line with the SPD requirements, consultation is required by Natural England in advance of submitting any planning application. As part of that consultation, further mitigation may be needed in exceptional circumstances and where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany any planning application.</u></b></p>	To address recommendations of the HRA.
MM73	Policy EN37	184	<p><i>Amend Policy EN37 as follows:</i></p> <p>Redevelopment of the Rectory Business Centre site, as shown on the Policies Map, will be supported for residential development, for approximately 35 dwellings. Redevelopment proposals will be informed by a comprehensive masterplan and should deliver:</p> <ul style="list-style-type: none"> <li>a) A mix of housing types and tenures to meet local needs, consisting of predominantly small and medium sized properties;</li> <li>b) Improved vehicular access and parking arrangements, upgrading the Albert Road and Victoria Road junctions with Rectory Road;</li> <li>c) Enhancements to the public realm, especially the streetscapes of Albert Road and Victoria Road;</li> </ul>	To address comments from Historic England (SOCG) (f) (Rep 39/09) and Anglian Water (g) (Rep 22/17)

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			<p>d) Improved east-west pedestrian and cycle connectivity between the town centre and residential areas to the east, including appropriate crossing arrangements along Rectory Road; and</p> <p>e) <del>Appropriate development contributions for education and training, to offset the loss of longstanding business premises;</del></p> <p><b>f) <u>The preservation and enhancement of the heritage assets on the site, in accordance with a heritage impact assessment and</u></b></p> <p><b>g) <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure</u></b></p>			
MM74	Table 25 After Para 10.42	189	Amend Table 25 as follows:			Hearings Action Point
			<b>Spatial parts of Irthlingborough</b>	<b>Characteristics</b>	<b>Relevant spatial strategy policies</b>	
			Core urban area (existing)	<ul style="list-style-type: none"> <li>• South of the A6, defined by main arterial routes – Finedon Road, Station Road, Wellingborough Road</li> <li>• Includes key services and facilities – town centre, schools</li> <li>• Hosts main employer – Whitworth</li> </ul>	<del>Policy EN1 (1) (b): JCS Policy 11(1) (b)</del>	
			Irthlingborough West (Sustainable Urban Extension)	<ul style="list-style-type: none"> <li>• Permitted major extension to main urban area</li> <li>• Will enable new Finedon Road (A6) and Wellingborough Road connections</li> </ul>	<del>Policy EN1 (1) (b) JCS Policy 11(1) (b)/Annex A</del>	
Irthlingborough East	<ul style="list-style-type: none"> <li>• Former principal employment and leisure hub</li> <li>• Separated from main urban area by A6 Bypass</li> </ul>	<del>Policy EN1 (1) (b): JCS Policy 11(1) (b)</del>				



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			<ul style="list-style-type: none"> <li>Two main elements – Nene Park (former Rushden &amp; Diamonds FC stadium, south of Diamond Way/ Marsh Lane) and Nene Business Park (mixed use redevelopment site, north of Diamond Way/ Marsh Lane)</li> <li>Mixed use developments at Nene Business Park site (Attley Way) currently under construction – new food/ convenience retailing, housing</li> </ul>		
			<p>Crow Hill (lower)</p> <ul style="list-style-type: none"> <li>Ribbon development along Addington Road</li> <li>Separated from main urban area by A6 Bypass</li> <li>Characteristically suburban, but with rural elements e.g. Bypass Farm/ butchers</li> </ul>	<p><del>Policy EN4:</del> JCS Policy 11(2) (a)</p>	
			<p>Crow Hill (upper)</p> <ul style="list-style-type: none"> <li>Secondary/ smaller part of Irthlingborough, with urban character</li> <li>Separated from main urban area by A6 Bypass and some agricultural fields</li> <li>Addington Road provides main arterial route</li> <li>Includes some local services, facilities and businesses – convenience store, community centre, Frontier Centre</li> </ul>	<p><del>Policy EN1</del> (1) (b): JCS Policy 11(1) (b)</p>	
MM75	Policy EN39	192	<p><i>Amend Policy EN39 as follows:</i></p> <p>The vacant Select &amp; Save and St Peter’s Way Car Park site, as shown on the Policies Map, is allocated for redevelopment, proposals should deliver:</p> <ul style="list-style-type: none"> <li>a) A balance and mix of main town centre uses, including convenience and comparison retailing, financial services and/ or food and drink businesses;</li> <li>b) Enhancements to the High Street primary shopping frontage;</li> </ul>		<p>To address comments from Historic England (SOCG) (Rep 39/10)</p>

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			<ul style="list-style-type: none"> <li>c) Pedestrian connections between the High Street, St Peter’s Way and St Peter’s Church;</li> <li>d) Provision for suitable service arrangements for the new business premises;</li> <li>e) Sufficient public car parking;</li> <li>f) Opportunities for live-work units at first floor level or above; and</li> <li>g) <del>Enhancements</del> <b>Preservation and enhancement</b> to the settings of the heritage assets, with particular reference to St Peter’s Church and the Louisa Lilley Almshouses”</li> </ul>	
MM76	Supporting text to Policy EN40	194	<p><i>Amend paragraph 10.52 as follows:</i></p> <p>The Former Rushden and Diamonds FC Stadium (site 3, Nene Park), was demolished in 2017. <b><u>The site was identified as a lapsed site in the Playing Pitch Strategy and Action Plan (PPS) (October 2016). The PPS identified that the site contained three poor quality adult pitches. The PPS recommended that opportunities to bring the site back into use were explored to meet identified shortfalls. However, if this is not feasible or sustainable or disposal is inevitable then the PPS sets out that requirements of NPPF paragraph 99 must be met. The PPS states that this requires replacement provision of an equivalent or better quantity and quality within boundaries of Irthlingborough.</u></b> The loss of the stadium, <b><u>playing pitches and ancillary facilities</u></b> requires suitable mitigation (i.e. alternative provision, unless it can be demonstrated that the <b><u>facilities are</u></b> stadium site is surplus to requirements), in accordance with NPPF paragraph 97<b><u>9. Account should also be taken of the findings of any subsequent Playing Pitch Strategy.</u></b></p> <p>Replacement leisure facilities are anticipated to be developed in accordance with the Healthy and Active Lifestyles Strategy through the masterplans for the major strategic sustainable urban extensions.</p> <p><i>Add new text after paragraph 10.54 as follows:</i></p> <p><b><u>The site is located adjacent to the SPA, a site specific HRA is therefore required. The HRA should assess all potential impacts including impacts on surrounding Functionally Linked Land, development proposals should include a Construction Environmental Management Plan and an Access Management Plan which includes</u></b></p>	<p>Request for Note after Hearings resulting in text change (AP 118)</p> <p>To address rep by Sport England</p> <p>To address comments from Natural England (Rep 48/08)</p>

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			<p><b><u>details regarding the use of moorings. SuDS will need to be incorporated as part of any redevelopment. Flood risk will need to be fully considered and appropriate mitigation measures delivered, proposals will also need to consider the build-up of contaminants. The impact of climate change over the plan period will need to inform future proposals for the site.</u></b></p>	
MM77	Policy EN40	194	<p><i>Amend Policy EN40, as follows:</i></p> <p>The former Rushden and Diamonds FC Stadium site, as shown on the Policies Map, is allocated for employment use, with an emphasis on business leisure and tourism use. Proposals should deliver:</p> <ul style="list-style-type: none"> <li>a) Flood compatible employment use such as tourism, cultural or leisure related development in accordance with the current EA flood zone status, complementing the nearby offers of Irthlingborough, Higham Ferrers and Rushden town centres, and Rushden lakes;</li> <li>b) Appropriate flood risk mitigation measures</li> <li>c) Measures to enhance biodiversity, deliver ecosystem services and ensure that any development does not have a significant adverse impact upon the adjacent SPA/Ramsar site. <b><u>A site-specific Habitat Regulations Assessment should be provided;</u></b></li> <li>d) Suitable access and highways arrangements to enable the site to be served by public transport;</li> <li>e) Improved arrangements for pedestrians and cyclists crossing the A6 to Station Road and accessing the town centre (east)</li> <li>f) Pedestrian and cycle connections to East Northamptonshire Greenway, via the Old Bridge and Marsh Lane (west)</li> </ul>	

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			<p>g) <b>Design, height and massing together with protecting</b> the setting of nearby heritage assets, such as Irthlingborough Bridge and Crow Hill Iron Age Fort and non-designated heritage assets, <b>and</b></p> <p>h) Provision for new moorings along the River Nene Navigation allowing direct riparian access, <b>and</b></p> <p>i) <b>Mitigate for the loss of the stadium, playing pitches and ancillary facilities, unless it can be demonstrated that the facilities are surplus to requirements in line with paragraph 99 of the NPPF</b></p>	<p>To address comments from Historic England (SOCG Rep 39/11)</p> <p>To address rep by Sport England</p>									
MM78	Para 10.57	195	<p><i>Amend paragraph 10.57 as follows:</i></p> <p>Oundle and its surrounding rural hinterland consist of four distinctive spatial parts, plus the closely connected villages of Ashton, <b>Barnwell</b>, Cotterstock, Glaphorn and Stoke Doyle. Figure 28 and Table 26 (below) outline the main characteristics of each, with the relevant spatial strategy policy references. <b><u>The Oundle built up area includes parts that are situated within the parishes of Ashton (Elmington; Laxton Drive), Barnwell (Barnwell Mill; Barnwell Country Park; Oundle Marina) and Glaphorn (Old Farm Lane) parishes.</u></b></p>	To address comments made by Oundle Town Council (Rep 25/05)									
MM79	Table 26 After Para 10.57	196	<p><i>Amend Table 26 as follows:</i></p> <table border="1"> <thead> <tr> <th colspan="3">Table 26</th> </tr> <tr> <th>Spatial parts of Oundle</th> <th>Characteristics</th> <th>Relevant spatial strategy policies</th> </tr> </thead> <tbody> <tr> <td>Historic core</td> <td> <ul style="list-style-type: none"> <li>Defined by West Street and North Street; <b><u>the Market Place which links them and New Street</u></b> (A427)</li> <li>Includes key services and facilities – town centre</li> <li>Historic character defined by Oundle School</li> </ul> </td> <td>Policy EN4 (1)(c); JCS Policy 11(1)(b)</td> </tr> </tbody> </table>	Table 26			Spatial parts of Oundle	Characteristics	Relevant spatial strategy policies	Historic core	<ul style="list-style-type: none"> <li>Defined by West Street and North Street; <b><u>the Market Place which links them and New Street</u></b> (A427)</li> <li>Includes key services and facilities – town centre</li> <li>Historic character defined by Oundle School</li> </ul>	Policy EN4 (1)(c); JCS Policy 11(1)(b)	<p>To address comments made by Oundle Town Council (Rep 25/08)</p> <p>Hearings Action Point</p>
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Spatial parts of Oundle	Characteristics	Relevant spatial strategy policies											
Historic core	<ul style="list-style-type: none"> <li>Defined by West Street and North Street; <b><u>the Market Place which links them and New Street</u></b> (A427)</li> <li>Includes key services and facilities – town centre</li> <li>Historic character defined by Oundle School</li> </ul>	Policy EN4 (1)(c); JCS Policy 11(1)(b)											

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				<ul style="list-style-type: none"> <li>• <b><u>Hosts main employment areas – Main employment areas situated to the east of the historic core of the town</u></b> - Nene Business Park/ Fairline Boats; East Road</li> </ul>		
			Oundle north	<ul style="list-style-type: none"> <li>• Suburban urban extension, north of New Road, focused upon arterial Glaphorn Road/ Cotterstock Road</li> <li>• Developed since 1950s</li> <li>• Focal points – Oundle Primary School, Occupation Road playing fields</li> <li>• Potential for expansion of urban area to the north (Oundle/ Glaphorn Parish), but recognise concerns regarding potential coalescence with Glaphorn</li> </ul>	Policy EN1 (1)(c); JCS Policy 11(1)(b)	
			Oundle Marina/ Barnwell Country Park	<ul style="list-style-type: none"> <li>• Significant tourism and leisure hub</li> <li>• Separated from main urban area by River Nene</li> <li>• Majority of area is functional floodplain</li> <li>• Committed redevelopment proposal – Oundle Marina</li> <li>• Further opportunities e.g. Barnwell Mill</li> </ul>	Policy EN1 (3)(a); JCS Policy 11(2)(a)	
			Elmington/ Laxton Drive (Ashton Parish)	<ul style="list-style-type: none"> <li>• Ribbon development along A605</li> <li>• Separated from main urban area by A605 Bypass</li> <li>• Suburban element (Laxton Drive)</li> <li>• Riverside Hotel presents redevelopment challenge</li> </ul>	Policy EN1 (3)(a); JCS Policy 11(2)(a)	
MM80	Para 10.60	198	<i>Amend paragraph 10.60 as follows:</i>			To address comments made by

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	and 10.61		<p>Planning permission for the change of use of the former Recycling Centre and Council car park at Herne Park to a mixture of office, light industry and storage was granted in 2014. <b><u>The former recycling centre and car park adjacent to the Joan Strong Centre has undergone some changes in recent years.</u></b> The former recycling centre was occupied by North Equipment Ltd in 2016, while the adjacent Herne Park car park is well used on most working days, particularly market days.</p> <p><i>Amend paragraph 10.61 as follows:</i></p> <p>While both the <b><u>The</u></b> recycling centre and former Council car park could provide development opportunities, <del>neither site</del> <b><u>are brownfield urban sites, but neither</u></b> is currently available. Both are brownfield sites, situated within the urban area. Future development proposals <b><u>If either site becomes available in the longer term, any potential redevelopment scheme</u></b> would <b><u>could</u></b> be informed by <b><u>a development brief, alongside</u></b> other Local Plan policies, including the spatial strategy (Policy EN1(1)(c) and Joint Core Strategy Policy 11(1)(b)), together with other relevant development management policies (e.g. Joint Core Strategy Policy 6 - Development on Brownfield Land). Future development proposals could be supported through site specific development briefs. <b><u>In the short/ medium term, Oundle Town Council has taken over the lease of the East Road/ Herne Park car park and is keen to retain this as an asset for the town.</u></b></p>	Oundle Town Council (Rep 25/9 & 25/10)
MM81	Policy EN41	200	<p><i>Amend Policy EN41 as follows:</i></p> <p>Redevelopment proposals for the former Riverside Hotel, as allocated on the Policies Map, will be supported for the following uses:</p> <ul style="list-style-type: none"> <li>• Reinstatement as a restaurant, public house, hotel or tourist accommodation;</li> <li>• Training facility and/ or resource centre; or</li> <li>• Small business units, or other potential service employment uses.</li> </ul> <p>Redevelopment schemes should deliver the following outcomes:</p> <p>a) Retention <b><u>Preservation</u></b> and enhancement of the heritage asset;</p>	Hearings Action Point 120

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			<p>b) Appropriate flood mitigation measures, including appropriate access and egress arrangements;</p> <p>c) Provision for new moorings along the River Nene Navigation with direct riparian access; and</p> <p>d) Improved connectivity for pedestrian and cyclists, to the town centre (east, via North Bridge) and riverside paths.</p>													
MM82	Table 27 After Para 10.68	202	<table border="1"> <thead> <tr> <th colspan="3">Table 27</th> </tr> <tr> <th>Spatial parts of Raunds</th> <th>Characteristics</th> <th>Relevant Spatial strategy policies</th> </tr> </thead> <tbody> <tr> <td>Core urban area</td> <td> <ul style="list-style-type: none"> <li>Defined by London Road (west), Brick Kiln Road (north) and High Street/ Brook Street</li> <li>Includes key services and facilities – linear town centre, focused on The Square/ Brook Street</li> <li>Historic character defined by St Peter’s Church</li> <li>Hosts significant suburban areas to the east and west of High Street/ Brook Street</li> </ul> </td> <td>Policy EN1(1)(b); JCS Policy 11(1)(b)</td> </tr> <tr> <td>Raunds north</td> <td> <ul style="list-style-type: none"> <li>Sustainable urban extension to the north of Brick Kiln Road (also known as Border Park)</li> <li>Developed since 2013</li> <li>Focal points – Raunds Town FC, new London Road/ Michael Way local centre/ service hub adjacent to A45</li> <li>Potential for further expansion of urban area to the east of Border Park</li> </ul> </td> <td>Policy EN1(1)(b); JCS Policy 11(1)(b)</td> </tr> </tbody> </table>	Table 27			Spatial parts of Raunds	Characteristics	Relevant Spatial strategy policies	Core urban area	<ul style="list-style-type: none"> <li>Defined by London Road (west), Brick Kiln Road (north) and High Street/ Brook Street</li> <li>Includes key services and facilities – linear town centre, focused on The Square/ Brook Street</li> <li>Historic character defined by St Peter’s Church</li> <li>Hosts significant suburban areas to the east and west of High Street/ Brook Street</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)	Raunds north	<ul style="list-style-type: none"> <li>Sustainable urban extension to the north of Brick Kiln Road (also known as Border Park)</li> <li>Developed since 2013</li> <li>Focal points – Raunds Town FC, new London Road/ Michael Way local centre/ service hub adjacent to A45</li> <li>Potential for further expansion of urban area to the east of Border Park</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)	Hearings Action Point
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			Raunds north east	<ul style="list-style-type: none"> <li>Sustainable urban extension to north east of existing urban area, known as Northdale End</li> <li>Significant new green infrastructure corridor adjacent to Brooks Road, utilising Hog Dyke</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)	
			Raunds south	<ul style="list-style-type: none"> <li>Sustainable urban extension to the south of the town</li> <li>Two significant developments to south of Grove Street – Weighbridge Way (developed during 2000s) and Willow Way (2010/11)</li> <li>Major development at Darcy Park (also known as Darsdale Farm) recently started, including significant new public open space</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)	
			Warth Park (west of Raunds)	<ul style="list-style-type: none"> <li>Main employment area of Raunds</li> <li>Major strategic warehousing and distribution site</li> <li>Also includes significant new green infrastructure between warehouses and A45</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)	
			Brooks Road	<ul style="list-style-type: none"> <li>Ribbon development along Brooks Road, beyond Northdale End</li> <li>Suburban character</li> <li>Transition between urban (Northdale End) and rural (Brook Farm Livery Stables)</li> </ul>	Policy EN1(3)(a); JCS Policy 11(2)(a)	
MM83	Table 28 After Para 10.72	204	<i>Amend Table 28 as follows:</i>			Hearings Action Point
			<b>Spatial parts of Thrapston and Islip</b>	<b>Characteristics</b>	<b>Relevant spatial strategy policies</b>	
			Core urban area	<ul style="list-style-type: none"> <li>Defined by radial arterial roads – High Street/ Huntingdon Road, Midland Road and Oundle Road</li> <li>Historic core based around High Street/</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)	



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			<p>Huntingdon Road and Midland Road, with post-war suburban development to the north (Oundle Road, Lazy Acre)</p> <ul style="list-style-type: none"> <li>Includes key services and facilities – town centre retailing, school, main public open spaces, leisure centre</li> </ul>			
			<p>Haldens Parkway (employment area)</p>	<ul style="list-style-type: none"> <li>Main employment area of Thrapston, east of A605</li> <li>Major strategic warehousing and distribution site, with access to A14 and A45 Trunk Roads</li> <li>Scope for further expansion of logistics or warehousing businesses, if necessary</li> </ul>	<p>Policy EN1(1)(b); JCS Policy 11(1)(b)</p>	
			<p>Islip village</p>	<ul style="list-style-type: none"> <li>Self-contained village, with a range of services but a close functional relationship with Thrapston</li> <li>Linear village, defined by Lowick Road, High Street and Chapel Hill/ Toll Bar Road</li> </ul>	<p>Policy EN1(2)(b); JCS Policy 11(2)(a)</p>	
			<p>Islip south</p>	<ul style="list-style-type: none"> <li>Linear area, west of River Nene, situated between Kettering Road and A14</li> <li>Major strategic employment site, including Islip Furnace and Primark premises</li> <li>Linear/ ribbon development part of Islip village to the south of Kettering Road, separated from Islip village by cricket field/ Woolpack pub</li> </ul>	<p>Policy EN1(2)(b) &amp; EN1(3)(a); JCS Policy 11(2)(a)</p>	
MM84	Para 10.83	207-208	<p>Add new text after paragraph 10.83, as follows:</p>			<p>To address recommendations of the HRA.</p>

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			<b><u>The site is located approximately 500m from the SPA, depending on the type of development proposed a Habitat Regulations Assessment may be required to accompany any planning application.</u></b>	
MM85	Policy EN42	209	<p><i>Amend Policy EN42, as follows:</i></p> <p>The Cattle Market site, as shown on the Policies Map, is allocated for redevelopment, with a focus upon maintaining an appropriate mix and range of uses compatible with the town centre. Redevelopment proposals should deliver:</p> <ul style="list-style-type: none"> <li>a) A balance and mix of town centre uses, including convenience retailing, financial services and/ or food and drink businesses;</li> <li>b) Opening up of a new north-south active town centre frontage to the south of the High Street;</li> <li>c) Enhanced north-south pedestrian connectivity, between the High Street, Market Road, Grove Road and the Leisure Centre (Cedar Drive);</li> <li>d) Vehicular access from Market Road, with off-site improvements to the Midland Road junction, and provision for suitable service arrangements for the new business premises;</li> <li>e) Opportunities for residential uses appropriate for a town centre site, including live-work units or specialist housing at first floor level or above;</li> <li>f) <del>Enhancements</del> <b><u>Preservation and enhancement</u></b> to the settings of adjacent heritage assets, <b><u>non-designated heritage assets</u></b> and the Conservation Area; and</li> <li>g) Additional town centre public car parking.</li> </ul>	To address comments from Historic England (SOCG) (Rep 39/12)

## Monitoring and Implementation

MM86	Para 11.4	210	<p><i>Amend paragraph 11.4 (including amending bullet point 3 and introducing a new bullet point after bullet point 3)) as follows:</i></p> <p>The topic and area-based workshops for the Plan (2017-18) and subsequent draft Plan consultation (November 2018 - February 2019) <b><u>and subsequent Regulation 19 draft</u></b></p>	Northamptonshire County Council
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## Schedule of proposed Main Modifications – March 2023

		<p><b>submission Plan consultation (2019)</b> identified various localised infrastructure priorities, over and above the strategic projects <b>as identified</b> above:</p> <p><i>Bullet point 3:</i></p> <ul style="list-style-type: none"> <li>Education - delivery of new academies/ free schools, working with the Department for Education, <b><u>in accordance with current local education authority<sup>25</sup> and national<sup>26</sup> policies.</u></b></li> </ul> <p><i>New bullet point:</i></p> <ul style="list-style-type: none"> <li><b><u>Fire and rescue - depending on the scale and nature of the proposed development and resulting demands on fire and rescue resources, delivery of new types of fleet (e.g. smaller ‘rapid response’ initial intervention vehicles)/ new bays to existing fire stations to accommodate additional vehicles/relocation or provision of new response facilities/ introduction of new types of equipment and a reduction of risk and demand through the provision of fire suppression systems (sprinklers) in appropriate developments;</u></b></li> </ul>	(Development Infrastructure) (Rep 49/04, 49/10)
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<sup>25</sup> NCC School Organisation Plan 2016-21: [https://www3.northamptonshire.gov.uk/councilservices/children-families-education/schools-andeducation/school-admissions/Documents/School%20Organisation%20Plan%202016-2021\\_2017%20Update.pdf](https://www3.northamptonshire.gov.uk/councilservices/children-families-education/schools-andeducation/school-admissions/Documents/School%20Organisation%20Plan%202016-2021_2017%20Update.pdf)

Planning for Schools Development (2011):

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6316/1966097.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6316/1966097.pdf)

Northamptonshire Organisation Plan for School Places 2018 – 2023:

[https://www.whatdotheyknow.com/request/670920/response/1598950/attach/4/2018%20Update%20School%20Organisation%20Plan%20DRAFT%20v2.pdf?cookie\\_passthrough=1](https://www.whatdotheyknow.com/request/670920/response/1598950/attach/4/2018%20Update%20School%20Organisation%20Plan%20DRAFT%20v2.pdf?cookie_passthrough=1)

<sup>26</sup> Planning for Schools Development (2011):

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6316/1966097.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6316/1966097.pdf)

Securing developer contributions for Education (November 2019):

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/909908/Developer\\_Contributions\\_Guidance\\_update\\_Nov2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909908/Developer_Contributions_Guidance_update_Nov2019.pdf)

Schedule of proposed Main Modifications – March 2023

MM87	Table 29	214 to 219	<i>Amend table 29 as follows:</i>				Hearings Action Point 178
<b>Table 29: Performance indicators and targets for monitoring</b>							
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Targets Aims</b>	<b>Targets</b>			
EN1	Provide additional rural spatial direction/ settlement hierarchy (i.e. large/ small/ restraint villages and open countryside)	Number of dwellings permitted within the different areas of the settlement hierarchy	Direct development to Rushden and the Market Towns Restrict all but small scale or infill development in rural areas, unless promoted through Neighbourhood Plans and/ or rural exceptions housing schemes	<u>Levels of development to accord with the spatial roles set out in table 2 of the Plan</u>  <u>Levels of residential development to align with table 3 of the Plan</u>			
EN2	Provide a clear differentiation between the urban/ built up areas and their surrounding rural hinterlands <u>Provide development principles to guide development in the rural area.</u>	Number of dwellings permitted within the main urban areas, and beyond the main urban areas <u>Location and type of development</u>	Restrict inappropriate development beyond the main urban/ built up areas	<u>All proposals to meet the requirements of the policy.</u>			

Schedule of proposed Main Modifications – March 2023

			EN3	Provide a clear differentiation between the freestanding villages and their surrounding rural hinterlands	Number of dwellings permitted within the free standing villages, and beyond the free standing village areas	Restrict inappropriate development beyond the free standing villages		
			EN4	Provide a clear differentiation between urban outliers/ ribbon developments and their surrounding rural hinterlands	Number of dwellings permitted within the ribbon development areas of lower Crow Hill (Irthlingborough) and Brooks Road (Raunds)	Restrict inappropriate development in the defined ribbon development areas		
			EN5	Protect the peripheral land of settlements against unsuitable development and provide suitable development management criteria for Rural Exceptions Housing schemes	Development permitted outside of the defined settlement boundaries: number of rural affordable units achieved (Rural Exceptions and open countryside dwellings)	Restrict inappropriate development on the periphery of settlements with a defined boundary, but encourage the provision of affordable housing to meet identified needs in the rural areas	<b><u>No inappropriate development on the periphery of settlements, other than for rural exceptions.</u></b>	
			EN6	Provide clear guidelines for appropriate	Number of dwellings permitted and/ or	Restrict the development of inappropriate new	<b><u>No inappropriate new build</u></b>	

Schedule of proposed Main Modifications – March 2023

				replacement dwellings in open countryside	built in the open countryside	build replacement dwellings in open countryside	<b><u>replacement dwellings in the open countryside other than those which accord with Policy EN6.</u></b>		
			EN7	Protect and enhance existing and future Green Infrastructure corridors	Net loss/ gain in GI across the district New open space provided within or connected to the existing GI network Projects to enhance GI in the district	<del>Net</del> To increase in connected open space and GI throughout the district	<b><u>Overall net gain in GI.</u></b>		
			EN8	Protect and enhance the Greenway and its connections to the wider GI network	Number and amount of contributions by developers and other funding streams Completion of Greenway projects/ developments	Complete the Greenway within the district	<b><u>Increase in the number of GI projects completed.</u></b>  <b><u>Completion of the Greenway and associated projects.</u></b>		
			EN9	Define an enhanced local interpretation of the NPPF criteria for the designation of	Designation of Local Green Space within Neighbourhood Plans	<del>No loss of Local Green Space</del> <b><u>To facilitate the protection of Local Green Space</u></b>	<b><u>No loss of Local Green Space.</u></b>  <b><u>Net increase in Local Green Space.</u></b>		

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				Local Green Space				
			EN10	Enhance existing open space or provide new open space	Number of permitted developments of 10 or more dwellings, or 0.3 or more hectares	Net increase in open space across the district <b><u>To ensure new development makes adequate provision for open space.</u></b>	<b><u>Net increase in open space across the district.</u></b>  <b><u>No net loss of open space.</u></b>	
			EN11	Enhance existing sport and recreation facilities, or provide new sport and recreation facilities	Number of permitted strategic developments <b><u>Amount of new sports and recreation facilities provided/ contributions secured toward facilities.</u></b>	Net increase in sport and recreation facilities across the district <b><u>To ensure new development makes adequate provision for sports and recreation facilities.</u></b>	<b><u>Net increase in sport and recreation facilities provided/ increase in improvements towards existing facilities.</u></b>  <b><u>No net loss of sport and recreation facilities.</u></b>	
			EN12	Provide additional direction re strengthening the role of health and wellbeing as a critical aspect of place shaping	Number of permissions and refusals where the policy was used to make the decision	<b><u>To enable and promote healthy lifestyles.</u></b> Submission of Health Impact Assessments to accompany all major planning applications.	<b><u>All major applications to be accompanied by a HIA.</u></b>	

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					Refusal of planning permission where insufficient mitigation is proposed to address negative health impacts.			
			EN13	Provide clear guidance for the design of development with regard to its impact on the surrounding area	Number of permissions and refusals where the policy was used to make the decision.  <b><u>No upheld at appeal</u></b>	Restrict inappropriate development of new buildings and extensions so that they are in keeping with the surrounding environment	<b><u>100% of cases refused on design grounds to be upheld at appeal.</u></b>	
			EN14	Sustain and enhance the appearance and setting of designated heritage assets	Number of permissions and refusals where the policy was used to make the decision  <b><u>Maintaining Heritage Assets</u></b>  <b><u>Maintaining non designated Heritage Assets</u></b>  <b><u>Change in areas designated for</u></b>	Restrict inappropriate development which affects a designated heritage asset or its setting	<b><u>Maintain existing areas designated Conservation Areas (no net loss):</u></b>  <b><u>Maintain existing number of listed buildings (no loss)</u></b>  <b><u>Maintain the number of</u></b>	



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				<u>their intrinsic environmental value including sites of international, national, regional, sub regional or local significance</u>		<u>Scheduled Monuments:</u>  <u>Reduce the number of heritage assets at risk (number on Historic England's Heritage at Risk Register)</u>			
			EN15	Sustain and enhance the appearance and setting of non-designated heritage assets	Number of permissions and refusals where the policy was used to make the decision	Restrict inappropriate development which affects a non-designated heritage asset or its setting	<u>Maintain non-designated heritage assets (no loss).</u>		
			EN16	Provide clear direction for tourist and cultural developments in the Nene Valley corridor and Rockingham Forest areas and support the conversion of small-scale redundant or disused rural buildings to	Number of permitted tourist and cultural development within defined Nene Valley and Rockingham Forest areas  Number of permitted conversions of rural outbuildings to provide	Encourage appropriate development in the Nene Valley corridor and Rockingham Forest areas, including the conversion of redundant small-scale rural buildings	<u>A net increase of tourist/cultural facilities</u>		

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				guest house/ B&B accommodation	overnight accommodation			
			<del>EN17</del>	Implementation of SEN school proposal at Land west of Moulton College, Chelveston Road within the Plan period	Development of SEN school proposal permitted	To deliver new SEN school development to meet the needs and requirements of the Friars East Academy		
			EN18	Set out policy criteria for the future development/ expansion of commercial floorspace (e.g. by way of the development of further enterprise centres or similar)	Number of developments (future sites/ expansion of existing premises) successfully implemented in accordance with Policy EN18	Encourage established businesses to expand and grow in appropriate locations	<b><u>A net increase in the number of completions for small and medium scale commercial development.</u></b>	
			EN19	Ensure that existing employment sites are protected for employment use	Use status of the sites	<b><u>No To prevent the</u></b> loss of employment uses within the Protected Employment Areas unless the site is demonstrably no longer suitable for employment	<b><u>No net loss of employment uses within the Protected Employment Areas unless the site is demonstrably no longer suitable for employment</u></b>	

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			EN20	Provide clear direction for the relocation and expansion of existing businesses	Number of permissions and refusals where the policy was used to make the decision	Encourage established businesses to expand and grow in appropriate locations	<b><u>All expanded/relocated business to be adjacent to built up area.</u></b>	
			EN21	Increase the vitality of the town centres and primary shopping areas <b><u>frontages</u></b>	Public realm improvements within the town centres and primary shopping areas <b><u>frontages</u></b>  <b><u>Percentage of development within defined town centre boundaries</u></b>  <b><u>Change of use of upper floors</u></b>  <b><u>Change of use to residential (non-primary frontage)</u></b>  <b><u>Percentage of non-retail within primary frontages</u></b>	Encourage appropriate development within the town centres and primary shopping areas <b><u>frontages</u></b>	<b><u>Increase the percentage of town centre development within defined boundaries.</u></b>  <b><u>Decrease the number of vacancies at upper floor level.</u></b>  <b><u>Increase the percentage of retail uses within primary frontage/ decrease non-retail uses in frontages.</u></b>	
			EN22	Provide floorspace	Number of permitted retail	Restrict inappropriate retail	<b><u>No specific target, however,</u></b>	

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				<p>thresholds for impact assessments for retail developments</p>	<p>developments outside the primary shopping areas of the six towns</p> <p><b><u>Proposals for out / edge-of centre supported by a sequential test and an impact assessment where above the relevant threshold</u></b></p>	<p>development outside the primary shopping areas of the six towns</p>	<p><b><u>monitoring indicator to identify the number and type of these developments.</u></b></p> <p><b><u>100% of proposals for out / edge-of centre supported by a sequential test and impact assessment above the relevant threshold</u></b></p>		
			EN23	<p>Provide clear direction for specified main town-centre use developments <b>at</b> outside of the local centres</p>	<p>Number of permitted specified main town-centre uses <b>adjacent to</b> within 200m of the local centres</p>	<p>Encourage specified main town-centre uses <b>at</b> outside of the local centres that offer day to day local services, improved connectivity and do not affect local amenity</p>	<p><b><u>100% adjoining/closely related to built up area;</u></b></p> <p><b><u>Amount of new floorspace for each type of use</u></b></p>		
			-EN24	<p>Delivery of sites in accordance with the Local Plan (Joint Core Strategy) requirements</p>	<p>Meeting overall strategic housing requirements at Oundle and delivery of</p>	<p>To provide for strategic shortfall in housing numbers of around 300 dwellings at Oundle</p>			

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				associated infrastructure			
			EN25	Implementation of Stoke Doyle Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	<b><u>Delivery of the site by 2031</u></b>
			EN26	Implementation of Cotterstock Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	<b><u>Delivery of the site by 2031</u></b>
			EN27	Implementation of St Christopher's Drive site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	<b><u>Delivery of the site by 2031</u></b>
			EN28	Implementation of Land east of A6 Bypass/ Bedford Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfalls for Rushden and Irthlingborough	<b><u>Delivery of the site by 2031</u></b>
			EN29	Delivery of an appropriate quantum of Category 3 (wheelchair accessible <b><u>or adaptable</u></b> )	Number of Category 3 (wheelchair accessible <b><u>or adaptable</u></b> ) units delivered	<del>Delivery of 5% of units as Category 3 housing on sites of 50 dwellings or more</del> <b><u>To increase the delivery of Category 3 housing</u></b>	<b><u>Delivery of 5% of units as Category 3 housing on sites of 20 dwellings or more</u></b>

Schedule of proposed Main Modifications – March 2023

				housing to meet local needs				
			EN30	Delivery of an appropriate mix of housing sizes, types and tenures to meet local need	Type, mix and range of units achieved  <b><u>Proportion of 1, 2, 3, 4, 5+ bed properties.</u></b>  <b><u>Tenure split of properties</u></b>	Encourages a range and mix of house types and tenures to meet the needs of the wider community  <b><u>in accordance with the evidence base</u></b>	<b><u>100% in accordance with tenure/ size proportions set out in the evidence base, unless justified by evidence</u></b>	
			EN31	Delivery of specialist housing: <ul style="list-style-type: none"> <li>• Older persons accommodation to meet local need</li> <li>• Extra Care development schemes as part of major strategic sites in accordance with local needs</li> </ul>	Numbers of older persons (and specifically Extra Care) units of accommodation achieved on sites over and above the defined policy thresholds  Successful delivery of Extra Care housing at named sites in accordance with development masterplans	Delivery of 10% of units as housing for older people, in accordance with defined policy thresholds  Delivery of Extra Care housing in association with development in accordance with policy criteria at named sites: <ul style="list-style-type: none"> <li>• <del>Rushden East SUE</del></li> <li>• <del>Irthlingborough West SUE</del></li> <li>• <del>St Christopher's Drive, Oundle</del></li> </ul>	<b><u>Delivery of 10% of units (20% in rural area) as housing for older people, in accordance with defined policy thresholds</u></b>  <b><u>Delivery of Extra Care housing in association with development in accordance with policy criteria at named sites:</u></b> <ul style="list-style-type: none"> <li>• <b><u>Rushden East SUE</u></b></li> <li>• <b><u>Irthlingborough West SUE</u></b></li> <li>• <b><u>St Christopher'</u></b></li> </ul>	

Schedule of proposed Main Modifications – March 2023

					<ul style="list-style-type: none"> <li>• East of Ferrers School, Higham Ferrers</li> </ul> <p><b><u>To increase delivery of specialist housing for older persons.</u></b></p>	<p><b><u>s Drive, Oundle</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Hayway, Northampton ton Road, Rushden</u></b></li> <li>• <b><u>East of Ferrers School, Higham Ferrers</u></b></li> </ul>			
			EN32	Delivery of self and custom build	Number of self and custom built dwellings achieved on sites of 50 dwellings or more	<p><del>At least 5% of plots on sites of 50 dwellings or more safeguarded for self or custom built dwellings</del> <b><u>To increase delivery of self and custom build housing.</u></b></p>	<p><b><u>At least 5% of plots on sites of 50 dwellings or more provided for self or custom built dwellings</u></b></p> <p><b><u>Meeting demand on self/custom build register</u></b></p>		
			EN33	Implementation of Rushden East SUE in accordance with the Local Plan policy framework (Joint Core Strategy Policy 33/ new Policy EN33) and the agreed	<p>Meeting strategic housing requirements site specific</p> <p>Phased delivery of SUE in accordance with MFD phasing/ trajectories</p>	<p><del>Delivery of initial development phases by 2031 in accordance with the agreed MFD phasing plan/ trajectory and the housing trajectory for East Northamptonshire</del></p>	<p><b><u>Delivery of initial development phases by 2031 in accordance with the agreed MFD phasing plan/ trajectory and the housing trajectory</u></b></p>		

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			Masterplan Framework Document (MFD)		<b><u>To ensure the principles for delivering the SUE are met.</u></b>		
			EN34	Delivery of development within the town centres and surrounding urban areas in accordance with the development principles	Development permitted in accordance with the policy criteria  <b><u>Enhance vitality/viability of town centres</u></b>	No of development proposals approved in accordance with all of the relevant policy criteria	<b><u>Increased footfall in town centres</u></b>  <b><u>Increase in the proportion of retail use in town centres</u></b>  <b><u>Increase in proportion of town centre uses</u></b>  <b><u>Increase in the no of active frontages.</u></b>  <b><u>Reduction in the no of vacancies in town centres</u></b>
			EN35	Redevelopment of the Splash Pool and Wilkinson sites	Development permitted on the Splash Pool and Wilkinson sites	Redevelopment of the sites to include pedestrian links, a new public square, public realm improvements, and provision of public car parking	<b><u>By 2031, redevelopment of the site as set out in Policy EN35.</u></b>



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			EN36	Redevelopment of the former factory site between 71 Oakley Road and 37-51 Washbrook Road	Development permitted on the former factory site	Redevelopment of the site to include approximately 10 dwellings with a mix of housing types to meet local needs, developer contributions, vehicular access, and pedestrian/ cycle connections	<b><u>By 2031, redevelopment of the site as set out in Policy EN36.</u></b>		
			EN37	Redevelopment of the Federal Estates site	Development permitted for housing on the Federal Estates site	Redevelopment of the site to include at least 120 dwellings with a mix of housing types to meet local need, developer contributions, improved connections and link roads, and appropriate mitigation measures	<b><u>By 2031, redevelopment of the site as set out in Policy EN37.</u></b>		
			EN38	Release and redevelopment of the Rectory Business Centre site for housing	Development permitted for housing on the Rectory Business Centre site	Redevelopment of the site to include at least 35 dwellings with a mix of housing types to meet local need, developer contributions, improved connections and	<b><u>By 2031, redevelopment of the site as set out in Policy EN38.</u></b>		

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					appropriate mitigation measures		
			EN39	Redevelopment of the former Select & Save and St Peter's Way Car Park site	Development permitted on the former Select & Save and St Peter's Way Car Park site	Redevelopment of the site to include a mix of main town centre uses, enhancement of the primary shopping frontage, pedestrian connections, suitable service arrangements, public car parking, live-work units at first floor or above, and enhancement to the settings of heritage assets	<b><u>By 2031, redevelopment of the site as set out in Policy EN39.</u></b>
			EN40	Redevelopment of the former Rushden and Diamonds FC Stadium site	Development permitted on the former Rushden and Diamonds FC Stadium site	Redevelopment of the site to include flood compatible employment uses, appropriate flood mitigation measures, enhancements to biodiversity, improved pedestrian and cycle connections, high quality landscaping, and new moorings	<b><u>By 2031, redevelopment of the site as set out in Policy EN40.</u></b>

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			EN41	Redevelopment of the Riverside Hotel site	Development permitted on the Riverside Hotel site	Redevelopment of the site for restaurant, public house, hotel, tourist, training facility/ resource centre, or small business/ employment use, to include retention and enhancement of the heritage asset, appropriate flood mitigation measures, new moorings, and improved arrangements for pedestrians/ cyclists	<b><u>By 2031, redevelopment of the site as set out in Policy EN41.</u></b>		
			EN42	Redevelopment of the Cattle Market site	Development permitted on the Cattle Market site	Redevelopment to include a mix of main town centre uses, opening up of a new active frontage, pedestrian connectivity, vehicular access, appropriate residential uses at first floor level or above, enhancements to	<b><u>By 2031, redevelopment of the site as set out in Policy EN42.</u></b>		

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						the setting of heritage assets, and public car parking		
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## Glossary

MM88	Glossary	221	<p><i>Amend glossary definition as follows:</i></p> <p>Infill or windfall development- Smaller scale, minor development proposals, typically up to 5 dwellings for rural or 10 dwellings for urban areas, which take place within the existing built up area, as defined by Policies EN2-EN4 <b><u>EN1-EN2 and the supporting text.</u></b></p>	For clarity following revision to Policies EN1 - 4
MM89	Glossary	223	<p><i>Amend definition for Primary Shopping Area/ Primary Shopping Frontage as follows:</i></p> <p>Primary Shopping Area (<del>or Primary Shopping Frontage</del>) – defined areas where retail development is concentrated.</p> <p><b><u>Primary Shopping Frontage – Shopping frontage which contains a high proportion of retail uses.</u></b></p>	Hearings Action Point 94

## Appendix 1

MM90	Policy EN33	Appendix 1, page 12	<p><i>Amend Strategic/ non-strategic (with commentary) column as follows:</i></p> <p><b><u>Non-sStrategic</u></b> – Policy 33 of the Joint Core Strategy provides the strategic direction; i.e. establishing the principle of development to the east of the A6 Bypass, Rushden. Policy EN33 provides additional site-specific detail; i.e. setting site boundary/ zonal allocation and allowing for incorporation of Masterplan Framework Document into Local Plan Part 2.</p>	To reflect discussions at the hearing sessions. (Action Point 2)
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			<i>In addition, revised Policies EN1 and EN2 remain as strategic policies, whilst Policies EN3, EN4, EN17 and EN24 are deleted as policies.</i>	
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### Appendix 5

MM91	Appendix 5 - Specialist and Older Persons Housing Provision	Appendix 5, page 2	Amend the type of home in the final table as follows: Apartment, <del>or</del> bungalow <b><u>or smaller home</u></b>	Hearings Action Point 74
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### Appendix 6

MM92	Appendix 6 – Rushden East MFD	Appendix 6	Delete Appendix 6 in its entirety and associated references to Appendix 6.	Post Hearings Letter Action
MM93	Appendix 6 – Housing Trajectory	Appendix 6	Insert new Appendix 6 as follows:	In response to request from Inspector

<b>Source of Housing Supply</b>	<b>2011/12 to 2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
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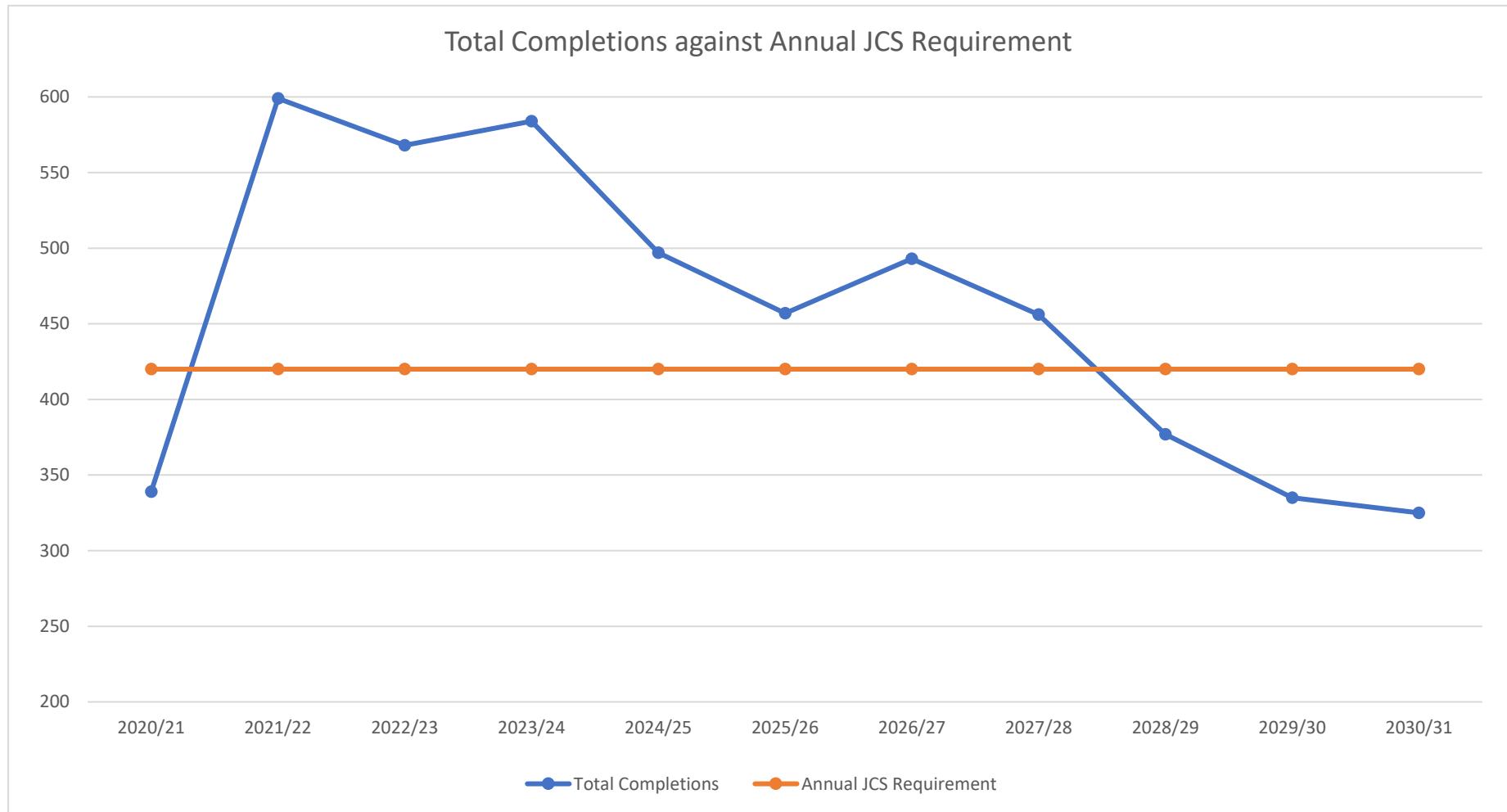
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Past Completions	3883											
3b - Under construction/ started		263	179	114	108	8	0	0	0	0	0	0
3c(i) - Full planning permissions/ minor outline permissions		66	207	98	2	0	0	0	0	0	0	0
3c(ii) - Outline planning permissions (major >9)		0	0	14	10	0	0	0	0	0	0	0
3e - Major urban extensions		0	0	0	0	100	150	200	250	250	250	250
3f - Other site allocations (current local plan)		0	0	0	25	29	51	25	14	6	0	0
3g - Neighbourhood Plan site allocations (Made)		0	2	119	183	172	109	128	132	41	5	10
3h(i) - Emergent DPD allocations		0	80	85	173	128	117	100	60	80	80	65
3h(ii) - Rural and Market Town windfall sites		0	40	30	55	60	0	0	0	0	0	0

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<b>3j - Specific, unallocated brownfield sites</b>		10	91	108	28	0	30	40	0	0	0	0
<b>Total Completions</b>	3883	339	599	568	584	497	457	493	456	377	335	325
<b>Cumulative Total</b>		4222	4821	5389	5973	6470	6927	7420	7876	8253	8588	8913
<b>JCS Cumulative Requirement</b>		4200	4620	5040	5460	5880	6300	6720	7140	7560	7980	8400
<b>Annual JCS Requirement</b>		420	420	420	420	420	420	420	420	420	420	420

### Schedule of proposed Main Modifications – March 2023





Schedule of Proposed Additional  
Modifications to the Submission Local  
Plan

Part 2 Local Plan

March 2023

## Introduction

The schedule includes:

- The reference number for the minor modification with the prefix 'AM'
- A cross reference to the section/ paragraph/ policy number/ figure or table to which the modification applies
- A cross reference to the relevant page number/s to which the modification applies
- Details of the proposed modification
- A reason as to why the modification is necessary

The following format has been used to denote the proposed main modifications:

- **Bold underlined** – new text proposed
- ~~Strikethrough~~ – text proposed for deletion

Separate schedules of proposed changes set out for the Main Modifications and Policies Map changes have been prepared to illustrate additional proposed changes arising from the modifications.

Representations will be invited on the all proposed Modifications including changes to the Policies Map, but not on any other aspect of the plan.

Please note that additional (or minor) modifications are changes made by the Council which do not materially affect the policies in the plan. The Council is accountable for any such changes and they do not fall within the scope of the examination.

**Schedule of proposed Additional Modifications – March 2023**

Ref No.	Para/ Policy/ Figure/T able/Map ref	Public ation Plan Page	Proposed Change	Reason for Change
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**Contents**

AM1	Contents Page	1-4	<i>Contents page to be amended to reflect the following Policy title changes (nb policies will be renumbered prior to Plan adoption)</i>	Factual update
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Schedule of proposed Additional Modifications – March 2023

			<b>Regulation 19 Policy Number</b>	<b>Modified Policies</b>	
			<i>EN1 Spatial Development Strategy</i>	<i>EN1 Spatial Development Strategy</i>	
			<i>EN2 Settlement boundary criteria- urban areas</i>	<del><i>EN2 Settlement boundary criteria- urban areas</i></del> <b>Development Principles</b>	
			<i>EN3 Settlement boundary criteria- free standing villages</i>	<del><i>EN3 Settlement boundary criteria- free standing villages</i></del>	
			<i>EN4 Settlement boundary criteria- ribbon developments</i>	<del><i>EN4 Settlement boundary criteria- ribbon developments</i></del>	
			<i>EN5 Development on the periphery of settlements and rural exceptions housing</i>	<i>EN5 Development on the periphery of settlements and rural exceptions housing</i>	
			<i>EN6 Replacement dwellings in the open countryside</i>	<i>EN6 Replacement dwellings in the open countryside</i>	
			<i>EN7 Green Infrastructure corridors</i>	<i>EN7 <b>Local</b> Green Infrastructure corridors</i>	
			<i>EN8 The Greenway</i>	<i>EN8 The Greenway</i>	
			<i>EN9 Designation of Local Green Space</i>	<i>EN9 Designation of Local Green Space</i>	
			<i>EN10 Enhancement and provision of open space</i>	<i>EN10 Enhancement and provision of open space</i>	
			<i>EN11 Enhancement and provision of sport and recreation facilities</i>	<i>EN11 Enhancement and provision of sport and recreation facilities</i>	
			<i>EN12 Health and wellbeing</i>	<i>EN12 Health and wellbeing</i>	
			<i>EN13 Design of buildings/extensions</i>	<i>EN13 Design of buildings/extensions</i>	
			<i>EN14 Designated Heritage Assets</i>	<i>EN14 Designated Heritage Assets</i>	
			<i>EN15 Non-Designated Heritage Assets</i>	<i>EN15 Non-Designated Heritage Assets</i>	
			<i>EN16 Tourism, cultural developments and tourist accommodation</i>	<i>EN16 Tourism, cultural developments and tourist accommodation</i>	
			<i>EN17 Land south of Chelveston Road, Higham Ferrers</i>	<del><i>EN17 Land south of Chelveston Road, Higham Ferrers</i></del>	
			<i>EN18 Commercial space to support economic growth</i>	<i>EN18 Development of commercial space to support economic growth <b>for Small and Medium-sized enterprises</b></i>	
			<i>EN19 Protected Employment Areas</i>	<i>EN19 Protected Employment Areas</i>	

Schedule of proposed Additional Modifications – March 2023

			<i>EN20 Relocation and/or expansion of existing businesses</i>	<i>EN20 Relocation and/or expansion of existing businesses</i>	
			<i>EN21 Town centres and primary shopping frontages</i>	<i>EN21 Town centres and primary shopping frontages</i>	
			<i>EN22 Impact test thresholds for retail development</i>	<i>EN22 Impact test thresholds for retail development</i>	
			<i>EN23 Development of main town centre uses around the local centres</i>	<i>EN23 Development of main town centre uses around the <b>Local</b> centres</i>	
			<i>EN24 Oundle housing allocations</i>	<i>EN24 Oundle housing allocations</i>	
			<i>EN25 Land rear of cemetery, Stoke Doyle Road, Oundle</i>	<i>EN25 Land rear of cemetery, Stoke Doyle Road, Oundle</i>	
			<i>EN26 Cotterstock Road/St Peter's Road, Oundle</i>	<i>EN26 Cotterstock Road/St Peter's Road, Oundle</i>	
			<i>EN27 St Christopher's Drive, Oundle</i>	<i>EN27 St Christopher's Drive, Oundle</i>	
			<i>EN28 Land east of the A6/Bedford Road, Rushden</i>	<i>EN28 Land east of the A6/Bedford Road, Rushden</i>	
			<i>EN29 Delivering wheelchair accessible housing</i>	<i>EN29 Delivering wheelchair accessible housing</i>	
			<i>EN30 Housing mix and tenure to meet local need</i>	<i>EN30 Housing mix and tenure to meet local need</i>	
			<i>EN31 Older people's housing provision</i>	<i>EN31 Older people's housing provision</i>	
			<i>EN32 Self and custom build housing</i>	<i>EN32 Self and custom build housing</i>	
			<i>EN33 Rushden East Sustainable Urban Extension</i>	<i>EN33 Rushden East Sustainable Urban Extension</i>	
			<i>EN34 Reimagining Town Centres- guiding principles</i>	<i>EN34 Reimagining Town Centres- guiding principles</i>	
			<i>EN35 Splash pool and Wilkos site redevelopment, Rushden</i>	<i>EN35 Splash pool and Wilkos site redevelopment, Rushden</i>	
			<i>EN36 Former factory site between 71 Oakley Road and 37-51 Washbrook Road, Rushden</i>	<i>EN36 Former factory site between 71 Oakley Road and 37-51 Washbrook Road, Rushden</i>	
			<i>EN37 Rectory Business Centre, Rusden</i>	<i>EN37 Rectory Business Centre, Rusden</i>	

Schedule of proposed Additional Modifications – March 2023

			<p>EN38 Federal Estates/former textile bonding factory site, Newton Road/Midland Road, Higham Ferrers</p> <p>EN39 Former Select &amp; Save, 13-21 High Street/St Peter's Way carpark, Irthlingborough</p> <p>EN40 Former Rushden and Diamonds FC stadium site, Nene Park, Diamond Way, Irthlingborough</p> <p>EN41 Riverside Hotel, Station Road, Oundle</p> <p>EN42 Cattle market, Market Road, Thrapston</p> <p>References to Policy numbers throughout the Plan will be amended to reflect the above changes.</p>	<p>EN38 Federal Estates/former textile bonding factory site, Newton Road/Midland Road, Higham Ferrers</p> <p>EN39 Former Select &amp; Save, 13-21 High Street/St Peter's Way carpark, Irthlingborough</p> <p>EN40 Former Rushden and Diamonds FC stadium site, Nene Park, Diamond Way, Irthlingborough</p> <p>EN41 Riverside Hotel, Station Road, Oundle</p> <p>EN42 Cattle market, Market Road, Thrapston</p>	
AM2	Index of figures and tables	8	<p>The index of figures and tables will be updated to reflect changes and deletions. A list of appendices will be added to the Plan by including the following after the list of tables on page 8:</p> <p><b><u>Appendices:</u></b>  <b><u>Appendix 1 Policy Index</u></b>  <b><u>Appendix 2 Economic Use Classes</u></b>  <b><u>Appendix 3 Employment Protection Areas</u></b>  <b><u>Appendix 4 Town Centres; Primary Shopping Areas and Local Centres</u></b>  <b><u>Appendix 5 Specialist and Older Person Housing Provision-Site selection and design principles criteria</u></b>  Appendix 6 Rusden East SUE Masterplan Framework Document  <b><u>Appendix 6 Housing Trajectory</u></b></p>		Factual update

## Schedule of proposed Additional Modifications – March 2023

### Introduction

AM3	Chapter 1	11-26	<i>Updates to the chapter to reflect the timescales in plan preparation and the latest factual position on issues will be provided prior to Plan adoption.</i>	Factual update
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### Area Portrait

AM4	Chapter 2	27-37	<i>Updates to the chapter to reflect the latest factual position.</i>	Factual update
AM5	Para 2.9	29	<i>Amend para 2.9 as follows:</i>  Re word JOINT CORE STRATEGY as follows: Joint Core Strategy	Typographical error
AM6	Para 2.11	29	<i>Amend para 2.11 by adding the following words at the end of the current para:</i>  <b><u>Following the examination of the Plan it was proposed that the MFD (Appendix 6) be deleted from the Local Plan and taken forward as a Supplementary Planning Document.</u></b>	Update in relation to MM65
AM7	Para 2.54	37	<i>Amend para 2.54 as follows:</i>  In the final sentence delete the word” future” and replace with <b><u>emerging</u></b>	For greater clarity

### Vision and Outcomes

AM8	Para 3.1	38	<i>Amend text as follows:</i>  As the North Northamptonshire Council <b><u>was</u></b> will be formed on 1 <sup>st</sup> April 2021, it will be a priority for the new unitary to update the Corporate Plan to set future priorities.	Factual update
AM9	Para 3.5	39	<i>Amend first sentence as follows:</i>  The Plan will aim to identify those aspects of the <b><u>Joint</u></b> Core Strategy Vision.....	Consistency

## Schedule of proposed Additional Modifications – March 2023

AM10	Para 3.7	41	<p><i>Amend first sentence as follows:</i></p> <p>This Plan will recognise the 10 overarching outcomes of the <b>Joint</b> Core Strategy.....</p>	Consistency
AM11	Para 3.8	44	<p><i>Amend text as follows:</i></p> <p>The “presumption in favour of sustainable development” is a national planning policy requirement. <del>This is described as a “golden thread” running through plan-making and decision making.</del> It should therefore...</p>	Consistency with NPPF 2021 (Action Point 5)
AM12	Para 3.9	44	<p><i>Amend text as follows:</i></p> <p>3.9 The Joint Core Strategy has sought to define this within the context of North Northamptonshire (Policy 1). <del>Policy 1 states that:</del></p> <p><del>When considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area meeting the challenges of climate change and protecting and enhancing the provision of ecosystems services. To be regarded as ‘sustainable’ within the context of North Northamptonshire, development should contribute to delivering the Plan Vision and Outcomes through compliance with the relevant policies of this Plan. Development that conflicts with policies of the Plan will be refused unless material considerations indicate otherwise. Where a development is otherwise acceptable, but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Local Planning Authority will work with the applicant to consider alternative approaches to deliver the desired policy outcomes.</del></p>	Hearing outcome (Action Point 6)
AM13	Para 3.10	45	<p><i>Amend text as follows:</i></p> <p><del>This plan similarly fits within this strategic framework. All plan policies and decisions must be made in accordance with the requirements of Joint Core Strategy Policy 1, such that proposals which conflict with strategic policies (i.e. Joint Core Strategy policies), this Plan or (where applicable) Neighbourhood Plans, should be refused unless material considerations indicate otherwise. The Development Plan must be read as a whole, and planning applications will be determined in accordance with the Development Plan.</del></p>	Hearing outcome (Action Point 7)



## Schedule of proposed Additional Modifications – March 2023

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### Spatial Development Strategy

AM14	Para 4.9	48	Amend third sentence as follows:  <del>Four years s</del> Since the adoption...	Factual update
AM15	Para 4.25	50	Amend first sentence of Para 4.25 as follows:  The historic character of Ashton has recently undergone a detailed assessment through the Ashton Conservation Area Appraisal and Management Plan...	Factual update
AM16	Figure 6	55	The area immediately to the north of the A45, which includes Rushden Lakes and land to the west, (to be shown as part of the urban area of Higham /Rushden by including the shading depicted in the legend for urban areas).	Correction for clarity
AM17	Para 4.37	60	Amend the reference to NPPF paragraphs as follows:  (paragraphs <del>798-7980</del>	Factual update
AM18	Para 4.44	62	Amend NPPF reference in the first sentence as follows:  The NPPF (paragraph <del>8079</del> )	Factual update
AM19	Para 4.45	62	Amend first sentence by deleting reference to the original Policy EN3 which is deleted  (see Policy EN3, above)	Correction for clarity
AM20	Para 4.47	62	Amend NPPF reference in the final sentence as follows:  (NPPF paragraph <del>787</del>	Factual update

### Natural Capital

AM21	Supporting text to Policy	67	Amend final sentence of paragraph 5.9 as follows:	Improve readability/ consistency
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## Schedule of proposed Additional Modifications – March 2023

	EN7 Para 5.9, 5.13 and 5.14		<p>Much of <b>the</b> GI network has already been established in the south of the district, so more attention is now required to deliver an improved GI network in the north of the district.</p> <p><i>Amend the first sentence of paragraph 5.13 as follows:</i></p> <p>The NPPF (paragraph <del>180</del>475) recognises the importance of ancient woodlands and veteran trees as a key element of maintain the natural capital of the district.</p> <p><i>Amend first sentence of paragraph 5.14 as follows:</i></p> <p>Policy EN7 (<del>below</del>) ensures that the GI corridors across the district are protected and enhanced. It provides additional direction to support the delivery of GI as stipulated in Figure 17 and Policy 19 of the Joint Core Strategy. It is recognised that the delivery of enhancements to the priority GI corridors presents particular challenges; e.g. establishing connections across strategic roads or other physical barriers.</p>	Factual update
AM22	Para 5.17 Supporti ng text to Policy EN8	72	<p><i>Amend paragraph 5.17 as follows:</i></p> <p>The made Neighbourhood Plans for Barrowden and Wakerley, Chelveston cum Caldecott, Higham Ferrers, Raunds, <b>Ringstead</b> and Warmington, <del>plus the emerging Neighbourhood Plan for Ringstead</del>, all include specific proposals for possible extensions and links to the Greenway, shown in Figure 8 (below).</p>	Factual update
AM23	Para 5.18 Supporti ng text to Policy EN9	74	<p><i>Amend first sentence of paragraph 5.18 as follows:</i></p> <p>Local Green Space (LGS) is designated as a national land use in the NPPF (paragraphs <del>99-101</del><b>103</b>).</p> <p><i>Amend first sentence of paragraph 5.20 as follows:</i></p> <p>The NPPF sets out specific criteria that would need to be met for land to be designated as LGS (paragraph <del>100</del><b>2</b>).</p>	Factual update

## Schedule of proposed Additional Modifications – March 2023

AM24	Para 5.32	80	<p>Add the following sub heading prior to para 5.32:</p> <p><b><u>Sport and Recreation</u></b></p>	For Clarity
AM25	Para 6.7	86	<p>Amend paragraph 6.7 by deleting the following words:</p> <p><del>and emerging Place Shaping Supplementary Planning Document</del></p>	Factual update
AM26	Para 6.16	88	<p>Amend paragraph 6.16 as follows:</p> <p>6.16 Policy EN12 (below) sets out how health and wellbeing, will be managed within the planning system, <b><u>including for example, the application of place shaping principles set out in JCS Policy 8 to ensure the delivery of good design that promotes health and well being.</u></b> It provides a mechanism for HIA to be incorporated into the development management system.</p>	Hearings Action Point 124
AM27	Para 6.17	89	<p>Amend paragraph 6.17 by deleting the following words:</p> <p><del>This will be supported by a detailed Place Shaping Supplementary Planning Document (SPD), which is being prepared by the Joint Planning and Delivery Unit.</del></p>	Factual update
AM28	Para 6.19	89	<p>Amend first sentence of paragraph 6.19 and delete wording at the end of the paragraph as follows:</p> <p>The varied criteria set out in Policy 8 of the Joint Core Strategy relate to <del>major</del> <b><u>a range of</u></b> development schemes.</p> <p><del>especially in the absence of the finalised Place Shaping SPD.</del></p>	Factual update
AM29	Para 6.24	91	<p>Amend paragraph 6.24 as follows:</p> <p>6.24 The Joint Core Strategy contains an overarching policy for the protection of the historic environment (Policy <del>3</del> <b><u>2</u></b>). The need to provide more detailed local direction through this Plan has been considered. This Plan identifies where additional policies are necessary to</p>	Hearings Action Point 134

## Schedule of proposed Additional Modifications – March 2023

			supplement Policy <del>32</del> of the Joint Core Strategy, with regard to both designated and non-designated heritage assets.	
AM30	Para 6.28	92	<p><i>Amend second sentence of paragraph 6.28 as follows:</i></p> <p>Policy EN14 (below) recognises the key principles of the NPPF. The balancing principles referred to in Policy EN14 reflect paragraphs <del>193—196</del><b>199-202</b> of the NPPF, providing additional district level direction.</p>	Factual update
AM31	Para 6.39	97	<p><i>Amend second sentence of paragraph 6.39 as follows:</i></p> <p>The NPPF (paragraphs <del>86–90</del><b>87-91</b>) requires that larger scale proposals for new cultural assets will be subject to the Sequential and Impact Tests for main town centre uses, although smaller scale rural office, tourist or other small scale developments are exempt.</p>	Factual update
AM32	Para 6.46	98	<p><i>Amend second sentence of paragraph 6.46 as follows:</i></p> <p>This issue is reflected in national policy which sets a general presumption in favour of reusing redundant rural buildings for residential use (NPPF paragraph <del>80-79</del>(c))</p>	Factual update

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## Economic Prosperity

AM33	Para 7.22	112	<p><i>Amend paragraph 7.22 as follows:</i></p> <p>Chelveston <del>Employment and</del> <b>Energy</b> Innovation Park, to deliver zero-carbon solutions for industry, integrating high energy consumer businesses with large scale direct-supply renewable energy (estimated around 800 jobs);</p>	Factual correction to address comments from Chelveston cum Caldecott Parish Council (Rep 2/01)
AM34	Para 7.32	115	<p><i>Amend third bullet point as follows:</i></p> <p>The Enterprise Centre (Michael Way, Raunds) and other associated public <del>lead</del> <b>led</b> developments</p>	Typographical correction

## Schedule of proposed Additional Modifications – March 2023

AM35	Para 7.48	120	Amend NPPF reference in the first sentence as follows:  (NPPF Paragraph <del>80</del> <b>81</b> )	Factual update
AM36	Para 7.52	121	Amend NPPF reference in the first sentence and final sentence as follows:  (NPPF paragraph <del>85</del> <b>86</b> (b))  Table 13 (below) identifies where current up to date Neighbourhood Plan policies are already in place and/ or where previous Local Plan designations <b>are extant</b> .	Factual update
AM37	Para 7.57	124	Amend NPPF reference in the first sentence as follows:  The NPPF required the preparation of an impact assessment for retail, office and leisure uses beyond the town centres (paragraph <del>89</del> <b>90</b> ).....	Factual update
AM38	Para 7.63	127	Amend NPPF reference in the final sentence as follows:  paragraph <del>92</del> <b>93</b> of the NPPF.....	Factual update
AM39	Para 7.64	127	Amend NPPF reference in the first sentence as follows:  (NPPF paragraph <del>86</del> <b>7</b> )	Factual update
AM40	Para 7.72	128	Amend NPPF reference in the first sentence as follows:  (paragraph <del>88</del> <b>9</b> )	Factual update

## Housing Delivery

AM41	Table 15	133	Rushden East capacity should be <b>2,700</b> not 2,500, so total is <b>3,700</b> not 3,500 In the Note column relating to Irthlingborough delete comment and replace with the following: <b><u>Commitment on basis of JCS Annexe A.</u></b>	Factual update Taylor Wimpey/BDW (Rep 57/15)
AM42	Table 16	134	Table 16 after para 8.8 – 4 <sup>th</sup> vertical column – 6 <sup>th</sup> column – heading <b><u>Commitments</u></b> is missing from heading	Typographical correction

## Schedule of proposed Additional Modifications – March 2023

AM43	Para 8.17	136	The word “strategic” in para 8.17 could be replaced by the word <b><u>indicative</u></b>	For greater clarity
AM44	Para 8.22	138	<i>Amend para 8.22 first sentence as follows:</i>  Further, to ensure that the housing allocations proposed are brought forward to reduce the impact of development within the local area, the following development principles set out in <b><u>the Oundle housing policies</u></b> <del>Policy EN24</del> will be expected to be addressed in addition to any specific requirements set out in each site allocation policy	For clarity, given Policy EN24 is deleted
AM45	Para 8.26	139	Third sentence of para 8.26 delete the word “west” and replace with <b><u>east</u></b> before the words Warren Bridge.	Typographical correction
AM46	Para 8.37	145	Amend reference to NPPF paragraph as follows:  Paragraph <del>67</del> <b>8</b>	Factual Update
AM47	Policy EN28	149	<i>Amend Policy EN28 para 2:</i>  Delete “prcess” and reword as <b><u>process</u></b>	Typographical correction

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## Delivering Urban Extensions

AM48	Para 9.7	166	<i>Amend para 9.7 first sentence as follows:</i>  The extent of the <del>gross development area</del> <b><u>site allocation</u></b> to be shown on the Policies Map, is defined by Policy EN33 <del>below</del> <b><u>and depicted in Figure 18.</u></b>	For clarity Taylor Wimpey/BDW (Rep 57/)
AM49	Para 9.9	169	<i>Amend spelling of obligations in the second sentence and delete wording in the last sentence of paragraph 9.9 as follows:</i>  Obligations  Given the passage of time ( <del>over six years</del> ) since the development was initially approved, it is probable that the S106 agreement would need to be comprehensively reviewed.	To update with 2020 monitoring information.

## Schedule of proposed Additional Modifications – March 2023

### Town Centre Strategies

AM50	Title	172	<p><i>Change title from Town Strategies to ‘Town Centre Strategies’</i></p> <p><b>10.0 Town <u>Centre</u> Strategies</b></p>	Hearings Action Point 121
AM51	Para 10.4	172	<p><i>Amend para 10.4 penultimate sentence as follows:</i></p> <p>There is no Neighbourhood Plan in preparation for Thrapston, <b><u>or Oundle.</u></b></p>	Factual update
AM52	Para 10.11	175	<p><i>Amend second bullet point as follows:</i></p> <p>Land at Nene Valley Farm, Northampton Road, also known as “Rushden Gateway” (mixed use retail, employment, and care home); and</p>	Factual update
AM53	Para 10.13	176	<p><i>Amend final sentence of para 10.13 as follows:</i></p> <p>Figure 20 and Table 24 (below) set out the main characteristics of each spatial area, together with the relevant spatial strategy policy references that would apply as follows:</p>	To reflect MM69
AM54	Para 10.21	180	<p><i>Include reference to the flooding issue in the supporting text:</i></p> <p>There is an existing foul and surface water sewer in Anglian Water’s ownership within the boundary of the Splash Pool site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private spaces (e.g. domestic gardens/ back yards) where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert the sewer may be required. <b><u>The majority of the site is situated within Flood Zone 2. Whilst this does not preclude more vulnerable forms of development (subject to appropriate flood mitigation measures), the site would be suitable for town centre uses, leisure or commercial uses.</u></b></p>	Hearings Action Point 116
AM55	Para 10.22	181	<p><i>Amend first bullet point as follows:</i></p>	Typographical correction

## Schedule of proposed Additional Modifications – March 2023

			Former factory site, between 71 Oakley Road and 37-51 <del>Westbrook</del> <b>Washbrook</b> Road (0.28ha) – identified in Brownfield Land Register;	
AM56	Para 10.24	181	Para 10.24 – Heading – reads “Westbrook” should be <b>Washbrook</b>	Typographical correction
AM57	Para 10.33	185	<i>Amend second sentence as follows:</i>  This recognises the strong functional relationship between the two towns, and the different but closely related spatial development strategies (see Policy EN1(1)(a), <del>above</del> ).	To reflect MM6
AM58	Para 10.36	185	<i>Amend final sentence of para 10.36 as follows:</i>  The NPPF and relevant Local Plan policies allow for the release of sites for alternative uses where there is no reasonable prospect of an application coming forward for the allocated use (paragraph 120 <del>2</del> ).	Factual correction
AM59	Para 10.38	186	<i>Amend para 10.38 as follows:</i>  In 2019, Federal Estates Ltd submitted a two-part application, for the comprehensive redevelopment of these land holdings in Higham Ferrers, for housing. As part of the same application, it is proposed to relocate existing operations at the northern part of the Federal Estates site (south of Newton Road) to a new “Chelveston <del>Employment and</del> <b>Energy</b> Innovation Park”, to the south of the existing Chelveston Renewable Energy Park. The <b>Energy</b> Innovation Park focuses upon low carbon technologies, including energy storage <i>facilities and renewable hydrogen production, with a view to accelerating the growth of zero-carbon/ green industries. Permission for these proposals was granted in November 2020 (reference 19/01781/FUL), subject to S106.</i>	Factual correction to address comments from Chelveston cum Caldecott Parish Council (Rep 2/02)
AM60	Para 10.42	188	<i>Amend second sentence as follows:</i>  Irthlingborough consists of five distinctive spatial parts. Figure 25 and Table 25 (below) outline the main characteristics of each area, <del>with the relevant spatial strategy policy references.</del>	To reflect MM74



## Schedule of proposed Additional Modifications – March 2023

AM61	Para 10.45	191	<p><i>Amend first sentence as follows:</i></p> <p>The spatial strategies for the Crow Hill parts of Irthlingborough are set in policies <del>EN1 and EN4</del> <b>EN1 and EN4</b> of this Plan.</p>	To reflect MM6
AM62	Para 10.49	193	<p>Para 10.49 – Error in numbering (should be 6 points) – No. 4: <b>Way</b> should be part of bullet point 3</p>	Typographical correction
AM63	Para 10.56	195	<p><i>Amend final sentence as follows:</i></p> <p>The latter, in particular, has been subject to several redevelopment proposals (further details at paragraphs 10.62<b>66</b>-10.64<b>68</b>, below).</p>	To reflect paragraph re numbering
AM64	Para 10.57	195	<p><i>Amend second sentence as follows:</i></p> <p>Figure 28 and Table 26 (below) outline the main characteristics of each, <del>with the relevant spatial strategy policy references.</del></p>	To reflect MM79
AM65	Para 10.67	201	<p><i>Amend final sentence of para 10.67 as follows:</i></p> <p>The workshops provided an opportunity for stakeholders to identify any other matters that the Neighbourhood Plan did not cover and are highlighted below (paragraph 10.69<b>73</b>).</p>	To reflect paragraph re numbering
AM66	Para 10.68	201	<p><i>Amend final sentence of para 10.68 as follows:</i></p> <p>Figure 31 and Table 27 (below) outline the main characteristics of each, <del>with the relevant spatial strategy policy references.</del></p>	To reflect MM82
AM67	Para 10.72	203	<p><i>Amend final sentence as follows:</i></p> <p>Figure 32 and Table 28 (below) outline the main characteristics of each, <del>with the relevant spatial strategy policy references.</del></p>	To reflect MM83

## Schedule of proposed Additional Modifications – March 2023

AM68	Appendix 3 Rockingham Enterprise Area Map EN19 (07)		Amend to reflect the proportion of the site that lies within the East Northamptonshire area only.	Factual correction
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### Appendix 4

AM69	Appendix 4	1 <sup>st</sup> and 5 <sup>th</sup> page of appendix 4	<p><i>Amend front page of Appendix 4 as follows:</i></p> <p>Town Centres <b><u>boundaries</u></b> and Primary Shopping Areas <b><u>Frontages</u></b><sup>1</sup>:                      Irthlingborough                      Oundle                      Thrapston</p> <p><u>Local Centres:</u>                      Raunds and Stanwick                      Rushden                      Brigstock                      Ringstead  <b><u>Stanwick</u></b>                      Woodford</p> <p><i>Amend Raunds and Stanwick Local Centres Map Legend as follows:</i></p>	Hearings Action Point 108
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<sup>1</sup> The Town Centres **boundaries** and **or** Primary Shopping Areas **and, where designated, Primary Shopping Frontages** for Higham Ferrers, Raunds and Rushden are designated in each of the Neighbourhood Plans for these towns

**Schedule of proposed Additional Modifications – March 2023**

			Raunds Secondary Shopping Area <b>(Relates to Raunds Neighbourhood Plan Policy)</b>	
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## Schedule of Proposed Policies Map Modifications to the Submission Local Plan

### Part 2 Local Plan

March 2023

## Introduction

The schedule includes:

- The reference number for the Policies Map modification with the prefix 'PM'
- A cross reference to the section/ paragraph/ policy number/ figure or table to which the modification applies
- A cross reference to the relevant page number/s to which the modification applies
- Details of the proposed modification
- A reason as to why the modification is necessary

The following format has been used to denote the proposed main modifications:

- **Bold underlined** – new text proposed
- ~~Strikethrough~~ – text proposed for deletion

Separate schedules of proposed changes set out for the Main and Additional Modifications have been prepared to illustrate additional proposed changes arising from the modifications.

Representations will be invited on the all proposed Modifications including changes to the Policies Map, but not on any other aspect of the plan.

## Schedule of proposed Policies Map Modifications – March 2023

Ref No.	Map or Inset Plan	Proposed Change	Reason for Change
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### Policies Map

PM1	Policies Map	<p><i>Amend the boundary of Rockingham Enterprise Area shown in relation to Policy EN19 (Site reference 19(7)) to exclude the area which is located outside the East Northamptonshire area.</i></p> <p><i>Amend policies map legend as follows:</i></p> <p>EN7 – <del>New Suggested</del> Local Green Infrastructure Corridors</p>	Drafting error
PM2	Policies Map	<p>Policy EN8 Add the words <b>The Greenway</b> to the legend before the word Completed</p> <p>Policy EN8 Add the words <b>The Greenway</b> to the legend before the word Proposed</p> <p>Policy EN8 Add the words <b>The Greenway</b> to the legend before the word Indicative</p> <p>Policy EN8 Add the words <b>The Greenway</b> to the legend before the word Sustrans</p>	For clarity
PM3	Policies Map	Delete Policy EN8 Welland Valley Railway from the legend and map	Does not relate to Policy EN8
PM4	Rushden and Higham Ferrers Inset Map	<p><i>Amend Rushden and Higham Ferrers legend as follows:</i></p> <p><del>EN213</del> – Town Centre Boundaries</p> <p><del>EN213</del> – Primary Shopping Frontages</p> <p>Update Local Centre Names in the legend to reflect those listed in the Policy.</p>	Drafting error
PM5	Rushden and Higham Ferrers Inset Map	Delete Policy <del>EN167</del> SEN School from the legend and inset map	Policy is proposed to be deleted through the Main Modifications Schedule
PM6	Rushden and Higham	<p>Policy EN8 Add the words <b>The Greenway</b> to the legend before the word Completed</p> <p>Policy EN8 Add the words <b>The Greenway</b> to the legend before the word Proposed</p>	For clarity

## Schedule of proposed Policies Map Modifications – March 2023

	Ferrers Inset Map	Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Aspirational Connections	
PM7	Irthlingborough Inset Map	<i>Amend Irthlingborough Legend as follows:</i>  EN21 <del>3</del> – Town Centre Boundaries EN21 <del>3</del> – Primary Shopping Frontages	Drafting error
PM8	Irthlingborough Inset Map	Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Proposed Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Aspirational Connections	For clarity
PM9	Irthlingborough Inset Map	Amend Policy reference to Crow Hill to reflect changes to the Plan as follows: EN4- <del>1</del> Lower Crow Hill	Due to Policy amendments set out in the Main Modifications Schedule
PM10	Oundle Inset Map	<i>Amend Oundle Legend as follows:</i>  EN21 <del>3</del> – Town Centre Boundaries EN21 <del>3</del> – Primary Shopping Frontages	Drafting error
PM11	Oundle Inset Map	Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Indicative	For clarity
PM12	Oundle Inset Map	Policy EN7 Add the word <b><u>GI Corridors</u></b> to the legend before the words New Cycle Routes	For clarity
PM13	Oundle Inset Map	Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Proposed Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Aspirational Connections	For clarity
PM14	Thrapston Inset Map	<i>Amend Thrapston Legend as follows:</i>  EN21 <del>3</del> – Town Centre Boundaries EN21 <del>3</del> – Primary Shopping Frontages	Drafting error
PM15	Thrapston Inset Map	Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Indicative Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Proposed Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Aspirational Connections	For clarity



## Schedule of proposed Policies Map Modifications – March 2023

PM16	Raunds and Stanwick Inset Map	<p><i>Amend Legend as follows:</i></p> <p>EN2<del>1</del>3 –Raunds Primary Shopping Area</p> <p><del>EN23 – Raunds Secondary Shopping Area</del> and delete depiction on the inset map</p>	Drafting error
PM17	Raunds and Stanwick Inset Map	<p>Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Completed</p> <p>Policy EN8 Add the words <b><u>The Greenway</u></b> to the legend before the word Aspirational Connections</p>	For clarity
PM18	Raunds and Stanwick Inset Map	<p>Delete Policy reference to Brooks Road to reflect changes to the Plan as follows:</p> <p><del>EN4 – Brooks Road</del></p>	Due to Policy amendments set out in the Main Modifications Schedule

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# **North Northamptonshire Council**

**1 OCTOBER 2023 TO 31 JANUARY 2024**

**Published by: Democratic Services**

**Leader of North Northamptonshire Council: Councillor Jason Smithers**

## INTRODUCTION

This is the North Northamptonshire Council's Forward Plan. It is published pursuant to The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. Its purpose is to provide the required 28 days notice of the Council's intention to take 'key decisions' and to hold meetings or parts of meetings in private. It gives advance notice of all the "key decisions" and "exempt decisions" which the Executive or another body or officer so authorised are likely to take over a four month period. The Plan is updated on a rolling monthly basis.

The Members of the Executive are:	
Councillor Jason Smithers	Leader of North Northamptonshire Council
Councillor Helen Howell	Deputy Leader of North Northamptonshire Council Sport, Leisure, Culture and Tourism
Councillor Helen Harrison	Adults, Health and Wellbeing
Councillor Scott Edwards	Children, Families, Education and Skills
Councillor Harriet Pentland	Climate and Green Environment
Councillor Lloyd Bunday	Finance and Transformation
Councillor David Brackenbury	Growth and Regeneration
Councillor Matt Binley	Highways, Travel and Assets
Councillor Mark Rowley	Housing, Communities and Levelling-Up
Councillor David Howes	Rural Communities and Localism

The concept of a "key decision" is intended to capture the most important or significant decisions. "Key decisions" will normally be made at meetings open to the press and public. The press and public will only be excluded from such meetings as and when the Council's Monitoring Officer considers that this is necessary in order to avoid the public disclosure of confidential or exempt information.

The authority has decided that a Key Decision is one which is likely:-

- (a) to result in the authority incurring expenditure of which is, or the making of savings which are, significant; or
- (b) to be significant in terms of its effects on communities living or working in an area comprising two or more electoral wards in the area of the authority."

The Council has decided that significant expenditure or savings are those amounting to above £500,000.

In determining the meaning of "*significant*" for these purposes North Northamptonshire Council will also have regard to any guidance for the time being issued by the Secretary of State in accordance with section 9Q of the Local Government Act 2000.

At times it may be necessary for the North Northamptonshire Council to give consideration to items where the public may be excluded from the meeting. Members of the public are excluded from meetings whenever it is likely that, in the view of the nature of the business to be transacted or the nature of the proceedings that confidential information would be disclosed. This includes exclusion from access to any pertinent documents. Details of the exemption categories can be found in the 'Access to Information Procedure Rules' section in the Council's [Constitution](#). This plan provides advance notice of any items which may be held in private.

Paragraph 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 provides for members of the public to make representations to the Council on why an exempt item should be considered in public, rather than in private. Persons wishing to make such representations and/or obtain further details in respect of any issues referred to in the Plan should contact the undermentioned officer.

The Monitoring Officer may also include in the Forward Plan references to such other decisions, which are to be taken by the Council or any of its Committees or Sub-Committee or officers as they consider appropriate. These will be those decisions that are considered to be significant or sufficiently important and/or sensitive so that it is reasonable for a member of the public to expect it to be recorded and published.

All general questions or queries about the contents of this Forward Plan or about the arrangements for taking key decisions should be raised with David Pope, Democratic Services.

Please email: [democraticservices@northnorthants.gov.uk](mailto:democraticservices@northnorthants.gov.uk)



## October 2023

Subject of the Decision:	Purpose of Report	Decision Maker	Is it a key decision?	Will it contain exempt information? /Reasons for exemption, if any	Consultation undertaken	Anticipated Date of Decision:	Report Author and Executive Lead Member
Capital Budget Update	To report any adjustments to the in-year programme	Executive	Yes	No		12 <sup>th</sup> October 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Budget Forecast Update 2023-24 - Period 5	To report any adjustments to the in-year budget	Executive	Yes	No		12 <sup>th</sup> October 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Corporate Parenting Strategy – Annual Report	To note the content of the Corporate Parenting Strategy Annual Report and to agree that the	Executive	Yes	No		12 <sup>th</sup> October 2023	Executive Member - Children, Families, Education and Skills

	report is presented at Full Council						Executive Director - Children's Services	
Page 504	Local Electric Vehicle Infrastructure Fund	To approve the basis of the submission to Government to secure the funding, and agree the process to select a supplier to provide, install, operate, maintain and manage the infrastructure, including all of the necessary delegated powers.	Executive	Yes	No	The Council will be consulting on a draft Electric Vehicle Infrastructure strategy during 2023	12 <sup>th</sup> October 2023	Executive Member - Highways, Travel and Assets  Executive Director - Place and Economy
	Surplus Asset Disposal	To approval the disposal of specific assets	Executive	Yes	No Part exempt		12 <sup>th</sup> October 2023	Executive Member - Highways, Travel and Assets  Executive Director - Place and Economy
	Development Services and Regulatory Services Case Management Systems Replacement	To procure and implement, via Direct Award, a cloud based Idox solution across	Executive	Yes	No		12 <sup>th</sup> October 2023	Executive Member - Growth and Regeneration  Executive



	NNC to replace NNC's six legacy Case Management Systems						Director - Place and Economy
Public Spaces Protection Orders Wellingborough	To consider and approve extending the PSPO for Wellingborough town centre and the PSPO covering gating arrangements in the Finedon ward 2023 to 2026	Executive	Yes	No	External consultation with residents, businesses and other agencies including the police	12 <sup>th</sup> October 2023	Executive Member - Housing, Communities and Levelling Up  Executive Director - Adults, Health Partnerships and Housing (DASS)
Procurement of a Heating Contractor for Housing Stock	To seek approval to procure a gas contractor for NNC's housing stock	Executive	Yes	No		12 <sup>th</sup> October 2023	Executive Member - Housing, Communities and Levelling Up  Executive Director - Adults, Health Partnerships and Housing (DASS)
Home to School Transport Dynamic Purchasing System	Approval of a Direct Award procurement/re-procurement of the adam Dynamic Purchasing	Executive	Yes	No		12 <sup>th</sup> October 2023	Executive Member - Highways, Travel and Assets

	System to facilitate the tender process for home to school transport services						Executive Director - Place and Economy
Oakley Vale Infrastructure Works	To consider and approve the works.	Executive	Yes	No		12 <sup>th</sup> October 2023	Executive Member - Highways, Travel and Assets  Executive Director - Place and Economy

## November 2023

Subject of the Decision:	Purpose of Report	Decision Maker	Is it a key decision?	Will it contain exempt information? /Reasons for exemption, if any	Consultation undertaken	Anticipated Date of Decision:	Report Author and Executive Lead Member
Capital Budget Update	To report any adjustments to the in-year programme	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Budget Forecast Update 2023-24 - Period 6	To report any adjustments to the in-year budget	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Public Spaces Protection Order – Dog Control	To seek approval from the Executive to implement an updated North Northamptonshire Public Spaces	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Housing, Communities and Levelling Up

	Protection Order 2023 – Dog Control						Executive Director - Place and Economy	
	Culture, Heritage and Tourism Business Plan	To consider and approve the business plan.	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Deputy Leader & Sports, Leisure, Culture and Tourism  Executive Director - Adults, Health Partnerships and Housing (DASS)
Page 508	Katering Leisure Village Business Case	To consider and approve the proposed Business Case regarding the future of KLV	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Highways, Travel and Assets  Executive Director - Place and Economy
	Bookings for Parks and Open Spaces	Approve the Bookings Policy Parks and Open Spaces	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Deputy Leader & Sports, Leisure, Culture and Tourism  Executive Director - Adults, Health Partnerships and Housing (DASS)

Local Council Tax Support Scheme 2024/25	To recommend to Council a Local Council Tax Support Scheme for 2024/25	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Northamptonshire Tourism Strategy and Local Visitor Economy Partnership for Northamptonshire	Approval of Tourism Strategy and governance arrangements for the Local Visitor Economy Partnership.	Executive	Yes	No	Agreement with WNC as it is a joint strategy.	16 <sup>th</sup> November 2023	Executive Member - Deputy Leader & Sports, Leisure, Culture and Tourism  Executive Director - Adults, Health Partnerships and Housing (DASS)
North Northamptonshire Local Development Scheme	To agree the North Northamptonshire Local Development Scheme; and to recommend that the Scheme is submitted to Full Council for adoption	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Growth and Regeneration  Executive Director - Place and Economy
East Northants Local Plan Part 2 Adoption	To approve for adoption the East Northamptonshire Local Plan Part 2	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Growth and Regeneration

							Executive Director - Place and Economy
Kettering Library Roof Replacement	Capital investment for Phase One of the roof replacement project	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Deputy Leader & Sports, Leisure, Culture and Tourism  Executive Director - Adults, Health Partnerships and Housing (DASS)
Procurement of Independent Living Care and Support Provision	To approve procurement of Independent Living Care and Support Provision with a contract value in region of £533,000k	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Adults, Health and Wellbeing  Executive Director - Adults, Health Partnerships and Housing (DASS)
Delivery of Household Waste Recycling Centres (HWRCs) from April 2025	Accept recommendation for operating model for HWRC provision from April 2025. Approve procurement of necessary	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Highways, Travel and Assets  Executive Director - Place and Economy

	contracts to facilitate that delivery model						
Specialist Drug and Alcohol Treatment for Rough Sleepers, or at risk of Rough Sleeping	To agree the use of North Northamptonshire Public Health Reserves to fund activities up to £600,000 for specialist drug and alcohol treatment services for rough sleepers or those at risk of rough sleeping until 31st March 2026	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Adults, Health and Wellbeing  Executive Director - Adults, Health Partnerships and Housing (DASS)
Corporate Property Leasehold Policy	To consider adopting an NNC policy.	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Highways, Travel and Assets  Executive Director - Place and Economy
Half Yearly Treasury Management Update	To consider and note the half yearly Treasury Management update	Executive	Yes	No		16 <sup>th</sup> November 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance

## December 2023

Subject of the Decision:	Purpose of Report	Decision Maker	Is it a key decision?	Will it contain exempt information? /Reasons for exemption, if any	Consultation undertaken	Anticipated Date of Decision:	Report Author and Executive Lead Member
Capital Budget Update  Page 512	To report any adjustments to the in-year programme	Executive	Yes	No		21 <sup>st</sup> December 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Budget Forecast Update 2023-24 - Period 7	To report any adjustments to the in-year budget	Executive	Yes	No		21 <sup>st</sup> December 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Business Plan of Northamptonshire Children's Trust	To note the content of the Business Plan and to agree that the Report is presented at Full	Executive	Yes	No		21 <sup>st</sup> December 2023	Executive Member - Children, Families, Education and Skills



	Council						Executive Director - Children's Services
Asset Acquisition Policy	To consider adopting an NNC policy.	Executive	Yes	No		21 <sup>st</sup> December 2023	Executive Member - Highways, Travel and Assets  Executive Director - Place and Economy
Council-Owned Company Governance Arrangements	To approve governance arrangements relating to Council-owned companies	Executive	Yes	No		21 <sup>st</sup> December 2023	Executive Member - Finance and Transformation  Executive Director - Finance & Performance

## January 2024

Subject of the Decision:	Purpose of Report	Decision Maker	Is it a key decision?	Will it contain exempt information? /Reasons for exemption, if any	Consultation undertaken	Anticipated Date of Decision:	Report Author and Executive Lead Member
Capital Budget Update	To report any adjustments to the in-year programme	Executive	Yes	No		18 <sup>th</sup> January 2024	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Budget Forecast Update 2023-24 - Period 8	To report any adjustments to the in-year budget	Executive	Yes	No		18 <sup>th</sup> January 2024	Executive Member - Finance and Transformation  Executive Director - Finance & Performance
Replacement Adults Social Care System	A request to move forward with the costs and procurement	Executive	Yes	No		18 <sup>th</sup> January 2024	Executive Member - Adults, Health and Wellbeing

**to replace systems within adult social care (Eclipse, Cygnum, Carefirst, Abacus) which are due for renewal.**

**Executive Director - Adults, Health Partnerships and Housing (DASS)**

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