

GRIFFIN PLANNING CONSULTANCY LTD

development planning consultants

OUNDLE NEIGHBOURHOOD PLAN

SUBMISSION CONSULTATION STATEMENT

APPENDIX 4: SUMMARY TABLE OF CONSULTATION RESPONSES

Ref: 18-073-CONSTATE-1-appendix 4

Version 4

Griffin Planning Consultancy Limited

www.griffinplanning.co.uk

info@griffinplanning.co.uk



Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C1a	Transition Oundle	General comment.	Recognise the quality of the content and structure of the latest version of the ONP. Many of the issues in the October 2017 version have now been addressed.	Comments noted.
C1b	Transition Oundle	Section 4 – The Vision and Objectives.	Oundle is a recognised centre of excellence for education at a regional and national level. Although education is covered in the plan the following additional objective is recommended: <i>To maintain Oundle as a centre of educational excellence.</i>	Agreed. Additional objective to be included.
C1c	Transition Oundle	Policy O.16 and paragraph 5.54 .	The level of housing being proposed is in excess of the number of dwellings proposed in the Joint Core Strategy (312 compared to 203). This needs to be explained and should not be exceeded during the plan period.	The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted. This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units. Therefore, the ONP is being planned on this requirement. Additional text will be added to the plan to provide clarity.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C1d	Transition Oundle	Policy O.26.	<p>Discrepancies between the identified benefits from developer contributions between sites. Some sites have a low benefit whilst others have a high benefit. Recommends an additional note to the policy to the effect that proposals which do not provide a tangible benefit will be refused unless that make a higher financial contribution though S106 or Community Infrastructure Levy (CIL).</p>	<p>National planning policy only allows for S106 agreements to be used where it is necessary to make an unacceptable development acceptable provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Currently ENC do not have a CIL. However, if CIL is introduced the amount charged will need to be in accordance with the adopted CIL. It is not possible to arbitrarily apply a higher rate due to the particular circumstances of a site.</p> <p>Therefore, the recommended change to the policy is not agreed.</p>
C1e	Transition Oundle	Policy O.17.	<p>Strategy needs to be substantiated, recommended estate agents, letting agents and social housing landlords could provide evidence of likely demand for housing types and tenures.</p> <p>Needs of local employers also needs to be assessed.</p>	<p>The need for a housing mix is identified in the North Northamptonshire Joint Core Strategy. As currently worded policy O.17 requires the housing mix to be influenced by a number of factors which will ensure that the mix provided is appropriate to the site in question and a reflection of need at that time. Given the period covered by the plan this approach is considered appropriate and reasonable.</p> <p>Therefore, no changes to the policy in light of these comments are proposed.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C1f	Transition Oundle	General comment.	<p>Comment made on the importance of people understanding what they will be voting for. Recommend clear statement as part of introduction to identify benefits of the ONP, to include:</p> <ul style="list-style-type: none"> • Ability to influence development. • Status of the plan. • Ability to secure planning obligations. 	<p>The introduction to the ONP identifies the role of the plan and its status. Paragraphs 5.90 – 5.93 of the ONP and policy O.26 addresses planning obligations.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C1g	Transition Oundle	Improving Accessibility and Connectivity.	Need to identify the impact of school bus movements and the need for their management in 'Improving Accessibility and Connectivity section	<p>Comments noted. However, it not considered that the absence of this information is material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C1h	Transition Oundle	General.	Need to acknowledge the potential for changes in transport patterns and technologies (e.g. electric and driverless cars).	<p>Comments noted. However, it not considered that the absence of this information is material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C1i	Transition Oundle	General.	The transport studies should address the issue of car parking which is a major concern for residents and businesses.	<p>Comments noted. However, there are numerous references to the issue of parking in the plan; including its identification in section 3 as a key issue. In addition, Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C1j	Transition Oundle	General.	A clear description of the expected population growth up to 2031 is required; it should differentiate between residents in houses and residents in educational establishments.	<p>Although the ONP sets a housing target it does not attempt to identify the associated population growth that may occur. It is not considered that the absence of this information is material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C1k	Transition Oundle	Policy O.10.	A business case is required for the proposed site for festivals to justify the need, and benefits and how management will occur.	<p>Comments noted. However, it not considered that the absence of this information is material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C1l	Transition Oundle	General.	A number of maps need to be added to the plan.	<p>Comments noted. An updated policies map has been published with the ONP.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C1m	Transition Oundle	Vision 'Well run'.	Under the vision 'Well run' it is unclear what is meant by additional services required to realise the benefits of the plan; suggest this is clarified.	Noted. Wording amended as follows to provide clarification: <i>Additional services and infrastructure required to realise the benefits of the Neighbourhood Plan will be in place.</i>
C1n	Transition Oundle	Paragraph 5.45.	Unclear what the transport study is subsequent to.	Noted. Reference to 'subsequent has been deleted to provide clarity.
C2a	Member of the public.	Site 12 (Stoke Doyle Road).	Concerns regarding flooding and drainage for run-off water; including concerns regarding capacity of pumping station. .	Noted. Policy O.22 relates to land adjacent to the Cemetery, Stoke Doyle Road. This policy specifically requires any development of the site to take full account of flood risk and on site drainage. The reasoned justification for the policy has been amended to with regard to the need for improvements to the capacity of the pumping station.
C2b	Member of the public.	Site 12 (Stoke Doyle Road).	Impact of construction traffic.	Comments noted. This issue is considered in paragraphs 5.46 – 5.47 of the ONP. Therefore, no changes to the ONP are proposed in light of these comments.
C2c	Member of the public.	Site 12 (Stoke Doyle Road).	Impact of traffic from the new houses.	Comments noted. The ONP has been informed by a wide range of evidence including a transport study. No changes to the ONP are proposed in light of these comments.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C2d	Member of the public.	Site 12 (Stoke Doyle Road).	Loss of views from existing housing and subsequent reduction in value of property.	<p>Policy O.7 requires new development to respect important views as identified on the policies map.</p> <p>The impact of development on the value of existing property is not a material planning consideration.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C3a	Member of the public.	Site 23 (Land east of Cotterstock Road).	<p>Site is not suitable for residential development for the following reasons:</p> <ul style="list-style-type: none"> • Topography. • Geology and risk of flooding. • Development would result in coalescence with Glapthorn. • Development should be located in other directions. • Loss of habitat for birds; development would contravene the vision of the plan to create a ‘safe and distinctive environment to contribute to wildlife conservation’. • Highway access to the site is unsuitable. 	<p>Comments noted.</p> <p>CHECK ON THE SITE ASSESSMENTS</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C3b	Member of the public.	Site 23 (Land east of Cotterstock Road).	Development of the site would conflict with stated objective of keeping town compact and development within a mile of Oundle Town Centre as the site is more than 1 mile from the town centre; development of site 23 would encourage the use of cars.	<p>The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units. Therefore, the ONP is being planned based on this requirement and inclusion of this site is necessary to meeting this requirement.</p>
C3c	Member of the public.	Site 23 (Land east of Cotterstock Road).	Removal of site 23 would still enable the target of 203 dwellings to be met.	<p>The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units. Therefore, the ONP is being planned on this requirement and inclusion of this site forms part of the strategy for meeting this requirement.</p> <p>Additional text will be added to the plan to provide clarity.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C3d	Member of the public.	Site 23 (Land east of Cotterstock Road).	S106/CIL funds may not be received in a timely manner or may not be paid at all. No guarantee the money would be paid to 'Oundle'.	<p>National planning policy only allows for S106 agreements to be used where it is necessary to make an unacceptable development acceptable provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, legally any money collected under S106 must be used for the stated purpose. Currently ENC do not have an adopted CIL. Should CIL be put in place then allocation of money collected will be a decision of the district council. However, assuming the ONP is adopted 25% of all collected CIL money will go to Oundle Town Council.</p>
C3e	Member of the public.	Site 23 (Land east of Cotterstock Road). Design Principle 1 : Views and open spaces.	As a consequence of the relatively prominent location of the land when viewed from the east, and its position on the northern edge of Oundle, it should be excluded as it is unable to satisfy the design principles set out in the Plan.	<p>Policy O.7 requires new development to respect important views as identified on the policies map. As part of the process of assessing sites the visual impact of development of this site has been taken into consideration.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C3f	Member of the public.	Site 23 (Land east of Cotterstock Road). Design Principle 1: Views and open spaces.	The development of the boardwalk in Snipe Meadow, will increase use of the footpath along the river. Development of this site would bring the edge of the town down to the river and remove the feel of spaciousness. The view back up the hill would not be into countryside but into a housing development. The area around Snipe Meadow is already recognised as important as stated in the Appendix to the Design Statement, Zone 5. In Zone 5 reference is made to the lovely view from the top of St Peters Road as a stunning long distance view from a characteristic high point in the town. This is true from all the high points in this area.	<p>Comments noted. The issues raised relate to the possible impact based on a specific design/layout of the site. This would need to be addressed by any detailed planning application for the site. However, it is important to note that the plan needs to be read as a whole and all relevant policies of the ONP, in addition to other policies of documents that comprise the development plan, would need to be taken into consideration at the planning application stage.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C3g	Member of the public.	Design Principle 2: Architecture and Design.	Development would conflict with Design Principle 2 and the need to safeguard and improve the quality of the environment. It would not blend unobtrusively into the landscape and would destroy long distance views into the town.	<p>Comments noted. The issues raised relate to the possible impact based on a specific design/layout of the site. This would need to be addressed by any detailed planning application for the site. However, it is important to note that the plans needs to be read as a whole and all relevant policies of the ONP; including Policy O.7 which requires new development to respect important views as identified on the policies map. In addition other policies of documents that comprise the development plan would also need to be taken into consideration at the planning application stage.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C3h	Member of the public.	Design Principle 4: Sustainability.	The site is more than the 400m distance to relevant public transport service, being the preferred distance set out in the Manual of Streets (2007). This will not support the use of cycling or walking particularly as the proposed exit from the site is onto the Cotterstock Road which is uphill. Given the current issues with the bridge on the north side of town and the proposed weight restrictions, public transport is already under threat within the town.	CHECK SUSTAINABILITY APPRAISAL
C3i	Member of the public.	Design Principle 6: Employment.	Insufficient employment opportunities already exist, development of more housing will result in more people having to travel outside of Oundle for employment purposes.	<p>Comments noted. The level of housing that needs to be planned for is not optional. The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units. Therefore, the ONP is being planned on this requirement.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C3j	Member of the public.	Policy O.25 Land East of Cotterstock Road.	<p>Recommend removal of the site for the following reasons:</p> <ul style="list-style-type: none"> • Site not needed to meet housing targets. • Existing agricultural use. • Access would be unsafe. • Proposed footpath of low benefit. • Will result in drainage/flooding problems. 	<p>Comments noted. The level of housing that needs to be planned for is not optional. The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units; this site is required to meet this target in line with the ONP vision and objectives. Therefore, the ONP is being planned on this requirement.</p> <p>However, it is important to note that the plan needs to be read as a whole including all relevant policies of the ONP in addition other policies of documents that comprise the development plan which would also need to be taken into consideration at the planning application stage. Therefore issues relating to access and drainage/flooding will be taken into account.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C3k	Member of the public.	Policy O.25 Land East of Cotterstock Road.	The land at the end of Herne Road currently provides a peaceful place for residents to walk in a fairly natural environment with significant amounts of wildlife and wild flowers. These seem to be well viewed by walkers-shame to loose.	<p>Comments noted, they are considered to be material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C3l	Member of the public.	Policy O.25 Land East of Cotterstock Road.	Question the need for additional cricket pitches. Proposed Pavilion would have a semi-commercial nature. Also concerns regarding impact of additional sports facilities on traffic.	<p>Comments noted, they are considered to be material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C4a	Member of the public.	Parking, Transport and Highways.	Traffic Management – through traffic and lack of parking. Concerns with maintenance increase in green space provisions throughout the town- essential for leisure/physical and mental health.	<p>Comments noted. There are numerous references to the issue of parking in the plan; including its identification in section 3 as a key issue. In addition, Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4b	Member of the public.	Parking, Transport and Highways.	Improvements of pedestrian/cycle routes to enable safe passage around the town especially for children to be able to walk/cycle to school from existing and new housing. Ensuring facilities such as doctors, library etc essential for the community are supported and extended if necessary to cope with support growing population.	<p>Policy O.26 identifies that planning obligations may be used to assist with delivery of, <i>inter alia</i>, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4c	Member of the public.	Parking, Transport and Highways.	I feel that the withdrawal of the 24 bus is a retrograde step- public transport should be available to all and we do not need any more houses until the questions of infrastructure is addressed.	<p>Comments noted. However, it not considered that this issue of the 24 bus is material to the ONP meeting the basic conditions as 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.</p> <p>The level of housing that needs to be planned for is not optional. The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units; this site is required to meet this target in line with the ONP vision and objectives. Therefore, the ONP is being planned on this requirement</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4d	Member of the public.	Parking, Transport and Highways.	There will always be increasing traffic in and around Oundle BUT please do not fall into the thinking trafficking it will work. Allow free flow of traffic and parking for as long as possible/forever ideally as people will continue to give up there spaces with grace and good favour – don't take this away with enforced areas.	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, <i>inter alia</i>, projects relating to transport and parking.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4e	Member of the public.	Parking, Transport and Highways.	Only build small number of houses in more numerous spaces. But any addition of houses requires repairs and maintenance of the roads and more parking.	<p>The level of housing that needs to be planned for is not optional. The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units; this site is required to meet this target in line with the ONP vision and objectives. Therefore, the ONP is being planned on this requirement.</p> <p>The maintenance of highways is a matter for the Highway Authority and not material to the material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4f	Member of the public.	Parking, Transport and Highways.	There is an overuse by heavy vehicles on roads, particularly those in the North of Oundle town. Oundle has more than doubled in size with the building of roads and housing since the 1960's. It is a time to consider the quality of life for Oundle residents and whether the infrastructure can support the people. There is already a lack of services and emergency/health workers.	<p>Comments noted, they are considered to be material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4g	Member of the public.	Parking, Transport and Highways.	Council to consider if more houses are built – extra vehicles- 2-3 per house. Not enough parking in Oundle now and speeding on Glaphorn road – Cars speeding late at night, frightening accidents waiting to happen. Doctors are already making patients wait. Schools- for all these new buses.	<p>The comments relating to speeding cars are not material to the ONP meeting the basic conditions as 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.</p> <p>Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4h	Member of the public.	Parking, Transport and Highways.	The road between Prince William entrance and exit is effectively a single traffic, my house is about 3- 4ft from the road, and my drive way is opposite the prince William entrance. I have windows on the road side – what is the proposal? Single traffic is normally challenged with parked cars on verges and drive when buses are trying to leave.	<p>Comments noted. However, it not considered that the issue raised is material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C4i	Member of the public.	Parking, Transport and Highways.	Overall a good plan – JUST GET ON WITH IT! But need more parking space for cars to allow shopping in the town centre to help independent shops develop and survive.	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, <i>inter alia</i>, projects relating to transport and parking</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C4j	Member of the public.	Parking, Transport and Highways.	To improve parking and help reenergise the centre of Oundle you should develop the old primary school playground or perhaps the whole site as a car park.	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, <i>inter alia</i>, projects relating to transport and parking</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C4k	Member of the public.	Parking, Transport and Highways.	Good effort to solve the overall development problem- but the traffic/parking problems remain – it is all very well the school owning and maintaining vast picturesque Oundle but the Town/community must be helped – how about some really brave but well-hidden car parks and better designed though routes.	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, <i>inter alia</i>, projects relating to transport and parking</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4l	Member of the public.	Parking, Transport and Highways.	If we are going to have more developments we have to make sure our Doctors can cope. More car parking , who is going to pay for land for that – not developers. 106 should go towards that. Cycle ways are good but my cycle days are done, I need the car to shop. Well done to all the contributors to the Plan – A lot of hard work.	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, <i>inter alia</i>, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C4m	Member of the public.	Parking, Transport and Highways.	This means there will be a problem with traffic congestion. The spacing of the development seems to be catered for.	<p>The ONP has been informed by a transport assessment; however, the number of houses to be planned for is not optional.</p> <p>Regarding traffic congestion. Policy O.26 identifies that planning obligations may be used to assist with delivery of, <i>inter alia</i>, projects relating to transport and parking.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C4n	Member of the public.	Parking, Transport and Highways.	We must have more car parking near the town centre which will die if we do not allow people in by car – we also have to consider the ageing population as they cannot carry their shopping and will need to use the car.	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, <i>inter alia</i>, projects relating to transport and parking</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C5a	Member of the public.	Infrastructure.	We do not need a parking attendant in the car park adjacent to the co-op. A waste of money. A person to check the length of stay is fine but assisting people to park/litter picking a ridiculous extravagance.	<p>Comments noted. However, it not considered that this issue is material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5b	Member of the public.	Infrastructure.	I welcome more housing if the schools can cope. If the Doctors can cope! I know there has to be a certain number of houses built before a community hall or likewise built but the need for this is urgent. Check the numbers of Youth, broken in the relationships around them. Self-harming! Check the schools- its happening and has been for years- build the youth places so they feel safe. Community is about building relationships not just the houses. Think about it before it's too late.	<p>Policy O.26 identifies that planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C5c	Member of the public.	Infrastructure.	Given your stats on 1/2 persons in a larger 3/4 bed house it would seem there is a need for smaller accommodation to make downsizing more feasible. The Fletton field site would be an ideal location for retirement/sheltered housing, close to all amenities.	<p>Comments noted. To clarify, the North Northamptonshire Joint Core Strategy identifies the need for a mix of house sizes in new development. This is also addressed by Policy O.17 which requires the housing mix to be influenced by a number of factors which will ensure that the mix provided is appropriate to the site in question and a reflection of need at that time. Given the period covered by the plan this approach is considered appropriate.</p> <p>Therefore, no changes to the policy in light of these comments are proposed.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5d	Member of the public.	Infrastructure.	Still confused about the amount of housing the plan needs to deliver. My understanding is that we need @200 houses to support demand, satisfy requirements and ensure the character vibrancy and resilience at the town? Why then are we offering more though our neighbourhood plan?	<p>The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units. Therefore, the ONP is being planned on this requirement.</p> <p>Additional text will be added to the plan to provide clarity.</p>
C5e	Member of the public.	Infrastructure.	Thanks to the town council for putting this altogether.	Comment noted.

C5f	Member of the public.	Infrastructure.	Too many houses for too few facilities.	<p>The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units. Therefore, the ONP is being planned on this requirement.</p> <p>Policy O.26 identifies that planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none">• Necessary to make the development acceptable in planning terms;• directly related to the development; and• fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
-----	-----------------------	-----------------	---	--

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5g	Member of the public.	Infrastructure.	I think the developers should be made to pay money for infrastructure improvements sewage, doctor's surgery increase in size of primary and secondary schools, improvements in town centre, roads which are in a poor condition. Before rather than after any development takes place. Housing should be of varying size but good quality to be designed.	<p>Policy O.26 identifies that planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Also, the North Northamptonshire Joint Core Strategy identifies the need for a mix of house sizes in new development. This is also addressed by Policy O.17 which requires the housing mix to be influenced by a number of factors which will ensure that the mix provided is appropriate to the site in question and a reflection of need at that time. Given the period covered by the plan this approach is considered appropriate.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5h	Member of the public.	Infrastructure.	All plans need to be consider the Infrastructure before being approved. In particular the junction between Ashton road and East road is too much of a restriction to accommodate a development at the end of St Christophers drive, both during and after construction.	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5i	Member of the public.	Infrastructure.	The infrastructure of the town is already in crisis. The NCC refusal for a bus lane/roundabout is decided by a unreliable government body in the chaos itself who don't live in Oundle.	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5j	Member of the public.	Infrastructure.	With the development proposed the amount of movement within Oundle will decimate the roads and the town centre due to these trucks. The NHS dentist has not taken any new patients in the last 2 years so where are an extra 1000 people going for a dentist?	<p>Comments noted. Policy O.26 identifies that planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Regarding the reference to trucks it is assumed this is a reference to construction traffic, this issue is considered in paragraphs 5.46 – 5.47 of the ONP.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5k	Member of the public.	Infrastructure.	There is clearly no consideration being given to the impact on infrastructure within Oundle. All questions relating to it were dined- never mind what the developers are doing, what are they council doing	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5l	Member of the public.	Infrastructure.	Infrastructure - Oundle is an old town with amazing services. We have been told no water and electricity that Oundle cannot keep going. I have never known a developer lose money.	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C5m	Member of the public.	Infrastructure.	Greater emphasis on benefits from cycle/footpaths-provisions for elderly- shops/facilities from new developments for retirement houses.	Comments noted.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5n	Member of the public.	Infrastructure.	As the existing sewage works is at or near capacity what action is being taken to ensure that this system will be upgraded to keep up with demand.	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5o	Member of the public.	Infrastructure.	<p>Re The proposed development of Oundle. In my opinion the Infrastructure is wonderfully inadequate and I suggest the developers are asked for cash upfront to cover the upgrading costs of any work to be done in the vicinity of the development. The cash must be paid upfront.</p>	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C5p	Member of the public.	Infrastructure.	<p>In principal I am not against the development, my concern is the infrastructure to support it, parking, GP's, schools in particular relating to the cemetery site, vehicle access for construction and subsequent additional cars once built. All routes into and through the town are already severely congested.</p>	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C6a	Member of the public.	Housing Types.	<p>Some good ideas for cycle/walkways and more recreational pitches. I accept there needs to be more development and appreciate the number have been kept down. I would like to see all the development to be mixed, we need more family size houses for young families. At the other end of the scale there are older residents who would downside if suitable properties were available, so bungalows are at premium. Very good idea to develop south of Herne Road for good quality retirement houses. More parking seems impossible but Benefield road will be even more dangerous so a zebra crossing somewhere is needed.</p>	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Also, the North Northamptonshire Joint Core Strategy identifies the need for a mix of house sizes in new development. This is also addressed by Policy O.17 which requires the housing mix to be influenced by a number of factors which will ensure that the mix provided is appropriate to the site in question and a reflection of need at that time. Given the period covered by the plan this approach is considered appropriate.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C6b	Member of the public.	Housing Types.	I am interested to know what proportion of development plans have been set aside for the selfbuilders & if not why not? There's clearly a need and this would be a great opportunity to follow in the footsteps of Teignbridge council and the Vanguard councils.	<p>Comments noted. East Northamptonshire Council have indicated that a detailed policy on self-build will be included in their emerging Local Plan which will also form part of the development plan for the purpose of determination of planning applications.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C6c	Member of the public.	Housing Types.	Provisions for sheltered housing in close proximity to the centre of Oundle – eg site of the CofE primary school.	<p>Comments noted. However, it not considered that this represents an issue that is material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C6d	Member of the public.	Housing Types.	Is there to be any sheltered housing? It would release housing for other members of the community.	<p>The ONP does not include any sites for sheltered housing. Policies in the adopted North Northamptonshire Joint Core Strategy (NNJCS) and the emerging local plan being prepared by East Northamptonshire Council that will address this issue.</p>

<p>C6e</p>	<p>Member of the public.</p>	<p>Housing Types.</p>	<p>I cant see the advantage of having the 5.5 hector site on the edge of town, the vision that it would be useful for festivals etc. won't help the town centre. Attention must be paid to the site traffic AND maintaining this during the build. The roads in Oundle are not able to take large vehicles or Lorries moving materials in and off site. Consideration re roads is also essential thinking of residential traffic once sites have been developed. Although councils may not consider this important it's very important for residents. Why not include a new Doctors surgery and parking in one of the developments and remove some of the planned houses. We need more bungalows or smaller houses for elderly people trying to move into town and these shouldn't be for the children attending 6th form at Oundle School. The housing market in Oundle and housing availability is already affected by the school, with parents snapping up town centre properties for their children.</p>	<p>Comments noted. This issue of construction traffic is considered in paragraphs 5.46 – 5.47 of the ONP.</p> <p>Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Also, the North Northamptonshire Joint Core Strategy identifies the need for a mix of house sizes in new development. This is also addressed by Policy O.17 which requires the housing mix to be influenced by a number of factors which will ensure that the mix provided is appropriate to the site in question and a reflection of need at that time. Given the period covered by the plan this approach is considered appropriate.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
------------	------------------------------	-----------------------	--	---

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C6f	Member of the public.	Housing Types.	At the present moment the CoOp car park and the overflow at Herne road is virtually full every day until the early evenings. There was no clear explanation tonight for the increased parking spaces would come from. Presumably the NCC/Developers are in the process of buying land in the town centre.	<p>Comment noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C6g	Member of the public.	General.	<p>Local Plan Oundle with regards to section 106 arrangements. I feel that 100% of the monies should come back to Oundle. These monies to take account of the upgrade of services such a sewers to meet needs of increased population, these monies should be awarded pre development, not post. Pavements have been destroyed around the town by heavy lorries used by developers. New road is Oundle is a good example where heavy lorries working on the Oundle school site drive on the pavements to force their way past other road users. Will the school or their developers make good? I Fear NOT!</p>	<p>Comment noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C6h	Member of the public.	General.	With reference to clause 106 – please can 100% of payment relating to Oundle be used to rectify the impact/damage caused by developers : please upgrade Oundle sewer systems – 106 monies should be awarded prior to development completion so developers do not walk away with out meeting their commitments.	<p>Comment noted. Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C7a	Member of the public.	Site 15: Benefield Road.	Festival site – what restrictions will apply regarding noise, traffic and Alcohol sales.	<p>Comments noted. However, it not considered that this issue is material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C7b	Member of the public.	Site 15: Benefield Road.	I feel that the site off Benefield road seems to be rather top heavy (120 houses) but I'm much happier looking at the new revised plan today with the festival site on the inner fields- just wondering about access to the festival site?	Comments noted. The precise detail of access to the festival site will be agreed as part of any formal planning application and has not been fully designed at this stage.
C7c	Member of the public.	Site 15: Benefield Road.	The development proposed on Benefield road for 120 houses is too large and doesn't fit with what the community has already said about not working large development on the edge of town.	Comments noted. The evidence that has informed the ONP has assessed the scale of development at Benefield Road and 120 units is considered to be appropriate. Therefore, no changes to the ONP are proposed in light of these comments.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C7d	Member of the public.	Site 15: Benefield Road.	Concern about the size of the edge of town development (120)+ in this area the volumes of traffic with building these properties and then the volume of the people and car align will be demographic. Are the plans thinking about how this will be supported.	<p>Comments noted. The evidence that has informed the ONP has assessed the scale of development at Benefield Road and 120 units is considered to be appropriate.</p> <p>Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C7e	Member of the public.	Site 15: Benefield Road.	I'm very concerned about the size of development North of Benefield road – 120 houses. The agreement and opinion from residents already rejected large edge of town developments. Yet this appears to be exactly that. I am concerned that Benefield road is not safe to take as much extra traffic. It is already a fast road that gets very narrow. It is already dangerous to pull out onto it.	<p>Comments noted. The evidence that has informed the ONP has assessed the scale of development at Benefield Road and 120 units is considered to be appropriate.</p> <p>Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C9a	Gladman	General.	Neighbourhood Plan have regard to these basic conditions throughout the preparation process. It will be especially important for the version of the Plan that is prepared for submission to East Northamptonshire District Council under Regulation 16 to take full account of these basic conditions and it must be accompanied by a 'Basic Conditions Statement' to demonstrate that it meets these requirements	Comments noted, a 'Basic Conditions Statement' has been published in conjunction with the ONP.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C9b	Gladman	General.	Neighbourhood plans should support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.	Noted, this is addressed in the Basic Conditions Statement.
C9c	Gladman	General.	Comments provided setting out what a Neighbourhood Plan is required to cover/address having regard to national planning policy as set out in the NPPF and PPG.	Noted, this is addressed in the Basic Conditions Statement.
C9d	Gladman	General.	The adopted North Northamptonshire Joint Core Strategy (NNJCS), includes a provision that in order to maintain a rolling supply of deliverable sites to provide 5 years' worth of housing (plus relevant buffer), the Council will identify developable sites or broad locations of growth for the rest of the plan period. Also, the NNJCS sets out a mechanism to trigger corrective action to boost housing supply should it be required at any time during the plan period.	Noted, this is addressed in the Basic Conditions Statement.
C9e	Gladman	General.	The ONP will therefore need to reflect this position and should not contain provisions that would unnecessarily preclude the delivery of further sustainable development opportunities should they be required to meet housing needs over the plan period.	Noted, this is addressed in the Basic Conditions Statement.
C9f	Gladman	General.	Identification of the need for a Strategic Environmental Assessment (SEA) screening assessment and that such an assessment has been submitted to ENDC.	Comments noted.
C9g	Gladman	Vision and objectives.	Support the vision and objectives.	Comments noted.
C9h	Gladman	General.	Reference is made to a policies map which has not been included.	Comments noted. An updated policies map has been published with the ONP.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C9i	Gladman	Policy O.1.	At this stage, the extent of the settlement boundary cannot be seen on a policies map, however the text in paragraph 5.5 usefully explains that it will largely maintain the boundary that was provided within the 'Rural North, Oundle and Thrapston Plan, 2011 with extensions being made to encompass the proposed allocations contained within the ONP.	Comments noted. An updated policies map has been published with the ONP.
C9j	Gladman	Policy O.1.	Policy O.1 sets a principle in general support of development within the settlement boundary, subject to the wider policies of the Development Plan. This proposed approach recognises the role of Oundle as a sustainable location and is generally welcomed by Gladman. Gladman do however wish to highlight that there will be a need for the final version of this policy to reflect the provisions contained within the NNJCS (see 2.3.3 above) in order to support and enable the delivery of sustainable development over the duration of the plan period.	Comments noted.
C9k	Gladman	Policy O.1.	Policy O.1. is also required to reflect the provisions of the RNOTP, including paragraph 8.18, which is relevant to Gladman's land interest East of Cotterstock Road	Comments noted.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C9l	Gladman	Paragraph 5.7.	Paragraph 5.7 and ‘Supporting Action 1’ sets out an intention for Oundle Town Council to oppose development adjacent to the settlement boundary and on land outside the plan area where the proposal conflicts with the objectives of the Neighbourhood Plan. It is however important that any such action positively reflects a presumption in favour of sustainable development and recognises that there may well be development opportunities in such locations that will have the ability to support the sustainable development of Oundle, East Northamptonshire District and the wider NNJCS area.	<p>Comments noted. The reference to the presumption in favour of sustainable development is taken from national planning guidance as set out in the National Planning Policy Framework.</p> <p>The level of housing identified in the plan is sufficient to meet the housing target as set out in the North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032</p> <p>Therefore it is not considered either necessary or appropriate for a neighbourhood plan to make specific reference to this in relation to land beyond the settlement boundary that is not identified as a housing site.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C9m	Gladman	Policies O.2, O.3, O.4 and O.5.	General comment made that policies relating to the protection, provision and enhancement of green spaces need to be justified by evidence commensurate to the level of protection sought and that this does not unnecessarily preclude sustainable forms of development from coming forward.	Comments noted.
C9n	Gladman	Policy O.2.	The designation of land as Local Green Space (LGS) is a significant policy designation that effectively provides protection that is comparable to that for Green Belt land. As such, the Parish Council should ensure that the proposed designations are capable of meeting the requirements of national policy if they consider it necessary to seek LGS designation.	Comments noted.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C9o	Gladman	Policy O.2.	<p>The Framework is explicit in stating at paragraph 77 that ‘Local Green Space designation will not be appropriate for most green areas or open space’. With this in mind, it is imperative that the planmakers can clearly demonstrate that the requirements for LGS designation are met. The designation of LGS should only be used:</p> <ul style="list-style-type: none"> • Where the green space is in reasonably close proximity to the community it serves; • where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • where the green area concerned is local in character and is not an extensive tract of land. 	Comments noted.
C9p	Gladman	Policy O.2.	<p>Policy O.2 refers to an Open Space Background Paper, however it appears that no clear evidence has been provided at this stage to support the proposed LGS designations. In finalising the neighbourhood plan, it will be important to ensure that sufficient information is provided to justify how the proposed designations meet all three tests required by National Planning Policy</p>	Comments noted. CHECK THIS ISSUE

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C9q	Gladman	Policy O.3.	Policy O.3 introduces the concept of 'important open space'. Gladman broadly supports the approach to the protection of open space that is set out within the ONP. This recognises that some flexibility will be required to cater for opportunities that may arise and that there may be changes in circumstance over the plan period. In relation to the areas listed, Gladman notes the reference to an Open Space Background Paper and Policies Map and look forward to being provided the opportunity to review these documents in due course as part of the Regulation 16 consultation.	Comments noted.
C9r	Gladman	Policy O.4.	Identify the desire to see evidence of the areas that are considered to be 'Minor Amenity Land' and for the policy to ensure that incidental areas that have limited or no function do not prevent sustainable forms of development from coming forward	Comments noted. CHECK THIS ISSUE Already addressed by ENC comments??
C9s	Gladman	Policy O.5.	Policy O.5 relates to the provision and enhancement of open space associated with new development. It is noted that this intends to reflect the thresholds and standards set out in the East Northamptonshire Local Plan.	Comments noted.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C9t	Gladman	Policy O.7.	Policy O.7 requires development proposals to respect important views, including those identified on the policies map. At this stage, in the absence of the policies map, it has not been possible to comment in any detail with regards to this policy. However, Gladman support the flexibility that is provided within the proposed wording which recognises that new development can often be integrated within and on the edge of settlements without resulting in adverse impacts to the setting, landscape character or important views all of which can be addressed through appropriate design measures.	Comments noted.
C9u	Gladman	Policy O.15.	Gladman notes and supports the commitment to the promotion of walking and cycling that is set out within the Neighbourhood Plan and the ambition to strengthen the network of routes within and around the Town.	Comments noted.
C9v	Gladman	Policy O.15.	Gladman would welcome the opportunity to discuss this further with the Town Council in the context of Land East of Cotterstock Road, which is the subject of an allocation set out through Policy O.16 and Policy O.25. The site provides a clear opportunity to contribute positively to the Plan's objective to improve connectivity (Objective 4) by delivering this element of the proposed network and we look forward to working with the Town Council in this regard.	Comments noted.
C9w	Gladman	Policy O.16 and Policy O.25.	Gladman welcomes the intention for the Neighbourhood Plan to include a range of housing site allocations	Comments noted.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C9x	Gladman	Policy O.16 and Policy O.25.	In relation to Land East of Cotterstock Road, Gladman supports the proposed allocation and would welcome the opportunity to discuss the site with Oundle Town Council.	Comments noted.
C10a	Glaphorn Parish Council	Vision and objectives.	Pleased to note the content of the vision.	Comments noted.
C10b	Glaphorn Parish Council	Policy O.25.	The Glaphorn Neighbourhood Plan (GNP) has not allocated site A2 for housing, this forms the northern part of site O.25 'Land east of Cotterstock Road. This is consistent with the reasoning of the ONP, namely sufficiency of other sites in Oundle and the desire to contain development in the settlement boundary.	Comments noted.
C10c	Glaphorn Parish Council	Policy O.25.	ENC have confirmed that paragraph 8.18 of the Rural North, Oundle and Thrapston Plan is an extant policy and must be treated in a Neighbourhood Plan as a Strategic Policy. Paragraph 8.18 identifies land to the rear of the Cemetery, Stoke Doyle Road and Land off Cotterstock Road/St Peter's Road as sites for housing.	Comments noted.
C10d	Glaphorn Parish Council	Policy O.25.	The GNP recognises paragraph 8.18 as a strategic policy that shall apply to land off Cotterstock Road to St Peters Road which is within Glaphorn Parish. Thus the allocation of site A2 is a matter for ENC to determine as part of their emerging Local Plan part 2.	Comments noted.
C11a	ENC	Footer, from page 4	22nd March is the date ONP was approved, not the consultation date?	Deleted "22 nd ". The consultation dates of 9 April – 21 May do not need to be shown.
C11b	ENC	Paragraph 1.2	ONP period of 2011-2031 corresponds with the JCS.	Amendments made.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C11c	ENC	Paragraph 1.5	3 rd bullet – update to reflect LDS.	Amendments made.
C11d	ENC	Paragraph 1.6	Fig. 2 – additional text re. plans.	Amendments made.
C11e	ENC	Paragraph 1.9	Housing Sites Assessments Background Paper – minor text, and need hyperlink to the document.	Amendments made. Need hyperlink to the actual site assessment document.
C11f	ENC	Paragraph 2.11	Last line - reformat	Amendments made.
C11g	ENC	Paragraph 2.18	C of E Primary School – reference covenants	Amendments made.
C11h	ENC	Paragraph 5.1	Policy framework – reference NPPF.	Amendments made.
C11i	ENC	Paragraphs 5.5, 5.6	Settlement boundary	Amendments made.
C11j	ENC	Policy O.1	Settlement boundary – minor text.	Amendments made. Revised the numbering system - O1, O2 etc.
C11k	ENC	Paragraph 5.7	Settlement boundary – minor text.	Amendments made.
C11l	ENC	Supporting Action 1	Settlement boundary – minor text.	Amendments made.
C11m	ENC	Paragraph 5.8	Protection of Green Spaces – add text.	Amendments made.
C11n	ENC	Paragraph 5.10	Protection of Green Spaces – cross reference to JCS.	Amendments made.
C11o	ENC	Paragraph 5.12	Protection of Green Open Spaces – clarify numbers of each type of space.	Amendments made.
C11p	ENC	Policy O.2	Local Green Space – add text to make NPPF compliant. Cross reference to LGS site assessments.	Amendments made. Need cross reference to LGS site assessments

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C11q	ENC	Policy O.3	Important Open Space – minor text.	Amendments made.
C11r	ENC	Policy O.4	Minor Amenity Land – minor text.	Amendments made.
C11s	ENC	Policy O.5	Provision and Enhancement of Open Space – minor text.	Amendments made.
C11t	ENC	Policy O.6	Achieving High Quality Design – various text.	Amendments made.
C11u	ENC	Paragraph 5.20	Protecting Important Views – paragraph numbers	Amendments made.
C11v	ENC	Policy O.7	Protecting Important Views – minor text.	Amendments made.
C11w	ENC	Paragraph 5.24	Town Centre and Retail Development – minor text. Evidence of primary shopping frontages?	Amendments made. Need evidence to demonstrate.
C11x	ENC	Policy O.8	Town Centre and Retail Development – town centre study?	Need link to relevant documents.
C11y	ENC	Paragraphs 5.26 – 5.29	Tourism – various text.	Amendments made.
C11z	ENC	Policy O.9	B&B Accommodation – various text.	Amendments made.
C11aa	ENC	Policy O.10	Festival Site – minor text. Merge Policy O.10 and paragraphs 5.30 & 5.31 with site specific Policy O.24	Amendments made. Assess benefit of amending text.
C11ab	ENC	Paragraphs 5.32, 5.33	Employment Areas – various text.	Amendments made.
C11ac	ENC	Policy O.11	Safeguarding Employment Areas – minor text.	Amendments made.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C11ad	ENC	Paragraphs 5.39, 5.41	Protecting and Enhancing Community Services & Facilities – minor text.	Amendments made.
C11ae	ENC	Policy O.12	Oundle School Sports – various text.	Amendments made.
C11af	ENC	Policy O.13	Enhancement and Protection of Community Services – Various text. Show car parks on the Policies Map	Amendments made. Show car parks on the Policies Map.
C11ag	ENC	Paragraph 5.45	Traffic Management – minor text.	Amendments made.
C11ah	ENC	Policy O.14	Routeing of Construction Vehicles – delete the policy as routeing plan would be addressed by Development Management and text is already covered in paragraph 5.47.	Policy O.14 deleted.
C11ai	ENC	Policy O.15	Cycle/Pedestrian Network – various text.	Amendments made.
C11aj	ENC	Paragraph 5.53	Meeting Housing Requirements – minor text and insert paragraph numbers.	Amendments made.
C11ak	ENC	Paragraphs 5.53 – 5.57	Meeting Housing Requirements and Housing Site Allocations – fundamental concerns on the spatial strategy,	Need to consider in light of the revised SA.
C11al	ENC	Paragraph 5.54	Housing Site Allocations – update commitments and figures to 31 March 2018.	Amendments made.
C11am	ENC	Paragraph 5.55	Housing Site Allocations – spatial strategy needs to be justified by the SEA process.	Need to consider in light of the revised SA.
C11an	ENC	Paragraphs 5.56, 5.57	Housing Site Allocations – minor text.	Amendments made.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C11ao	ENC	Policy O.16	Housing Site Allocations – various text. Need evidence on how site capacity was calculated.	Amendments made. Need evidence on site capacity.
C11ap	ENC	Paragraphs 5.59, 5.60	Housing Mix – minor text.	Amendments made.
C11aq	ENC	Policy O.17	Housing Mix – various text. Clarify need for, and location of, wheelchair dwellings.	Amendments made. Policy is fine as it is.
C11ar	ENC	Policy O.18	Windfall Sites – no need for the policy?	Policy seems appropriate.
C11as	ENC	Policies O.19, O.20, O.22, O.23, O.24	Housing Site Allocations – concerns over spatial strategy and site numbers.	Clarification needed in light of the revised SA.
C11at	ENC	Paragraph 5.70	Millers Field – minor text.	Amendments made.
C11au	ENC	Policy O.21	Millers Field – various text.	Amendments made.
C11av	ENC	Policy O.25	East of Cotterstock Road – delete policy as already allocated as a longer term strategic site in the Local Plan	Check SA and site capacity. Policy to remain??
C11aw	ENC	Policy O.26	Developer Contributions – minor text	Amendments made.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C12a	NCC	Paragraph 5.90/ Education.	Welcome paragraph 5.90 but comment that it is not reflected in policy O.26. Strongly recommend the policy wording is amended to include education infrastructure as a priority.	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>It is not considered that the wording of this policy would prevent contributions towards education provided it needs the necessary legal tests.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C12b	NCC	Education.	NCC's approach to assessing demand for early years provision is being updated; however, it is likely that new housing development will generate a demand and S106 contributions may be required to address this.	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>It is not considered that the wording of this policy would prevent contributions towards education provided it needs the necessary legal tests.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C12c	NCC	Education.	The existing primary school in Oundle is at capacity and further housing development may require additional school places. A S106 contributions may be required to address this.	<p>Comments noted. Policy O.26 identifies that new development will be supported by the supported by the timely delivery of infrastructure, services and facilities made necessary to provide a balanced, sustainable and more self-sufficient community. To do this planning obligations may be used to contribute towards the delivery of community facilities and infrastructure.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>It is not considered that the wording of this policy would prevent contributions towards education provided it needs the necessary legal tests.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C12d	NCC	Education.	The existing secondary school in Oundle is below capacity and further housing development may require additional school places. This likely to remain the case over the plan period; however NCC will continue to review the position.	Comments noted.
C12e	NCC	Education.	Amount of contribution for early years, primary and secondary per dwelling size identified.	Comments noted.
C12f	NCC	Fire and Rescue.	Where there is a direct impact on infrastructure provision (Fire and Rescue) relating to new housing developer contributions towards Fire and Rescue service buildings and equipment will be sought through S106 contributions.	Comments noted.
C12g	NCC	Libraries.	Where new development generates demand for additional library space developer contributions will be sought. Figures for this are provided.	Comments noted.
C12h	NCC	Broadband.	Comments made regarding the importance of broadband and the need to incorporate this service into new development.	Comments noted.
C12i	NCC	Highways.	Recommend liaison with the Highways departments regarding need for contributions towards the form of infrastructure.	Comments noted.
C13a	CC Town Planning (David Wilson Homes)	Vision and Objectives.	The Vision and Objectives are welcomed and provide sufficient guiding principles for the longer term social, economic and environmental development.	Comments noted.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C13b	CC Town Planning (David Wilson Homes)	Vision and objectives.	Support objective 5.	Comments noted.
C13c	CC Town Planning (David Wilson Homes)	Policy O.1.	Note that there is no accompanying policies map.	Comments noted. An updated policies map has been published with the ONP.
C13d	CC Town Planning (David Wilson Homes)	Policy O.6.	Welcome the thrust of Policy O.6 but consider it to be overly prescriptive. Recommend revision to avoid repeating other policies in the plan.	Comments noted. Amendments made to the policy.
C13e	CC Town Planning (David Wilson Homes)	Policy O.7.	Comment made that this policy may restrict development at Stoke Doyle Road.	Comments noted. The plan needs to be read as a whole and it is not considered that this policy would be overly restrictive on development at Stoke Doyle Road. Therefore, no changes to the ONP are proposed in light of these comments.
C13f	CC Town Planning (David Wilson Homes)	Policy O.16.	Welcome inclusion of Land adjacent to the Cemetery, Stoke Doyle Road. However, consider the figure of 50 units should be expressed as a minimum or target with the final figure to be determined through a planning application.	Comments noted. Having regard to the evidence base and the constraints of the site the requirement for provision of up to 50 units is considered appropriate. Therefore, no changes to the ONP are proposed in light of these comments.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C13g	CC Town Planning (David Wilson Homes)	Policy O.17 and paragraph 5.60.	Revise wording to include specific reference to residential development in peripheral locations which is typically less dense.	<p>Comments noted. The North Northamptonshire Joint Core Strategy identifies the need for a mix of house sizes in new development. This is also addressed by Policy O.17 which requires the housing mix to be influenced by a number of factors which will ensure that the mix provided is appropriate to the site in question and a reflection of need at that time. Given the period covered by the plan this approach is considered appropriate.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C13h	CC Town Planning (David Wilson Homes)	Paragraphs 5.58 to 5.60.	Accept content in relation but comment the roles of different locations is clearly reference in the supporting text.	<p>Comments noted.</p> <p>No changes to the ONP are proposed in light of these comments.</p>
C13i	CC Town Planning (David Wilson Homes)	Policy O.17.	Recommend revision of criterion 4 to include reference to development viability and the important role viability assessments play in the delivery of new residential development.	<p>Comments noted. Paragraph 57 of the NPPF states that:</p> <p><i>"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage."</i></p> <p>Therefore, it is not considered necessary to amend the policy as recommended.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C13j	CC Town Planning (David Wilson Homes)	Policy O.22.	Site area has been revised and paragraph 5.75 should refer to a site size of 3.3ha; consequently, the size of the cemetery extension should be revised to 0.36ha. Bullet point 2 should be amended to reflect this.	Comments noted. Wording of ONP amended accordingly.
C13k	CC Town Planning (David Wilson Homes)	Policy O.22.	Delete 'up to' from the first bullet point.	Comments noted. Having regard to the evidence base and the constraints of the requirement for provision of up to 50 units is considered appropriate. Therefore, no changes to the ONP are proposed in light of these comments.
C13l	CC Town Planning (David Wilson Homes)	Policy O.22.	Reference to floor risk and on-site drainage issues is welcomed.	Comments noted.
C13m	CC Town Planning (David Wilson Homes)	Policy O.22.	Bullet point 4 is unnecessary as it is addressed in Policy O.26	Comment noted. However, policy O.26 does not specifically refer to footpath UF3 and it is not referenced in Policy O.15. Therefore, no changes to the ONP are proposed in light of these comments.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C14a	Anglian Water	Policy O.19.	<p>This policy should include reference to the need for off-site improvements to the existing water supply which would be required to enable development of the site. Proximity of a pumping station could also cause a noise problem for future residents if within 15m. Recommend following wording be included:</p> <p><i>‘Consider the proximity of the foul pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the curtilage of the dwellings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station’.</i></p>	<p>Comments noted. It is not considered necessary for the policy to be amended to make reference to this. However, this information could be provided in the reasoned justification for the policy; accordingly new paragraph added after 5.66.</p>
C14b	Anglian Water	Policy O.20, paragraph 5.69.	<p>This policy should include reference to the need for off-site improvements to the existing water supply which would be required to enable development of the site.</p>	<p>Comments noted. It is not considered necessary for the policy to be amended to make reference to this. However, this information could be provided in the reasoned justification for the policy; accordingly new sentence added to 5.69.</p>
C14c	Anglian Water	Policy O.21, paragraph 5.74.	<p>This policy should include reference to the need for off-site improvements to the existing water supply which would be required to enable development of the site.</p>	<p>Comments noted. It is not considered necessary for the policy to be amended to make reference to this. However, this information could be provided in the reasoned justification for the policy; accordingly new sentence added to 5.74.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C14d	Anglian Water	Policy O.21.	<p>Anglian Water has assets running through the site, these will need to be considered as part of any design. They have recommended the following wording is added to follow the policy:</p> <p><i>'Existing foul and surface water sewers cross this site, therefore the site layout should be designed to take these into account. The 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 sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.'</i></p>	<p>Comments noted. New paragraph added to the reasoned justification accordingly.</p>
C14e	Anglian Water	Policy O.22.	<p>This policy should include reference to the need for off-site improvements to the existing water supply which would be required to enable development of the site.</p>	<p>Comments noted. It is not considered necessary for the policy to be amended to make reference to this. However, this information could be provided in the reasoned justification for the policy; accordingly new sentence added to 5.78.</p>
C14f	Anglian Water	Policy O.23.	<p>This policy should include reference to the need for off-site improvements to the existing water supply which would be required to enable development of the site.</p>	<p>Comments noted. It is not considered necessary for the policy to be amended to make reference to this. However, this information could be provided in the reasoned justification for the policy; accordingly new sentence added to 5.81.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C14g	Anglian Water	Policy O.23.	<p>Anglian Water has assets running through the site, these will need to be considered as part of any design. They have recommended the following wording is added to follow the policy:</p> <p><i>'Existing foul and surface water sewers cross this site, therefore the site layout should be designed to take these into account. The 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 sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.'</i></p>	<p>Comments noted. New paragraph added to the reasoned justification accordingly.</p>
C14h	Anglian Water	Policy O.23.	<p>Recommend that the following be included in the policy:</p> <p><i>'that suitable access is safeguarded for the maintenance of surface water drainage infrastructure;'</i></p>	<p>Agreed. Policy O.23 amended accordingly.</p>
C14i	Anglian Water	Policy O.24.	<p>This policy should include reference to the need for off-site improvements to the existing water supply which would be required to enable development of the site.</p>	<p>Comments noted. It is not considered necessary for the policy to be amended to make reference to this. However, this information could be provided in the reasoned justification for the policy; accordingly new sentence added to 5.86.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C14j	Anglian Water	Policy O.24.	<p>Anglian Water has assets running through the site, these will need to be considered as part of any design. They have recommended the following wording is added to follow the policy:</p> <p><i>'Existing foul and surface water sewers cross this site, therefore the site layout should be designed to take these into account. The 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 sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.'</i></p>	<p>Comments noted. New paragraph added to the reasoned justification accordingly.</p>
C14k	Anglian Water	Policy O.24.	<p>Recommend that the following be included in the policy:</p> <p><i>'that is suitable access is safeguarded For the maintenance of surface water drainage infrastructure;'</i></p>	<p>Agreed. Policy O.24 amended accordingly.</p>
C14l	Anglian Water	Policy O.25.	<p>This policy should include reference to the need for off-site improvements to the existing water supply which would be required to enable development of the site.</p>	<p>Comments noted. It is not considered necessary for the policy to be amended to make reference to this. However, this information could be provided in the reasoned justification for the policy; accordingly new sentence added to 5.89.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C14m	Anglian Water	Policy O.25.	<p>The site is located in close proximity to Oundle Water Recycling Centre (formally known as sewage treatment works). Nuisance may be caused by noise, lighting and traffic movements but its most prevalent source will be odours, unavoidably generated by the treatment of sewage.</p> <p>Recommend an odour assessment is undertaken to demonstrate that the proposed development would not be adversely affected by the operation of the centre.</p>	<p>Noted. C.F. SUSTAINABILITY APPRAISAL. Delete the policy</p>
C15a	Residents of Ashton & Ashton Manor Estate	Policy O.19.	<p>Object to the inclusion of the site for a number of reasons.</p>	<p>Comments noted.</p>
C15b	Residents of Ashton & Ashton Manor Estate	Policy O.19.	<p>The adjacent A605 is a potential source of noise pollution.</p>	<p>Comments noted. The evidence that has informed the ONP has assessed this issue and it is not considered to be a reason to exclude the site. This has included a noise assessment submitted by the site promoter.</p> <p>It is also noted that in considering a previous planning application for the site, which was dismissed on appeal, neither ENC or the appointed Planning Inspector, considered noise to represent a reason for refusal of the application.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C15c	Residents of Ashton & Ashton Manor Estate	Policy O.19.	The site has drainage and water surface flooding issues. The proposed attenuation pond would be a safety issue with any safety fencing being an eyesore. Question the long term ownership/management of this feature.	<p>Comments noted. The evidence that has informed the ONP has assessed this issue and it is not considered to be a reason to exclude the site. This has included a flood risk assessment submitted by the site promoter.</p> <p>It is also noted that in considering a previous planning application for the site, which was dismissed on appeal, neither ENC or the appointed Planning Inspector, considered this issue to represent a reason for refusal of the application.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C15d	Residents of Ashton & Ashton Manor Estate	Policy O.19.	Access to the site would be through 1km of residential roads meaning a hazard for any access by Fire & Rescue.	<p>Comments noted. The evidence that has informed the ONP has assessed this issue and it is not considered to be a reason to exclude the site. This has included a transport assessment submitted by the site promoter.</p> <p>It is also noted that in considering a previous planning application for the site, which was dismissed on appeal, neither ENC or the appointed Planning Inspector, considered noise to represent a reason for refusal of the application.</p> <p>In addition, no objection has been made by either the highway authority or the emergency services on these grounds</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C15e	Residents of Ashton & Ashton Manor Estate	Policy O.19.	Existing sewerage system in the locality not fit for purpose; would require upgrading.	<p>Comments noted. No objection has been raised Anglian Water in relation to this issue.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C15f	Residents of Ashton & Ashton Manor Estate	Policy O.19.	The site could facilitate the expansion of Prince William School and 6 th form centre, development for housing could prevent this.	<p>Comments noted. However, it not considered that these comments are material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C15g	Residents of Ashton & Ashton Manor Estate	Policy O.19.	The site is not needed to meet the housing target.	<p>Comments noted. The North Northamptonshire Joint Core Strategy identifies a target of 645 dwellings for Oundle for the period 2011 – 2032. Whilst the residual target is around 172 dwellings, once completed housing and extent planning permissions are discounted.</p> <p>This residual figure for 172 dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings) which if excluded gives a total requirement of 242 as a minimum. ENC's emerging Local Plan identifies the requirement for Oundle as approximately 300 units. Therefore, the ONP is being planned on this requirement and for this reason the site is required in order to meet this requirement in accordance with the stated vision and objectives of the plan.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C16a	Pilton, Stoke Doyle and Wadenhoe Parish Council	General.	<p>Nearly twenty pages of the report are devoted to meeting the target of building 312 more houses, yet the provision for parking that such households will need in the town centre is woefully inadequate. Increased volume of cars will obviously impact adversely on villagers who depend on Oundle for shopping and other services, such as medical facilities, the post office, solicitors and the library.</p>	<p>Policy O.26 identifies that planning obligations may be used to assist with delivery of, inter alia, projects relating to transport and parking.</p> <p>In addition, national planning policy only allows for S106 agreements to be used to either provide or contribute towards infrastructure where it is necessary to make an unacceptable development acceptable, provided the following legal tests in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended are met:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C16b	Pilton, Stoke Doyle and Wadenhoe Parish Council	General.	<p>The establishment of a circular cycle/pedestrian network will inevitably have implications for the surrounding villages and will therefore require more attention to the upkeep of rural roads and verges. This will also necessitate the introduction of a voluntary 'code of conduct' for cyclists in order to establish more consideration for other road users, such as car drivers and horse riders, who currently have to navigate hazardous situations when swarms of cyclists take to the rural lanes and by-ways.</p>	<p>Comments noted. However, it not considered that these comments are material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C16c	Pilton, Stoke Doyle and Wadenhoe Parish Council	General.	We are pleased that the historic assets of Oundle are highlighted, but regret that the Plan fails to link this more coherently to the unique characteristics of the surrounding countryside in our Parishes, such as the Nene Valley, Rockingham Forest, the Tresham Trail, etc. Tourism is a missed opportunity that the Plan needs to exploit more explicitly, especially as we have two public houses/ restaurants and one tearoom that cater for visitors from the Oundle area.	<p>Comments noted. However, it not considered that these comments are material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C17a	Local resident	Policy O.19.	Adequacy of the access leading up to the site.	<p>Comments noted. The evidence that has informed the ONP has assessed this issue and it is not considered to be a reason to exclude the site. This has included a transport assessment submitted by the site promoter.</p> <p>It is also noted that in considering a previous planning application for the site, which was dismissed on appeal, neither ENC or the appointed Planning Inspector, considered this issue to represent a reason for refusal of the application.</p> <p>In addition, no objection has been made by either the highway authority or the emergency services on these grounds</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C17b	Local resident	Policy O.19.	Existing sewerage system in the locality not fit for purpose; would require upgrading.	<p>Comments noted. No objection has been raised Anglian Water in relation to this issue.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments</p>

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C17c	Local resident	Policy O.19.	The site could facilitate the expansion of Prince William School and 6th form centre, development for housing could prevent this.	<p>Comments noted. However, it not considered that these comments are material to the ONP meeting the basic conditions as 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.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C17d	Local resident	Policy O.19.	Comment made that this is potentially the noisiest and most polluted of sites and that for 6 months of the year the trees lose their leaves removing the barrier this provides.	<p>Comments noted. The evidence that has informed the ONP has assessed this issue and it is not considered to be a reason to exclude the site. This has included a noise assessment submitted by the site promoter.</p> <p>It is also noted that in considering a previous planning application for the site, which was dismissed on appeal, neither ENC or the appointed Planning Inspector, considered noise to represent a reason for refusal of the application.</p> <p>Therefore, no changes to the ONP are proposed in light of these comments.</p>
C18a	Persimmon Homes	General.	Fully support OTC in their preparation of the neighbourhood plan.	Comments noted.
C18b	Persimmon Homes	Vision and objectives.	Support the overall vision and objectives.	Comments noted.
C18c	Persimmon Homes	Policy O.19.	Support the policy and consider the site to be most sustainable and suitable site for a number or reasons (summarised subsequently in this table).	Comments noted.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C18d	Persimmon Homes	Policy O.19, paragraph 5.54.	The site was subject to a previous outline planning application which was refused in 2013. A subsequent appeal was dismissed on the grounds of no identified need; however the Inspector and ENDC recognised no technical issues to prevent the development with the principle centred on housing supply. The ONP now identifies this need at paragraph 5.54.	Comments noted.
C18e	Persimmon Homes	Policy O.19.	The current policy for 45 units with a reserve for 50 units is a result of ongoing discussions with OTC.	Comments noted.
C18f	Persimmon Homes	Policy O.19, paragraph 3.2.	Previous consultations have identified the preference of the local community for new sites to come forward that are within a 1 mile radius of the centre of Oundle to maintain a compact and walkable community.	Comments noted.
C18g	Persimmon Homes	Policy O.19.	Previous consultations have identified the site as the most sustainable and logical site in Oundle. The result so the 2015 Oundle Neighbourhood Plan Questionnaire found it to have 30% support for being the most popular site.	Comments noted.
C18h	Persimmon Homes	Policy O.19.	Suitability of the site is further supported by the Oundle Neighbourhood Plan's Housing Sustainability Matrix V4 dated 08.02.2017 which gives the site top scores.	Comments noted.
C18i	Persimmon Homes	Policy O.19, paragraph 3.2.	The site is approximately 0.5 miles from the centre of Oundle and forms a natural extension to the St Christopher's Drive development. As it meets the criteria of paragraph 3.2 of the ONP it is considered to be in a sustainable location reflecting the vision and principles of the plan.	Comments noted.

Reference	Consultee	Policy/ section/ paragraph/ comment type	Summary of comments	Oundle Town Council response
C18j	Persimmon Homes	Policy O.19.	Recommend and amendment to the wording of the policy to read: 'make provision of <u>around</u> 45 dwellings' (i.e. insertion of 'around' to replace 'up to'). Considered this change would allow for flexibility when developing a master plan for the site.	Comments noted. Having regard to the evidence base and the constraints of the site the requirement for provision of up to 45 units is considered appropriate. Therefore, no changes to the ONP are proposed in light of these comments.
C18k	Persimmon Homes	Policy O.19.	Having regard to all technical reports in relation to the potential development of the site there are no identified constraints for its development.	Comments noted.
C18l	Persimmon Homes	Evidence base	The previously published 'Neighbourhood Plan Site Assessment Methodology (September 2013) results' assessed the site against 28 objective criteria and found the site to be the best in respect of developability and that there are no physical constraints to development. It would be easily serviced, access is unconstrained and there is a reasonable prospect of it being developed over the plan period.	Comments noted.