



Basic Conditions Statement
Rushden Neighbourhood Plan
Submission Version October 2017



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1.0 Introduction

- 1.1 This Basic Conditions Statement has been prepared by DLP Planning Limited on behalf of Rushden Town Council to support the submission of the Rushden Neighbourhood Plan (RNP). It will accompany the submission of the Rushden Neighbourhood Plan to East Northamptonshire Council under section 15 of the Neighbourhood Planning Regulations 2012.
- 1.2 This report sets out the reasons for producing the Neighbourhood Plan for the community of Rushden and explains how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 ('The Regulations').

2.0 The Rushden Neighbourhood Plan (RNP)

- 2.1 The Rushden Neighbourhood Plan has been devised by the local community and sponsored by the Town Council to enable the community to take a greater role in influencing the growth of the town and have an input into how it develops in the future.
- 2.2 The whole parish of Rushden was designated as a Neighbourhood Area on 16 December 2013¹.
- 2.3 The plan will cover the period of 2011 – 2031, in line with the existing plan period of the adopted North Northamptonshire Joint Core Strategy (NNJCS).
- 2.4 The plan relates to planning matters (the use and development of land) in the designated neighbourhood area. It does not contain policies relating to excluded development² as laid out in the Regulations.

Legislative Requirements

- 2.5 The plan contains four sections which cover the Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.
- 2.6 The Regulations state that the neighbourhood plan will have met the basic conditions providing it;
- 1. Has regard to national policies and advice contained in guidance issued by the Secretary of State;**
 - 2. Contributes to the achievement of sustainable development.**
 - 3. Is in general conformity with the strategic policies contained in the development plan for the area;**
 - 4. Does not breach, and is otherwise compatible with EU obligations.**
- 2.7 The following statement will address each of the four basic conditions required of the Regulations and explains how the Rushden Neighbourhood Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.

¹ Planning Policy Committee, Agenda Item 7- www.east-northamptonshire.gov.uk/site/scripts/meetings_info.php?meetingID=466

² As defined by Schedule 9 Part 1 Section 61K of the The Town and Country Planning Act 1990 (as amended).

3.0 The Basic Conditions

Basic Condition 1

The plan has regard to national policies and advice contained in guidance issued by the Secretary of State.

- 3.1 The Neighbourhood Plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF 2012). It gives regard to the 12 core planning principles contained in paragraph 17 of the NPPF, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.
- 3.2 The table below sets out a summary of the policies of the Rushden Neighbourhood Plan and demonstrates that the Plan has had clear regard to the main elements of national policy. The Plan has regard to the twelve core planning principles set out within paragraph 17 of the NPPF, as set out in Table 1 below;

Table 1: General Conformity with National Policy

NPPF Core Planning Principle	Assessment
<p><i>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</i></p>	<p>This Submission Neighbourhood Plan has been produced to reflect this guidance. It has involved local people from the start, through various levels of consultation and stakeholder engagement as set out in the submitted Consultation Statement.</p> <p>A practical framework has been developed to ensure that development is genuinely plan-led. The Plan is succinct in nature and focuses on only detailing relevant policies and avoiding repetition of other adopted development plan documents. The Neighbourhood Plan sets out a concise and practical suite of policies (29 in total) that will aid decision making for development management officers and developers.</p>
<p><i>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</i></p>	<p>The Submission Plan offers the local community the chance to shape the future development of Rushden in a creative way, ensuring that its quality and distinctiveness is enhanced by preserving the greenways, aiming to improve the quality of public realm and gateway sites, whilst supporting new housing, community facilities and employment growth.</p>
<p>Planning should proactively drive and support</p>	<p>The Submission Plan refines the strategic policies set out in the North</p>

NPPF Core Planning Principle	Assessment
<p>sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>Northamptonshire Joint Core Strategy (NNJCS) and some saved policies from the East Northamptonshire District Local Plan 1996.</p> <p>The strategic housing and jobs targets are established in the NNJCS. In terms of housing, the NNJCS requirement for Rushden is 3,285 dwellings, of which a substantial portion will be delivered by the Rushden East SUE. Policy H3 of the RNP identifies 6 additional housing sites, which in combination will deliver circa 600 dwellings. The figure expected to be provided by these new housing allocations meets and exceeds the residual requirement for new dwellings for Rushden, when taking into account the dwellings already completed since 2011, any extant permissions .</p> <p>Jobs will be delivered through the development of Rushden Lakes, Nene Valley Farm, Rushden East SUE and the protection of existing employment sites in line with Policy EJ3 of the RNP.</p> <p>Self Build housing is also supported through Policy H6. Support is provided for Rushden’s Greenways, public realm and gateway sites through Policies EN3, EN4 and EN6. Policy R1 encourages new development proposals for main town centre uses, whilst Policies EJ1 and CL9 support the provision of new starter employment floorspace and new community facilities.</p>

NPPF Core Planning Principle	Assessment
<p><i>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</i></p>	<p>The Submission Plan builds on NNJCS Policy 8 (Place Shaping Principles) with Policy EN1 which sets out key principles that new development should adhere to. These include but are not limited to; local character, use of materials and preserving existing amenity.</p>
<p><i>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</i></p>	<p>The Submission Plan seeks to protect the countryside surrounding Rushden by identifying a settlement boundary in Policy H1. Proposals for housing outside of the settlement boundary will only be granted in exceptional circumstances (with the exception of the proposed Rushden East Sustainable Urban Extension as well as infilling at Newton Road, Avenue Road and Bedford Road). The Town Centre's vitality is sought to be protected through Policies R1, R2 and R3.</p>
<p><i>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</i></p>	<p>The Submission Plan promotes sustainable new development with Policy EN2 which states that development should fully consider the impact of hardstanding on the character of the area and site drainage. The Plan is very conscious of supporting a low carbon future by reducing the use and impact of private transport. Policy T1 encourages all new development to include infrastructure to facilitate the use of electric vehicles. Policy T3 encourages mitigation measures to improve traffic management</p>

NPPF Core Planning Principle	Assessment
<p><i>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</i></p>	<p>It is a vision of the RNP to improve the environment of Rushden; providing more green open space and preserving the town's important Heritage and biodiversity assets and overall ensuring the town is an attractive place to live and work. A core objective of the RNP is to protect and enhance habitats and biodiversity within the town.</p> <p>More specifically Policy EN2 seeks to ensure suitable hard and soft landscaping as part of development. Policies within the Travel and Transport section of the Submission Plan also identify the aspiration for cleaner fuels to be used on the road to reduce pollution. Policy T3 encourages safer environments for pedestrians and cyclists and to improve the walkability of the town, reducing the reliance on motorcars. Existing public open spaces are protected through Policy CL1.</p>
<p><i>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</i></p>	<p>The use of brownfield land is encouraged at strategic level through the NNJCS (Policy 6). The Housing section of the Submission Plan encourages the re-use of previously developed sites within the settlement boundary (identified in Policy H1).</p>
<p><i>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions</i></p>	<p>A mix of housing types is stated to be required through Policy H5. A core housing objective is to ensure a balanced and mixed community through provision of a range of housing types and tenures. Policy EN1 features a key principle to make new developments provide an appropriate amount of outdoor amenity space.</p>

NPPF Core Planning Principle	Assessment
<i>(such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</i>	
<i>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</i>	The Submission Plan contains text within the Environment section identifying the importance of Rushden's Heritage Conservation. The use of designated and non-designated heritage assets is identified as an important tool. Applications must be supported by an appropriate level of information to describe the significance of an asset as well as any impact on it.
<i>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</i>	The Submission Plan identifies a core objective of protecting and enhancing the network of public footpaths and cycleways in the town. All housing allocations under policy H3 are located within the settlement boundary (Policy H1) in sustainable locations. Policy H1 will also help ensure other developments are directed to the most sustainable locations.
<i>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs.</i>	Existing community facilities will be protected through Policy CL7 and new community facilities will be supported in new developments via Policy CL9. Policy EN3 supports development proposals that conserve or enhance the Greenway in order to provide local residents with recreation opportunities to improve health.

Basic Condition 2

The making of the Neighbourhood Plan contributes to the achievement of sustainable development.

Table 2: Assessment of contribution to sustainable development

Sustainable Development Role	Rushden Neighbourhood Plan Contribution
Economic	<p>The RNP recognises and embraces the role of Rushden as an identified Growth Town in the NNJCS.</p> <p>A key vision of the RNP is to use Rushden Lakes and Rushden East as a catalyst for growth and to achieve real economic progress to sustain Rushden’s status as North Northamptonshire’s ‘Fourth town’.</p> <p>The Submission Plan seeks to achieve and exceed the job and housing delivery targets set out in the NNJCS by safeguarding existing and committed employment sites that are of the right quality and suitably located as well as providing additional housing sites in sustainable locations.</p> <p>Key existing employment sites are given protection through Policy EJ3 and new employment is supported through Policies EJ1 and EJ2. Town centre uses are protected through Policies R1, R2 and R3 to help enable an increase in footfall and vitality.</p>
Social	<p>The Submission Plan sets out a strong framework for decision making that will help to support the achievement of sustainable social development. The Plan features a Community, Leisure and Open Space section that details policies to protect and enhance social spaces and interaction.</p> <p>The aforementioned section protects public open space and playspace through Policy CL1, allotments through Policy CL3, sport and recreational facilities through Policy CL4, and community facilities through Policy CL7. The Greenway is seen as a key social and environment form of sustainable development green infrastructure in Rushden.</p> <p>This is supported by Policy EN3. Policy EN4 states that new development should improve the quality of the public realm with the</p>

	<p>creation of safe and attractive public spaces. This allows people to meet outside of their homes and work and promotes recreational activity as well as sustainable methods of transport such as cycling.</p>
<p>Environmental</p>	<p>A key vision of the RNP is to improve the environment of Rushden; Providing more green open space and preserving the town's important Heritage and biodiversity assets and overall ensuring the town is an attractive place to live and work.</p> <p>The Submission Plan states its clear intent of preserving existing open space areas as well as heritage assets. Applications that may affect a heritage asset must be supported by an appropriate level of information. Policy EN2 details that development proposals will be supported where they can deliver hard/soft landscaping that retains existing wildlife habitats or trees.</p> <p>The Special Protection Area (SPA) SPD: Mitigation Strategy has been referred to in the Submission Plan to make sure that all future residential development within 3km of the Upper Nene Valley Gravel Pits SPA will make the financial contribution as stated in the mitigation strategy.</p>

Basic Condition 3

The making of the Neighbourhood Plan is in general conformity with strategic policies contained in the development plan for the area of the authority (or any part of that area)

- 3.3 The Development Plan for the parish of Rushden currently consists of;
- The Local Plan Part 1 – North Northamptonshire Joint Core Strategy (JCS) 2011-2031, adopted July 2016.
 - East Northamptonshire District Local Plan (DLP 1996) – a small number of saved policies.
- 3.4 East Northamptonshire Council is currently producing a Local Plan Part 2 which will replace the 1996 Local Plan saved policies, however, the most recent consultation was a Regulation 18 consultation and no draft policies have yet been published. As a result of this Emerging Local Plan's early stage, the Rushden Neighbourhood Plan does not need to address it, although it does take note of any initial evidence that has been produced.
- 3.5 The table below sets out how the Neighbourhood Plan conforms with each relevant Policy from the development plans documents applicable to the Rushden Neighbourhood Plan Area.

Table 3: Conformity with strategic policies of the Development Plan

Strategic Policies	How does the Rushden Neighbourhood Plan (RNP) Conform
Local Plan Part 1: North Northamptonshire Joint Core Strategy (JCS)	
JCS Policy 1 Presumption in favour of Sustainable Development	<p>The Rushden Neighbourhood Plan Submission Version (RNP) takes a positive approach that reflects the presumption in favour of sustainable development. It identifies land by way of allocation for residential development to meet the residual requirement for Rushden, based on the housing need figures identified in the JCS. The RNP has been prepared with regard for the JCS from the start and does not seek to deviate from the JCS's Vision and Outcomes.</p> <p>The RNP has been prepared with an emphasis of positivity and identifying opportunities that can be realised through the Neighbourhood Planning process, rather than precluding development which would not conform with local or national policy.</p>
JCS Policy 2 Historic Environment	<p>The RNP contains text within the Environment section identifying the importance of Rushden's Heritage Conservation. The JCS is referred to by the RNP for its direction for the protection of designated heritage assets. Although the RNP does not seek to identify any non-designated heritage assets, the Town Council would support this if it were to be carried</p>

	<p>out as part of the Local Plan Part 2 process.</p> <p>Planning applications must be supported by an appropriate level of information to describe the significance of an asset as well as any impact on it.</p>
<p>JCS Policy 3 Landscape Character</p>	<p>The JCS policy seeks to conserve and enhance the character and qualities of the local landscape. RNP Policy EN2 sets out a list of points that any development proposal should demonstrate that they could deliver in order to be supported. RNP Policy H1 states that proposals for new housing development beyond the settlement boundary will only be granted in exceptional circumstances, further protecting the open countryside and avoiding coalescence of nearby settlements.</p>
<p>JCS Policy 4 Biodiversity & Geodiversity</p>	<p>To improve the environment of Rushden and its Biodiversity assets is a key part of the RNP Vision. A Core Objective is also to protect and enhance habitats and biodiversity within the town. RNP Policy EN3 states that development proposals that conserve or enhance Rushden's Greenways will be supported conforming to the JCS Policy. The majority of the Rushden Neighbourhood Area is also within 3km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA). The RNP refers to this and the need for a financial contribution in line with the mitigation strategy outlined in the JCS Policy.</p>
<p>JCS Policy 5 Water Environment, Resources & Flood Risk Management</p>	<p>RNP Policy EN2 establishes criteria that states development proposals should fully consider the impact of hardstanding on site drainage, to help minimise the impact of new development on surface water runoff and drainage.</p>

<p>JCS Policy 6 Development on Brownfield Land & Land affected by contamination</p>	<p>RNP Policy H1 encourages the re-use of previously developed sites within the settlement boundary (identified in Policy H1) in line with the JCS Policy.</p>
<p>JCS Policy 7 Community Services & Facilities</p>	<p>The RNP Policies CL1 and CL2 seek to safeguard existing public open space and playspace as well as the provision of new open space and amenity space. Protection of allotments and sports/recreational facilities is set out in RNP Policies CL3 and CL4. Other policies in this section deal with protection and provision of new community facilities in line with the JCS policy. Reference is also made to the Town Councils Open Space, Recreation and Sports Study as well as the East Northamptonshire Open Space and Playing Pitch Strategies for protection of open spaces/playing pitches where appropriate.</p>
<p>JCS Policy 8 Place Shaping Principles</p>	<p>RNP Policy EN1 builds on the JCS policy by stating a number of key principles that that proposed development should adhere to. The importance of Heritage Conservation is also outlined in paragraph 4.13.</p>
<p>JCS Policy 9 Sustainable Buildings</p>	<p>Reference is made to national policy in the NPPF for sustainable development. RNP Policy EN1 states that new development should be designed to allow for adequate daylight and sunlight for future occupiers. The RNP does not build any further on this JCS policy as further policy guidance is not deemed necessary.</p>
<p>JCS Policy 10 Provision of Infrastructure</p>	<p>RNP states what future infrastructure is to be provided in policies T1, T2 and T3. Development that would generate a transport impact will only be granted if it meets certain criteria. Reduction in car use is supported through the Travel and Transport section of the</p>

	RNP. Promotion of electric vehicle infrastructure in new developments of 10 or more is encouraged through Policy T1.
JCS Policy 11 The Network of Urban & Rural Areas	RNP Policy H1 builds upon JCS Policy 11 by identifying a settlement boundary to strengthen the definition of the Rushden built up area, whilst preventing coalescence of neighbouring settlements. The Rushden East Urban Extension has been acknowledged in the RNP, but at this is a strategic matter is not affected by the local level policies of the RNP.
JCS Policy 12 Town Centres and Town Centre Uses	<p>This policy text is fully supported and is built on in the RNP. A town centre boundary has been identified on the Policies Map where new development proposals for main town centre uses would be supported (RNP Policy R1). Policies R2 and R3 seek specific use classes for upper floors and promote good shop front design. The intention of Town Council is to monitor the impact of the recently opened Rushden Lakes development and consolidate and develop retail offers in Rushden.</p> <p>Public realm enhancements in Rushden Town Centre are sought through policies EN4 and EN5 while Policy EN6 seeks to develop Gateway sites to improve the visual approaches to the town.</p>
JCS Policy 13 Rural Exceptions	RNP identifies a built up area under Policy H1. Development beyond this boundary will only be granted in exceptional circumstances. Policies H1 and CL5 identify some exceptional circumstances in addition to those already outlined in the JCS and NPPF. .
JCS Policy 15	In support of the JCS policy, RNP protects and seeks improvement to the Greenway under

Well Connected Towns, Villages & Neighbourhoods	Policy EN3, aiming to reduce reliance on the car and increase accessibility of the town in its Travel and Transport section as well as well as preserving existing car parks that are currently in use. Design in new development is also considered through Policy EN1.
JCS Policy 16 Connecting the Network of Settlements	Gateway sites are promoted through Policy EN6 to give a clearer legibility of the town and make connectivity and navigation easier via landmarks.
JCS Policy 17 Strategic Connections	RNP Policy T1 states that permission for development that generates a transport impact will only be granted if suitable provision has been made for access, and that the development would not result in an unacceptable impact of the transport network. A large amount of JCS Policy 17 is not relevant at the Neighbourhood Planning scale.
JCS Policy 18 HGV Parking	The RNP does not address this Policy. It is through there is sufficient detail in the JCS so would be unnecessary to apply further detail in the RNP.
JCS Policy 19 The Delivery of Green Infrastructure	<p>The RNP states its clear intent to preserve existing open space areas. Policy EN2 details that development proposals will be supported where they can deliver hard/soft landscaping that retains existing wildlife habitats or trees.</p> <p>The Special Protection Area (SPA) SPD: Mitigation Strategy has been referred to in the Submission Plan to make sure that all future residential development within 3km of the Upper Nene Valley Gravel Pits SPA will make financial contribution as stated in the mitigation strategy. Policy EN3 supports development proposals that conserve or enhance the Greenway in order to provide local residents with recreation opportunities to improve</p>

	health as well as ecosystems.
JCS Policy 20 Nene and Ise Valleys	Protection of the Nene and Ise Valleys will be undertaken via a contribution to the Special Protection area for any new housing development within the buffer zone as stipulated in the SPA SPD Mitigation Strategy.
JCS Policy 22 Delivering Economic Prosperity	<p>The NNJCS aims to provide 31,100 net additional jobs in North Northamptonshire (7200 jobs within East Northamptonshire). The JCS seeks to achieve this by safeguarding existing and committed employment sites.</p> <p>The RNP supports this approach but has built on it to include the need for starter/incubator business space in RNP Policy EJ1. RNP Policies EJ2 and EJ3 focus on retention of existing and provision of new employment floorspace. Key existing employment areas have been identified on the Policies Map. The RNP also supports further research into employment land by way of an Employment Land Review that East Northamptonshire Council are undertaking for the Local Plan Part 2.</p>
JCS Policy 23 Distribution of New Jobs	The RNP states that the town demonstrates a number of employment areas and premises of varying ages and quality. In most case employment premises will be protected to ensure that jobs are available in the town to reduce the need for residents to travel elsewhere to work. Whilst the RNP does not specifically allocate new land for employment, it seeks to safeguard existing and committed employment sites.
JCS Policy 24 Logistics	Rushden has historically seen a large number of B8 logistics developments. RNP Policy EJ2 states that any proposals for new warehousing or distribution (Use Class B8), over and

	above existing commitments will need to be robustly justified and ensure the criteria of NNJCS Policy 22 are satisfied.
JCS Policy 25 Rural Economic Development and Diversification	RNP EJ3 states that where there is no reasonable prospect of a site being used for its allocated use, applications for alternative uses of the land or buildings will be judged on their merits having regard to market signals and the relative need for different land uses to support the aims and objectives of the NP.
JCS Policy 26 Renewable and Low Carbon Energy	Whilst the RNP supports sustainable methods of travel, electric vehicle changing points and alternative fuels, it does not specify policy context for renewable energy generation. It is considered that JCS Policy 26 sufficiently covers this matter.
JCS Policy 28 Housing Requirements & Strategic Opportunities	<p>As stated in the JCS Policy, East Northamptonshire has an annual housing requirement of 420 dwellings per year. The development of Rushden East Urban Extension will deliver in the region of 2500 dwellings, of which it is expected 1450 will be delivered during the plan period. In addition to this, a significant number of new dwellings have already been built in Rushden parish since the start of the plan period in 2011, or already have planning permission.</p> <p>The RNP seeks to ensure that, as a minimum, the residual housing requirement for Rushden is delivered in full.</p> <p>The plan allocates sites (Policy H2/H3) to deliver approximately 600 additional dwellings within the remainder of the plan period (i.e. to 2031) across the Rushden Neighbourhood Plan area, which will help meet and likely exceed, the NNJCS housing requirement.</p>

<p>JCS Policy 29 Distribution of new homes</p>	<p>The RNP Allocated housing sites are displayed on the policies map and detailed in the plan under Policy H2 and H3.</p>
<p>JCS Policy 30 Housing Mix and Tenure</p>	<p>The RNP acknowledges JCS Policy 30 and builds on it through RNP Policy H5. This policy acknowledges that smaller households are needed but, based on local evidence, states an aspiration that new flatted development will only be supported where it meets certain criteria as detailed.</p>
<p>JCS Policy 31 Gypsies and Travellers</p>	<p>The RNP does not allocate or have any policy criteria for gypsies and travellers. Instead, the Town Council would be supportive of a review as part of East Northamptonshire Council's Emerging Local Plan Part 2 Evidence Base.</p>
<p>JCS Policy 33 Rushden East SUE</p>	<p>RNP has not specifically dealt with Rushden East Sustainable Urban Extension as it is allocated in the NNJCS and benefits from substantial policy text direction within this. The RNP will allow Rushden East SUE to come forward outside of the Neighbourhood Plan and acknowledges it is of more strategic nature. The broad outline of the SUE area is displayed on the RNP Policies Map for transparency.</p>
<p>JCS Policy 35 Land at Nene Valley Farm</p>	<p>Similar to the above policy, RNP has not specifically dealt with Nene Valley Farm. It is considered that there is sufficient policy direction from its allocation in the JCS. The boundary is displayed on the RNP Policies Map for transparency.</p>

East Northamptonshire District Local Plan – 1996 Saved Policies	
DLP (1996) Policy AG4 Re-use and adaptation of buildings in the countryside	The RNP has designated a settlement boundary in Policy H1 to distinguish between the urban and rural parts of the Plan area. Future housing and economic development is to be directed to areas within the settlement boundary. Policy AG4 is partly superseded by national policy (NPPF) and all DLP 1996 Policies will eventually be replaced by East Northamptonshire's Local Plan Part 2.
DLP (1996) Policy AG9 Replacement Dwellings in the countryside	This topic has not been specifically dealt with by the RNP except for the designation of the settlement boundary (Policy H1).
DLP (1996) Policy S5 Non shopping uses within the defined shopping frontages	The RNP Policy R2 defines the Primary Shopping Frontage and it is displayed on the Policies Map. Whilst RNP Policy R2 is similar to the DLP 1996 Policy S5, it effectively supersedes the latter. Therefore it should be described at not in conformity, rather, replacing the Local Plan Policy when considering the Rushden area. Although this could be seen as duplication, it is an important local policy that was essential to address in the RNP and update the old and outdated DLP 1996 Policy.
DLP (1996) Policy RL3 Recreational open space provision by developers	RNP Policy CL2 and CL5 describe the provision of new open space/amenity space and recreation facilities. Open space and recreation provision will be dealt with primarily by two new pieces of evidence base; The Town Council Open Space, Recreation and Sports Study and East Northamptonshire's Open Space and Playing Pitch Strategy. Any planning

	applications should have regard to these documents as well the relevant policies within the RNP.
DLP (1996) Policy RL4 Children's Play Areas	This is covered through the above studies and policies within the RNP. It has been grouped together as it is not thought there is the necessity for a separate policy.
DLP (1996) Policy RU2 Provision for residential infilling in the Avenue Road area of Rushden	RNP Policy H1 specifically refers to Avenue Road, Newton Road and Bedford Road as exceptions to Policy H1 and settlement boundary, taking conformity in line with the DLP 1996 policy. If the RNP did not address these roads in Policy H1, there would have been a policy conflict.
DLP (1996) Policy RU4-A Provision for recreational use in Rushden – South West of Sandringham Close	The RNP has not sought to allocate this specific area in the Plan. It is used as an informal open space area with natural grassland and occasional grazing.
DLP (1996) Policy RU4-C Provision for recreational use at Ditchford Lakes	The RNP has not sought to allocate this specific area in the Plan.

3.6 From the table above it can be seen that the Rushden Neighbourhood Plan is in general conformity with the adopted development plan documents covering Rushden - NNJCS 2011-2031 and District Local Plan 1996.

Basic Condition 4

The making of Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.

- 3.7 In producing a Neighbourhood Plan it needs to be considered whether any relevant European Directives require further assessment work to be carried out to support the development of the Plan.
- 3.8 In particular, the Strategic Environmental Assessment Directive (2001/42/EC) and the Habitats Directive (92/43/EEC) are relevant to the development of a Neighbourhood Plan.
- 3.9 These directives require consideration to be given as to whether the Neighbourhood Plan is likely to give rise to significant environmental affects or is likely to impact on any areas of protected habitat.
- 3.10 The process requires the Neighbourhood Plan to be 'screened' to establish if either a SEA or an Appropriate Assessment (AA) (in relation to the Habitats Directive) needs to take place.
- 3.11 Screening of the Plan was undertaken by DLP Planning Ltd on behalf of Rushden Town Council. A screening report was prepared and subsequently reviewed by ENC, Natural England, the Environment Agency and Historic England. This process established that the RNP is unlikely to lead to significant environmental effects and neither full SEA nor full AA are required of the Neighbourhood Plan.
- 3.12 The broad level of growth that the RNP is proposing has already been subject to SEA through the Core Strategy process and RNP policies have been prepared in accordance with this adopted framework.
- 3.13 This process and the conclusion, which is supported by statutory consultees, satisfies the requirements of the European Directives.

4.0 Conclusions

- 4.1 The Rushden Neighbourhood Plan and policies herein are proved to be in general conformity with the adopted development framework for the Rushden area of East Northamptonshire.
- 4.2 This is evident when reviewing the four Basic Conditions above, set out in Schedule 4B of the TCPA 1990.

