

East Northamptonshire Local Plan (Part 2) SA

SA Report Addendum: Appraisal of Modifications

November, 2022

Quality information

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Non-Technical Summary

Introduction

AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the East Northamptonshire Local Plan (Part 2). SA is a mechanism for considering and communicating the likely effects of the plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of the Local Plan is a legal requirement.

This is a Non-Technical Summary (NTS) of this SA Report Addendum, which is an Addendum to the full SA Report published in 2021 [Exam ref: A-02].

The aim of the SA Report Addendum is essentially to present information on the proposed modifications, and alternatives where appropriate, with a view to informing the forthcoming consultation and subsequent plan finalisation.

Scope

The scope of the SA work, with respect to the East Northamptonshire Local Plan (Part 2), is introduced within the SA Report published in 2021 [Exam ref: A-02]. Essentially, the scope is reflected in a list of sustainability objectives and guiding questions, which collectively provide a methodological 'framework' for appraisal. The SA objectives are listed in Table 1 below.

Table 1: Sustainability Topics

Sustainability Objective

Accessibility

To improve accessibility and transport links from residential areas to key services, facilities and employment areas, and enhance access to the natural environment and recreation opportunities

Housing

Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all

Health

Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas

Crime

To improve community safety, reduce the incidences of crime and the fear of crime - a safe place to live

Community

Value and nurture a sense of belonging in a cohesive and vibrant community, whilst respecting diversity.

Skills

To improve overall levels of education and skills.

Liveability

To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity

Biodiversity

Sustainability Objective

To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation

Landscape

To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.

Cultural Heritage

Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings

Climate change

Reduce the emissions of greenhouse gases and impact of climate change (adaptation)

Air quality

To maintain or improve local air quality

Water

Maintain or improve the quality of ground and surface water resources and minimise the demand for water

Natural Hazard

Reduce the impact of flooding and avoid additional risk

Soil and Land

Ensure the efficient use of land and maintain the resource of productive soil

Minerals

Ensure the efficient use of minerals and primary resources

Energy use

To mitigate climate change by minimising carbon based energy usage by increasing energy efficiency and to develop North Northamptonshire 's renewable energy resource, reducing dependency on non-renewable resources

Waste

To reduce waste arisings and increase reuse, recycling and composting

Employment

Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs

Wealth Creation

Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors

Town Centres

Protect and enhance the vitality and viability of town centres and market towns

Screening of Proposed Modifications

The Council is proposing a number of minor and main modifications to the submitted Local Plan (Part 2) as a result of the examination hearing sessions and representations received. It is necessary to screen the modifications to determine if they significantly affect the findings of the main SA Report [Exam ref: A-02] and if further appraisal work is therefore required.

All of the proposed Main Modifications have been screened to determine if further SA work is required or if they can be screened out from further appraisal work. The proposed changes and detailed findings of the screening including the rationale for why a main modification was screened in or out are provided in Appendix 1 of this SA Report Addendum.

The majority of modifications involve minor edits to the Plan text for clarification, factual correction, to enhance readability or other minor reasons and have therefore been screened out as not being significant in terms of the SA (i.e. they would be inherently unlikely to give rise to significant effects or affect the overall conclusions).

The screening of the proposed Main Modifications (Appendix A) found that the majority of modifications would not be likely to have a significant effect on the findings of the previous SA work presented in the main SA Report [Exam ref: A-02]. This is because the changes do not fundamentally alter the thrust of the policies.

Only the following Modifications were identified that required further consideration in the SA at this stage. These are as follows:

MM17 – Amendments to Policy EN7 (Local Green Infrastructure Corridors)

- The policy is clearer in terms of the role of local GI corridors and how they link to strategic corridors.

MM27 – Amendments to Policy EN13 (Design of Buildings / Extensions)

- The policy no longer references electric charging points and car parking.

HRA Related amendments (MM50, MM57, MM77)

- Several modifications have been made in response to recommendations within the HRA and through dialogue with Natural England.

MM34 - Policy EN17 deleted as the allocated site now has planning permission

- Land south of Chelveston Road, Higham-Ferrers has planning permission and is no longer to be allocated. Therefore, effects associated with this site no longer relate to the plan.

MM73 - Policy EN37 (Rectory Business Centre Site)

- Amendments to policy clauses include greater clarity on heritage matters, and no longer refer to the need to support alternative skills and education opportunities.

MM87 – Monitoring

- Updates to the monitoring framework in the Local Plan are proposed, which ought to be reflected in the SA Report.

Consideration of alternatives

The Council explored whether there were any reasonable alternatives in relation to the proposed Main Modifications. It was considered that no alternatives were reasonable or needed to be appraised through further SA work.

Appraisal of Modifications

The appraisal identified that the main modifications would lead to limited changes to the sustainability appraisal findings when considering the overall effects of the Plan 'as a whole'. The key differences are summarised below:

- The Plan is predicted to have a less significant effect with regards to education and skills. Whilst still positive, the effects would no longer be considered to be significant. This mainly relates to a new school site allocation being removed. However, the outcomes for communities will be the same as this site already has planning permission.
- The Plan is predicted to have slightly improved effects with regards to heritage, but this does not change the overall effects from minor positive.
- The Plan is predicted to have slightly improved effects with regards to biodiversity, but this does not change the overall effects from minor positive.
- The Plan is predicted to have slightly less positive effects with regards to health and liveability, but the overall effects are still like to remain significantly positive.
- The Plan is predicted to have slightly less positive effects with regards to air quality, but the overall effects are still like to remain the same (minor positive).

Mitigation and enhancement

No further mitigation or enhancement measures were identified at this stage.

Monitoring

Given that the Local Plan monitoring framework has been updated, it is helpful to reflect this in the SA Report. As such, the SA monitoring framework has been amended to ensure that the indicators are suitable. The monitoring framework will be finalised following adoption.

Next Steps

Following consultation, the Inspector will consider all representations received, before deciding how to report on the Plan's soundness. Assuming that the Inspector is ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/SA in full and presents 'measures decided concerning monitoring'.

1. Introduction

Background

- 1.1 North Northamptonshire Council (formerly East Northamptonshire Council) is preparing a new Local Plan (Part 2). The Plan is at an advanced stage, having gone through various rounds of consultation and is currently at public examination.
- 1.2 A number of modifications are being proposed to the Plan. It is important to explore whether these changes will affect sustainability appraisal findings.

Sustainability Appraisal (SA)

- 1.3 AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the East Northamptonshire Local Plan (Part 2). SA is a legally required process that aims to ensure that the significant effects of an emerging draft plan (and alternatives) are systematically considered and communicated. It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') 2004.

Purpose and Structure of this SA Report Addendum

- 1.4 The aim of this SA Report Addendum is to present information on the proposed main modifications with a view to informing further consultation and subsequent plan finalisation.
- 1.5 This report is known as an SA Report 'Addendum' on the basis that it is an Addendum to the SA Report published in January 2021 [Exam ref: A-02]. This SA Report Addendum is structured as follows:
 - **Section 2** - presents the scope of the SA;
 - **Section 3** - explains the method and presents the findings of the screening of proposed modifications;
 - **Section 4** - sets out consideration of alternatives;
 - **Section 5** – sets out an appraisal of the screened in Modifications;
 - **Section 6** – considers mitigation and enhancement; and
 - **Section 7** – discusses the next steps.

2. What's the scope of the SA?

The SA Framework

- 2.1 The scope of the SA work, with respect to the East Northamptonshire Local Plan (Part 2), is introduced within the SA Report published in 2021 [Exam ref: A-02]. The scope is reflected in a list of sustainability objectives and supporting 'guiding criteria', which collectively provide a methodological 'framework' for appraisal.

2.2 The SA Objectives and guiding criteria are listed below in Table 1.2. It has not been necessary to update or revise the SA framework for the purposes of appraisal work at this stage.

Table 1.2: The SA Framework

SA Objective	Guiding criteria (will the proposal...)
<p>Accessibility To improve accessibility and transport links from residential areas to key services, facilities and employment areas, and enhance access to the natural environment and recreation opportunities</p>	<ul style="list-style-type: none"> • Improve access for the disabled? • Improve access to public transport? • Improve public transport services? • Improve access to local services and facilities? • Improve access to IT/ high speed Broadband? • Improve access by foot or cycle? • Ensure services are located to maintain the viability of settlements? • Reduce the need to travel? • Reduce travel distances (particularly journey to work)? • Help to support the viability of facilities and services in rural areas? • Improve access to services for rural communities?
<p>Housing Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p>	<ul style="list-style-type: none"> • Reduce homelessness? • Provide enough affordable housing to meet need from all sections of the community? • Reduce the number of unfit homes? • Provide housing to meet local needs in the rural area? • Provide a range of house types and sizes? • Facilitate provision of new homes in communities with sense of place and adequate access to facilities? • Facilitate provision of new homes which are easy to maintain and heat and which minimise the impact on the environment?
<p>Health Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas</p>	<ul style="list-style-type: none"> • Address health and welfare needs and inequalities in the area? • Encourage healthy lifestyles (including travel choices)? • Improve sporting or recreational facilities and access to them? • Improve access to high quality health facilities? • Increase number of people in urban areas with access to public open space?
<p>Crime To improve community safety, reduce the incidences of crime and the fear of crime - a safe place to live</p>	<ul style="list-style-type: none"> • Reduce incidences of crime? • Reduce the fear of crime? • Ensure design and layout minimises the opportunity for crime? • Involve the community in control of their local area?

SA Objective	Guiding criteria (will the proposal...)
<p>Community Value and nurture a sense of belonging in a cohesive and vibrant community, whilst respecting diversity.</p>	<ul style="list-style-type: none"> • Increase the ability of people to influence decisions? • Improve cultural diversity? • Create or sustain a vibrant community? • Encourage engagement in community activities? • Meet specific needs of a section of the community? • Will it maintain and enhance community facilities and provide locations for community level activities and organisations?
<p>Skills To improve overall levels of education and skills.</p>	<ul style="list-style-type: none"> • Improve access to educational/learning or training facilities for all ages and social groups? • Will it help to improve people's skills? • Will it improve uptake of learning and training in urban and rural areas?
<p>Liveability To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>	<ul style="list-style-type: none"> • Reduce noise pollution? • Improve the cleanliness of the environment? • Reduce unpleasant odours? • Improve the satisfaction of people with their neighbourhoods? • And improve /safeguard tranquillity? • Minimise light pollution or reduce or remove light pollution? • Enable effective connection between developments and Greenway proposals
<p>Biodiversity To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation</p>	<ul style="list-style-type: none"> • Protect and enhance sites of acknowledged importance for wildlife (SSSIs, CWS, LNRs)? • Avoid harm to and enhance opportunities for protected species and others listed in the Northamptonshire Red Data Book? • Create habitats of value for wildlife in particular those which meet BAP target? • Improve the connectivity of green spaces and green networks? • Improve appropriate access to natural areas? • Avoid fragmentation of habitats? • Create new greenspace networks? • Improve management of habitats? • Will it allow biodiversity to adapt to the impacts of climate change?
<p>Landscape To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.</p>	<ul style="list-style-type: none"> • Ensure that landscape character, including historic landscape character, and townscape assessments are used to assess the capacity of areas to absorb new development thereby influencing the location and scale of development? • Ensure landscape Character Assessment influences design of the built environment and networks of green infrastructure? • Maintain and enhance the quality of the built environment? • Protect, maintain, enhance and expand good quality of open space within and adjacent to settlements?

SA Objective	Guiding criteria (will the proposal...)
Cultural Heritage	<ul style="list-style-type: none"> • Create buildings and spaces that are attractive, functional, adaptable and durable that compliment, enhance and support local character? • Encourage the re-use of and refurbishment of the existing built environment? • Protect and maintain levels of tranquillity?
<p>Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings</p>	<ul style="list-style-type: none"> • Protect and enhance sites, features and areas of historical, archaeological and cultural value and their setting? • Protect and enhance sites of geological value? • Help to provide solutions for heritage at risk?
Climate change	<ul style="list-style-type: none"> • Reduce emissions of greenhouse gases? • Increase tree cover? • Ensure adaptability of environments and buildings to natural hazards? • Promote resource efficient buildings? • Encourage innovation in sustainable design and construction? • Support rural communities to reduce reliance on oil heating? • Encourage the use of sustainable technologies and practices in agriculture?
<p>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</p>	<ul style="list-style-type: none"> • Reduce traffic related pollution? • Minimise or reduce light pollution? • Reduce levels of dust or particulates? • Support the use of green infrastructure to help improve environmental quality?
Air quality	<ul style="list-style-type: none"> • Reduce traffic related pollution? • Minimise or reduce light pollution? • Reduce levels of dust or particulates? • Support the use of green infrastructure to help improve environmental quality?
<p>To maintain or improve local air quality</p>	<ul style="list-style-type: none"> • Minimise or reduce the risk of pollution to water, and enhance water quality in areas of poor quality? • Encourage water efficiency? • Will it reduce levels of pollution to water (utilising SUDS)? • Reduce water consumption? • Ensure capacity of available water resources, taking into account climate change?
Water	<ul style="list-style-type: none"> • Minimise or reduce the risk of pollution to water, and enhance water quality in areas of poor quality? • Encourage water efficiency? • Will it reduce levels of pollution to water (utilising SUDS)? • Reduce water consumption? • Ensure capacity of available water resources, taking into account climate change?
<p>Maintain or improve the quality of ground and surface water resources and minimise the demand for water</p>	<ul style="list-style-type: none"> • Reduce the risk of/effects of flooding, taking into account climate change? • Encourage Sustainable Drainage Systems? • Ensure adaptability of environments and buildings to natural hazards?
Natural Hazard	<ul style="list-style-type: none"> • Reduce the risk of/effects of flooding, taking into account climate change? • Encourage Sustainable Drainage Systems? • Ensure adaptability of environments and buildings to natural hazards?
<p>Reduce the impact of flooding and avoid additional risk</p>	

SA Objective	Guiding criteria (will the proposal...)
<p>Soil and Land Ensure the efficient use of land and maintain the resource of productive soil</p>	<ul style="list-style-type: none"> • Maintain the best and most versatile agricultural land? • Reduce the risk of land contamination? • Remediate contaminated land? • Minimise the loss of green field land? • Maximise the use of Brownfield land? • Maximise development densities where appropriate?
<p>Minerals Ensure the efficient use of minerals and primary resources</p>	<ul style="list-style-type: none"> • Avoid the sterilisation of known minerals reserves? • Promote the appropriate use of primary and secondary aggregates? • Will it make use of previously developed land or buildings?
<p>Energy use To mitigate climate change by minimising carbon based energy usage by increasing energy efficiency and to develop North Northamptonshire's renewable energy resource, reducing dependency on non-renewable resources</p>	<ul style="list-style-type: none"> • Minimise or reduce energy use? • Promote energy efficient buildings? • Help develop the areas renewable energy resource? • Reduce the dependency on non-renewable resources? • Encourage the development of renewable energy generation schemes (e.g. Wind)? • Encourage community heating schemes or combined heat and power? • Encourage small scale schemes in developments (e.g. Solar)?
<p>Waste To reduce waste arisings and increase reuse, recycling and composting</p>	<ul style="list-style-type: none"> • Promote resource efficient buildings? • Encourage the use of recycled materials? • Reduce the production of waste?
<p>Employment Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p>	<ul style="list-style-type: none"> • Provide new jobs? • Encourage efficient patterns of movement? • Increase the proportion of knowledge based and high tech businesses? • Sustain and promote jobs in urban and rural areas? • Increase the diversity and quality of employment opportunities in the rural area • Utilise and enhance the existing infrastructure? • Help maintain a transport network that minimises the impact on the environment? • Help sustain existing businesses?

SA Objective Guiding criteria (will the proposal...)

Wealth Creation

Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors

- Encourage enterprise and innovation?
- Exploit opportunities for new technologies?
- Enhance and promote the image of the area as a business and a sustainable tourist location?
- Improve House price/earnings ratio?
- Provide enhanced support for new businesses?

Town Centres

Protect and enhance the vitality and viability of town centres and market towns

- Retain and develop a wide range of uses, attractions and amenities?
 - Ensure good accessibility to and within centres?
 - Attract continuing investment in development or refurbishment?
 - Encourage the evening economy?
 - Encourage increased housing in centres?
 - Encourage increased visitors through support for tourism, culture and sport?
-

3. Screening of Proposed Modifications

Introduction

- 3.1 A number of 'additional' and Main Modifications to the submitted Local Plan are proposed as a result of the examination hearing sessions and representations received. It is necessary to screen these modifications to determine if they could significantly affect previous SA findings and if further appraisal work is therefore required.

Method

- 3.2 All of the proposed Main Modifications were screened to determine if further SA work was required or if they could be screened out from appraisal. The findings of the screening exercise, including the rationale for why a modification was screened in or out, are provided in Appendix 1.
- 3.3 The majority of modifications involve minor edits to the Plan text for clarification, factual correction, to enhance readability or other minor reasons and have therefore been screened out as not being significant in terms of requiring further exploration through the SA (i.e. they would be inherently unlikely to give rise to significant effects).
- 3.4 Where modifications are identified as potentially giving rise to significant effects, then additional appraisal work has been undertaken.

Screening Findings

- 3.5 The screening of the proposed Main Modifications (**Appendix 1**) found that the majority of modifications would not be likely to have a significant effect on the findings of the previous SA work presented in the SA Report (2021) [Exam ref: A-02]. This is because the changes do not fundamentally alter the thrust of the policies when considering the Plan 'as a whole'.
- 3.6 Several modifications have been identified as requiring further consideration through the SA process. These are as follows:

MM17 – Amendments to Policy EN7 (Local Green Infrastructure Corridors)

- 3.7 The policy is clearer in terms of the role of local GI corridors and how they link to strategic corridors.

MM27 – Amendments to Policy EN13 (Design of Buildings / Extensions)

- 3.8 The policy no longer references electric charging infrastructure.

HRA Related amendments (MM50, MM57, MM77)

- 3.9 Several modifications have been made in response to recommendations within the HRA and through dialogue with Natural England. Though individually these changes are unlikely to have a significant effect on findings, it is useful to test whether there could be cumulative effects.

MM34 - Policy EN17 deleted

- 3.10 The site (Land south of Chelveston Road, Higham-Ferrers) has planning permission and therefore, the effects should not be attributed to the Plan.

MM73 - Policy EN37 (Rectory Business Centre Site)

- 3.11 Removal of clause e) relating to education / training and economy.
- 3.12 Provides greater certainty that the any impacts upon heritage assets will be assessed and managed.

MM87 – Monitoring

- 3.13 Updates to monitoring indicators may be useful to reflect the latest iteration of the Local Plan.

Appraising modifications

- 3.14 Each of the modifications that have been 'screened-in' have been considered in further detail; covering the following elements:
 - Consideration of reasonable alternative approaches
 - Appraisal against the SA framework
 - Potential for mitigation / enhancement
 - Monitoring

4. Consideration of alternatives

- 4.1 For each modification that has been screened-in, the potential for alternative approaches has been considered. This is discussed below.

MM17 – Amendments to Policy EN7 (Local Green Infrastructure Corridors)

- 4.2 The changes are mostly for clarity and provide additional direction. There are no strategic alternatives to test through the SA process.

MM27 – Amendments to Policy EN13 (Design of Buildings / Extensions)

- 4.3 The policy change is not a strategic matter and does not lend itself to the testing of reasonable alternatives through the SA process.

HRA Related amendments (MM50, MM57, MM77)

- 4.4 The changes are mostly for clarity and to respond to recommendations in the HRA. There are no strategic alternatives to test through the SA process.

MM34 - Policy EN17 deleted

- 4.5 The site (Land south of Chelveston Road, Higham-Ferrers) has planning permission. There are no alternatives to consider

MM73 - Policy EN37 (Rectory Business Centre Site)

- 4.6 Amendments to the policy relate to specific issues (heritage and education / skills). There are no strategic alternatives to test through the SA process.

MM87 – Monitoring

- 4.7 Updates to monitoring indicators do not require alternatives to be tested.

5. Appraisal of the modifications

- 5.1 The Main Modifications that are 'screened-in' have been appraised in further detail against the full SA Framework. The results are presented below under each modification and then cumulatively.

MM17 - Amendments to Policy EN7 (Local Green Infrastructure Corridors)

- 5.2 The modifications add clarity and detail in relation to the role of local green infrastructure corridors, and that these are complementary to strategic corridors. The changes are likely to be positive in relation to biodiversity, with knock on benefits in terms of health and wellbeing. However, the significance of effects are not anticipated to be different, given that no new requirements have been introduced.

MM27 – Amendments to Policy EN13 (Design of Buildings / Extensions)

- 5.3 The modification removes reference to parking and electric vehicle charging in this policy. This has some effects in terms of air quality, health / liveability.
- 5.4 Positive effects on air quality are likely to be slightly lowered, as there is no longer any specific mention of the need to encourage electric vehicle charging infrastructure in the Part 2 Local Plan or the Joint Core Strategy (JCS). This has knock on implications in terms of health and wellbeing (i.e. positive effects associated with cleaner air are reduced in this respect).
- 5.5 The Local Plan Part 2 is predicted to have minor positive effects with regards to air quality, mainly related to the strategy for growth encouraging sustainable modes of travel and less need to travel. Minor positive effects are still recorded despite the modification MM27, though the policy is less proactive on this front.

HRA Related amendments (MM50, MM57, MM77)

- 5.6 The changes are mainly made to clarify which developments are likely to require a HRA, and outlines the need to consider functionally linked land amongst other factors. Together, the modifications are considered unlikely to have a significant effect on any of the SA Objectives. The key requirements in relation to HRA are already established in the Joint Core Strategy and the Special Protection Area Supplementary Planning Document. Therefore, whilst clarifications in the Local Plan (Part 2) are likely to be helpful, they do not alter the overall findings for biodiversity (they remain minor positive overall with regards to the biodiversity SA Objective).

MM34 - Policy EN17 deleted

- 5.7 This site (Land south of Chelveston Road, Higham-Ferrers) has planning permission, and therefore, effects associated with this as an allocation are not attributable to the Local Plan as such (i.e. this site now forms a part of the baseline position).
- 5.8 The allocation of the site was predicted to have significant positive effects in relation to education and skills objectives, whilst also contributing towards significant positive effects in terms of accessibility, and health and liveability (through the provision of new open space, green infrastructure and education / leisure facilities).

- 5.9 The Plan is still likely to have positive effects on health due to the wide range of other policies that support improved health outcomes. Therefore, despite this policy being removed, significant positive effects (i.e. beyond the baseline position which now includes the school site) are still predicted to occur.
- 5.10 With regards to economy, education and skills, the allocation was predicted to have significant positive effects. These will no longer arise as a result of the Plan (instead minor positive effects are recorded), but it should be noted that the baseline position has already been improved in this regard, so the outcomes for communities will be similar.

MM73 - Policy EN37 (Rectory Business Centre Site)

- 5.11 Amendments to policy clauses are predicted to have some minor implications. On one hand, the changes are likely to be positive with regards to cultural heritage, as they provide greater certainty that impacts upon heritage assets will be fully assessed and managed. On the other, the policy is no longer likely to bring about positive effects in relation to economy and skills.
- 5.12 These changes only relate to this one site and are unlikely to lead to significant effects. Therefore, the overall findings for all of the SA objectives remain the same.

MM87 – Monitoring

- 5.13 Changes to monitoring indicators have no effect upon the SA findings.

Cumulative effects of the Modifications

- 5.14 Several modifications relating to HRA should lead to slight improvements with regards to biodiversity. There is also greater clarity in relation to the role of local green infrastructure corridors. These changes are minor though and do not lead to any changes in relation to the overall findings, which remain as minor positive effects with regards to biodiversity.
- 5.15 Slight improvements are also recorded for the cultural heritage SA Objective reflecting specific changes to Policy EN37 which relates to the Rectory Business Centre site. Whilst this is a positive change, it does not alter the minor positive effects already predicted in the SA Report overall in terms of cultural heritage.
- 5.16 The modifications have no implications with regards to crime, landscape, water, natural hazard, soil and land, minerals, energy use, waste and town centres.
- 5.17 Several modifications are less positive in relation to health and liveability, but they are minor in their coverage. Therefore, the changes will not result in the predicted effects reducing from significantly positive overall.
- 5.18 Several changes mean that the Plan is less positive in terms of skills and education provision. However, this mainly relates to the new school at Higham Ferrers already having planning permission. The significant positive effects attributed to the Plan are now considered to be minor positives. But these should be understood in the context of a stronger baseline position.

Table 5.1: Summary of SA findings

Topic	Overall Findings in the SA Report	Main Modifications	Overall findings post Examination
Accessibility	Significant positive	No change	Significant positive
Housing	Significant positive	No change	Significant positive
Health and liveability	Significant positive	Less positive	Significant positive
Crime	Minor positive	No change	Minor positive
Community	Minor positive	Less positive	Minor positive
Biodiversity	Minor positive	More positive	Minor positive
Landscape	Minor positive Minor negative	No change	Minor positive Minor negative
Cultural heritage	Minor positive	More positive	Minor positive
Air	Minor positive	Less positive	Minor positive
Water	Minor positive Neutral	No change	Minor positive Neutral
Natural hazard	Neutral	No change	Neutral
Soil and land	Neutral	No change	Neutral
Minerals	Neutral	No change	Neutral
Energy use and climate change	Minor positive	No change	Minor positive
Waste	Neutral	No change	Neutral
Employment, wealth creation and skills	Significant positive Minor positive	Less positive	Minor positive
Town centres	Significant positive	No change	Significant positive

6. Mitigation and enhancement

- 6.1 Some modifications have been made in response to minor negative effects being identified, and the changes rectify these issues. In this respect, no further mitigation or enhancement is necessary.
- 6.2 Where changes have led to less positive effects, these are minor and are mostly attributed to the status of site allocations. Therefore, no further mitigation or enhancement is considered appropriate.

7. Next steps

Plan Finalisation

- 7.1 This section explains the next steps in the plan-making/SA process.
- 7.2 Following consultation, the Inspector will consider all representations received, before deciding how to report on the Plan’s soundness.
- 7.3 Assuming that the Inspector is ultimately able to find the Plan ‘sound’, it will then be adopted by the Council. At the time of adoption an ‘SA Statement’ will be published that explains the process of plan-making/SA in full and presents ‘measures decided concerning monitoring’.

Monitoring

- 7.4 The SA Report [Exam ref: A-02] submitted alongside the Local Plan presented a range of ‘measures envisaged concerning monitoring’ in Table 9.2.
- 7.5 Updates to the Local Plan monitoring framework have been made that are useful to reflect in the SA Report. The effects with regards to skills and education are now considered to be minor rather than significantly positive. It is considered unnecessary to include measures to monitor these minor effects.
- 7.6 Table 7.1 below reflects these updates. A final list of monitoring measures will be presented within the SA Statement produced once the Local Plan is adopted.

Table 5.1: Potential monitoring measures for significant effects

Significant effects	Potential monitoring indicators
<p>Accessibility Significant positive effects through a focus on sustainable locations for growth, sustainable travel and securing a greenway and other GI networks.</p>	<ul style="list-style-type: none"> • Length of new cycle infrastructure secured. • Progress on delivery of GI networks and the Greenway. • % of new developments within 400m from a bus/rail stop.
<p>Housing Significant positive effects due to meeting JCS targets and providing flexibility</p>	<ul style="list-style-type: none"> • Annual delivery of housing by settlement compared to targets. • Proportion of 1, 2, 3, 4, 5+ bed properties.
<p>Health and Liveability Significant positive effects due to a range of social infrastructure and environmental improvements</p>	<ul style="list-style-type: none"> • Number of affordable and specialist homes delivered. • Net change in open space and green infrastructure provision. • Developer contributions secured for public realm improvements. • Rates of active travel. • Number of Category 3 (wheelchair accessible or adaptable) units delivered.

Significant effects

Potential monitoring indicators

Town Centres

Significant positive effects with regards to regeneration and focus on the vitality of town centres.

- Progress on delivery of town centre regeneration sites.
- Number and % of vacant properties in centres.
- 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.

APPENDIX A: SCREENING THE MAIN MODIFICATIONS

Schedule of Proposed Main Modifications to the Submission Local Plan

Part 2 Local Plan

October 2022

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 – October 2022

Ref No.	Para/ Policy/ Figure/Table/Map ref	Publication Plan Page	Proposed Change	Reason for Change	SA implications
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Introduction

MM1	Para 1.23	18	<p><i>Amend text to para 1.23 as follows:</i></p> <p>Add the word bodies to second sentence after the words “specific consultation” Reword the third sentence to add the words to inform any potential before the wording “cross boundary issues”.</p>	<p>For greater clarity (Action Point 1)</p>	<p>No implications for SA findings.</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 Areas of land located beyond tThe 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 is also adjoined by Functionally Linked Land (FLL)²². 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, 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.</p> <p><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</u></p>	<p>To address comments from Natural England (Reps 48/13 and 48/16)</p>	<p>No implications for SA findings.</p>

Schedule of proposed Main Modifications – October 2022

			<p><u>will need to be addressed through a review of the JCS, to ensure that a sustainable approach to future development proposals is agreed.</u></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 Strategy²³ applies. Policy 4 of the Joint Core Strategy and the Special Protection Area supplementary planning document, incorporating the Mitigation Strategy (November 2016)²⁴ 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><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) guidance¹.</u></p>		
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Area Portrait

MM3	Paras 2.10 and 2.11	29	<p><i>Amend paragraph 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. The</p>	Factual Update	No implications for SA findings.
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¹ https://www.east-northamptonshire.gov.uk/downloads/file/11094/emaqn_ag_and_planning_developer_guide_-_july_2018

Schedule of proposed Main Modifications – October 2022

			<p>masterplan will define the development boundaries and policy expectations for the SUE.</p> <p>An overarching vision for Rushden East was agreed by the Council on 17 July 2017². Following on from this, the Council prepared the draft Rushden East Masterplan Framework Document (MFD)³. 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). <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></p>		

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, <u>for example</u>, promoted through neighbourhood planning.</p>	To reflect changes to the spatial policies.	No implications for SA findings.
MM5	Para 4.29	56	<p><i>Amend paragraph 4.29 to reflect changes proposed to policy EN1 as follows:</i></p> <p>Policy <u>Policies</u> EN1 and EN2 (below) explains how the spatial development strategy should apply. <u>The policies</u> It provides additional district-level direction to support the</p>	To reflect changes to the spatial policies.	No implications for SA findings.

² https://www.east-northamptonshire.gov.uk/info/200153/planning_and_buildings/1881/rushden_sustainable_urban_extension

³ https://www.east-northamptonshire.gov.uk/downloads/file/11671/draft_masterplan_framework_document_-_january_2020

Schedule of proposed Main Modifications – October 2022

			development management process or provides further strategic direction for the preparation of neighbourhood plans.		
MM6	Policy EN1	56	<p><i>Amend Policy EN1-as follows:</i></p> <p>Future d <u>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. 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.</u></p> <p><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></p> <p>1. Urban Areas</p> <p>a) Rushden and Higham Ferrers – 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 (<u>Policy EN28</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.</p> <p>b) Irthlingborough, Raunds and Thrapston – <u>Higham Ferrers, Irthlingborough, Raunds, Thrapston and Oundle</u> 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. <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> Further development at these towns will focus upon urban re-</p>	<p>Hearings outcome</p> <p>Action Point 12</p> <p>Hearings outcome</p> <p>Action Points 13,14, 15</p>	No significant implications for SA findings.

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		<p>imagination, to support job creation, regeneration and to secure and enhance the local service base.</p> <p>e) Oundle – At Oundle, Ddevelopment will be directed towards delivering the outstanding allocations, Further development proposals, <u>proposals will seek to deliver the allocated sites</u> to meet the Joint Core Strategy requirements for the latter half of the Plan period (2021-2031), 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.</p> <p>2. Freestanding Villages</p> <p>a) To support <u>help maintain</u> and strengthen local services at the eight larger villages (Table 4), small scale infill and windfall development infill development opportunities within the existing built up areas (footnote 50 deleted) will be supported, 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. Further development of an appropriate scale will be supported, where it can be demonstrated that this is necessary to fulfil a defined local need <u>Further D</u>development beyond the extent of the built-up area will be resisted, unless promoted <u>allocated</u> through a Neighbourhood Plan.</p> <p>b) 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.</p> <p><u>Within the eight larger freestanding villages (Table 4) larger scale⁴ development opportunities may be supported where it can be demonstrated that they are</u></p>	<p>To address comments from Francis Jackson Homes (Rep 21/01)</p>	
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⁴ **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.**

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			<p><u>necessary to fulfil a defined local need.⁵and 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></p> <p>3. Open countryside and restraint villages</p> <p>a)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 diversification or the appropriate <u>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</u> re-use or conversion of rural buildings will be supported <u>where this in accordance with Policy 11 of the Joint Core Strategy.</u></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 appropriate re-use or conversion of rural buildings will be supported <u>where this in accordance with Policy 13 Section 2 of the Joint Core Strategy the relevant policy guidance.</u></p>		
MM7	Para 4.31	58	<p><i>Amend the sub heading to this section of text at para 4.31</i></p> <p>Settlement boundaries – differentiating between built up areas and the countryside <u>Defining Built-up areas</u></p>	To reflect changes to the spatial policies.	No implications for SA findings.
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 settlement boundary criteria in <u>together with the supporting text to</u> Policy EN2 provide more detailed criteria to support those in the Joint Core Strategy</p>	To reflect changes to the spatial policies.	No implications for SA findings.

⁵ 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><i>Add the following as new supporting text after para 4.35</i></p> <p><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></p> <p><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></p> <p><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 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.</u></p> <p><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></p> <p><u>a) existing employment use, caravan sites, cemeteries, churchyards and leisure use including sport and recreation</u></p> <p><u>b) freestanding built structures, including farmyards and associated agriculture buildings</u></p> <p><u>c) open spaces and allotments</u></p> <p><u>d) isolated properties or areas of ribbon development which are physically and visually detached from the main built form.</u></p>		
MM9	Policy EN2	59	<p><i>Policy EN2 is deleted in its entirety and replaced with the following policy:</i></p> <p>Policy EN2 Settlement boundary criteria – urban areas</p>	To reflect changes to the spatial policies.	The interpretation of the built environment /

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		<p>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:</p> <ul style="list-style-type: none"> a) Small in scale, relative to an otherwise built up frontage; b) Well related to the urban area (existing or committed); c) Clearly distinct from the countryside physically and visually; d) Bounded by compatible development (existing or committed); 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); f) Unlikely to be of any beneficial use as open land, including for agriculture, or; g) Committed for development by way of an extant planning permission or development plan allocation. <p><u>Policy EN2 Development Principles</u></p> <p><u>Development proposals will be generally supported where they meet the following requirements/criteria:</u></p> <ul style="list-style-type: none"> (i) <u>The site is allocated in the Local Plan or a made Neighbourhood Plan;</u> (ii) <u>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> <ul style="list-style-type: none"> (a) <u>well-related to the principal built-form of the settlement (existing or committed) and is not protected for any other use;</u> (b) <u>clearly distinct from the surrounding countryside, both physically and visually;</u> (c) <u>bounded by existing or committed development on at least two sides, which should be adjoined by a highway and such that</u> 	<p>settlement boundaries is likely to allow for greater flexibility. However, the policy still seeks to achieve similar outcomes, so the implications for the SA findings are not significant.</p>
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			<p><u>developing it would not extend the built form away from a highway to create a “backland” form of development</u></p> <p><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></p> <p><u>(iv) They would not be disproportionate to the settlement’s size, form and range of facilities available.</u></p>		
MM10	Para 4.39 and 4.40	60	<p><i>Amend para 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 Policy EN3 criteria (below) <u>EN2 and the supporting text.</u> These criteria should be applied in managing small scale and/or residential infilling at the periphery of villages. <u>future development proposals.</u> 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, Glaphorn, King’s Cliffe, Stanwick and Warmington neighbourhood plans.</p> <p><i>Delete para 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>	To reflect changes to the spatial policies.	No implications for SA findings.
MM11	Policy EN3	60-61	<p><i>Delete Policy EN3 in its entirety:</i></p> <p>Policy EN3 Settlement boundary criteria – freestanding villages (Table5)</p>	To reflect changes to the spatial policies.	Though policy has been deleted, similar principles remain in EN2.

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			<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"> a) 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>; b) 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>; c) public open spaces on the edge of villages are <u>excluded</u>; d) residential curtilages, where these are bounded by existing built curtilages on fewer than two sides, are <u>excluded</u>; and e) areas of land committed for development by way of an extant planning permission or <u>development plan allocation</u> adjoining the built up area are <u>included</u>. 		
MM12	Paras 4.41-4.43	61	<p>Delete paras 4.41-4.43 in their entirety</p> <p>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 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.</p> <p>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:</p> <ul style="list-style-type: none"> • Lower Crow Hill (Addington Road, Irthlingborough); and • Brooks Road, Raunds. <p>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</p>	To reflect changes to the spatial policies.	No significant implications for SA findings.

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			<i>(below) explains the circumstances where residential infill development would be appropriate in the case of the lower Crow Hill and Brooks Road ribbon developments.</i>		
MM13	Policy EN4	61	<p><i>Delete Policy EN4 in its entirety:</i></p> <p>Policy EN4 Settlement boundary criteria– ribbon developments 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;</p> <ul style="list-style-type: none"> a) is bounded by existing built curtilages on at least two sides; b) has a frontage to the highway and a depth similar to adjoining residential curtilages c) does not extend the built form away from the main highway to create a “backland” form of development; and d) has regard to positive local character and distinctiveness. 	To reflect changes to the spatial policies.	Though policy has been deleted, similar principles remain in EN2.
MM14	Policy EN5	63	<p><i>Amend Policy EN5 as follows:</i></p> <p><i>Policy EN5 <u>3</u> Development on the periphery of settlements with a defined settlement boundary and rural exceptions housing</i></p> <p>Beyond the extent of the built up area defined settlement boundaries, as defined in the supporting text to by policies Policy EN2—EN4 (or defined, by a settlement boundary, within a made Neighbourhood Plan), new build residential development will not generally be supported. However, proposals for rural diversification, the re-use or conversion of rural buildings, or rural exceptions housing schemes will be supported⁶. where it fulfils the relevant development plan policies.</p> <p>In recognition of the rural nature of the district the following criteria will apply when taking into account assessing the suitability of settlements to provide for rural exceptions housing on the periphery of settlements:</p>	To reflect changes to the spatial policies.	No implications for SA findings.

⁶ 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.

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			<p>a) the proposed development will encourage the promotion of would assist in supporting services in the settlement or assist in supporting services which are provided in neighbouring settlements, and or in a cluster of nearby settlements⁷</p> <p>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 even though services may be restricted evidenced by a local needs housing survey</p>		
MM15	Policy EN6	64	<p><i>Amend Policy EN6 as follows:</i></p> <p>Policy EN6 4 Replacement Dwellings in the Open Countryside</p> <p>Proposals for new build replacement dwellings in the countryside will be granted where they meet the following criteria:</p> <p>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 seen visible, 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 (to be assessed having regard to 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</p>	<p>To reflect changes to the spatial policies.</p> <p>(e)Hearings Action Point 22</p>	<p>No implications for SA findings.</p>

⁷ 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>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 the wider character area, <u>taking into account any wider impact of the development in its general location.</u></p> <p>Conditions or unilateral undertakings <u>will</u> should 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>(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; 0.53 ha or more for housing schemes; or more than 1000m² for commercial schemes, is set (Policy EN7, below) to enable developer contributions towards the local GI and Greenway.</p> <p><i>Add two new paragraphs after paragraph 5.12 as follows:</i></p> <p><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></p>	Hearing Action Points 142, 146, 147, 150	No implications for SA findings.
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			<p><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></p> <p><i>Amend the Figure 7: Priority Green Infrastructure Corridors Legend as follows:</i></p> <p><u>New</u>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. <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></p>		
MM1 7	Policy EN7	70	<p><i>Amend EN7 Policy title as follows:</i></p> <p>Policy EN7: <u>Local</u> Green Infrastructure corridors</p> <p><i>Amend Policy EN7 as follows:</i></p>	Hearings Action Point 141, 142, 143, 144, 145, 146	Additional clarity and detail provided should help to consolidate positive effects associated with green

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		<p><u>Local</u> Green Infrastructure corridors are identified on the Policies Map and Figure 7. These <u>local</u> corridors will be protected and enhanced by <u>through development proposals. Development proposals will be expected to:</u></p> <ul style="list-style-type: none"> a) Ensuring that, <u>where opportunities exist</u>, new development, including open space, is connected to the <u>Local</u> Green Infrastructure network, <u>this includes the local GI corridors and the wider Green Infrastructure network</u>; b) Ensuring, <u>through the design and layout of schemes</u>, 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 <u>existing and proposed</u> Green Infrastructure network; and d) <u>Requiring sites of 10 dwellings or more (or 0.5ha or more) and commercial sites or 1000m² 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> <p>Opportunities to create the following <u>local</u> Green Infrastructure corridors and incorporate them into the wider Green Infrastructure network will be supported:</p> <ul style="list-style-type: none"> 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) Aldwinckle – Twywell (via Drayton House) 		<p>infrastructure provision.</p>
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			viii) Oundle circular cycle/ pedestrian network		
MM18	Supporting text to Policy EN8 Paras 5.15 – 5.17 & Figure 8	71-73	<p><i>Amend para 5.15 second sentence as follows:</i></p> <p>It will provide an alternative means of transport, predominantly for walkers and, cyclists and equestrian users where appropriate and to provide opportunities for informal recreation.</p> <p><i>Add new paragraph after paragraph 5.17 as follows:</i></p> <p><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></p> <p><i>Remove Unsuitable Greenway Routes from Figure 8: The Greenway and amend the Legend as follows:</i></p> <p>Unsuitable Greenway Routes</p>	To address comment by British Horse Society (Rep 34/01) Hearing Action Points 149, 151, 153	No implications for SA findings.
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 <u>routes, both existing and proposed,</u> as identified on the Policies Map <u>and figure 8 above, comprise</u> is a priority Green Infrastructure project for the Council, requiring both investment and improvement to ensure its satisfactory delivery. <u>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.</u></p>	To address Historic England comments. (Rep. 39/03 and SOCG)	No implications for SA findings.

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			<p>Development should: therefore</p> <ol style="list-style-type: none"> a. be designed to protect and enhance the Greenway, and to strengthen connections to the wider green infrastructure network within the District; b. Its development must protect and enhance heritage assets and their settings; and c. <u>on residential developments of 10 or more dwellings (or sites more than 0.5ha) and commercial sites or 1000m² 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> <p>The aim will be to provide fully integrated connections along the Nene Valley; linking Wellingborough, Peterborough and <u>the</u> Rockingham Forest. This will be achieved via development or through mechanisms such as developer contributions⁶² and additional funding streams where appropriate.</p> <p><u>Future maintenance of the Greenway and especially the area that adjoins it should be secured.</u> 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. <u>Developers should work with the Council to determine the most appropriate future maintenance arrangements.</u></p> <p><u>Footnote 62:</u> 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>	For greater clarity Hearing Action Point 152, 153, 155	
MM20	Policy EN9	75	<p><i>Amend Policy EN9 as follows:</i></p> <p>Policy EN9: Designation of Local Green Space</p>	Hearing Action Points 157,	No implications for SA findings.

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			<p>In accordance with the National Planning Policy Framework guidance, Local Green Space may be designated through Neighbourhood Plans, where <u>it has been identified by the community and</u> it fulfils the following criteria:</p> <p>a) The site is closely related to the main built up area of a <u>the</u> settlement <u>it is intended to serve</u>;</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"> i) Defining the setting of a built up area ii) Archaeological or historical interest, including tourism related activities iii) Recreational importance iv) Tranquillity, or v) biodiversity; and <u>vi) beauty; and</u> <p>c) The gross area of the site does not exceed 0.5 ha or 10% of the <u>should be proportionate to the</u> existing main built up area of the settlement, whichever is larger, <u>and not an extensive tract of land.</u></p>	158, 159, 160	
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 <u>or any subsequent updates</u>). The KKP study should also be utilised in conjunction with other targeted investment strategies such as the Local Football Facility Plan (March 2020).</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 0.35<u>5</u> ha or more for housing schemes will be</p>	<p>To address Sport England comments. (Rep. 20/01)</p> <p>To address issues raised by Bellway Homes (Rep 26/02)</p>	No implications for SA findings.

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		<p>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. <u>The preference is for provision to be made onsite, however</u> wWhere sites are physically constrained, if necessary to achieve development viability, it may be appropriate to seek development contributions towards off-site provision <u>where this can be justified</u>.</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 via <u>through Policy EN33 and informed by</u> 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><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></p> <p><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></p> <p><i>Amend footnote 69 as follows:</i></p>	<p>Hearing Action Points 163, 164, 165, 166</p>	
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			<p>The figure of 0.04 ha per 1000 population is a minimum. For the Rushden East SUE, the amount of provision will be dealt with via the Masterplan Framework Document.</p>		
MM22	Policy EN10	79	<p><i>Amend Policy EN10 as follows:</i></p> <p>With the exception of the Rushden East Sustainable Urban Extension, aAll 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 <u>an identified quantitative and/ or qualitative need. Requirements</u> <u>will be determined in accordance with the most up-to-date evidence</u> <u>base</u> insufficient access to existing open space identified within the local area⁷⁰. Where applicable, new open space will need to be provided in order to meet the following requirements (or subsequent updates to these <u>requirements set out in the most up-to-date evidence base)</u>:</p> <ul style="list-style-type: none"> • Quality and value criteria in Table 6; • Accessibility standards in Table 7; and • Quantity standards in Table 8. <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 (Appendix 6).</p> <p>For all other qualifying development, contributions to enhance the quality and value of existing open space <u>onsite, or where appropriate offsite</u>, 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>To address Bellway Homes comment. (Rep. 26/02 and SOCG)</p> <p>Hearing Action Points 161, 162, 167, 168</p>	<p>No implications for SA findings.</p>

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			<p>The long term management and maintenance of all new open space must be secured. This will be delivered by way of either adoption of the open space by the relevant Town/ Parish Council, or the setting up of a management company. <u>Developers should work with the Council to determine the most appropriate long term management and maintenance arrangements.</u></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><u>Sport and Recreation</u></p> <p>Delete figure 9, footnote 71 and heading as follows:</p> <p><u>Figure 9: Playing Pitch Strategy and Action Plan – North and South areas</u>⁷²</p> <p>Footnote 71 : KKP Playing Pitch Assessment, Figure 1.1</p> <p>Delete Table 9 as follows:</p>	Hearing Action Points 169, 170, 173	No implications for SA findings.										
			Table 9: Playing pitch demand calculator												
			<table border="1"> <thead> <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</td> </tr> </tbody> </table>	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		
Type of facility	Analysis area	Current demand shortfall	Future demand shortfall	Total demand											
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							2 youth (9v9) pitches		
			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	-		-		
		<i>Amend paragraph 5.36 as follows:</i>							

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			<p>Large scale housing 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 playing pitches or make provision for these on site.</p> <p><i>Add new paragraph after 5.36 as follows:</i></p> <p><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></p>		
MM24	Policy EN11	84	<p><i>Amend Policy EN11 as follows:</i></p>	Hearing Action Points 171, 172, 173, 174, 175, 176	No implications for SA findings.

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		<p>For a<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, contributions to enhance the quality and value of existing sports and recreation facilities playing pitches within the locality and/or create new facilities to meet needs arising from the development.</u> 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. <u>most up-to-date evidence base.</u></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 justified⁷³.</p> <p><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></p> <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 sport and recreation facilities playing pitches must be secured. This will be delivered by way of either adoption of the open space by the relevant authority Town/ Parish Council, or the setting up of a management company. <u>Developers should work with the Council to determine the most appropriate long term management and maintenance arrangements.</u></p>		
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			<p>Delete footnote 73 as follows:</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>Amend para 6.10 (6th bullet point), as follows:</p> <p>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.</p> <p>Amend paragraph 6.11 as follows:</p> <p>A range of good practice exists in regard to designing for good health and wellbeing. Three documents are cited as particularly useful references⁷⁵. 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 applications/ proposals to be prepared in line with the latest EMAQN guidance [link to document already provided at section 1].</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 England (Rep 48/15)</p>	No implications for SA findings.
MM26	EN12	88	<p>Amend Policy EN12 as follows:</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>Hearings Action Points 122, 123, 124, 125, 126, 127</p>	No implications for SA findings.

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			<p>a) Effective application of the <u>design and</u> place shaping principles, 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;</p> <p>b) Creating a distinctive, high quality and accessible public realm which promotes and encourages physical activity and social engagement;</p> <p>c) Giving due consideration Having regard 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 (or replacement body), to inform proposals relating to healthcare provision and / or access; and</p> <p>e) Undertaking Health Impact Assessments at an early stage to ensure HIA influences in the design process, for example, through pre-application advice, to ensure that the issues identified can be addressed or incorporated into the design proposals, in accordance with and have regard to the Northamptonshire Planning and Health Protocol.</p> <p>Health Impact Assessments will need to be objective and proportionate, dependent upon the scale of development proposed⁷⁸. <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 1000m² or more) will need to be accompanied by an appropriate HIA.</u></p> <p><i>Delete footnote 78 as follows:</i></p> <p>As a guide, HIAs for large major development (say, 100 dwellings + or 5000m² floorspace +) are expected to be substantial, in accordance with the guidance set out in the Planning and Health Protocol and HIA toolkit</p>		
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>	Hearings Action Points 128, 129, 130, 131	No reference to charging points is provided, which is less positive in

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			<p>a) Integrates positively with the surrounding area and creates a continuity of street frontage in terms of appearance, layout, massing and scale;</p> <p>b) Does not detract from the character of the existing building(s);</p> <p>c) Creates visual interest through careful use of detailing and appropriate materials;</p> <p>d) Is locally inspired where appropriate, reflecting local distinctiveness;</p> <p>e) Incorporates accessible and well-designed amenity space <u>proportionate to the scale of the unit</u>of an adequate size for the property and space for waste management to serve the needs of all end users;</p> <p>f) In the case of Houses in Multiple Occupation, complies <u>have regard to</u> 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;</p> <p>g) For all other developments, meets the <u>provide sufficient internal space in line with</u> National Space Standards as referred to in Criterion (b) of Policy 30 of the Joint Core Strategy; <u>and</u></p> <p>h) Includes parking provision in line with the Countywide parking standards and, where appropriate, incorporates charging points for electric vehicles; and where appropriate, incorporates charging <u>charging</u> points for electric vehicles; and</p> <p>i) Does not result in unacceptable problems of <u>significant harm arising from</u> light pollution.</p>		<p>relation to air quality.</p>
MM28	Policy EN14	93	<i>Amend Policy EN14 as follows:</i>	Hearings Action Points	No implications for SA findings.

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			<p>In considering proposals that affect a designated heritage asset or its setting, a Conservation Area or a registered Historic Park and Garden or archaeological remains, great weight will be given to the asset's conservation.</p> <p>Development proposals that sustain 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.</p> <p>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:</p> <p>a) the importance of the asset; b) the scale of harm; and c) where the nature and level of the public benefit of the proposal demonstrably outweighs the harm or loss.</p> <p><u>Where development:</u></p> <p>a) <u>protects and enhances heritage assets (including non-designated assets) and prevents harm to their significance and setting</u> b) <u>has been informed by a conservation area appraisal, landscape character assessment, village design statement of neighbourhood plan</u> c) <u>supports the sympathetic re-use of buildings of architectural or historic importance to ensure a positive contribution to the historic environment is maintained</u> d) <u>conserves, protects and enhances heritage assets that are considered to be at risk.</u></p>	132, 133, 135	
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 (below) sets out further guiding principles for preparing local lists. This is supported by Table 10 (below), which and 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</p>	Hearings Action Point 135	No implications for SA findings.

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		<p>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>		
		<p>Table 10: Criteria for deciding whether a building/ site/ structure should be considered as a non-designated heritage asset</p>		
		<p>Type of asset</p>	<p>Criteria for selection</p>	
		<p>Historic parks and gardens</p>	<ul style="list-style-type: none"> • 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 	
		<p>Buildings and structures</p>	<ul style="list-style-type: none"> • Aesthetic/architectural merit • Historic association • Age and rarity • Completeness • Social or communal value 	
		<p>Sites of archaeological interest</p>	<p>This Plan will follow the clarification provided by the Planning Practice Guidance⁸⁸ and Historic England guidance on Local Heritage Listing⁸⁹ 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.</p>	

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MM30	Policy EN15	95	<p><i>Amend Policy EN15 as follows:</i></p> <p>Development affecting a non-designated heritage asset⁹⁰ <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> 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>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.</p> <p><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></p> <p>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. Table 10: <u>Whether a site, feature or structure is considered to be a non-designated heritage asset will be guided by the following criteria:</u></p> <p><u>Historic parks and gardens</u></p> <ul style="list-style-type: none"> • <u>Historic interest</u> • <u>Proportion of the original layout still in evidence</u> • <u>Influence on the development of taste whether through reputation or reference in literature</u> • <u>Early or representative of a style of layout</u> • <u>Work of a designer of local importance</u> • <u>Association with significant persons or historical events</u> • <u>Strong group value</u> • <u>Within, or contributing to, a locally significant landscape</u> 	<p>To address comments from the National Trust (Rep 27/01)</p> <p>Hearings Action Points 135, 136</p>	<p>Greater clarity provided in relation to protection for non-designated heritage assets. Whilst positive, unlikely to significantly affect SA findings.</p>
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			<p><u>Buildings and structures</u></p> <ul style="list-style-type: none"> • <u>Aesthetic/architectural merit</u> • <u>Historic association</u> • <u>Age and rarity</u> • <u>Completeness</u> • <u>Social or communal value</u> <p><u>Assets of archaeological interest</u></p> <ul style="list-style-type: none"> • <u>This Plan will follow the clarification provided by the Planning Practice Guidance⁸⁸ and Historic England guidance on Local Heritage Listing⁸⁹ 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> <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 para 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. <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> 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> <p><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</u></p>	<p>To address comments from Natural England (Rep 48/05)</p> <p>To address recommendations of the HRA.</p>	<p>Adds clarity with regards to HRA requirements. No significant implications for SA findings though.</p>

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			<u>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>	Hearings Action Point 138	
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"> i. Are acceptable in terms of highways access, subject to compliance with other relevant policies; ii. 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; iii. Do not have a significant impact upon other types of designated and non-designated biodiversity sites; iv. <u>i.</u> Deliver enhanced connectivity to the Greenway and other defined Green Infrastructure corridors, as referred to in policies EN7 and EN8; and v. <u>ii.</u> 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)). <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>b) Throughout the District, new-build tourist accommodation, or the conversion of dwellings or redundant or disused rural buildings to guest house or bed</p>	Hearings Action Point 137	Policy requirements have been moved to supporting text. No significant implications for SA findings.

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			<p>and breakfast use will be supported, where this fulfils the following criteria, whereby:</p> <ul style="list-style-type: none"> i) Special regard shall be given to parking provision and the impact upon the amenity of neighbouring properties; ii) Nnew-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, iii) 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 accommodation⁹³. <p><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.</u></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><i>New school proposal, Chelveston Road, Higham Ferrers</i></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 2020⁵). 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 has been would be 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.</p>	Hearings Action Points 139 & 140	No implications for SA findings.

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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>Figure 11: Sports Masterplan, Newton Road, Higham Ferrers (Planning Policy Committee, 20 January 2020, Item 6, Appendix 3)</p> <p><i>Delete paragraph 6.57 as follows:</i></p>		
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			<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 development of new community facilities (including education) where appropriate (Policy HF.CD2).</p> <p><i>Delete Figure 12 and title as follows:</i></p> <p>Figure 12: Land to the west of Moulton College, Higham Ferrers</p>		
MM34	Policy EN17	104	<p><i>Delete Policy EN17 as follows:</i></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"> a) Development of a school building and associated on-site infrastructure; b) Main vehicular and pedestrian access off Chelveston Road (north); 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); d) Sufficient car parking and associated on-site servicing to meet the needs of students, employees and visitors; and 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. 	Hearings Action Point 139	Site has permission and therefore effects associated with this allocation no longer relate to the Plan.

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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 target 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>	<p>No implications for SA findings.</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><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></p> <p><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 enterprise comprise less than 250 employees. In addition to small and mid-size companies, there are micro-companies, which employ up to 10 employees.</u></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>No implications for SA findings.</p>

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				Hearing Action Point 82	
MM37	Policy EN18	115- 116	<p><i>Amend Policy EN18 title to add the following words:</i></p> <p>Development of commercial space to support economic growth <u>for Small and Medium-sized enterprises</u></p> <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, <u>medium</u> and micro-businesses. Such projects should:</p> <ul style="list-style-type: none"> 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 Parking Standards¹¹³; c) Deliver pedestrian, cycle and public transport connections to adjacent businesses, residential areas and public open spaces, to maximise integration with the surrounding locality¹¹⁴; 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. 	Hearings Action Point 80,81	No implications for SA findings.
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 use¹¹⁷. Proposals for re-development or changes of use of existing buildings should ensure that the overall provision of employment <u>on the site after development</u> is no less than that of the current or most recent use. A reduction in the</p>	Hearings Action Point 83 To address comments	No implications for SA findings.

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			<p>level of employment net job numbers/employment land or development for non-employment uses can only be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) There is no realistic prospect of the site or buildings being used or re-used, including redevelopment, for employment purposes¹¹⁸; and/or 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; and c) Development contributions will be made to support economic development across the district. 	<p>from Crown Estate (Reps 44/04 and 44/05)</p> <p>Additional policy amendments Hearings Action Points 84, 85</p>	
MM39	Supporting text to Policy EN20 Para 7.49	120	<p><i>Add new text after para 7.48 as follows:</i></p> <p><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></p>	<p>To address comments from Natural England (Rep 48/07)</p> <p>For consistency with Hearings Action Point 138</p>	No implications for SA findings.
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 will be supported, provided that these do not result in unacceptable impacts upon the amenities of neighbouring properties, <u>or for businesses that need to relocate, will be supported where they meet the following criteria:</u></p> <p>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:</p>	<p>Hearings Action Point 86</p>	No implications for SA findings.

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			<p>a) Is adjacent to an existing built up area, provided that <u>and</u> that there is no significant impact on the countryside, or character of the surroundings: <u>ecology, highways, the character of the surroundings or the amenity of neighbouring properties</u></p> <p>b) Would not result in a significant impact on the countryside, ecology, highways, the character of the surrounding sand the amenity of neighbouring or nearby properties:</p> <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) b) For main town centre uses, if applicable, meets the requirements of the sequential and impact tests; and</p> <p>e) c) 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><i>Table 13 – amend title of the third column as follows:</i></p> <p>Designated primary shopping area/ <u>frontage</u> (since 2012 NPPF)</p> <p><i>Add new text after para 7.56:</i></p> <p><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></p>	<p>To ensure the geographical application is illustrated on the policies map.</p> <p>Hearing Action Points 95, 96</p>	<p>No implications for SA findings.</p>

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			<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>		
MM42	Policy EN21	124	<p><i>Amend Policy EN21 as follows:</i></p> <p>Development within the town centre boundaries <u>of Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds⁸ and Thrapston</u>, 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 <u>where appropriate</u> some of the following:</p> <ul style="list-style-type: none"> a) At street level, maintaining a balance and mix of main town centre uses, including both convenience and comparison retailing, financial services and/ or food and drink businesses; 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 <u>town centre use</u> Use-Class, with the exception of retailing; d) Retaining a predominantly retail offer for the defined <u>primary</u> shopping frontages, <u>as shown on the policies map</u>; 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 	<p>To ensure the geographic application is illustrated on the policies map.</p> <p>Hearing Action Points 87, 90, 91, 92, 93, 96</p>	<p>No implications for SA findings.</p>

⁸ In Raunds this applies to development within the Primary Shopping Area defined through the Neighbourhood Plan

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			g) Preparing local regeneration development 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.		
MM43	Policy EN22	126	<p><i>Amend policy EN22 as follows:</i></p> <p>Proposals for retail development outside the <u>town centre boundaries</u> primary shopping areas of the six town centres <u>Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds⁹ and Thrapston, as shown on the policies map,</u> should be supported by an appropriate impact assessment, where the following floorspace thresholds are exceeded:</p> <p style="padding-left: 40px;">a) Rushden <u>Town Centre</u> 280m²; and b) Market Towns <u>Centres</u> 100m².</p> <p>Impact assessments and Sequential tests should be prepared in accordance with the relevant national guidance¹⁰. Failure to demonstrate there will be no significant adverse impact would result in a refusal of planning permission.</p>	To ensure the geographical application is illustrated on the policies map. Hearings Action Points 97, 98, 99, 100, 101	No implications for SA findings.
MM44	Supporting text to Policy EN23	129	<p><i>Add new text after paragraph 7.76 as follows:</i></p> <p><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></p>	To set out the circumstances which may result in the removal of permitted development rights.	No implications for SA findings.

⁹ In Raunds this applies to development outside the Primary Shopping Area defined through the Neighbourhood Plan

¹⁰ 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>

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MM45	Policy EN23	130	<p><i>Amend policy EN23 as follows:</i></p> <p>Policy EN23: Development of main town centre uses around the Local Centres</p>	<p>To ensure it is clear that the geographical application is illustrated on the policies map.</p> <p>Hearings Action points 102, 103, 104, 105, 106, 107</p>	<p>No implications for SA findings.</p>
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		<p>For <u>Proposals of a scale and type limited to serving the immediate local area, minor development schemes⁴⁴ which are adjoining or closely related to within 200m⁴² of the designated local centres, as set out below and shown on the policies map, will be supported for</u>, there will be a general presumption in favour of the following types of ‘main town centre’ uses:</p> <ul style="list-style-type: none"> • Convenience retailing; • Financial services; • Community facilities; • Eating and drinking establishments; and • Local leisure facilities. <p><u>Designated Local Centres:</u></p> <ul style="list-style-type: none"> • <u>London Road/ Michael Way, Raunds</u> • <u>High Street South, Rushden</u> • <u>Wellingborough Road, Rushden</u> • <u>Grangeway Shopping Precinct, Rushden</u> • <u>2-12 Blackfriars, Rushden</u> • <u>Rushden East SUE</u> • <u>Hall Hill/ High Street, Brigstock</u> • <u>High Street, Ringstead</u> • <u>Church Street/ High Street, Stanwick</u> • <u>High Street/ The Green, Woodford</u> <p>Such proposals will be supported, provided that they:</p> <ol style="list-style-type: none"> 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 		
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			<p>Plan;</p> <p><u>Permitted developments rights may be removed where exceptional circumstances are considered to exist.</u></p> <p>d) Are subject to the removal of permitted development rights to prevent changes of use in appropriate circumstances; and</p> <p>e) Are justified by means of an impact assessment where proposals are over the 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>Add the following text after paragraph 8.3:</p> <p><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></p>	Hearings Action Point 34	No implications for SA findings.
MM47	Para 8.4	132	<p>Provide a new paragraph after para 8.4 as follows:</p> <p><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</u></p>	In response to request from Inspector	No implications for SA findings.

¹¹ Minor schemes are those of less than 1000m² floorspace; the national standard threshold for major planning applications

¹² 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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			<u>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>																														
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 89 years of the Plan period (2011-20192020). Alongside these, a large number of smaller development sites have also come forward; these are included in the latest (20192020) 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 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 15, below.</p> <p><i>Amend table 15 as follows:</i></p> <table border="1" data-bbox="506 1015 1564 1209"> <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, 2019-2020-2031</th> <th>Delivery beyond 2031</th> <th>Development Plan Document</th> <th>Current status</th> <th>N</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Table 15 Major sites								Location	Site name	Total Capacity	No of units, 2019-2020-2031	Delivery beyond 2031	Development Plan Document	Current status	N									To update with 2020 monitoring information.	No implications for SA findings.
Table 15 Major sites																																	
Location	Site name	Total Capacity	No of units, 2019-2020-2031	Delivery beyond 2031	Development Plan Document	Current status	N																										

¹³ 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/downloads/download/5073/2020_annual_position_statement

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			Rushden	Rushden East	2,500 2,700	1,200 1250	1,300 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	250 200	450 500	N/a - Resolution to grant	Strategic site/ SUE	Commitment on basis of (now defunct) 2008 Core Spatial Strategy	JCS Annex A
			TOTAL	Major urban extensions	3,500 3,700	1,750	1,750 1950				
<p><i>Amend paragraph 8.7 as follows:</i></p> <p>As at 1 April 201920, 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"> • Completions, 1 April 2011 – 31 March 201920; 											

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- Commitments (i.e. extant planning permissions or previously allocated sites), as at 1 April 2019~~20~~20 (2019~~20~~20 AMR, Housing Site Schedule);
- Major development sites (Table 16~~5~~5, above) plus other emerging proposed development sites identified in the 2018~~20~~20 AMR Housing Site Schedule).

Amend table 16 as follows:

Table 16: Urban areas Residual housing requirement, as at 1 April 2019 2020 <u>2020</u>	Housing requirement (2011-31)	Completions 2011- 18 <u>19</u>	Completions 2019- 19 <u>20</u>	% housing requirement delivered as at 31 March 2019 20 <u>20</u>	Commitments (starts and planning permissions) as at 1 April 2019 20 <u>20</u>	Commitments (resolutions to grant, Development Plan allocations, Rushden East) as at 1 April 2019 20 <u>20</u>	Residual requirement as at 1 April 2019 20 <u>20</u> (committed sites)
Growth Town							
Rushden	3,285	953 1,036	83 19	31.5% 32.1%	83 175	1,760 1,515	44 54
Market Towns							
Higham Errers	560	358 370	12 4	66.1% 66.8%	4 3	300	-1 -1
Thlingborough	1,350	283 320	37 27	23.7% 25.7%	174 149	329 280	54 57
Haunds	1,060	387 662	275 47	62.5% 66.9%	466 347	0	6 6
Thrapston	680	490 202	12 223	29.7% 62.5%	486 260	0	6 6

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			384	8	60.8%	7		176
Oundle	645	392	3	61.2%	11	70		169
		2,555	427	39.3%	1,197	2,459		942
TOTAL	7,580	2,982	323	43.6%	945	2,165		1,165

Amend and split paragraph 8.9 as follows:

Table 16 shows that as at 1 April 2019~~20~~ JCS housing requirements for Higham Ferrers, Raunds and Thrapston are being met, through housing completions (1,234~~799~~ dwellings) and housing commitments (1,256~~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.**

Outstanding residual housing requirements have been identified at Rushden (426~~540~~ dwellings), Irthlingborough (530~~574~~ dwellings) and Oundle (176~~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)¹⁴.

Amend paragraph 8.10 as follows:

For Rushden, commitments consist of extant planning permissions (~~63 dwellings and plus outstanding~~ Neighbourhood Plan site allocations (560~~total 315~~ dwellings); with 1,200 **1,050** dwellings at Rushden East anticipated to be delivered by 2031. This equates to an outstanding requirement for 426~~540~~ dwellings. A further 420~~134~~ dwellings housing land supply is identified at specific unallocated brownfield sites within the urban area, equating to a residual requirement for 306~~406~~ dwellings.

Amend paragraph 8.11 as follows:

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		<p>For Irthlingborough, commitments for 500-429 dwellings are identified within the 2019 2020 housing land supply. A further 207-199 dwellings is included within the housing land supply, consisting of specific brownfield sites and other emerging sites which did not, as at 1 April 20192020, have planning permission. These emerging sites reduce the residual requirement to 323-375 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 250-200 (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.</p> <p><i>Amend paragraph 8.12 as follows:</i></p> <p>A residual requirement for a further 476-169 dwellings at Oundle is identified, where additional strategic land allocations are required to meet this target. This residual figure for 476-169 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 246-239 dwellings¹⁵, 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 20192020.</p> <p><i>Amend Table 17 as follows:</i></p>		
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¹⁴ https://www.east-northamptonshire.gov.uk/downloads/file/12110/background_paper_9_-_housing_requirements_-_urban [link to updated BP9 to be added]

¹⁵ 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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Table 17: Rural areas residual housing requirement, as at 1 April 2019		District rural housing requirement 2011-31
JCS rural housing requirement 2011-31		820
Rural housing completions 2011-18		-467- 513
Rural housing completions 2018-19		-46- 65
Extant planning permissions as at 1 April 2019 (as shown in 2019 AMR housing site schedule)		-174- -124
Local Plan/ Neighbourhood Plan site allocations (as at 1 April 2019)		-90- -136
Emerging Neighbourhood Plan site allocations, other emerging rural sites (>4 dwellings), as at 1 April 2019		-89- -58
RESIDUAL DISTRICT REQUIREMENT, AS AT 1 APRIL 2019		-43-76
<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 4376 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 updated (2020) rural housing Background Paper (BP10)⁶.</p> <p><i>Amend paragraph 8.15 as follows:</i></p> <p>The rural housing requirement is already delivered (513-578 dwellings), committed (261-260 dwellings); or allocations in Neighbourhood Plans “made” since 1 April 2019 2020 (35 dwellings) and other emerging rural sites (54-58 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 (2019) NPPF (2021 update), which states that strategic policies should also set out a housing requirement for designated neighbourhood areas (paragraph 6566) or, at the very least, provide an indicative figure if requested by the neighbourhood planning body (paragraph 6667).</p>		

⁶ 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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MM49	Policy EN24	138	<p><i>Policy EN24 to be deleted in its entirety as follows:</i></p> <p>Policy EN24: Oundle Housing Allocations</p> <p>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:</p> <ul style="list-style-type: none"> i) Land rear of Cemetery, Stoke Doyle Road ————— around 70 dwellings; ii) Cotterstock Road/ St Peter's Road ————— around 130 dwellings; and iii) St Christopher's Drive ————— around 100 dwellings. <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"> a) transport impact — including vehicular access points, visibility, pedestrian and cycle links and impact on the existing road network; b) amenity — impact of existing uses and operations upon new development, including issues noise, odours and air quality; c) impact upon community infrastructure; e.g. schools and NHS services; d) impact on the surrounding landscape and street scene, to be addressed through site design, mix and layout; e) the management of water resources — flood risk, drainage, water supply and sewerage; f) impact on designated and non-designated heritage assets and their settings; and g) biodiversity impacts. 	Hearings Action Point 26	The allocations are still included within the Plan, as are the key principles. Therefore, no significant implications for SA findings.
MM50	Supporting text to Policy EN25	139 and 140	<p><i>Add new text after paragraph 8.26, as follows:</i></p> <p><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</u></p>	To address recommendations of the HRA.	Adds clarity in relation to HRA requirements.

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			<p><u>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 population¹⁷ 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.</u></p>		
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	No implications for SA findings.
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"> 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, in line with other policy requirements. 	Hearings Action Point 40	No implications for SA findings.

¹⁷ 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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			<p>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.</p> <p>d) Connections will be provided to the adjacent Public Rights of Way network, providing access to Benefield, Stoke Doyle and the town centre.</p> <p>e) Suitable structural landscaping will be provided to mitigate any potential adverse impacts of the development.</p> <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>		
MM53	Para 8.29	141	<p><i>Amend para 8.29 to delete the final sentence and replace with the following sentence:</i></p> <p><i>Therefore, it is necessary for this Plan to set a policy framework for managing the detailed development proposals</i> <u>Detailed development proposals will need to address these matters and other site-specific constraints.</u></p> <p><i>And insert a new para as follows:</i></p> <p><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></p>	To address comments from Anglian Water (Rep 22/05)	No implications for SA findings.
MM54	Policy EN26	143	<p><i>Amend Policy EN26 criterion d) as follows:</i></p> <p><u>Site Specifics</u></p>	To address comments from Anglian Water (Rep 22/03,	Additional information is beneficial with regards to amenity, but unlikely to

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		<p>Land at Cotterstock Road¹⁸, 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"> 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) 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). <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> 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) <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u> 	22/04, 22/06)	have significant effects in terms of the overall SA findings.
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¹⁸ 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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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> <ul style="list-style-type: none"> 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 to meet older persons’ needs. 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. Consideration may be given to the provision of an emergency access via Ashton Road. 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. 	<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>	<p>Additional information is beneficial with regards to amenity, but unlikely to have significant effects in terms of the overall SA findings.</p>
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			<p>f) <u>The design and layout should consider the proximity of the foul pumping station¹⁹. to reduce the risk of nuisance/ loss of amenity associated with the operation of this.</u></p> <p><i>And add footnote:</i></p> <p><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></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 201920 AMR²⁰, indicates the following:</p> <ul style="list-style-type: none"> • Irthlingborough West – 250200 dwellings, 20267-2031; and • Rushden East – 1,200050 dwellings, 20223-2031. <p><i>Amend paragraph 8.36 as follows:</i></p> <p>The April 201920 trajectories for the two sustainable urban extensions equate to a combined reduction of 8501,050 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</p>	To update with 2020 monitoring information.	No implications for SA findings.

¹⁹ ***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.***

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

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			<p>trajectories equate to residual shortfalls of 323375 dwellings and 306406 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 629781 dwellings, as at 1 April 201920).</p> <p><i>Amend paragraph 8.39 as follows:</i></p> <p>The combined shortfall for Irthlingborough and Rushden equates to greater than 500700 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 244247 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 is are applied to offset the Irthlingborough and Rushden shortfall, this would give a residual requirement for 385450 dwellings across the threefour 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><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 to determine if it does support a significant population²¹ of qualifying species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land</u></p>	To address recommendations of the HRA.	Supporting text helps to clarify the potential effects and need for a HRA in accordance with Policy 4 of the JCS.

²¹ 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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			<p><u>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></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"> a) Up to 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: <ul style="list-style-type: none"> • providing pedestrian and cycle connections to the surrounding urban area, and to adjacent sports and recreational facilities; • improving local bus connections serving the site; 	To address comments from Bellway Homes (Rep 26/05)	No implications for SA findings.

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			<ul style="list-style-type: none"> • delivering enhancements and net biodiversity gain 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. <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 of 20 or more dwellings should include a target minimum of 5% Category 3 (wheelchair accessible or adaptable) housing. <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></p>	Hearings Action Point 63, 64, 66	Smaller developments less likely to include Category 3 Housing. However, this is unlikely to significantly affect the SA findings.
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</p>	Hearings Action Point 67	No implications for SA findings.

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			<p>affordable housing sectors, unless viability testing shows otherwise. <u>Evidence should be provided to support the proposed housing mix.</u></p> <p>In particular consideration will be given to:</p> <ol style="list-style-type: none"> Meeting the needs of an ageing population by providing the opportunity for smaller properties to encourage downsizing within the district; 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 Increasing the numbers of smaller dwellings in the rural areas to meet the needs for starter homes, affordable housing and downsizing. 		
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><u>This could include:</u></p> <ul style="list-style-type: none"> <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> <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> <u>Extra Care housing providing independent accommodation with 24 hour care and support available on site.</u> <u>Residential and Nursing Care Homes</u> 		No implications for SA findings.
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 <u>unless it</u></p>	Hearings Action Point 68, 69, 70, 71,72	Could result in slightly less accommodation for older people being

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		<p><u>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.</u></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"> • 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 <u>a minimum of 20% of housing for older people, unless evidence justifies a departure.</u> <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"> a) Downsizing – Accommodation 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 b) Retirement Housing will include bungalows and other high quality homes which may be ‘age restricted’ to older people. They can be provided as 	<p>To address comments from Bellway Homes (Rep 26/08)</p>	<p>provided, but unlikely to affect the overall positive conclusions in terms of health.</p>
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			<p>individual homes or as part of a retirement housing scheme and may include communal facilities and on-site management.</p> <p>c) Supported Housing for Older People – Extra Care:</p> <p>i. <u>SUEs and Strategic Sites</u></p> <p>Mixed tenure Extra Care Housing providing independent accommodation with 24 hour care and support available on site 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"> • St Christopher's Drive, Oundle (EN27), and Hayway, Northampton Road, Rushden²² will, subject to viability, be supported to deliver specific Extra Care provision • East of Ferrers School, Higham Ferrers²³ 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. <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>		
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²² Rushden Neighbourhood Plan Policy H2F

²³ Higham Ferrers Neighbourhood Plan Policy HF.H4

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			<p>d) Residential and Nursing Care Homes</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>		
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>a) Self build housing</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"> 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. <p>b) Custom build housing</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 126 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"> 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 126 months; and 	Hearings Action Point 76 and Post Hearings Letter	No significant implications for SA findings.

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			<p>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.</p> <p><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></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>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 173 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.</p> <p><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></p> <p><i>Amend table 21 as follows:</i></p> <table border="1" data-bbox="520 1133 1608 1320"> <thead> <tr> <th colspan="2">Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeoples' accommodation 2018-2033</th> </tr> </thead> <tbody> <tr> <td>No. of identified households in need that meet the planning definition</td> <td>4</td> </tr> <tr> <td>No. of undetermined households in need that may/ may not meet planning definition</td> <td>17</td> </tr> </tbody> </table>	Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeoples' accommodation 2018-2033		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	<p>Factual correction and update in response to the Inspector's Initial Question IQ5.</p>	<p>No significant implications for SA findings.</p>
Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeoples' accommodation 2018-2033											
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										

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No. of identified households in need that do not meet the planning definition	7
TOTAL	28

Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeople accommodation 2018-2033

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

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

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			<p><u>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.</u></p> <p><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></p> <p><i>Amend paragraph 8.98 as follows:</i></p> <p>Overall, the residual requirements for additional gypsy and traveller pitches are minimal and <u>relate to undetermined need which can be met using criteria based policies, therefore</u> the scale of need is such that there is no need to allocate further sites in the Plan to fulfil the outstanding 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. <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></p>		
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Delivering Sustainable Urban Extensions

MM65	Para 9.1 – 9.5	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</p>	To update with 2020 monitoring information.	No significant implications for SA findings.
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(2017, 2018 ~~and~~, 2019²⁴ **and 2020**) have seen the anticipated delivery at these progressively diminishing; such that as at 1 April 2019 ~~2020~~ it is currently forecast that just 1,450 ~~1,250~~ dwellings would come forward at the two sites by 2031 (47 ~~15~~ % of the total requirement). Table 22 below provides a comparison between the 2016 (Joint Core Strategy adoption) and 2019 ~~2020~~ (latest Authorities' Monitoring Report) positions.

Amend table 22 as follows:

Table 22		Anticipated delivery by 2031	
Sustainable Urban Extension	Relevant Policy reference	Joint Core Strategy (JCS), Annex A (base date, 1 April 2016)	2019 2020 Authorities Monitoring Report (base date, 1 April 2019 2020)
Rushden East	JCS Policy 33	1,600	1,200 1,050
Irthlingborough West	JCS Annex A	700	250 200
TOTAL		2,300	1,450 1,250

Amend paragraph 9.4 as follows:

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, 1,200 ~~1,050~~ (out of up to 2,700 dwellings) are currently anticipated to come forward by 2031.

Amend paragraph 9.5 as follows:

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 **(also known as High Hayden Garden Community)**

²⁴ <http://www.nnjpdu.org.uk/publications/amr-2018-19-assessment-of-housing-land-supply-2019-24/>

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			<p>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). <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></p> <p><i>Add new paragraph after paragraph 9.7:</i></p> <p><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></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, <u>above</u> identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE). This <u>development, also known as High Hayden Garden Community</u>, 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 <u>two</u> 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>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).</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) forms part of the Local Plan and it is set out as an appendix to that document. 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</p>		<p>Substantial detail is added in relation to the principles for development, which should help ensure that the development achieves sustainability objectives. However, the principle of development at this site is already established in the JCS. Significant</p>

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		<p>relevant policy expectations and guidance set out in the MFD. The MFD accords with the adopted Joint Core Strategy Policy 33 to <u>site to inform future planning applications and will ensure a comprehensive approach to site delivery.</u> forms part of the Local Plan and is set out as an appendix to that document. The MFD provides a spatial development context for the delivery of the site. This is designed to inform future planning applications <u>Planning applications will be required to be broadly consistent with the MFD and the principles of the Government’s Garden Communities initiative.</u></p> <p>Proposals for development will be granted planning permission where they are consistent with the relevant policy expectations and <u>guidance set out in the MFD 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><u>Economic:</u></p> <ol style="list-style-type: none"> 1. <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> 2. <u>Providing opportunities for small-businesses and those driving enterprise and innovation.</u> 3. <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> 4. <u>Provide clear evidence that connections for all users can be facilitated between development parcels within the SUE and further demonstrate</u> 	<p>implications for the SA findings are unlikely.</p>
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			<p><u>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></p> <p>5. <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></p> <ul style="list-style-type: none"> • <u>Traffic signals provided to control vehicular traffic and allow for safe pedestrian and cycle movement;</u> • <u>Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;</u> • <u>Change in surface material to ensure that user priority is clear and that the crossing is legible for pedestrians, cyclists and drivers;</u> • <u>Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.</u> <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</u></p>		
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			<p><u>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 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"> • <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> • <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> • <u>The retention of existing hedgerows and provision of formal street tree planting, particularly on higher order streets.</u> • <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> 		
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			<ul style="list-style-type: none"> • <u>Sensitive landscape treatment of the aircraft crash site.</u> • <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> • <u>An urban form that responds to the wider context and character of Rushden.</u> • <u>A range of development with higher densities focussed around the two local centres.</u> • <u>Suitable Alternative Natural Greenspace (SANG) of approximately 21 hectares, supported by a Habitats Regulations Assessment</u> • <u>A Sustainable Urban Drainage System.</u> • <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> • <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> • <u>The preparation and agreement of Design Codes to guide planning applications for the SUE.</u> • <u>A design brief, which will be prepared for the grey land to ensure a cohesive approach to development.</u> <p><u>Social:</u></p> <p>13. <u>Provision of a new Town Park (of approximately 3.6ha).</u></p> <p>14. <u>Provision of formal, and informal open space, and sports pitches (including ancillary facilities) in accordance with MFD Figure 2.4.and</u></p>		
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		<p><u>guidance contained in the Council’s KKP Open space and Playing Pitch Strategy 2017</u></p> <p>15. <u>Provision of a Cemetery (approximately 2ha) with access, parking and relevant supporting infrastructure in line with MFD Figure 2.2.</u></p> <p>16. <u>Provision of allotments in the northern and southern neighbourhoods (approximately 2.20ha) in line with MFD Figure 2.2.</u></p> <p>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></p> <p>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></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>		
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			The infrastructure requirements for the proposed SUE are to be provided for through planning conditions and/or planning obligations following the principles of fairness and proportionality. To ensure all parts of the SUE make an appropriate contribution towards the SUE infrastructure it is expected that collaboration will be sought as part of S106 planning obligations.		
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Town Strategies

MM67	Para 10.10	174	<p><i>Amend para 10.10, 2nd sentence as follows:</i></p> <p>Policy EN34 sets out a framework for assessing development opportunities within and around the wider town centres, as and when these arise.</p>	Hearings Action Point 109, 110	No significant implications for SA findings.
MM68	Policy EN34	174	<p><i>Amend Policy EN34 as follows:</i></p> <p>Development proposals for the town centres: Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston 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> <ol style="list-style-type: none"> 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; 		No significant implications for SA findings.

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			<p>e) Seek enhancements to pedestrian connectivity both within town centres, and to residential and employment areas beyond; and</p> <p>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.</p> <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"> <thead> <tr> <th>Spatial parts of Rushden and Higham Ferrers</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"> Defined by radial routes – Higham Road/ High Street/ Bedford Road (north-south) and John Clark Way/ Newton Road/ Wellingborough Road (east-west) Based around Victorian terraced roads, with former Boot and Shoe factory sites, with post-war suburban development to the south Distribution centre to east of town centre, off John Clark Way (Spire Road) constructed late 2000s Includes key services and facilities – town centre, leisure centres (Pemberton Centre/ Splash Pool), schools </td> <td>Policy EN1(1)(a); JCS Policy 11(1)(a)</td> </tr> </tbody> </table>	Spatial parts of Rushden and Higham Ferrers	Characteristics	Relevant spatial strategy policies	Core urban area	<ul style="list-style-type: none"> Defined by radial routes – Higham Road/ High Street/ Bedford Road (north-south) and John Clark Way/ Newton Road/ Wellingborough Road (east-west) Based around Victorian terraced roads, with former Boot and Shoe factory sites, with post-war suburban development to the south Distribution centre to east of town centre, off John Clark Way (Spire Road) constructed late 2000s Includes key services and facilities – town centre, leisure centres (Pemberton Centre/ Splash Pool), schools 	Policy EN1(1)(a); JCS Policy 11(1)(a)		No significant implications for SA findings.
Spatial parts of Rushden and Higham Ferrers	Characteristics	Relevant spatial strategy policies									
Core urban area	<ul style="list-style-type: none"> Defined by radial routes – Higham Road/ High Street/ Bedford Road (north-south) and John Clark Way/ Newton Road/ Wellingborough Road (east-west) Based around Victorian terraced roads, with former Boot and Shoe factory sites, with post-war suburban development to the south Distribution centre to east of town centre, off John Clark Way (Spire Road) constructed late 2000s Includes key services and facilities – town centre, leisure centres (Pemberton Centre/ Splash Pool), schools 	Policy EN1(1)(a); JCS Policy 11(1)(a)									

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				<ul style="list-style-type: none"> • Character defined main public open spaces – Rushden Hall Park, Spencer Park 			
			Rushden West (employment area)	<ul style="list-style-type: none"> • Main employment area of Rushden • Longstanding industrial area, has grown in a piecemeal way over a long period • Includes environmentally challenging businesses e.g. Monoworld, Sander’s Lodge (waste treatment) • Incorporates Rushden Lakes and Rushden Gateway – main new employment sites • Includes enhanced visitor access to Nene Valley, via Rushden Lakes 	Policy EN1(1)(a); JCS Policy 11(1)(a)		
			Rushden East (Sustainable Urban Extension)	<ul style="list-style-type: none"> • Proposed strategic urban extension to east of A6 Bypass • Requires new east-west connections across A6 • Development will include new community infrastructure; e.g. schools, neighbourhood centre • Development will be supported by strategic green infrastructure 	Policy EN1(1)(a); JCS Policy 33		
			Avenue Road/ Bedford Road/ Newton Road	<ul style="list-style-type: none"> • Ribbon development, connecting Newton Road, Avenue Road and Bedford Road • Suburban character • Includes a mix of rural businesses (e.g. stables) and more urban uses (e.g. care homes) 	JCS Policy 11(2)(a) Neighbourhood Plan Policy H1		

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			Higham Ferrers	<ul style="list-style-type: none"> • Self-contained urban area, enclosed by Rushden (south), A6 Bypass (east) and A45 Bypass (west) • Historic market town – includes many heritage assets e.g. Chichele College, Castle • Main employment area to the east of the town (south of Kimbolton Road) • Individual character areas are defined in the Higham Ferrers Neighbourhood Plan 	Policy EN1(1)(a); JCS Policy 11(1)(b)		
MM70	Policy EN35	180	<p><i>Amend Policy EN35 as follows:</i></p> <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> on the Policies Map should deliver increased footfall and enhanced vitality and viability for the town centre.</p> <p><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></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> <p>a) The creation of a pedestrian link between the High Street and the shops on Eaton Walk;</p>			<p>Hearings Action Point 113, 114, 115</p> <p>To address comments from Historic England (SOCG) (e) (Rep 39/08) and Anglian</p>	<p>Provides greater certainty that the any impacts upon heritage assets will be assessed and managed. However, this is unlikely to have a significant effect on the overall SA findings.</p>

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			<p>b) The development of a new public square located between the High Street and Eaton Walk;</p> <p>c) Providing improvements to the public realm to create a distinct quarter;</p> <p>d) The reconfiguration and enhancement of public car parking provision to improve the connection to the High Street primary shopping area;</p> <p>e) <u>The preservation and enhancement of the heritage assets on the site, in accordance with a heritage impact assessment;</u></p> <p>f) <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure;</u></p> <p>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 <u>by providing an equivalent replacement facility</u> 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.</p>	Water (f) (Rep 22/13)	
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><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></p>	To address recommendations of the HRA.	Provides clarity on HRA related matters, but unlikely to have a significant effect on policy outcomes for the SA (the key details are within the JCS and SPD).
MM72	Para 10.30	183	<p><i>Add new text after paragraph 10.30, as follows:</i></p> <p><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</u></p>	To address recommendations of the HRA.	Provides clarity on HRA related matters, Provides clarity on HRA related matters

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			<u>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>		(the key details are within the JCS and SPD).
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"> 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) Appropriate development contributions for education and training, to offset the loss of longstanding business premises; f) <u>The preservation and enhancement of the heritage assets on the site, in accordance with a heritage impact assessment and</u> g) <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure</u> 	To address comments from Historic England (SOCG) (f) (Rep 39/09) and Anglian Water (g) (Rep 22/17)	<p>Removal of clause e) reduces the positive effects with regards to education / training and economy.</p> <p>Provides greater certainty that the any impacts upon heritage assets will be assessed and managed.</p>

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MM74	Table 25 After Para 10.42	189	Amend Table 25 as follows:			Hearings Action Point	No significant implications for SA findings.
			Spatial parts of Irthlingborough	Characteristics	Relevant spatial strategy policies		
			Core urban area (existing)	<ul style="list-style-type: none"> South of the A6, defined by main arterial routes – Finedon Road, Station Road, Wellingborough Road Includes key services and facilities – town centre, schools Hosts main employer – Whitworth 	Policy EN1 (1) (b); JCS Policy 11(1) (b)		
			Irthlingborough West (Sustainable Urban Extension)	<ul style="list-style-type: none"> Permitted major extension to main urban area Will enable new Finedon Road (A6) and Wellingborough Road connections 	Policy EN1 (1) (b); JCS Policy 11(1) (b); Annex A		
			Irthlingborough East	<ul style="list-style-type: none"> Former principal employment and leisure hub Separated from main urban area by A6 Bypass Two main elements – Nene Park (former Rushden & Diamonds FC stadium, south of Diamond Way/ Marsh Lane) and Nene Business Park (mixed use redevelopment site, north of Diamond Way/ Marsh Lane) Mixed use developments at Nene Business Park site (Attley Way) currently under construction – new food/ convenience retailing, housing 	Policy EN1 (1) (b); JCS Policy 11(1) (b)		
			Crow Hill (lower)	<ul style="list-style-type: none"> Ribbon development along Addington Road Separated from main urban area by A6 Bypass 	Policy EN4; JCS Policy 11(2) (a)		

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			<ul style="list-style-type: none"> Characteristically suburban, but with rural elements e.g. Bypass Farm/ butchers 			
			<p>Crow Hill (upper)</p> <ul style="list-style-type: none"> Secondary/ smaller part of Irthlingborough, with urban character Separated from main urban area by A6 Bypass and some agricultural fields Addington Road provides main arterial route Includes some local services, facilities and businesses – convenience store, community centre, Frontier Centre 	<p>Policy EN1 (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 & Save and St Peter’s Way Car Park site, as shown on the Policies Map, is allocated for redevelopment, proposals should deliver:</p> <ol style="list-style-type: none"> A balance and mix of main town centre uses, including convenience and comparison retailing, financial services and/ or food and drink businesses; Enhancements to the High Street primary shopping frontage; Pedestrian connections between the High Street, St Peter’s Way and St Peter’s Church; Provision for suitable service arrangements for the new business premises; Sufficient public car parking; Opportunities for live-work units at first floor level or above; and Enhancements <u>Preservation and enhancement</u> to the settings of the heritage assets, with particular reference to St Peter’s Church and the Louisa Lilley Almshouses” 	To address comments from Historic England (SOCG) (Rep 39/10)	Provides greater certainty that the any impacts upon heritage assets will be managed. However, no significant effects likely for SA findings as the policy already sought enhancement to the settings of assets.	
MM76	Supporting text to Policy EN40	194	<p><i>Amend para 10.52 as follows:</i></p>	Request for Note after Hearings	No significant implications for SA findings.	

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			<p>The Former Rushden and Diamonds FC Stadium (site 3, Nene Park), was demolished in 2017. <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> The loss of the stadium, <u>playing pitches and ancillary facilities</u> requires suitable mitigation (i.e. alternative provision, unless it can be demonstrated that the <u>facilities are</u> stadium site is surplus to requirements), in accordance with NPPF paragraph 979. <u>Account should also be taken of the findings of any subsequent Playing Pitch Strategy.</u></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><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 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></p>	<p>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>	
MM77	Policy EN40	194	<p><i>Amend Policy EN40, as follows:</i></p>		<p>Provides clarity on HRA related matters and greater</p>

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			<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"> 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. <u>A site-specific Habitat Regulations Assessment should be provided;</u> d) Suitable access and highways arrangements to enable the site to be served by public transport; e) Improved arrangements for pedestrians and cyclists crossing the A6 to Station Road and accessing the town centre (east) f) Pedestrian and cycle connections to East Northamptonshire Greenway, via the Old Bridge and Marsh Lane (west) g) <u>Design, height and massing together with</u> high quality landscaping, recognising <u>protecting</u> the setting of nearby heritage assets, such as Irthlingborough Bridge and Crow Hill Iron Age Fort and non-designated heritage assets, and h) Provision for new moorings along the River Nene Navigation allowing direct riparian access, <u>and</u> 	<p>To address comments from Historic England (SOCG Rep 39/11)</p> <p>To address rep by Sport England</p>	<p>protection in relation to heritage protection and provision of open space.</p>
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			<p>i) <u>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</u></p>													
MM78	Para 10.57	195	<p><i>Amend para 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, Barnwell, Cotterstock, Glaphorn and Stoke Doyle. Figure 28 and Table 26 (below) outline the main characteristics of each, with the relevant spatial strategy policy references. <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></p>			To address comments made by Oundle Town Council (Rep 25/05)	No significant implications for SA findings.									
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"> Defined by West Street and North Street; <u>the Market Place which links them and New Street (A427)</u> Includes key services and facilities – town centre Historic character defined by Oundle School <u>Hosts main employment areas – Main employment areas situated to the east of the historic core of the town</u> - Nene Business Park/ Fairline Boats; East Road </td> <td> Policy EN1 (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"> Defined by West Street and North Street; <u>the Market Place which links them and New Street (A427)</u> Includes key services and facilities – town centre Historic character defined by Oundle School <u>Hosts main employment areas – Main employment areas situated to the east of the historic core of the town</u> - Nene Business Park/ Fairline Boats; East Road 	Policy EN1 (1)(c); JCS Policy 11(1)(b)	To address comments made by Oundle Town Council (Rep 25/08)	No significant implications for SA findings.
Table 26																
Spatial parts of Oundle	Characteristics	Relevant spatial strategy policies														
Historic core	<ul style="list-style-type: none"> Defined by West Street and North Street; <u>the Market Place which links them and New Street (A427)</u> Includes key services and facilities – town centre Historic character defined by Oundle School <u>Hosts main employment areas – Main employment areas situated to the east of the historic core of the town</u> - Nene Business Park/ Fairline Boats; East Road 	Policy EN1 (1)(c); JCS Policy 11(1)(b)														

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			Oundle north	<ul style="list-style-type: none"> Suburban urban extension, north of New Road, focused upon arterial Glapthorn Road/ Cotterstock Road Developed since 1950s Focal points – Oundle Primary School, Occupation Road playing fields Potential for expansion of urban area to the north (Oundle/ Glapthorn Parish), but recognise concerns regarding potential coalescence with Glapthorn 	Policy EN1 (1)(c); JCS Policy 11(1)(b)			
			Oundle Marina/ Barnwell Country Park	<ul style="list-style-type: none"> Significant tourism and leisure hub Separated from main urban area by River Nene Majority of area is functional floodplain Committed redevelopment proposal – Oundle Marina Further opportunities e.g. Barnwell Mill 	Policy EN1 (3)(a); JCS Policy 11(2)(a)			
			Elmington/ Laxton Drive (Ashton Parish)	<ul style="list-style-type: none"> Ribbon development along A605 Separated from main urban area by A605 Bypass Suburban element (Laxton Drive) Riverside Hotel presents redevelopment challenge 	Policy EN1 (3)(a); JCS Policy 11(2)(a)			
MM80	Para 10.60 and 10.61	198	<p><i>Amend para 10.60 as follows:</i></p> <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. 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.</p>			To address comments made by Oundle Town Council (Rep 25/9 & 25/10)	No significant implications for SA findings.	

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			<p><i>Amend para 10.61 as follows:</i></p> <p>While both the The recycling centre and former Council car park could provide development opportunities, neither site are brownfield urban sites, but neither is currently available. Both are brownfield sites, situated within the urban area. Future development proposals If either site becomes available in the longer term, any potential redevelopment scheme would 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). Future development proposals could be supported through site specific development briefs. 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.</p>		
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"> • 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. <p>Redevelopment schemes should deliver the following outcomes:</p> <ol style="list-style-type: none"> a) Retention 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 	Hearings Action Point 120	No significant implications for SA findings.

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			d) Improved connectivity for pedestrian and cyclists, to the town centre (east, via North Bridge) and riverside paths.					
MM82	Table 27 After Para 10.68	202			Hearings Action Point	No significant implications for SA findings.		
			Table 27					
			Spatial parts of Raunds	Characteristics			Relevant Spatial strategy policies	
			Core urban area	<ul style="list-style-type: none"> Defined by London Road (west), Brick Kiln Road (north) and High Street/ Brook Street Includes key services and facilities – linear town centre, focused on The Square/ Brook Street Historic character defined by St Peter’s Church Hosts significant suburban areas to the east and west of High Street/ Brook Street 			Policy EN1(1)(b); JCS Policy 11(1)(b)	
			Raunds north	<ul style="list-style-type: none"> Sustainable urban extension to the north of Brick Kiln Road (also known as Border Park) Developed since 2013 Focal points – Raunds Town FC, new London Road/ Michael Way local centre/ service hub adjacent to A45 Potential for further expansion of urban area to the east of Border Park 			Policy EN1(1)(b); JCS Policy 11(1)(b)	
Raunds north east	<ul style="list-style-type: none"> Sustainable urban extension to north east of existing urban area, known as Northdale End Significant new green infrastructure corridor adjacent to Brooks Road, utilising Hog Dyke 	Policy EN1(1)(b); JCS Policy 11(1)(b)						

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			Raunds south	<ul style="list-style-type: none"> Sustainable urban extension to the south of the town Two significant developments to south of Grove Street – Weighbridge Way (developed during 2000s) and Willow Way (2010/11) Major development at Darcy Park (also known as Darsdale Farm) recently started, including significant new public open space 	Policy EN1(1)(b); JCS Policy 11(1)(b)		
			Warth Park (west of Raunds)	<ul style="list-style-type: none"> Main employment area of Raunds Major strategic warehousing and distribution site Also includes significant new green infrastructure between warehouses and A45 	Policy EN1(1)(b); JCS Policy 11(1)(b)		
			Brooks Road	<ul style="list-style-type: none"> Ribbon development along Brooks Road, beyond Northdale End Suburban character Transition between urban (Northdale End) and rural (Brook Farm Livery Stables) 	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	No significant implications for SA findings.
			Spatial parts of Thrapston and Islip	Characteristics	Relevant spatial strategy policies		
			Core urban area	<ul style="list-style-type: none"> Defined by radial arterial roads – High Street/ Huntingdon Road, Midland Road and Oundle Road Historic core based around High Street/ Huntingdon Road and Midland Road, with post-war suburban development to the north (Oundle Road, Lazy Acre) Includes key services and facilities – town centre retailing, school, main public open 	Policy EN1(1)(b); JCS Policy 11(1)(b)		

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			spaces, leisure centre				
			Haldens Parkway (employment area)	<ul style="list-style-type: none"> Main employment area of Thrapston, east of A605 Major strategic warehousing and distribution site, with access to A14 and A45 Trunk Roads Scope for further expansion of logistics or warehousing businesses, if necessary 	Policy EN1(1)(b) JCS Policy 11(1)(b)		
			Islip village	<ul style="list-style-type: none"> Self-contained village, with a range of services but a close functional relationship with Thrapston Linear village, defined by Lowick Road, High Street and Chapel Hill/ Toll Bar Road 	Policy EN1(2)(b) JCS Policy 11(2)(a)		
			Islip south	<ul style="list-style-type: none"> Linear area, west of River Nene, situated between Kettering Road and A14 Major strategic employment site, including Islip Furnace and Primark premises Linear/ ribbon development part of Islip village to the south of Kettering Road, separated from Islip village by cricket field/ Woolpack pub 	Policy EN1(2)(b) EN1(3)(a); JCS Policy 11(2)(a)		
MM84	Para 10.83	207-208	<p><i>Add new text after paragraph 10.83, as follows:</i></p> <p><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></p>			To address recommendations of the HRA.	No significant implications for SA findings.
MM85	Policy EN42	209	<p><i>Amend Policy EN42, as follows:</i></p>			To address comments from	Greater protection for heritage

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			<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"> 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) Enhancements 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. 	Historic England (SOCC) (Rep 39/12)	assets, but unlikely to have significant effects on the SA findings.
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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) and subsequent Regulation 19 draft submission Plan consultation (2019) identified various localised infrastructure priorities, over and above the strategic projects as identified above:</p>	Northamptonshire County Council (Development Infrastructure) (Rep 49/04, 49/10)	No significant implications for SA findings.
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			<p><i>Bullet point 3:</i></p> <ul style="list-style-type: none"> Education - delivery of new academies/ free schools, working with the Department for Education, in accordance with current local education authority²⁵ and national²⁶ policies. <p><i>New bullet point:</i></p> <ul style="list-style-type: none"> <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> 		
MM87	Table 29	214 to 219	Amend table 29 as follows:	Hearings Action Point 178	It may be useful to update the draft monitoring

²⁵ NCC School Organisation Plan 2016-21: <https://www3.northamptonshire.gov.uk/councilservices/children-families-education/schools-and-education/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

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

²⁶ Planning for Schools Development (2011): 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

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							framework in the SA Report.
Table 29: Performance indicators and targets for monitoring							
	Policy	Objective	Indicator	Targets Aims	Targets		
	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>		

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			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	<u>No inappropriate development on the periphery of settlements, other than for rural exceptions.</u>		
			EN6	Provide clear guidelines for appropriate	Number of dwellings permitted and/ or	Restrict the development of inappropriate new	<u>No inappropriate new build</u>		

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			replacement dwellings in open countryside	built in the open countryside	build replacement dwellings in open countryside	<u>replacement dwellings in the open countryside other than those which accord with Policy EN6.</u>		
		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	<u>NetTo</u> increase in connected open space and GI throughout the district	<u>Overall net gain in GI.</u>		
		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	<u>Increase in the number of GI projects completed.</u> <u>Completion of the Greenway and associated projects.</u>		
		EN9	Define an enhanced local interpretation of the NPPF criteria for the designation of	Designation of Local Green Space within Neighbourhood Plans	No loss of Local Green Space To facilitate the protection of Local Green Space	<u>No loss of Local Green Space.</u> <u>Net increase in Local Green Space.</u>		

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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 <u>To ensure new development makes adequate provision for open space.</u>	<u>Net increase in open space across the district.</u> <u>No net loss of open space.</u>		
		EN11	Enhance existing sport and recreation facilities, or provide new sport and recreation facilities	Number of permitted strategic developments <u>Amount of new sports and recreation facilities provided/ contributions secured toward facilities.</u>	Net increase in sport and recreation facilities across the district <u>To ensure new development makes adequate provision for sports and recreation facilities.</u>	<u>Net increase in sport and recreation facilities provided/ increase in improvements towards existing facilities.</u> <u>No net loss of sport and recreation facilities.</u>		
		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	<u>To enable and promote healthy lifestyles.</u> Submission of Health Impact Assessments to accompany all major planning applications.	<u>All major applications to be accompanied by a HIA.</u>		

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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. <u>No upheld at appeal</u>	Restrict inappropriate development of new buildings and extensions so that they are in keeping with the surrounding environment	<u>100% of cases refused on design grounds to be upheld at appeal.</u>		
		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 <u>Maintaining Heritage Assets</u> <u>Maintaining non designated Heritage Assets</u> <u>Change in areas designated for</u>	Restrict inappropriate development which affects a designated heritage asset or its setting	<u>Maintain existing areas designated Conservation Areas (no net loss);</u> <u>Maintain existing number of listed buildings (no loss)</u> <u>Maintain the number of</u>		

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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				
		EN17	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		<u>A net increase in the number of completions for small and medium scale commercial development.</u>	
		EN19	Ensure that existing employment sites are protected for employment use	Use status of the sites	<u>No To prevent the</u> loss of employment uses within the Protected Employment Areas unless the site is demonstrably no longer suitable for employment		<u>No net loss of employment uses within the Protected Employment Areas unless the site is demonstrably no longer suitable for employment</u>	

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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	<u>All expanded/relocated business to be adjacent to built up area.</u>		
			EN21	Increase the vitality of the town centres and primary shopping areas <u>frontages</u>	Public realm improvements within the town centres and primary shopping areas <u>frontages</u> <u>Percentage of development within defined town centre boundaries</u> <u>Change of use of upper floors</u> <u>Change of use to residential (non-primary frontage)</u> <u>Percentage of non-retail within primary frontages</u>	Encourage appropriate development within the town centres and primary shopping areas <u>frontages</u>	<u>Increase the percentage of town centre development within defined boundaries.</u> <u>Decrease the number of vacancies at upper floor level.</u> <u>Increase the percentage of retail uses within primary frontage/ decrease non-retail uses in frontages.</u>		
			EN22	Provide floorspace	Number of permitted retail	Restrict inappropriate retail	<u>No specific target, however,</u>		

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			thresholds for impact assessments for retail developments	developments outside the primary shopping areas of the six towns <u>Proposals for out / edge-of centre supported by a sequential test and an impact assessment where above the relevant threshold</u>	development outside the primary shopping areas of the six towns	<u>monitoring indicator to identify the number and type of these developments.</u> <u>100% of proposals for out / edge-of centre supported by a sequential test and impact assessment above the relevant threshold</u>		
		EN23	Provide clear direction for specified main town centre use developments <u>at</u> outside of the local centres	Number of permitted specified main town centre uses <u>adjacent to</u> within 200m of the local centres	Encourage specified main town centre uses <u>at</u> outside of the local centres that offer day to day local services, improved connectivity and do not affect local amenity	<u>100% adjoining/closely related to built up area;</u> <u>Amount of new floorspace for each type of use</u>		
		EN24	Delivery of sites in accordance with the Local Plan (Joint Core Strategy) requirements	Meeting overall strategic housing requirements at Oundle and delivery of	To provide for strategic shortfall in housing numbers of around 300 dwellings at Oundle			

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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	<u>Delivery of the site by 2031</u>			
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	<u>Delivery of the site by 2031</u>			
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	<u>Delivery of the site by 2031</u>			
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	<u>Delivery of the site by 2031</u>			
EN29	Delivery of an appropriate quantum of Category 3 (wheelchair accessible <u>or adaptable</u>)	Number of Category 3 (wheelchair accessible <u>or adaptable</u>) units delivered	Delivery of 5% of units as Category 3 housing on sites of 50 dwellings or more <u>To increase the delivery of Category 3 housing</u>	<u>Delivery of 5% of units as Category 3 housing on sites of 20 dwellings or more</u>			

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			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 <u>Proportion of 1, 2, 3, 4, 5+ bed properties.</u> <u>Tenure split of properties</u>	Encourages a range and mix of house types and tenures to meet the needs of the wider community <u>in accordance with the evidence base</u>	<u>100% in accordance with tenure/ size proportions set out in the evidence base, unless justified by evidence</u>		
		EN31	Delivery of specialist housing: <ul style="list-style-type: none"> • Older persons accommodation to meet local need • Extra Care development schemes as part of major strategic sites in accordance with local needs 	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"> • Rushden East SUE • Irthlingborough West SUE • St Christopher's Drive, Oundle 	<u>Delivery of 10% of units (20% in rural area) as housing for older people, in accordance with defined policy thresholds</u> <u>Delivery of Extra Care housing in association with development in accordance with policy criteria at named sites:</u> <ul style="list-style-type: none"> • <u>Rushden East SUE</u> • <u>Irthlingborough West SUE</u> • <u>St Christopher's</u> 		

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					<ul style="list-style-type: none"> East of Ferrers School, Higham Ferrers <p><u>To increase delivery of specialist housing for older persons.</u></p>	<p><u>s Drive, Oundle</u></p> <ul style="list-style-type: none"> <u>Hayway, Northamptonton Road, Rushden</u> <u>East of Ferrers School, Higham Ferrers</u> 			
			EN32	Delivery of self and custom build	Number of self and custom built dwellings achieved on sites of 50 dwellings or more	<p>At least 5% of plots on sites of 50 dwellings or more safeguarded for self or custom built dwellings.</p> <p><u>To increase delivery of self and custom build housing.</u></p>	<p><u>At least 5% of plots on sites of 50 dwellings or more provided for self or custom built dwellings</u></p> <p><u>Meeting demand on self/custom build register</u></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>Delivery of initial development phases by 2031 in accordance with the agreed MFD phasing plan/ trajectory and the housing trajectory for East Northamptonshire</p>	<p><u>Delivery of initial development phases by 2031 in accordance with the agreed MFD phasing plan/ trajectory and the housing trajectory</u></p>		

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			Masterplan Framework Document (MFD)		<u>To ensure the principles for delivering the SUE are met.</u>			
		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 <u>Enhance vitality/viability of town centres</u>	No of development proposals approved in accordance with all of the relevant policy criteria	<u>Increased footfall in town centres</u> <u>Increase in the proportion of retail use in town centres</u> <u>Increase in proportion of town centre uses</u> <u>Increase in the no of active frontages.</u> <u>Reduction in the no of vacancies in town centres</u>		
		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	<u>By 2031, redevelopment of the site as set out in Policy EN35.</u>		

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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	<u>By 2031, redevelopment of the site as set out in Policy EN36.</u>		
			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	<u>By 2031, redevelopment of the site as set out in Policy EN37.</u>		
			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	<u>By 2031, redevelopment of the site as set out in Policy EN38.</u>		

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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	<u>By 2031, redevelopment of the site as set out in Policy EN39.</u>	
			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	<u>By 2031, redevelopment of the site as set out in Policy EN40.</u>	

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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	<u>By 2031, redevelopment of the site as set out in Policy EN41.</u>		
			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	<u>By 2031, redevelopment of the site as set out in Policy EN41.</u>		

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						the setting of heritage assets, and public car parking			

Glossary

MM88	Glossary	221	<p><i>Amend glossary definition as follows:</i> 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 EN1-EN2 and the supporting text.</p>	For clarity following revision to Policies EN1 - 4	No significant implications for SA findings.
MM89	Glossary	223	<p><i>Amend definition for Primary Shopping Area/ Primary Shopping Frontage as follows:</i> Primary Shopping Area (or Primary Shopping Frontage) – defined areas where retail development is concentrated.</p> <p><u>Primary Shopping Frontage – Shopping frontage which contains a high proportion of retail uses.</u></p>	Hearings Action Point 94	No significant implications for SA findings.

Appendix 1

MM90	Policy EN33	Appendix 1, page 12	<p><i>Amend Strategic/ non-strategic (with commentary) column as follows:</i></p> <p>Non-sStrategic – 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> <p><i>In addition, revised Policies EN1 and EN2 remain as strategic policies, whilst Policies EN3, EN4, EN17 and EN24 are deleted as policies.</i></p>	To reflect discussions at the hearing sessions. (Action Point 2)	No significant implications for SA findings.
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Appendix 5

MM91	Appendix 5 - Specialist and Older Persons Housing Provision	Appendix 5, page 2	<i>Amend the type of home in the final table as follows:</i> Apartment, or bungalow <u>or smaller home</u>	Hearings Action Point 74	No significant implications for SA findings.
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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	No significant implications for SA findings.
MM93	Appendix 6 – Housing Trajectory	Appendix 6	Insert new Appendix 6 as follows:	In response to request from Inspector	No significant implications for SA findings.

													No significant implications for SA findings.
<u>Source of Housing Supply</u>	<u>2011/1 2 to 2019/2 0</u>	<u>2020/2 1</u>	<u>2021/2 2</u>	<u>2022/2 3</u>	<u>2023/2 4</u>	<u>2024/2 5</u>	<u>2025/2 6</u>	<u>2026/2 7</u>	<u>2027/2 8</u>	<u>2028/2 9</u>	<u>2029/3 0</u>	<u>2030/3 1</u>	
<u>Past Completions</u>	<u>3883</u>												
<u>Under construction/ started</u>		<u>263</u>	<u>179</u>	<u>114</u>	<u>108</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	

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<u>Full planning permissions/ minor outline permissions</u>		<u>66</u>	<u>207</u>	<u>98</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>Outline planning permissions (major >9)</u>		<u>0</u>	<u>0</u>	<u>14</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>Major urban extensions</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100</u>	<u>150</u>	<u>200</u>	<u>250</u>	<u>250</u>	<u>250</u>	<u>250</u>	
<u>Other site allocations (current local plan)</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>25</u>	<u>29</u>	<u>51</u>	<u>25</u>	<u>14</u>	<u>6</u>	<u>0</u>	<u>0</u>	
<u>Neighbourhood Plan site allocations (Made)</u>		<u>0</u>	<u>2</u>	<u>119</u>	<u>183</u>	<u>172</u>	<u>109</u>	<u>128</u>	<u>132</u>	<u>41</u>	<u>5</u>	<u>10</u>	
<u>Emergent DPD allocations</u>		<u>0</u>	<u>80</u>	<u>85</u>	<u>173</u>	<u>128</u>	<u>117</u>	<u>100</u>	<u>60</u>	<u>80</u>	<u>80</u>	<u>65</u>	
<u>Rural and Market Town windfall sites</u>		<u>0</u>	<u>40</u>	<u>30</u>	<u>55</u>	<u>60</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>Specific, unallocated brownfield sites</u>		10	91	108	28	0	30	40	0	0	0	0	
Total Completions	3883	339	599	568	584	497	457	493	456	377	335	325	

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Cumulative Total		4222	4821	5389	5973	6470	6927	7420	7876	8253	8588	8913	
JCS Cumulative Requirement		4200	4620	5040	5460	5880	6300	6720	7140	7560	7980	8400	
Annual JCS Requirement		420	420	420	420	420	420	420	420	420	420	420	

