

GRIFFIN PLANNING CONSULTANCY LTD

development planning consultants

OUNDLE NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

Ref: 18-073-BASICCONS-1-A

Final v3

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RTPI

Chartered Town Planner

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1. INTRODUCTION

1.1 This 'Basic Conditions Statement' is written in support of the Oundle Neighbourhood Plan (ONP) pursuant to Section 15(1) of the Neighbourhood Planning Regulations 2012 which requires:

'a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act'

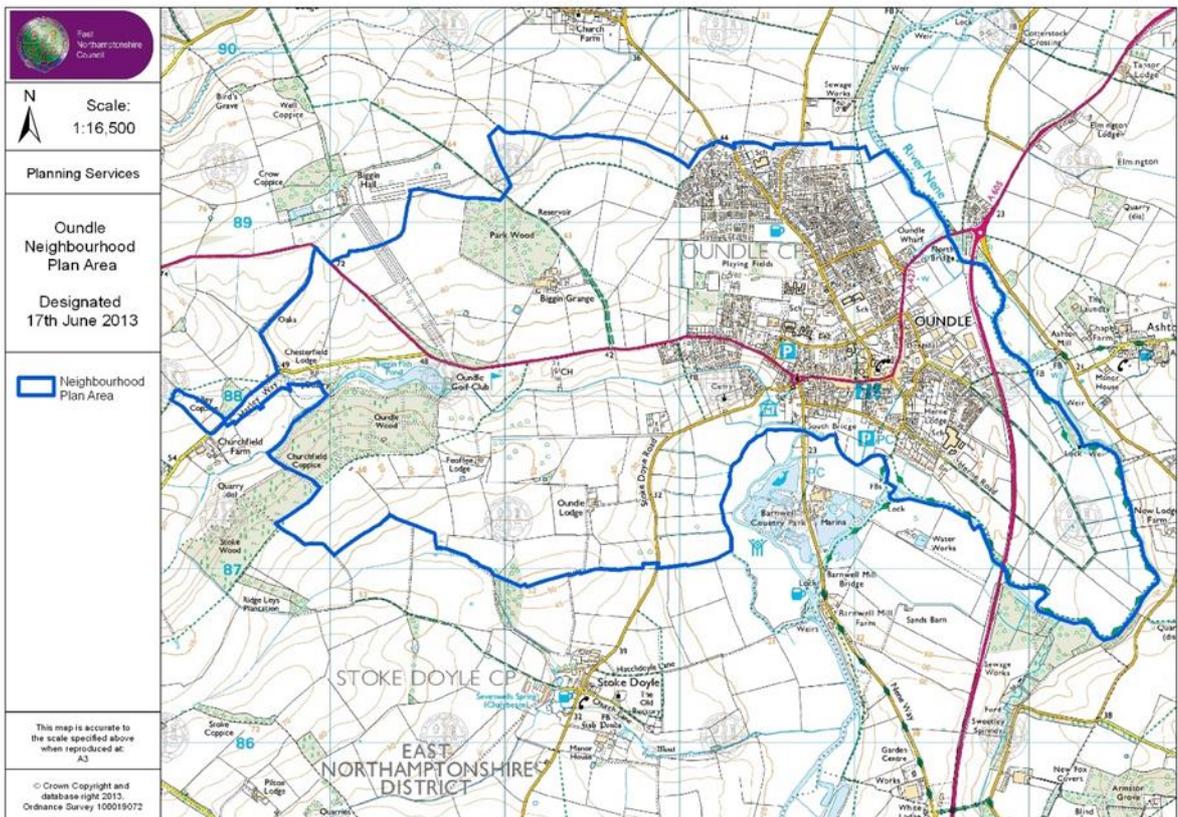
1.2 The above reference to the '1990 Act' is the Town and County Planning Act 1990.

1.3 The relevant legal framework for the preparation and making of Neighbourhood Plans is provided by the Localism Act 2011 which amended existing legislation as follows:

- Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B.
- Planning and Compulsory Purchase Act 2004: ss 38A-C.
- The Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended).

1.4 The boundary of the Designated Oundle Neighbourhood Plan Area is shown in Figure 1 below. It closely follows the River Nene to the east and south, but does not encompass Oundle Marina or Barnwell Country Park which are situated within the adjoining Barnwell Parish. To the west the Area extends just beyond Oundle Wood and incorporates Park Wood to the north. In total, the Area extends to approximately 900 hectares.

Figure 1: The Neighbourhood Plan Area



ISSUES TO BE CONSIDERED

- 1.5 Paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act sets out the 'Basic Conditions' that a Neighbourhood Plan needs to meet and will be considered by the independent Examiner:
- It has regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
 - the prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

SUPPORTING DOCUMENTS AND KEY STATEMENTS

- 1.6 The ONP is supported by this Basic Conditions Statement and a separate Consultation Statement.
- 1.7 In submitting the ONP the following key statements are made by Oundle Town Council:
- Oundle Town Council is a qualifying body, as defined by section 61E(6) of the Town and Country Planning 1990 Act (inserted by paragraph 2 of the Localism Act 2011) and entitled to submit a Neighbourhood Plan for its own parish.
 - The ONP expresses policies that relate to the development and use of land only within the neighbourhood area, as accompanying the neighbourhood area designation application; this represents an area contiguous with the administrative boundary for Oundle Town Council.
 - The ONP does not relate to more than one neighbourhood area. It is solely related to the area of Oundle as designated by East Northamptonshire Council.
 - The ONP covers the period 2011 – 2031.

- The ONP does not include any of the following:
 - Development normally dealt with by a county planning authority.
 - Development described in Schedule 1 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) which automatically requires an Environmental Impact Assessment (and in the case of a Community Right to Build Order any Environmental Impact Assessment development).
 - Development of nationally significant infrastructure projects (which are defined in the Planning Act 2008).

1.8 The ONP has been informed by a variety of technical and supporting documents. These can be viewed online via:

<https://www.oundle.gov.uk/consultation-and-engagement.html>

1.9 The content of the ONP has also been informed by a Sustainability Appraisal and a Habitats Regulation Assessment and Strategic Environmental Assessment Screening Determination. Both are submitted separately with the plan.

2. CONSIDERATION OF THE BASIC CONDITIONS

NATIONAL PLANNING POLICY

- 2.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework 2019 (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.
- 2.2 The following NPPF paragraphs provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Paragraph 13:

The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

- 2.3 Oundle Town Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district by supporting new housing on a number of sites distributed around Oundle in order to sustain its special heritage and landscape character. It also seeks to secure well designed buildings and to protect and enhance open spaces and valued community facilities that benefit the Oundle and its surrounding area.

Paragraph 29:

Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

- 2.4 The Neighbourhood Plan establishes a clear shared vision for Oundle that reflects the view of the majority of the local community. It has sought to translate the vision into a series of meaningful planning policies to plan for reasonable housing growth having regard to environmental constraints and to determine future planning applications as part of the development plan.

Paragraph 69:

Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.

- 2.5 The Neighbourhood Plan has considered opportunities for allocating housing sites and proposes residential development allocations on various suitable sites around Oundle to meet local housing needs.

Paragraph 99:

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

- 2.6 The Neighbourhood Plan designates Local Green Spaces which are important not only for the well-being and quality of life for local residents but also for retaining the distinctive historical character of Oundle. The Local Green Spaces reflect the district council's assessments in its Open Space and Playing Pitch Strategy.
- 2.7 Set out in the table below, is a brief summary of how each neighbourhood plan policy conforms to the NPPF with a cross reference to relevant parts and topics of the NPPF.

Neighbourhood Plan Policy No. and Title	NPPF Reference and Comment
O1 "The Settlement Boundary"	The policy encourages development within the settlement boundary providing it accords with other policies in the Development Plan. Policy O1 conforms with Part 2 of the NPPF to achieve sustainable development, Part 5 to deliver sufficient homes, Part 6 to build a strong rural economy, Part 11 to make effective use of land and Parts 15 and 16 to conserve and enhance the natural and historic environment.
O2 "Local Green Space"	The policy seeks to protect 8 Local Green Spaces in Oundle from development. Policy O2 conforms with Part 8 of the NPPF in promoting a healthy community and protecting green areas of particular local importance.
O3 "Important Open Space"	The policy seeks to safeguard 14 areas of Important Open Space from development. Policy O3 conforms with Part 8 of the NPPF in promoting a healthy community

Neighbourhood Plan Policy No. and Title	NPPF Reference and Comment
	and protecting green areas of particular local importance.
O4 "Other Amenity Land"	If there is a proposed loss of amenity land that contributes to the character and visual amenity of an area, the policy will only support this where the benefits clearly outweigh the loss. Policy O4 conforms with Part 8 of the NPPF in promoting a healthy community and protecting green areas of particular local importance.
O5 "The Provision and Enhancement of Open Space"	Proposals for new housing development should include the provision of on-site open space. Policy O5 conforms with Part 8 of the NPPF in promoting new open space provision to meet the needs of new residents.
O6 "Achieving High Quality Design"	New development will be supported where it is high quality and preserves and enhances the positive characteristics of the area. Policy O6 conforms with Part 12 of the NPPF in identifying special qualities of the local area and explaining how this should be reflected in new developments, thereby resulting in well-designed places.
O7 "Protecting Important Views"	Development should respect important views and include an assessment to illustrate the impact. Policy O7 conforms with Part 12 of the NPPF to ensure that development is sympathetic to the local character and landscape setting, and with Part 15 to protect valued landscapes.
O8 "Town Centre and Retail Development"	Existing retail uses should be retained and town centre uses will be supported. Policy O8 conforms with Part 7 of the NPPF to promote the long term vitality and viability of town centres.
O9 "Bed & Breakfast and Hotel Accommodation"	The change of use to bed and breakfast accommodation and small hotels will be supported if there would be no adverse impact. Policy O9 conforms with Part 6 of the NPPF to enable sustainable rural tourism.
O10 "Festival Site, Land off Benefield Road"	A site is allocated for the purpose of hosting festivals and other leisure events for the benefit of the community. Policy O10 conforms with Part 8 of the NPPF to provide social, recreational and cultural facilities which serve the needs of the community.
O11 "Safeguarding Employment Sites"	Existing employment sites will be safeguarded for employment uses. Policy O11 conforms with Part 6 of the NPPF to enable the sustainable growth and expansion of business in rural areas.
O12 "Oundle School Sports and Leisure Facilities"	Proposals to enhance or provide new sporting or leisure facilities at Oundle School will be supported where they are made publicly available. Policy O12 confirms with

Neighbourhood Plan Policy No. and Title	NPPF Reference and Comment
	Part 11 of the NPPF to make effective use of school sites which improve the quality of service provision and access to open space.
O13 “The Enhancement of Community Facilities and Services”	Proposals for new or improved community facilities will be supported within the settlement boundary and proposals to change the use of an existing community facility will be supported where conditions are met. Policy O13 conforms with Part 6 of the NPPF to retain and develop community facilities.
O14 “Circular Cycle/Pedestrian Network”	The upgrading of existing footpaths/cycleways and the creation of new ones will be supported at 20 locations in and around Oundle. Policy O14 conforms with Part 8 of the NPPF to protect and enhance public rights of way and access, and with Part 9 to provide high quality waling and cycling networks.
O15 “Housing Site Allocations” relating to O18, O19, O20, O21 and O22.	Housing allocations are made at 5 sites for a total of 324 dwellings in order to meet housing needs. Policy O15 conforms with Part 2 of the NPPF to facilitate sustainable development, with Part 5 to deliver sufficient homes and with Part 11 to make effective use of land.
O16 “Housing Mix”	Proposals for 10 or more dwellings should include an appropriate mix of dwelling types, sizes and tenures that meet the housing needs of Oundle. Policy O16 conforms with Part 5 of the NPPF to assess the size, type and tenure of housing needed for different groups in the community.
O17 “Windfall Sites”	Residential development on windfall sites will be supported where the site is within the settlement boundary and is of a high quality. Policy O17 conforms with Part 2 of the NPPF to facilitate sustainable development, with Part 5 to deliver sufficient homes and with Part 11 to make effective use of land.
O23 “Developer Contributions”	In relation to new developments, financial contributions will be sought that adequately mitigate any impact on existing infrastructure and contribute to new local facilities where additional need is generated. Policy O23 conforms with Part 4 of the NPPF to use planning obligations to address unacceptable impacts of development.

CONTRIBUTION TOWARDS THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

2.8 A screening determination for the Oundle Neighbourhood Plan was undertaken in February 2019 for a Strategic Environmental Assessment and Habitats Regulation Assessment. The purpose of the Screening Determination was to:

- Assess if the Neighbourhood Plan will require a Strategic Environmental Assessment (SEA);
- Assess if the Neighbourhood Plan will require Appropriate Assessment under the Habitats Regulation Assessment (HRA) Regulations.

2.9 SEA screening determination:

It is concluded that the Oundle Neighbourhood Plan has the potential for significant environmental effects and therefore a SEA is required. The preferred housing site allocations comprising 5 sites which would deliver a total of 324 new dwellings have been assessed and a SEA is being prepared.

The following recommendation is made - it would be helpful if the policy map provided with the Plan showed the Conservation Area, Scheduled Ancient Monuments, Local Wildlife Sites and Potential Wildlife Sites, and also names each of the proposed site allocations.

2.10 HRA screening determination:

HRA screening has concluded that the Oundle Neighbourhood Plan will not result in Likely Significant Effects (LSEs) on the Upper Nene Valley Gravel Pits SPA/Ramsar site and no further HRA work is required. No recommendations have been identified in the HRA screening.

2.11 A Sustainability Appraisal examines not just the environmental effects of the Neighbourhood Plan but also the wider social and economic impacts. It also helps in determining the most appropriate sites to allocate for housing whilst achieving a high level of protection of the environment and addressing relevant social and economic issues to promote sustainable development.

2.12 The Regulation 14 consultation of the Oundle Neighbourhood Plan in March 2018 included 7 housing sites with the potential to provide 312 dwellings. Through a SEA screening determination concern was raised about the potential for significant environmental effects. Following consultation on the plan there was therefore further consideration of the housing site allocations to consider 6 sites excluding east of Cotterstock Road to provide 339 dwellings (Alternative 2) and 5 sites excluding east of

Cotterstock Road and east of St Christopher’s Drive to provide 324 dwellings (Alternative 3).

2.13 A revised SEA screening statement was undertaken on the 5 sites with the potential to provide 324 dwellings which concluded that by not including St Christopher’s Drive in Alternative 3, this performs marginally more positively when compared with Alternative 2, but with significantly better contribution to public facilities and green space. Therefore the preferred site allocations option included in the neighbourhood plan is Alternative 3 – this comprises 5 sites which would deliver a total of 324 new dwellings in Oundle during the plan period to 2031.

GENERAL CONFORMITY WITH THE DEVELOPMENT PLAN

2.14 The Neighbourhood Plan has been prepared to ensure its general conformity with the North Northamptonshire Joint Core Strategy (Part 1) (**JCS**) and the Rural North, Oundle and Thrapston Plan (**RNOTP**) adopted by East Northamptonshire Council in July 2011. The RNOTP will be replaced by a new district-wide Local Plan Part 2 in due course and a consultation draft was published in November 2018. The table below summarises the conformity of the Neighbourhood Plan policies with the most relevant development plan documents JCS and RNOTP and their policies. The Neighbourhood Plan does not undermine or constrain the strategic content of the Joint Core Strategy or the Rural North, Oundle and Thrapston Plan as far as they relate to Oundle.

<p>Neighbourhood Plan Policy No. and Title</p>	<p>Conformity with Development Plan</p>
<p>O1 “The Settlement Boundary”</p>	<p>Policy 11 “The Network of Urban and Rural Areas” of the JCS defines the roles that various settlements are to play in building a more sustainable and self-reliant North Northamptonshire. It defines Oundle as a ‘Market Town’ where the aim is to provide a strong service role for the local community and the wider rural hinterland.</p> <p>Policy 1 “Settlement Roles” of the RNOTP highlights Oundle as a Rural Service Centre where it’s role as a focal point for infrastructure and development will be supported.</p>
<p>O2 “Local Green Space”</p>	<p>Policy 7 “Community Services and Facilities” of the JCS precludes development on existing open space unless an equivalent or better replacement is made elsewhere.</p> <p>Policy 15 “Open Space, Sport and Recreational Facilities” of the RNOTP seeks to protect and enhance existing</p>

<p style="text-align: center;">Neighbourhood Plan Policy No. and Title</p>	<p style="text-align: center;">Conformity with Development Plan</p>
	<p>areas of open space.</p>
<p>O3 “Important Open Space”</p>	<p>Policy 7 “Community Services and Facilities” of the JCS precludes development on existing open space unless an equivalent or better replacement is made elsewhere.</p> <p>Policy 15 “Open Space, Sport and Recreational Facilities” of the RNOTP seeks to protect and enhance existing areas of open space.</p>
<p>O4 “Other Amenity Land”</p>	<p>Policy 7 “Community Services and Facilities” of the JCS precludes development on existing open space unless an equivalent or better replacement is made elsewhere.</p> <p>Policy 15 “Open Space, Sport and Recreational Facilities” of the RNOTP seeks to protect and enhance existing areas of open space.</p>
<p>O5 “The Provision and Enhancement of Open Space”</p>	<p>Policy 7 “Community Services and Facilities” of the JCS precludes development on existing open space unless an equivalent or better replacement is made elsewhere.</p> <p>Policy 15 “Open Space, Sport and Recreational Facilities” of the RNOTP seeks to provide new open space in all new housing developments.</p>
<p>O6 “Achieving High Quality Design”</p>	<p>Core policies in Section A and Policy 2 “Historic Environment” of the JCS seek to protect the historic environment and encourage new developments to complement the surrounding historic environment through good design and materials.</p>
<p>O7 “Protecting Important Views”</p>	<p>Policy 2 “Historic Environment” and Policy 20 “The Nene and Ise Valleys” of the JSC support the protection of key views and vistas.</p> <p>Policy 4 “Green Infrastructure” of the RNOTP encourages development which will contribute and link into the wider green infrastructure network.</p> <p>Policy 9 “Buildings of Local Architectural or Historic Interest” of the RNOTP supports proposals when the setting of a building of local architectural or historic importance will be preserved or enhanced.</p>

<p style="text-align: center;">Neighbourhood Plan Policy</p> <p style="text-align: center;">No. and Title</p>	<p style="text-align: center;">Conformity with Development Plan</p>
<p>O8 “Town Centre and Retail Development”</p>	<p>Policy 12 “Town Centres and Town Centre Uses” of the JCS allows the extent of the town centre and primary shopping frontages to be defined. Part (f) of the policy refers to Market Towns such as Oundle where development in the town centre would be supported if it is of a scale and nature consistent with the character and role of the town.</p> <p>Policy 18 “Town Centres” of the RNOTP seeks to retain Class A1 uses in defined shopping frontages and will support changes of use from a Class A1 use to other uses where this will benefit the vitality and viability of the town centre.</p>
<p>O9 “Bed & Breakfast and Hotel Accommodation”</p>	<p>Policy 20 “The Nene and Ise Valleys” of the JCS supports development of the tourism potential of Oundle as a gateway to the Nene Valley and Policy 25 “Rural Economic Development and Diversification” encourages the provision and expansion of tourist and visitor facilities.</p>
<p>O10 “Festival Site, Land off Benefield Road”</p>	<p>Policy 22 “Delivering Economic Prosperity” of the JCS aims to safeguard and enhance cultural assets.</p> <p>Policy 15 “Open Space, Sport and Recreational Facilities” of the RNOTP seeks to provide new open space, sport and recreational facilities in all new housing developments.</p>
<p>O11 “Safeguarding Employment Sites”</p>	<p>Policy 22 “Delivering Economic Prosperity” of the JCS seeks to safeguard existing and committed employment sites.</p> <p>Policy 16 “Protected Employment Sites” of the ENOTP seeks to protect existing employment sites.</p>
<p>O12 “Oundle School Sports and Leisure Facilities”</p>	<p>Policy 7 “Community Services and Facilities” of the JCS requires development to support and enhance community services and facilities and to safeguard existing provision.</p> <p>Policy 15 “Open Space, Sport and Recreational Facilities” of the RNOTP seeks to protect and enhance existing</p>

<p style="text-align: center;">Neighbourhood Plan Policy No. and Title</p>	<p style="text-align: center;">Conformity with Development Plan</p>
	<p>open space, sport and recreational facilities.</p>
<p>O13 “The Enhancement of Community Facilities and Services”</p>	<p>Policy 7 “Community Services and Facilities” of the JCS requires development to support and enhance community services and facilities and to safeguard existing provision.</p> <p>Policy 15 “Open Space, Sport and Recreational Facilities” of the RNOTP seeks to protect and enhance existing open space, sport and recreational facilities.</p>
<p>O14 “Circular Cycle/Pedestrian Network”</p>	<p>Policy 15 “Well-connected Towns, Villages and Neighbourhoods” of the JCS highlights the need to strengthen connectivity with and around settlements to support travel by foot and bike.</p> <p>Policy 4 “Green Infrastructure” of the RNOTP encourages development which will contribute to and link into the wider green infrastructure network.</p> <p>Policy 5 “Transport Network” of the RNOTP requires larger housing developments to include attractive and direct walking and cycling routes, connecting into the existing and planned network.</p>
<p>O15 “Housing Site Allocations” relating to O18, O19, O20, O21 and O22.</p>	<p>Policy 29 “Distribution of New Homes” of the JCS requires Oundle to accommodate new dwellings to meet local demand between 2011 – 2031.</p> <p>Section 8 “Oundle – Strategy and Allocations” of the RNOTP allocates housing sites to meet future demand.</p>
<p>O16 “Housing Mix”</p>	<p>Policy 30 “Housing Mix and Tenure” of the JCS highlights the need to provide a mix of dwelling sizes and tenures to meet current and forecast housing needs.</p> <p>Policy 8 “Housing Mix” of the RNOTP requires new housing developments to include a mix of housing types to take into account local need.</p>
<p>O17 “Windfall Sites”</p>	<p>Policy 29 “Distribution of New Homes” of the JCS requires Oundle to accommodate new dwellings to meet local demand between 2011 – 2031.</p> <p>Policy 2 “Windfall Development in Settlements” of the RNOTP will normally permit windfall developments</p>

Neighbourhood Plan Policy No. and Title	Conformity with Development Plan
	within the settlement boundary.
O23 “Developer Contributions”	<p>Policy 10 “Provision of Infrastructure” of the JCS requires development to be supported by the timely delivery of infrastructure.</p> <p>Policy OUN1 “Infrastructure” of the RNOTP will grant planning permission on sites allocated for housing in Oundle if the additional infrastructure, services and facilities are provided which are required to support it.</p>

COMPATIBILITY WITH EU OBLIGATIONS

- 2.15 A Screening Determination for the Oundle Neighbourhood Plan was undertaken for a Strategic Environmental Assessment and Habitats Regulation Assessment. It was concluded that a HRA was not required but that a SEA should be undertaken.

MEETING OF THE PRESCRIBED CONDITIONS

- 2.16 Paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act sets out the ‘Basic Conditions’ and this Basic Conditions Statement is considered to meet those requirements as highlighted above.

3. REGULATION 14 CONSULTATION

SUMMARY OF HOW THE CONSULTATION WAS UNDERTAKEN

- 3.1 Consultation for Regulation 14 Neighbourhood Plan started on Monday 9th April 2018 and lasted for 6 weeks.
- 3.2 Pre-Regulation 14 meetings were held on 11th January (Queen Victoria Hall Town Meeting), and at 7.30pm on the 8th February and 10th February in the Market Stall.
- 3.3 Below are a list of dates for the Regulation 14 Town meetings and surgeries that were held during the consultation period:
 - 16th April (Queen Victoria Hall) 7.30pm
 - 18th April (Fletton House Surgery) 10.00am until 12.00
 - 21st April (Fletton House Surgery) 2pm until 4pm
 - 23rd April (Fletton House) 7.30pm until 8.30pm
 - 10th May and 12th May (Market Stall)
- 3.4 Various copies of the Oundle Neighbourhood Plan were made available at the following venues:
 - Rushden Library – 10 copies
 - Customer Service Centre – 20 copies
 - Mobile Libraries – 20 copies
 - Thrapston Library – 10 copies
 - Higham Ferrers Library – 10 copies
 - Irthlingborough Library – 10 copies
 - Oundle Library – 10 copies
 - Raunds Library – 10 copies
- 3.5 **Appendix 1** shows the notes from the meeting with Oundle Neighbourhood Plan Group and East Northamptonshire Council which was held on 21st Jan 2019. Various matters were raised in relation to the Local Plan and Oundle Neighbourhood Plan. OTC emphasised its case for supporting the construction of 300 houses in Oundle, with locations to be confirmed, and further meetings were agreed in February.

4. CONCLUSIONS

- 4.1 Oundle Town Council considers that the Oundle Neighbourhood Plan has regard to national policies as set out in the National Planning Policy Framework 2019 (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans. The plan is also in general conformity with the strategic policies in the development plan. It has been produced from the outset to sit within this context and to provide clarity and certainty for local residents.
- 4.2 The Town Council recognises its responsibilities to ensure that the Neighbourhood Plan is properly delivered and implemented. Within this context it will continue to work with the District Council, the County Council and landowners and developers concerned throughout the Plan period.
- 4.3 The Basic Conditions as set out in Schedule 4B of the 1990 Act are therefore considered to be met by the Oundle Neighbourhood Plan and all the policies therein.

*APPENDIX 1 - NOTES FROM MEETING BETWEEN OUNDLE NEIGHBOURHOOD PLAN GROUP
AND EAST NORTHAMPTONSHIRE COUNCIL 21ST JAN 2019*

Subject: Oundle Neighbourhood Plan (ONP) and ENC Local Plan 2 (LP2) alignment

Present:

Oundle Neighbourhood Plan Group (ONPG)

Peter Peel, Jerry Hutton, Roger Sturman, Tony Robinson

ENC

Sharn Matthews, Paul Bland, Richard Palmer

ENC Local Plan

1. Consultation on the Housing site selection will remain open for all parties until 18th Feb 2019, early submissions would be appreciated by ENC.
2. Over 600 responses to the LP2 have been received so far, many refer to the Oundle site allocation. ENC staff will be sort and group these. They will be reported to Planning Policy Committee (PPC) on 18th Feb 2019 and made publicly available through the Council's website.
3. At the 18th February meeting the intention is to present a report summarising all of the representations received and highlighting the key issues arising from the consultation. Further meetings of the PPC will then consider the implications along with any proposed changes to the Local Plan, before it is published for pre-submission later in the year.
4. Legal advice has been sought by the Council and should be available by 11th Feb. This will be shared with OTC.
5. ENC believe that the LPP2 will be submitted for examination in the summer
6. Reallocation of sites, to align with ONP could only be done if there was high confidence in the ONP passing examination and a referendum.
7. ONPG reported errors in the site assessment documents published by ENC before Christmas. Examples, not all, as follows:-
 - a. Herne Road site included Prince William School which is not part of the site. ENC stated that they were not aware of this error.
 - b. Wakeley Close at one part includes a field that is not part of the site, at another part states that there is no road access, yet there is.
 - c. Benefield Road is deselected due to an historic element, but this is not part of the site.

Representations made by ONPG have raised these issues:

8. ONPG stated that item 7 represented procedural errors in that the SEA, work had been carried out without consideration of the above sites. The three proposed sites were the only options considered in the comparison with the ONP; again this issue has been raised through the representations made.
9. If the site selection process was to be reopened, then the green space contributions to the town would prioritise other sites.

Oundle Neighbourhood Plan

1. This is currently being updated following input from the Reg 14 correspondence, including ENC, and will be available by 14th February.
2. OTC's SEA and Planning consultants are in contact with ENC.
3. The requirement is for the Plan to be sent to ENC for assessment to allow submission for examination. Followed by a referendum (envisaged to be around a 6 month process).
4. Changes to the site allocations presented at Reg14 are possible, depending on analysis of input received.
5. ENC stated the example of Kings Cliffe, where a planning application had been turned down because it was outside of the draft Neighbourhood Plan for the village may not apply in the case of Oundle. This is because there was no requirement for site allocations in Kings Cliffe. Whereas Oundle is required to meet its strategic housing shortfall.

Next Steps

1. ENC PPC meeting 18th February.
2. Summary for above and meeting with OTC w/c 25th Feb to be arranged.

AOB

1. OTC reiterated its case, that it was supporting the construction of 300 houses in Oundle, only disputing the location.
2. OTC also stated that it supports the concept of the ENC LPP2, and the benefits to our district in getting a plan approved before the change in local authority structure, they only dispute the plans objectives for Oundle. An alignment of the plan with the ONP would resolve most of these issues.
3. ENC stated that they fully expect one or two of the developers to submit pre-apps in the coming weeks, prior to submitting a planning application.