

# Local Plan for East Northamptonshire

Main Modifications Habitats Regulations Assessment

North Northamptonshire Council

6 December 2022

## Quality information

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## Revision History

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# 1. Introduction

- 1.1 AECOM was appointed by North Northamptonshire Council to assist the Council in undertaking a Habitats Regulations Assessment of the Local Plan for East Northamptonshire. The HRA included an appropriate assessment and concluded no adverse effect on the integrity of any European sites, and that the Local Plan had suitable framework in place that development delivered would not affect the integrity of any European sites either alone or 'in-combination' with other plans and projects.
- 1.2 Following the Examination into the Local Plan, the Inspector has recommended a series of Main Modifications (MM) to be made to the Plan. It is therefore necessary for those modifications to be analysed in order to confirm that they will not themselves introduce new likely significant effects that were not thoroughly investigated for the HRA of the Local Plan. That is the purpose of this report.
- 1.3 Note therefore that this report should therefore be considered an Addendum to the HRA of the Local Plan. As such, it does not recap the methodology of the HRA or the results of either the likely significant effects test or appropriate assessment of the Local Plan, including the 'in-combination' assessment. Instead it focuses specifically on whether the Main Modifications (MMs) will result in likely significant effects on any European sites.

## 2. Likely Significant Effects of Main Modifications (MMs)

- 1.4 The tables overleaf set out the assessment of each Main Modification (MM). The MM number, the corresponding Policy or paragraph number and the modification itself are presented in the first five columns of the table below. The assessment of likely significant effects is then presented in the sixth column.

**Table 1 Test of Likely Significant Effects for the Main Modifications to the Local Plan for East Northamptonshire**

Ref No.	Para/ Policy/ Figure/Table/Map ref	Publication Page	Proposed Change	Reason for Change	Test of Likely Significant Effects
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**Introduction**

MM1	Para 1.23	18	<p><i>Amend text to para 1.23 as follows:</i></p> <p>Add the word <b>bodies</b> to second sentence after the words “specific consultation”</p> <p>Reword the third sentence to add the words <b>to inform any potential</b> before the wording “cross boundary issues”.</p>	<p>For greater clarity (Action Point 1)</p>	No likely significant effect
MM2	Para 1.46 and 1.47	23	<p><i>Amend paragraphs 1.46 and 1.47 as follows:</i></p> <p>1.46 <b>Areas of land located beyond the Upper Nene Valley Gravel Pits SPA/ Ramsar site <u>may also be important ecologically in supporting populations for which the SPA has been designated, these areas are defined as</u></b> <del>is also adjoined by Functionally Linked Land (FLL)<sup>22</sup>. FLL is adjacent or nearby land that lies outside the statutory designated SPA/ Ramsar area, but which in practical terms should be treated as if it forms an integral part of the SPA/ Ramsar site. For example, in the case of the Upper Nene Valley Gravel Pits SPA, Natural England has advised that land beyond designated SPA/ Ramsar sites may provide foraging habitats for protected wintering bird species such as lapwing and golden plover. <b>FLL has been considered through the HRA undertaken to support the Plan.</b></del></p> <p><b><u>Policy 4 of the JCS and the Special Protection Area SPD set out requirements where development would have an effect on the SPA to ensure that such development would have no significant effect on the SPA. The Special Protection Area SPD includes a Mitigation Strategy. The JCS Policies Map identifies two zones, one within a 3km buffer of the SPA and one within a 4km buffer of the SPA. Within the 3km buffer zone the SPA a Mitigation Strategy applies. For larger greenfield developments of 2ha or more, the Joint Core Strategy (paragraph 3.41) requires that within the 4km buffer these should be subject to site specific wintering bird surveys to determine if sites have a role as functionally linked land. The effectiveness and extent of the SPA buffer zones will need to be addressed through a review of the JCS, to ensure that a sustainable approach to future development proposals is agreed.</u></b></p>	<p>To address comments from Natural England (Reps 48/13 and 48/16)</p>	No likely significant effect. The changes add clarity and thus reinforce protection for European sites

			<p>The SPA/ Ramsar site is also protected by 3 and 4km buffer zones shown on the adopted Policies Map, within which the SPA Mitigation Strategy<sup>23</sup> applies. Policy 4 of the Joint Core Strategy and the Special Protection Area supplementary planning document, incorporating the Mitigation Strategy (November 2016)<sup>24</sup> require that prescribed development types within the 3 and 4km buffer zones of the SPA/ Ramsar site (defined as FLL) will need to make financial contributions to mitigate the impacts of these developments.</p> <p>Add new paragraph as follows:</p> <p><b><u>Natural England has raised concerns regarding the impacts of air quality and pollution upon the SPA/ Ramsar site. The local planning authority shares these concerns and since July 2020 the Council has required air quality assessments submitted in support of planning applications/ proposals, which are to be prepared in line with the East Midlands Air Quality Network (EMAQN) guidance<sup>1</sup>.</u></b></p>		
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**Area Portrait**

MM3	Paras 2.10 and 2.11	29	<p>Amend paragraph 2.10 and 2.11 as follows:</p> <p>Development of the Rushden East sustainable urban extension has been a commitment since adoption of the Joint Core Strategy in July 2016 (Policy 33). This is a new proposal including at least 2,500 dwellings and associated jobs and facilities, reflecting the status of Rushden as a Growth Town. Policy 33 identifies the broad location for this SUE, together with the key issues and development principles that need to be addressed as this is taken forward through master-planning. <del>The masterplan will define the development boundaries and policy expectations for the SUE.</del></p> <p>An overarching vision for Rushden East was agreed by the Council on 17 July 2017<sup>2</sup>. Following on from this, the Council prepared the draft Rushden East Masterplan Framework Document (MFD)<sup>3</sup>. This was published in January 2020, for consultation during February – March 2020. Following this consultation, it was determined that the MFD should be incorporated into the Local Plan Part 2 (Planning Policy</p>	Factual Update	No likely significant effect.
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<sup>1</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11094/emaqn\\_ag\\_and\\_planning\\_developer\\_guide\\_-\\_july\\_2018](https://www.east-northamptonshire.gov.uk/downloads/file/11094/emaqn_ag_and_planning_developer_guide_-_july_2018)

<sup>2</sup> [https://www.east-northamptonshire.gov.uk/info/200153/planning\\_and\\_buildings/1881/rushden\\_sustainable\\_urban\\_extension](https://www.east-northamptonshire.gov.uk/info/200153/planning_and_buildings/1881/rushden_sustainable_urban_extension)

<sup>3</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11671/draft\\_masterplan\\_framework\\_document\\_-\\_january\\_2020](https://www.east-northamptonshire.gov.uk/downloads/file/11671/draft_masterplan_framework_document_-_january_2020)

			Committee, 21 September 2020, Item 5). <b><u>Following the examination of the Plan it was agreed that the MFD would be taken forward as a Supplementary Planning Document supporting Policy EN33.</u></b>		
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### Spatial Development Strategy

MM4	Para 4.14	51	<p><i>Amend paragraph 4.14 as follows:</i></p> <p>The eight largest freestanding villages within the district are significantly larger than other villages located in East Northamptonshire. These are identified as large villages; each having a substantive range of services and facilities. In many cases these serve a wider local cluster or network of rural settlements and may have the capacity to accommodate additional local growth, where, <b><u>for example</u></b>, promoted through neighbourhood planning.</p>	To reflect changes to the spatial policies.	No likely significant effect.
MM5	Para 4.29	56	<p><i>Amend paragraph 4.29 to reflect changes proposed to policy EN1 as follows:</i></p> <p><del>Policy</del> <b><u>Policies EN1 and EN2</u></b> (below) explains how the spatial development strategy should apply. <b><u>The policies</u></b> <del>It provides</del> additional district-level direction to support the development management process or provides further strategic direction for the preparation of neighbourhood plans.</p>	To reflect changes to the spatial policies.	No likely significant effect.
MM6	Policy EN1	56	<p><i>Amend Policy EN1-as follows:</i></p> <p><del>Future d</del> <b><u>Development proposals will respect the network of settlements across the district, in accordance with the spatial roles set out in the Joint Core Strategy (Table 1) <u>along with local considerations for assessing development proposals set out below and through Policy EN2 and the supporting text.</u> and Table 4 above. The mixed rural/urban character of East Northamptonshire will be recognised, with growth directed in accordance with the urban focussed spatial strategy.</u></b></p> <p><b><u>Settlements within the Plan area vary greatly in character, function and role. To provide greater clarity as to how the Spatial Strategy will be applied within East Northamptonshire, informed through Tables 4 and 5 of this Plan, the following approach will set out a context for development proposals:</u></b></p> <p>1. Urban Areas</p>	Hearings outcome Action Point 12	No likely significant effect. This clarifies text but does not fundamentally alter the settlement hierarchy



		<p>a) <del>Rushden and Higham Ferrers</del> – Rushden will be the focus for major development, as the designated Growth Town, concentrated upon the delivery of the Rushden East Sustainable Urban Extension and land to the east of the A6/Bedford Road (<b>Policy EN28</b>). <del>Development at Higham Ferrers will take place within the current built up area of the town, with additional locally arising development needs directed towards Rushden.</del></p> <p>b) <del>Irthlingborough, Raunds and Thrapston</del> – <b>Higham Ferrers, Irthlingborough, Raunds, Thrapston and Oundle</b> Development will be focussed upon the major committed development sites at Irthlingborough (including Crow Hill), Raunds, and Thrapston. Development at Higham Ferrers will take place within the current built up area of the town with additional locally arising development needs directed towards Rushden. <b>Development at Higham Ferrers will take place within the current built up area of the town with additional locally arising development needs directed towards Rushden.</b> Further development at these towns will focus upon urban re-imagination, to support job creation, regeneration and to secure and enhance the local service base.</p> <p>c) <del>Oundle</del> – <b>At Oundle</b>, <del>development will be directed towards delivering the outstanding allocations, Further development proposals, will come forward in order to</del> <b>proposals will seek to deliver the allocated sites</b> to meet the Joint Core Strategy requirements for the latter half of the Plan period (2021-2031), <del>as set out in the housing delivery section of the Plan.</del></p> <p>2. Freestanding Villages</p> <p>a) <del>To support help maintain and strengthen local services at the eight larger villages (Table 4), small scale infill and windfall development</del> infill development opportunities within the existing built up areas (footnote 50 deleted) <del>will be supported, as defined through Policy EN2 and the supporting text, or a made Neighbourhood Plan, will be supported. ‘Rural exceptions’ affordable housing schemes (Policy EN5) or other small-scale employment and community-based proposals will also be supported .Further development of an appropriate scale will be supported, where it can be demonstrated that this is necessary to fulfil a defined local need</del> <b>Further</b> <del>development beyond the extent of the built-up area will be resisted, unless promoted</del> <b>allocated</b> through a Neighbourhood Plan.</p> <p>b) <del>Development opportunities at the small (other freestanding) villages (Table 5), will be limited to small scale infill and windfall development within the existing built up areas, “rural exceptions” affordable housing schemes or other small scale employment or community focused proposals.</del></p>	<p>Hearings outcome Action Points 13,14, 15</p> <p>To address comments from Francis Jackson Homes (Rep 21/01</p>	
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			<p><b><u>Within the eight larger freestanding villages (Table 4) larger scale <sup>4</sup>development opportunities may be supported where it can be demonstrated that they are necessary to fulfil a defined local need. <sup>5</sup>and meet the requirements of Policy EN2, together with the supporting text, as being considered as part of the built-up area, or a made Neighbourhood Plan.</u></b></p> <p>3. Open countryside and restraint villages</p> <p>a) There is a general presumption against new build residential development units in isolated locations away from defined villages, as shown in Table 5, although proposals for rural diversification or the appropriate <b><u>Development will be refused for new build residential development units in locations beyond the built-up area of the settlements identified in Table 5. Development proposals for rural diversification or the</u></b> re-use or conversion of rural buildings will be supported <b><u>where this in accordance with Policy 11 of the Joint Core Strategy.</u></b></p> <p>b) The four restraint villages (Armston, Ashton, Wakerley and Wigsthorpe) together with other rural outliers, are defined as open countryside. Rural diversification or the appropriate re-use or conversion of rural buildings will be supported <b><u>where this in accordance with Policy 13 Section 2 of the Joint Core Strategy the relevant policy guidance.</u></b></p>		
MM7	Para 4.31	58	<p><i>Amend the sub heading to this section of text at para 4.31</i></p> <p><del>Settlement boundaries – differentiating between built up areas and the countryside</del>  <b><u>Defining Built-up areas</u></b></p>	To reflect changes to the spatial policies.	No likely significant effect.
MM8	Para 4.35	59	<p><i>Amend paragraph 4.35 as follows:</i></p> <p>These criteria could equally be applied for the urban areas. The default position for this Plan is that infill development will be generally supported within the urban areas. The settlement boundary criteria <del>in</del> <b><u>together with the supporting text to</u></b> Policy EN2 provide more detailed criteria to support those in the Joint Core Strategy</p> <p><i>Add the following as new supporting text after para 4.35</i></p>	To reflect changes to the spatial policies.	No likely significant effect. This clarifies text but does not fundamentally alter the settlement hierarchy

<sup>4</sup> **Larger scale development proposals will need to take into account the guidance set out in Table 18 (Indicative rural housing need) of the Local Plan, as well as taking into account any development that has already been provided in a settlement within the plan period.**

<sup>5</sup> Locally defined needs (**as referred to in the larger freestanding villages section of the Plan above**) are generally defined through mechanisms such as housing needs surveys or community plans. These sites may be delivered by way of Rural Exceptions housing, Neighbourhood Plan proposals or rural diversification schemes.

			<p><b><u>The spatial development strategy (Table 2) sets out the settlement roles for the Plan area. The size of settlements ranges from the Growth Town of Rushden, as the largest settlement, down to the smaller rural settlements of defined villages such as Pilton and Newton Bromswold.</u></b></p> <p><b><u>The spatial approach for the rural areas is further explained in section 4 and Policy EN1 above, with a list of the freestanding villages set out in Table 5. The smallest freestanding villages accommodate upwards of 20 dwellings and a built-up area is therefore defined by those settlements that comprises a cluster of 20 or more residential buildings and are identified in Table 5.</u></b></p> <p><b><u>The definition of that built-up area is considered to include areas that have a closer relationship, in character and scale, to that cluster of buildings defining a settlement, than that of the surrounding countryside, as set out in the Joint Core Strategy para 5.17. This includes areas of land committed for development by way of an extant planning permission or development plan allocation adjoining the built-up area.</u></b></p> <p><b><u>The extent of the built-up area excludes the following uses, unless they are wholly enclosed on all sides by built development forming part of the built up area:</u></b></p> <p><b><u>a) existing employment use, caravan sites, cemeteries, churchyards and leisure use including sport and recreation</u></b></p> <p><b><u>b) freestanding built structures, including farmyards and associated agriculture buildings</u></b></p> <p><b><u>c) open spaces and allotments</u></b></p> <p><b><u>d) isolated properties or areas of ribbon development which are physically and visually detached from the main built form.</u></b></p>		
MM9	Policy EN2	59	<p><i>Policy EN2 is deleted in its entirety and replaced with the following policy:</i></p> <p>Policy EN2 Settlement boundary criteria – urban areas</p> <p>Whilst it is recognised that some made Neighbourhood Plans contain settlement boundaries, infill development will generally be supported in the urban areas, as defined by Policy EN1 (1), where it meets the following criteria:</p> <p>a) Small in scale, relative to an otherwise built up frontage;</p> <p>b) Well related to the urban area (existing or committed);</p> <p>c) Clearly distinct from the countryside physically and visually;</p> <p>d) Bounded by compatible development (existing or committed);</p>	To reflect changes to the spatial policies.	No likely significant effect. This is a development control policy that simply sets out the broad circumstances under which development

		<p>e) For land on the periphery of towns, bounded by compatible existing or committed development on at least two sides, which should be adjoined by a road (or other strong and distinct physical feature);</p> <p>f) Unlikely to be of any beneficial use as open land, including for agriculture, or;</p> <p>g) Committed for development by way of an extant planning permission or development plan allocation.</p> <p><b><u>Policy EN2 Development Principles</u></b></p> <p><b><u>Development proposals will be generally supported where they meet the following requirements/criteria:</u></b></p> <p><b><u>(i) The site is allocated in the Local Plan or a made Neighbourhood Plan;</u></b></p> <p><b><u>(ii) Infill development within a built-up area (as defined in supporting text) or within a settlement boundary, where that is defined by a neighbourhood plan, will be supported where the site is:</u></b></p> <p><b><u>(a) well-related to the principal built-form of the settlement (existing or committed) and is not protected for any other use;</u></b></p> <p><b><u>(b) clearly distinct from the surrounding countryside, both physically and visually;</u></b></p> <p><b><u>(c) bounded by existing or committed development on at least two sides, which should be adjoined by a highway and such that developing it would not extend the built form away from a highway to create a “backland” form of development</u></b></p> <p><b><u>(iii) They would not harm the settlement’s character, form, or the surrounding countryside, including the need to avoid comprising key views, heritage assets and their settings, respect the importance of open, greenspace areas within the built up form of the settlement and seek to conserve special landscape designations; and</u></b></p> <p><b><u>(iv) They would not be disproportionate to the settlement’s size, form and range of facilities available.</u></b></p>		<p>would be acceptable</p>
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MM10	Para 4.39 and 4.40	60	<p><i>Amend para 4.39 as follows:</i></p> <p>At the freestanding villages, new residential infill development should occur within the existing built up areas, as defined by <del>the Policy EN3 criteria (below)</del> <b>EN2 and the supporting text</b>. These criteria should be applied in managing <del>small scale and/or residential infilling at the periphery of villages.</del> <b>future development proposals</b>. They may also be utilised for neighbourhood plans, where it has been decided to designate settlement boundaries, as is the case for the made Brigstock, Chelveston cum Caldecott, Glapthorn, King's Cliffe, Stanwick and Warmington neighbourhood plans.</p> <p><i>Delete para 4.40 in its entirety:</i></p> <p><del>The settlement boundaries for the built up area(s) of designated freestanding villages do not necessarily need to be contiguous. These may consist of two or more separate elements. Small scale infill new build development will be expected to take place within the defined settlement boundaries. These are defined by Policy EN3 (below) or (if designated through a neighbourhood plan) shown on the Policies Map.</del></p>	To reflect changes to the spatial policies.	No likely significant effect.
MM11	Policy EN3	60-61	<p><i>Delete Policy EN3 in its entirety:</i></p> <p><del>Policy EN3 Settlement boundary criteria- freestanding villages (Table5)</del></p> <p><del>Small scale residential infill development will be supported within freestanding villages. The extent of the built up areas of these villages is defined by the following principles:</del></p> <ul style="list-style-type: none"> <li><del>a) existing employment use, caravan sites, or leisure use on the edge of villages which are clearly detached from the main built up area are excluded;</del></li> <li><del>b) freestanding, individual or small groups of dwellings, nearby farm buildings or other structures which are clearly detached from the main built up area are excluded;</del></li> <li><del>c) public open spaces on the edge of villages are excluded;</del></li> <li><del>d) residential curtilages, where these are bounded by existing built curtilages on fewer than two sides, are excluded; and</del></li> <li><del>e) areas of land committed for development by way of an extant planning permission or development plan allocation adjoining the built up area are included.</del></li> </ul>	To reflect changes to the spatial policies.	No likely significant effect.
MM12	Paras 4.41-4.43	61	<p><i>Delete paras 4.41-4.43 in their entirety</i></p> <p><del>4.41 The Avenue Road/ Bedford Road/ Newton Road area of Rushden (population approximately 600) represents the most significant area of ribbon development. This lies to the south east of the main</del></p>	To reflect changes to the spatial policies.	No likely significant effect.

			<p><i>Rushden urban area and has a predominantly suburban character but is physically detached from the main urban area (lying beyond the A6 Bypass). Its status was set through the Neighbourhood Plan, which defined the area as a part of Rushden's rural hinterland. Policy H1 in the Neighbourhood Plan specifies the relevant development management criteria for this part of Rushden.</i></p> <p><i>4.42 The rural hinterlands of Irthlingborough and Raunds also include areas of ribbon development which are similarly physically detached from the main urban area. Accordingly, two such areas are:</i></p> <ul style="list-style-type: none"> <li><i>• Lower Crow Hill (Addington Road, Irthlingborough); and</i></li> <li><i>• Brooks Road, Raunds.</i></li> </ul> <p><i>4.43 In many regards the settlement boundary criteria for the smaller villages may not be appropriate in the case of the outlying ribbon developments. Indeed, these have a specific character and built form that differentiates them from the freestanding small villages, although it must be recognised that these have a linear built form which lends itself to accommodating appropriate windfall development. Accordingly, Policy EN4 (below) explains the circumstances where residential infill development would be appropriate in the case of the lower Crow Hill and Brooks Road ribbon developments.</i></p>		
MM13	Policy EN4	61	<p><i>Delete Policy EN4 in its entirety:</i></p> <p><del>Policy EN4 Settlement boundary criteria- ribbon developments</del>  <del>Within the ribbon development areas of lower Crow Hill (Irthlingborough) and Brook Road (Raunds), as shown by a linear designation on the Policies Map, development will be supported provided that it;</del></p> <ul style="list-style-type: none"> <li><del>a) is bounded by existing built curtilages on at least two sides;</del></li> <li><del>b) has a frontage to the highway and a depth similar to adjoining residential curtilages</del></li> <li><del>c) does not extend the built form away from the main highway to create a "backland" form of development; and</del></li> <li><del>d) has regard to positive local character and distinctiveness.</del></li> </ul>	To reflect changes to the spatial policies.	No likely significant effect.
MM14	Policy EN5	63	<p><i>Amend Policy EN5 as follows:</i></p> <p><i>Policy EN5 <u>3</u> Development on the periphery of settlements with a defined settlement boundary and rural exceptions housing</i></p> <p><del>Beyond the <b>extent of the built up area</b> defined settlement boundaries, as defined <b>in the supporting text to by policies Policy EN2-EN4</b> (or defined, <b>by a settlement boundary</b>, within a made Neighbourhood</del></p>	To reflect changes to the spatial policies.	No likely significant effect.

			<p>Plan), new build residential development will not generally be supported. However, <b>proposals for</b> rural diversification, the re-use or conversion of rural buildings, or rural exceptions housing schemes will be supported<sup>6</sup> <del>where it fulfils the relevant development plan policies.</del></p> <p>In recognition of the rural nature of the district the following criteria will apply when <del>taking into account</del> <b>assessing</b> the suitability of settlements to provide for rural exceptions <b>housing on the periphery of settlements:</b></p> <ul style="list-style-type: none"> <li>a) the proposed development <del>will encourage the promotion of</del> <b>would assist in supporting</b> services in the settlement <del>or assist in supporting services which are provided in neighbouring settlements, and or in</del> a cluster of nearby settlements<sup>7</sup></li> <li>b) proposals will need to take into account the policy requirements set out in Policy 13 of the Joint Core Strategy, balanced against the need to assist in meeting a locally identified need for affordable housing provision and a desire for people to continue to live in their local community <del>even though services may be restricted</del> <b>evidenced by a local needs housing survey</b></li> </ul>		
MM15	Policy EN6	64	<p><i>Amend Policy EN6 as follows:</i></p> <p>Policy EN6 <b>4</b> Replacement Dwellings in the Open Countryside</p> <p>Proposals for new build replacement dwellings in the countryside will be granted where they meet the following criteria:</p> <ul style="list-style-type: none"> <li>a) The original dwelling has not been abandoned or allowed to fall into a state of dereliction and disrepair, so that any replacement would in effect be treated as a 'new dwelling' (a structural survey will be required where any signs of dereliction or disrepair is <del>seen</del> <b>visible</b>, or the building has been unoccupied for some time);</li> <li>b) The original dwelling is not a temporary or mobile structure;</li> <li>c) The replacement dwelling is located within the site boundary of the original dwelling;</li> <li>d) The replacement is of a size, scale and massing similar to the original dwelling, and the footprint and floor space should be a similar amount to the original dwelling;</li> <li>e) Where an existing dwelling is considered too small for modern living standards <b>(to be assessed having regard to the latest applicable national space standards)</b>, the floor space may be increased <b>to meet</b></li> </ul>	To reflect changes to the spatial policies.	No likely significant effect.

<sup>6</sup> Relevant policies for rural exceptions housing or economic development are Joint Core Strategy policies 13 and 25, and/or equivalent policies in a Neighbourhood Plan.

<sup>7</sup> This would avoid the situation where, for example, a specialist housing scheme for older people may be turned down in a village if there are no services there for older people. ~~If the properties are provided, then the services are likely to follow.~~ **but which are provided nearby.**

			<p><b>nationally described space standards</b>, however this should not be to the detriment of the open countryside or character of the area; and</p> <p>f) The design, materials and layout of the replacement dwelling should be sympathetic to the surrounding area by preserving and/ or enhancing the immediate setting and <del>the wider</del> character area, <b>taking into account any wider impact of the development in its general location.</b></p> <p>Conditions or unilateral undertakings <del>will should</del> be used to ensure the demolition and removal of the existing dwelling is undertaken prior to the first occupation of the new dwelling or prior to construction of the new dwelling where more appropriate.</p>	<p>(e)Hearings Action Point 22</p> <p>(f)Hearings Action Point 23</p> <p>Hearings Action Point 24</p>	
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**Natural Capital**

MM16	Supporting text to Policy EN7 Para 5.12 & Figure 7	68 - 70	<p><i>Amend second sentence of paragraph 5.12 as follows:</i></p> <p>As this requirement may affect the viability of smaller developments a threshold of 10 or more dwellings; 0.53 ha or more for housing schemes; or more than 1000m<sup>2</sup> for commercial schemes, is set (Policy EN7, below) to enable developer contributions towards the local GI and Greenway.</p> <p><i>Add two new paragraphs after paragraph 5.12 as follows:</i></p> <p><b><u>There are many ways that development can link in with the existing GI network. In addition to the GI corridors shown on the Policies Map there are maps available which identify the wider GI network in a location, for example the GI standards suite prepared by Natural England has a mapping tool where all GI can be seen. Developments should consider early in the design process where the local GI is located and how the development can link to it, both for people and wildlife benefit. There are various policies and guidance available on how good design can facilitate this.</u></b></p> <p><b><u>When determining contributions towards GI, consideration needs be given to the relationship between Policy EN7 and EN8. Contributions should reflect the scale and location of the site under consideration and should be proportionate. The relationship with Policy EN7, EN8 and EN10 also need to be considered. GI and Open Space are clearly related with open spaces forming an integral part of the GI network. Opportunities to combine open space and green infrastructure schemes</u></b></p>	Hearing Action Points 142, 146, 147, 150	No likely significant effect.
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			<p><b><u>should be sought to optimise design and keep contributions proportionate. The Council will take care to avoid double counting between strategic and local green infrastructure and open space requirements when calculating contributions. A Supplementary Planning Document for Open Space and GI provision will be prepared to set out a step by step guide for calculating requirements.</u></b></p> <p><i>Amend the Figure 7: Priority Green Infrastructure Corridors Legend as follows:</i></p> <p><b><u>New</u></b><del>Suggested</del>-Local GI Corridors</p> <p><i>Amend final sentence of paragraph 5.14 as follows</i></p> <p><del>The longer term management and maintenance of new public open spaces or other Green Infrastructure will be achieved through mechanisms such as a management company or a maintenance fund managed by the relevant Town or Parish Council for the lifetime of the development.</del> <b><u>In order to secure the long term management and maintenance of new public open spaces or other Green Infrastructure developers should work with the council to determine the most appropriate long term management and maintenance arrangements.</u></b></p>		
MM17	Policy EN7	70	<p><i>Amend EN7 Policy title as follows:</i></p> <p>Policy EN7: <b><u>Local</u></b> Green Infrastructure corridors</p> <p><i>Amend Policy EN7 as follows:</i></p> <p><b><u>Local</u></b> Green Infrastructure corridors are identified on the Policies Map <b><u>and Figure 7</u></b>. These <b><u>local</u></b> corridors will be protected and enhanced <del>by</del><b><u>through development proposals. Development proposals will be expected to:</u></b></p> <ul style="list-style-type: none"> <li>a) <del>Ensuring that,</del> <b><u>where opportunities exist,</u></b> new development, including open space, is connected to the <b><u>Local</u></b> Green Infrastructure network, <b><u>this includes the local GI corridors and the wider Green Infrastructure network;</u></b></li> <li>b) <del>Ensuring,</del> <b><u>through the design and layout of schemes,</u></b> the delivery of ecosystem services, through measures such as green roofs and walls, the protection of soils, plus new tree planting, including planting of new street trees, using native species;</li> </ul>	Hearings Action Point 141, 142, 143, 144, 145, 146	No likely significant effect.

			<p>c) Using developer contributions, and additional funding streams, where possible, to facilitate appropriate additions to, or improve the quality of, the <b>existing and proposed</b> Green Infrastructure network; and</p> <p>d) <b><u>Requiring sites of 10 dwellings or more (or 0.5ha or more) and commercial sites or 1000m<sup>2</sup> or more to make on-site provision and/ or providing off-site contributions, to create connections to the defined Green Infrastructure corridors in accordance with the most up to date standards/standards in the SPD.</u></b></p> <p>Opportunities to create the following <b>local</b> Green Infrastructure corridors and incorporate them into the wider Green Infrastructure network will be supported:</p> <ul style="list-style-type: none"> <li>i) Duddington – Gretton (via Wakerley Woods)</li> <li>ii) King’s Cliffe – Wansford</li> <li>iii) Blatherwycke – Fotheringhay</li> <li>iv) Brigstock – Fotheringhay (via Glaphorn Cow Pasture and Lower Benefield)</li> <li>v) Brigstock Country Park – Oundle</li> <li>vi) Oundle – Great Gidding (via Ashton Wold)</li> <li>vii) Aldwinckle – Twywell (via Drayton House)</li> <li>viii) Oundle circular cycle/ pedestrian network</li> </ul>		
MM18	Supporting text to Policy EN8 Paras 5.15 – 5.17 & Figure 8	71-73	<p><i>Amend para 5.15 second sentence as follows:</i></p> <p>It will provide an alternative means of transport, predominantly for walkers and, cyclists <b><u>and equestrian users where appropriate</u></b> and <b><u>to</u></b> provide opportunities for informal recreation.</p> <p><i>Add new paragraph after paragraph 5.17 as follows:</i></p> <p><b><u>Contributions towards The Greenway will need to be considered alongside the requirements of Policy EN7 and EN10 to ensure that requirements are proportionate and take into account the scale and location of the development, and that no double counting of contributions is requested. Contributions towards the Greenway will be sought from development located in settlements where there is access to The Greenway or where there are opportunities to create or enhance connections to The Greenway. A Supplementary Planning Document for Open Space and GI provision will be prepared to set out a step by step guide for calculating requirements.</u></b></p> <p><i>Remove Unsuitable Greenway Routes from Figure 8: The Greenway and amend the Legend as follows:</i></p>	To address comment by British Horse Society (Rep 34/01) Hearing Action Points 149, 151, 153	No likely significant effect. The addition of equestrian users doesn’t alter the potential impacts on European sites from the Local Plan

			<p>Unsuitable Greenway Routes</p>		
MM19	Policy EN8	74	<p>Amend Policy EN8 and delete footnote 62, add the text from the footnote to the end of the policy and amend as follows:</p> <p>The Greenway <b>routes, both existing and proposed</b>, as identified on the Policies Map <b>and figure 8 above, comprise</b> a priority Green Infrastructure project for the Council, requiring both investment and improvement to ensure its satisfactory delivery. <b><u>This includes the aspirational connections, where opportunities will be explored within the areas delineated by the dashed lines on the Policies Map and Figure 8.</u></b></p> <p>Development should; <del>therefore</del></p> <ol style="list-style-type: none"> <li>a. be designed to protect and enhance the Greenway, and to strengthen connections to the wider green infrastructure network within the District;</li> <li>b. <del>its development must protect and enhance heritage assets and their settings;</del> and</li> <li>c. <b><u>on residential developments of 10 or more dwellings (or sites more than 0.5ha) and commercial sites or 1000m<sup>2</sup> or more which are located in settlements with access to The Greenway, or where there are opportunities to connect to The Greenway, contributions toward enhancement of The Greenway will be required in accordance with the most up to date standards set out in the SPD. Opportunities for the creation/ enhancement of connections to The Greenway will be required in line with EN7.</u></b></li> </ol> <p>The aim will be- to provide fully integrated connections along the Nene Valley; linking Wellingborough, Peterborough and <del>the</del> Rockingham Forest. This will be achieved via development or through mechanisms such as developer contributions<sup>62</sup> and additional funding streams where appropriate.</p> <p><b><u>Future maintenance of the Greenway and especially the area that adjoins it should be secured</u></b>, by legal agreement; <del>be it by way of a financial developer contribution to the relevant public body towards management of the Greenway or through the setting up of a management company, as appropriate.</del> <b><u>Developers should work with the Council to determine the most appropriate future maintenance arrangements.</u></b></p> <p><del><b><u>Footnote 62:</u></b> Future maintenance of the Greenway and especially the area that adjoins it should be secured by legal agreement; <del>be it by way of a financial developer contribution to the relevant public body towards management of the Greenway or through the setting up of a management company, as appropriate</del></del></p>	<p>To address Historic England comments. (Rep. 39/03 and SOCG)</p> <p>For greater clarity Hearing Action Point 152, 153, 155</p>	<p>No likely significant effect.</p>

MM20	Policy EN9	75	<p><i>Amend Policy EN9 as follows:</i></p> <p>Policy EN9: Designation of Local Green Space</p> <p>In accordance with the National Planning Policy Framework guidance, Local Green Space may be designated through Neighbourhood Plans, where <b><u>it has been identified by the community and</u></b> it fulfils the following criteria:</p> <ul style="list-style-type: none"> <li>a) The site is closely related to the main built up area of <del>a</del> <b><u>the</u></b> settlement <b><u>it is intended to serve</u></b>;</li> <li>b) Where local value can be demonstrated, in terms of providing one or more of the following functions: <ul style="list-style-type: none"> <li>i) Defining the setting of a built up area</li> <li>ii) Archaeological or historical interest, including tourism related activities</li> <li>iii) Recreational importance</li> <li>iv) Tranquillity, or</li> <li>v) biodiversity; <del>and</del></li> <li><b><u>vi) beauty; and</u></b></li> </ul> </li> <li>c) The gross area of the site <del>does not exceed 0.5 ha or 10% of the</del> <b><u>should be proportionate to the</u></b> existing main built up area of the settlement, <del>whichever is larger,</del> <b><u>and not an extensive tract of land.</u></b></li> </ul>	Hearing Action Points 157, 158, 159, 160	No likely significant effect.
MM21	Para 5.25 - 5.31	76 - 78	<p><i>Amend Para 5.25 amend second to last sentence and delete the last sentence (including footnote 65) as follows:</i></p> <p>The latter contains detailed standards regarding development contributions for open space, sport and recreational facilities, which will be replaced by the standards in this Plan (Tables 6-<del>89</del>, below; derived from the KKP study <b><u>or any subsequent updates</u></b>). <del>The KKP study should also be utilised in conjunction with other targeted investment strategies such as the Local Football Facility Plan (March 2020).</del></p> <p><i>Amend paragraph 5.30 as follows:</i></p> <p>New housing developments create additional need with regard to open space, however the viability of small housing schemes may be affected. Therefore, a threshold of 10 or more dwellings or 0.<del>35</del><b><u>5</u></b> ha or more for housing schemes will be established for the requirement of developer contributions towards the provision and enhancement of open space which is suitable for children and younger people as well as</p>	<p>To address Sport England comments. (Rep. 20/01)</p> <p>To address issues raised by Bellway Homes (Rep 26/02)</p> <p>Hearing Action Points 163, 164, 165, 166</p>	No likely significant effect.

			<p>older people. <b><u>The preference is for provision to be made onsite, however where sites are physically constrained, if necessary to achieve development viability, it may be appropriate to seek development contributions towards off-site provision <u>where this can be justified.</u></u></b></p> <p><i>Amend paragraph 5.31 as follows:</i></p> <p>The open space for the Sustainable Urban Extension of Rushden East will be dealt with as a separate matter and the precise detail of what is to be provided there will be agreed <del>via</del> <b><u>through Policy EN33 and informed by</u></b> the Masterplan Framework Document for that development (Appendix 6). <del>Further direction is also provided at section 9.0 (Delivering sustainable urban extension) and Policy EN33 (section 9.0).</del></p> <p><i>Add two new paragraphs after paragraph 5.31 as follows:</i></p> <p><b><u>Open space requirements will be calculated using the most up to date evidence on open space. An Open Space SPD will be prepared which will provide a step by step guide for calculating open space requirements. Contributions toward open space would be spent in accordance with the Open Space Study and Local Infrastructure Plan.</u></b></p> <p><b><u>There is a clear relationship between open space and the green infrastructure network. Open spaces form an integral component of the green infrastructure network. To ensure a commensurate approach when determining contributions, the requirements of EN7 and EN8 should be taken into account. Opportunities to combine open space and green infrastructure schemes should be sought to optimise design and keep contributions proportionate. The Council will take care to avoid double counting between strategic and local green infrastructure and open space requirements when calculating contributions.</u></b></p> <p><i>Amend footnote 69 as follows:</i></p> <p>The figure of 0.04 ha per 1000 population is a minimum. <del>For the Rushden East SUE, the amount of provision will be dealt with via the Masterplan Framework Document.</del></p>		
MM22	Policy EN10	79	<p><i>Amend Policy EN10 as follows:</i></p> <p><del>With the exception of the Rushden East Sustainable Urban Extension, <b><u>a</u></b>All new residential development of 10 or more dwellings (or sites more than 0.35 ha) will be required to contribute to the enhancement and provision of open space to meet the needs of the population arising from the development.</del></p>	To address Bellway Homes comment. (Rep. 26/02 and SOCG)	No likely significant effect.

			<p>The provision of new open space will be required for development where there is <b><u>an identified quantitative and/ or qualitative need. Requirements will be determined in accordance with the most up-to-date evidence base</u></b> insufficient access to existing open space <b><u>identified</u></b> within the local area<sup>70</sup>. Where applicable, new open space will need to be provided in order to meet the following requirements <b><u>(or subsequent updates to these requirements set out in the most up-to-date evidence base)</u></b>:</p> <ul style="list-style-type: none"> <li>• Quality and value criteria in Table 6;</li> <li>• Accessibility standards in Table 7; and</li> <li>• Quantity standards in Table 8.</li> </ul> <p>Rushden East SUE will have its own bespoke open space, sport and recreation facilities which will be agreed in accordance with Policy EN33, via the Masterplan Framework Document for that development (Appendix 6).</p> <p>For all other qualifying development, contributions to enhance the quality and value of existing open space <b><u>onsite, or where appropriate offsite</u></b>, including enhanced connectivity between open spaces and the Green Infrastructure network within the locality, will be required. Developer contributions will be calculated based on the quantity standards for the scale of development proposed.</p> <p>The long term management and maintenance of all new open space must be secured. <del>This will be delivered by way of either adoption of the open space by the relevant Town/ Parish Council, or the setting up of a management company.</del> <b><u>Developers should work with the Council to determine the most appropriate long term management and maintenance arrangements.</u></b></p> <p><i>Delete footnote 70 as follows:</i></p> <p><del>'Local' is defined as Parish area; a reflection of the responsibilities of Town and Parish Councils for maintaining their stock of public open spaces</del></p>	<p>Hearing Action Points 161, 162, 167, 168</p>	
<p>MM23</p>	<p>Supporting text to Policy EN11 paras 5.32 to 5.36</p>	<p>80-83</p>	<p><i>Add new sub heading above paragraph 5.32 as follows:</i></p> <p><b><u>Sport and Recreation</u></b></p> <p><i>Delete figure 9, footnote 71 and heading as follows:</i></p>	<p>Hearing Action Points 169, 170, 173</p>	<p>No likely significant effect.</p>

**Figure 9: Playing Pitch Strategy and Action Plan – North and South areas<sup>72</sup>**

Footnote 71 : KKP Playing Pitch Assessment, Figure 1.1

Delete Table 9 as follows:

**Table 9: Playing pitch demand calculator**

Type of facility	Analysis area	Current demand shortfall	Future demand shortfall	Total demand
Football (grass pitches)	North	1.5 youth (11v11) match sessions 1.5 youth (9v9) match sessions	0.5 adult match sessions 2.5 youth (11v11) match sessions 2.5 youth (9v9) match sessions	0.25 adult pitches 2 youth (11v11) pitches 2 youth (9v9) pitches
	South	2.5 adult match sessions 1 youth (11v11) match sessions 0.5 youth (9v9) match sessions	4 adult match sessions 5 youth (11v11) match sessions 4.5 youth (9v9) match sessions	3.25 adult pitches 3 youth (11v11) pitches 2.5 youth (9v9) pitches
Football (3G AGPs)	North	One 3G pitch	-	One 3G pitch
	South	Demand being met	-	-
Rugby pitches	North	4.5 senior match sessions 3 mini match sessions	-	2.25 senior pitches 1.5 mini pitches
	South	5 senior match sessions	-	2.5 senior pitches

			<table border="1"> <tr> <td>Hockey (sand AGPs)</td> <td>Districtwide</td> <td>Demand being met</td> <td>-</td> <td>-</td> </tr> <tr> <td rowspan="2">Cricket pitches</td> <td>North</td> <td>Demand being met</td> <td>-</td> <td>-</td> </tr> <tr> <td>South</td> <td>2 match sessions</td> <td>5 match sessions</td> <td>3.5 pitches</td> </tr> <tr> <td>Tennis courts</td> <td>Districtwide</td> <td>Demand being met</td> <td>-</td> <td>-</td> </tr> <tr> <td>Bowling greens</td> <td>Districtwide</td> <td>Demand being met</td> <td>-</td> <td>-</td> </tr> </table> <p><i>Amend paragraph 5.36 as follows:</i></p> <p>Large scale housing <b>New</b> developments create additional need for sport and recreation facilities, therefore major <b>residential</b> developments <b>and strategic employment developments</b> will be required to provide developer contributions towards the provision and enhancement of <b>sport and recreation facilities</b> playing pitches or make provision for these on site.</p> <p><i>Add new paragraph after 5.36 as follows:</i></p> <p><b><u>A Sports and Recreation SPD will be prepared to set out the process for determining contributions. This will set out a step by step process for calculating requirements using Sport England planning tools to inform decision making. The focus for investment of contributions will be the Playing Pitch Strategy (or subsequent update), and where appropriate, other relevant documents, including Sports Facilities Strategies, Physical Activity and Sports Frameworks, Health and Wellbeing Strategies, Neighbourhood Plans and/ or plans or strategies prepared by National Governing bodies for sport and physical activity.</u></b></p>	Hockey (sand AGPs)	Districtwide	Demand being met	-	-	Cricket pitches	North	Demand being met	-	-	South	2 match sessions	5 match sessions	3.5 pitches	Tennis courts	Districtwide	Demand being met	-	-	Bowling greens	Districtwide	Demand being met	-	-		
Hockey (sand AGPs)	Districtwide	Demand being met	-	-																									
Cricket pitches	North	Demand being met	-	-																									
	South	2 match sessions	5 match sessions	3.5 pitches																									
Tennis courts	Districtwide	Demand being met	-	-																									
Bowling greens	Districtwide	Demand being met	-	-																									
MM24	Policy EN11	84	<p><i>Amend Policy EN11 as follows:</i></p>	Hearing Action Points 171, 172, 173, 174, 175, 176	No likely significant effect.																								



		<p><del>For all other qualifying <b>new residential</b> development <b>of 10 or more dwellings (or sites more than 0.5 ha) and employment development of 5ha or more will be required</b>, contributions to enhance the quality and value of existing <b>sports and recreation facilities</b> playing pitches within the locality <b>and/or create new facilities to meet needs arising from the development</b>, will be required, where these comply with the relevant legislation. Developer contributions will be calculated based on the quantity standards for the scale of development proposed. <b>most up-to-date evidence base</b>.</del></p> <p><del>New strategic development for employment and housing will be required to contribute to the provision of playing pitches to meet the need arising from the development. Preference will be to meet that need through new onsite provision, though off-site provision and enhancement of existing facilities will be considered, where a need for such an approach can be fully justified<sup>73</sup>.</del></p> <p><b><u>Rushden East SUE will have its own bespoke sport and recreation facilities which will be agreed in accordance with Policy EN33 and set out in detail through the Masterplan Framework Document.</u></b></p> <p><del>Playing pitches, sports or recreational facilities will be provided for strategic development, in accordance with the accessibility standards set out in Table 7 (above).</del></p> <p><del>For all other qualifying development, contributions to enhance the quality and value of existing playing pitches within the locality will be required, where these comply with the relevant legislation. Developer contributions will be calculated based on the quantity standards for the scale of development proposed.</del></p> <p><del>The long term management and maintenance of all new <b>sport and recreation facilities</b> playing pitches must be secured. This will be delivered by way of either adoption of the open space by the relevant <b>authority</b> Town/ Parish Council, or the setting up of a management company. <b>Developers should work with the Council to determine the most appropriate long term management and maintenance arrangements.</b></del></p> <p><i>Delete footnote 73 as follows:</i></p> <p><del>Strategic development sites are defined in the Joint Core Strategy as developments of 500 or more dwellings/ 5ha or more of employment uses</del></p>		
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## Social Capital

MM25	Paras 6.10-6.11	87	<p><i>Amend para 6.10 (6<sup>th</sup> bullet point), as follows:</i></p> <p>Movement and access – providing infrastructure to encourage and enable access for all by prioritising <b><u>non-motorised means of transport such as</u></b> walking, cycling and <b><u>horse riding, together with</u></b> public transport, balancing access by private car with any negatives impacts.</p> <p><i>Amend paragraph 6.11 as follows:</i></p> <p>A range of good practice exists in regard to designing for good health and wellbeing. Three documents are cited as particularly useful references<sup>75</sup>. <b><u>The local planning authority also recognises the implications of air quality and pollution for health and wellbeing, and in July 2020 introduced a requirement for air quality assessments supporting planning applications/ proposals to be prepared in line with the latest EMAQN guidance [link to document already provided at section 1].</u></b></p>	<p>To address comments by the National Trust (Rep 27/01) and British Horse Society (Rep 34/03)</p> <p>To address comments from Natural England (Rep 48/15)</p>	No likely significant effect.
MM26	EN12	88	<p><i>Amend Policy EN12 as follows:</i></p> <p>Policy EN12: Health and wellbeing</p> <p>Development proposals should demonstrate that the design will contribute positively to health and wellbeing by enabling and promoting healthy lifestyles and minimising any negative health and wellbeing impacts, through:</p> <p>a) Effective application of <del>the design and</del> place shaping principles, <del>set out in Policy 8 of the Joint Core Strategy and other relevant development plan policies relating to the management and delivery of good design;</del></p> <p>b) Creating a distinctive, high quality and accessible public realm which promotes and encourages physical activity and social engagement;</p> <p>c) <del>Giving due consideration</del> <b><u>Having regard</u></b> to the implications for and access to healthcare services and demonstrate how this will be addressed;</p> <p>d) Engagement with local and national health bodies, including local NHS Clinical Commissioning Groups <b><u>(or replacement body)</u></b>, to inform proposals relating to healthcare provision and / or access; and</p> <p>e) Undertaking Health Impact Assessments at an early stage <b><u>to ensure HIA influences</u></b> <del>in</del> the design process, <b><u>for example, through pre-application advice,</u></b> to ensure that the issues identified can be</p>	Hearings Action Points 122, 123, 124, 125, 126, 127	No likely significant effect.

			<p>addressed or incorporated into the design proposals, <del>in accordance with</del> <b>and have regard to</b> the Northamptonshire Planning and Health Protocol.</p> <p>Health Impact Assessments will need to be objective and proportionate, dependent upon the scale of development proposed<sup>78</sup>. <b><u>In line with the Northamptonshire Planning and Health Protocol, all major development proposals (Development of 10 or more homes (or with a site area of 0.5 ha) or for non-residential development of 1000m<sup>2</sup> or more) will need to be accompanied by an appropriate HIA.</u></b></p> <p><i>Delete footnote 78 as follows:</i></p> <p><del>As a guide, HIAs for large major development (say, 100 dwellings + or 5000m<sup>2</sup> floorspace +) are expected to be substantial, in accordance with the guidance set out in the Planning and Health Protocol and HIA toolkit</del></p>		
MM27	Policy EN13	90	<p><i>Amend Policy EN13 as follows:</i></p> <p>Policy EN13: Design of Buildings/ Extensions</p> <p>Development proposals should relate well to and where possible enhance the surrounding environment, and will be supported where the design:</p> <ul style="list-style-type: none"> <li>a) Integrates positively with the surrounding area and creates a continuity of street frontage in terms of appearance, layout, massing and scale;</li> <li>b) Does not detract from the character of the existing building(s);</li> <li>c) Creates visual interest through careful use of detailing and appropriate materials;</li> <li>d) Is locally inspired where appropriate, reflecting local distinctiveness;</li> <li>e) Incorporates accessible and well-designed amenity space <b><u>proportionate to the scale of the unit of an adequate size for the property</u></b> and space for waste management to serve the needs of all end users;</li> <li>f) In the case of Houses in Multiple Occupation, <del>complies</del> <b>have regard to</b> with the minimum space standards as defined in 'The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Order 2018 or any amendment to that Order;</li> </ul>	Hearings Action Points 128, 129, 130, 131	No likely significant effect.

			<p>g) For all other developments, <del>meets the</del> <b>provide sufficient internal space in line with</b> National Space Standards <del>as referred to in Criterion (b) of Policy 30 of the Joint Core Strategy;</del> <b>and</b></p> <p>h) <del>Includes parking provision in line with the Countywide parking standards and, where appropriate, incorporates changing points for electric vehicles; and where appropriate, incorporates changing <u>charging</u> points for electric vehicles; and</del></p> <p>i) Does not result in unacceptable problems of <b>significant harm arising from</b> light pollution.</p>	To address Bellway comment (Rep. 26/03 SOCG)	
MM28	Policy EN14	93	<p><i>Amend Policy EN14 as follows:</i></p> <p>In considering proposals that affect a designated heritage asset or its setting, <del>a Conservation Area or a registered Historic Park and Garden or archaeological remains,</del> great weight will be given to the asset's conservation.</p> <p>Development proposals that <del>sustain</del> <b>protect</b> and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses consistent with their conservation, will be supported.</p> <p><del>Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be supported, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm, in terms of:</del></p> <p><del>a) the importance of the asset;</del>  <del>b) the scale of harm; and</del>  <del>c) where the nature and level of the public benefit of the proposal demonstrably outweighs the harm or loss.</del></p> <p><b><u>Where development:</u></b></p> <p>a) <b><u>protects and enhances heritage assets (including non-designated assets) and prevents harm to their significance and setting</u></b>  b) <b><u>has been informed by a conservation area appraisal, landscape character assessment, village design statement of neighbourhood plan</u></b>  c) <b><u>supports the sympathetic re-use of buildings of architectural or historic importance to ensure a positive contribution to the historic environment is maintained</u></b>  d) <b><u>conserves, protects and enhances heritage assets that are considered to be at risk.</u></b></p>	Hearings Action Points 132, 133, 135	No likely significant effect.
				To address Historic England's concerns. (Rep 39/04 SOCG)	

MM29	Para 6.33 and Table 10	94	<p><i>Amend Paragraph 6.33 as follows:</i></p> <p>In order to ensure consistency, Policy EN15 (below) sets out further guiding principles for preparing local lists. This is supported by Table 10 (below), which <b>and</b> provides clarity on the types of building, sites and structures that the Council considers to be non-designated heritage assets, thereby setting a local blueprint or methodology for preparing a local list. It is not necessary for an asset to meet all relevant criteria, and the state of repair of an asset is not a relevant consideration when deciding whether or not a building, site or structure is a heritage asset.</p> <p><i>Delete table 10 as follows:</i></p> <table border="1" data-bbox="515 592 1666 1362"> <thead> <tr> <th colspan="2" data-bbox="515 592 1666 655"><b>Table 10: Criteria for deciding whether a building/ site/ structure should be considered as a non-designated heritage asset</b></th> </tr> <tr> <th data-bbox="515 655 831 687"><b>Type of asset</b></th> <th data-bbox="831 655 1666 687"><b>Criteria for selection</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="515 687 831 986">Historic parks and gardens</td> <td data-bbox="831 687 1666 986"> <ul style="list-style-type: none"> <li>● Historic interest</li> <li>● Proportion of the original layout still in evidence</li> <li>● Influence on the development of taste whether through reputation or reference in literature</li> <li>● Early or representative of a style of layout</li> <li>● Work of a designer of local importance</li> <li>● Association with significant persons or historical events</li> <li>● Strong group value</li> <li>● Within, or contributing to, a locally significant landscape</li> </ul> </td> </tr> <tr> <td data-bbox="515 986 831 1166">Buildings and structures</td> <td data-bbox="831 986 1666 1166"> <ul style="list-style-type: none"> <li>● Aesthetic/architectural merit</li> <li>● Historic association</li> <li>● Age and rarity</li> <li>● Completeness</li> <li>● Social or communal value</li> </ul> </td> </tr> <tr> <td data-bbox="515 1166 831 1362">Sites of archaeological interest</td> <td data-bbox="831 1166 1666 1362"> <p>This Plan will follow the clarification provided by the Planning Practice Guidance<sup>88</sup> and Historic England guidance on Local Heritage Listing<sup>89</sup> as to what can be considered as a non-designated site of archaeological interest. These non-designated sites may be included in the Northamptonshire Historic Environment Record.</p> </td> </tr> </tbody> </table>	<b>Table 10: Criteria for deciding whether a building/ site/ structure should be considered as a non-designated heritage asset</b>		<b>Type of asset</b>	<b>Criteria for selection</b>	Historic parks and gardens	<ul style="list-style-type: none"> <li>● Historic interest</li> <li>● Proportion of the original layout still in evidence</li> <li>● Influence on the development of taste whether through reputation or reference in literature</li> <li>● Early or representative of a style of layout</li> <li>● Work of a designer of local importance</li> <li>● Association with significant persons or historical events</li> <li>● Strong group value</li> <li>● Within, or contributing to, a locally significant landscape</li> </ul>	Buildings and structures	<ul style="list-style-type: none"> <li>● Aesthetic/architectural merit</li> <li>● Historic association</li> <li>● Age and rarity</li> <li>● Completeness</li> <li>● Social or communal value</li> </ul>	Sites of archaeological interest	<p>This Plan will follow the clarification provided by the Planning Practice Guidance<sup>88</sup> and Historic England guidance on Local Heritage Listing<sup>89</sup> as to what can be considered as a non-designated site of archaeological interest. These non-designated sites may be included in the Northamptonshire Historic Environment Record.</p>	Hearings Action Point 135	No likely significant effect.
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MM30	Policy EN15	95	<p><i>Amend Policy EN15 as follows:</i></p> <p>Development affecting a non-designated heritage asset<sup>90</sup> <b><u>(This relates to all relevant heritage assets <del>buildings or structures, not just those on a local list, i.e. non-designated historic parks and gardens; buildings and structures; and/ or archaeological remains</del>)</u></b> where it is designed sympathetically having regard to the significance of the asset, its features, character and setting will be supported. Development should seek to enhance the character of the non-designated heritage asset whether or not it is included in a local list.</p> <p><del>The assessment for proposals for the demolition or total loss of a non-designated heritage asset will take into account the significance of the asset and the scale of harm or loss.</del></p> <p><b><u>Non-designated heritage assets should be conserved in a manner consistent with their significance. The assessment of proposals for new development that would impact on the demolition or total loss of a non-designated heritage asset will take into account the significance of the asset and the scale of harm or loss.</u></b></p> <p><del>Whether a site, feature or structure is considered to be a non-designated heritage asset will be guided by the criteria set out in Table 10.</del></p> <p><del>Table 10:</del></p> <p><b><u>Whether a site, feature or structure is considered to be a non-designated heritage asset will be guided by the following criteria:</u></b></p> <p><b><u>Historic parks and gardens</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Historic interest</u></b></li> <li>• <b><u>Proportion of the original layout still in evidence</u></b></li> <li>• <b><u>Influence on the development of taste whether through reputation or reference in literature</u></b></li> <li>• <b><u>Early or representative of a style of layout</u></b></li> <li>• <b><u>Work of a designer of local importance</u></b></li> <li>• <b><u>Association with significant persons or historical events</u></b></li> <li>• <b><u>Strong group value</u></b></li> <li>• <b><u>Within, or contributing to, a locally significant landscape</u></b></li> </ul> <p><b><u>Buildings and structures</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Aesthetic/architectural merit</u></b></li> <li>• <b><u>Historic association</u></b></li> <li>• <b><u>Age and rarity</u></b></li> <li>• <b><u>Completeness</u></b></li> </ul>	<p>To address comments from the National Trust (Rep 27/01)</p> <p>Hearings Action Points 135, 136</p>	<p>No likely significant effect.</p>
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			<ul style="list-style-type: none"> <li>• <b>Social or communal value</b></li> </ul> <p><b>Assets of archaeological interest</b></p> <ul style="list-style-type: none"> <li>• <b><u>This Plan will follow the clarification provided by the Planning Practice Guidance<sup>88</sup> and Historic England guidance on Local Heritage Listing<sup>89</sup> as to what can be considered as a non-designated site of archaeological interest will be used. These non-designated sites may be included in the Northamptonshire Historic Environment Record.</u></b></li> </ul> <p><i>Delete footnote 90 as follows:</i> This relates to all buildings or structures, not just those on a local list, i.e. historic parks and gardens; buildings and structures; and/ or archaeological remains.</p>		
MM31	Para 6.49	99	<p><i>Amend para 6.49 by adding an additional sentence after the first sentence as follows:</i></p> <p>Policy EN16 a) sets out the relevant criteria for managing tourism and cultural developments in the Nene Valley corridor and the Rockingham Forest. <b><u>These should not adversely affect sensitive receptors (the SSSI and SPA) and would be subject to the SPA Mitigation Strategy with regard to potential impacts of tourism upon the integrity of the SPA/ Ramsar site.</u></b> Outside of these areas, Sequential and Impact Tests will apply for main town centre uses (i.e. cultural developments, hotels etc) in the normal way.</p> <p><i>Add new text after paragraph 6.49 as follows:</i></p> <p><b><u>The potential impacts of proposals for new tourism, cultural developments and tourist accommodation on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.</u></b></p>	<p>To address comments from Natural England (Rep 48/05)</p> <p>To address recommendations of the HRA.</p> <p>Hearings Action Point 138</p>	No likely significant effect.
MM32	Policy EN16	99-100	<p><i>Amend Policy EN16 as follows:</i></p> <p>a) Within the Destination Nene Valley corridor and Rockingham Forest areas, as shown on the Policies Map, proposals for the development of hotels (particularly in the South of the District), new tourist and/ or cultural assets, or the expansion of existing sites, to support established tourism assets, will be supported provided that these:</p>	Hearings Action Point 137	No likely significant effect. Although a reference to the Upper Nene Valley Gravel Pits SPA has been

			<p><del>i. Are acceptable in terms of highways access, subject to compliance with other relevant policies;</del></p> <p><del>ii. Do not adversely affect sensitive receptors (e.g. SSSI and SPA) and are accompanied by an Appropriate Assessment (in accordance with the Habitat Regulations) where required;</del></p> <p><del>iii. Do not have a significant impact upon other types of designated and non-designated biodiversity sites;</del></p> <p><del>iv. <u>i.</u> Deliver enhanced connectivity to the Greenway and other defined Green Infrastructure corridors, as referred to in policies EN7 and EN8; and</del></p> <p><del>v. <u>ii.</u> Do not have an adverse impact on the surrounding countryside e.g. King's Cliffe Hills and Valleys area of tranquillity (Joint Core Strategy Policy 3(f)).</del></p> <p>Beyond the Destination Nene Valley corridor and Rockingham Forest areas, tourist and cultural developments will be supported where these comply with other relevant local and national planning policies.</p> <p>b) Throughout the District, new-build tourist accommodation, or the conversion of dwellings or redundant or disused rural buildings to guest house or bed and breakfast use will be supported, where this fulfils the following criteria, whereby:</p> <p><del>i) Special regard shall be given to parking provision and the impact upon the amenity of neighbouring properties;</del></p> <p><del>ii) <u>New-build accommodation, where this fulfils the place-shaping principles of the Joint Core Strategy (Policy 8), is appropriate to its location and respects the setting, quality and character of its surrounding hinterland; and,</u></del></p> <p><del>iii) In order to manage such developments it will be necessary to use suitable planning conditions and/ or legal agreements to ensure that these are retained for tourist accommodation<sup>93</sup>.</del></p> <p><b><u>In order to manage such developments it will be necessary to use suitable planning conditions and/ or legal agreements to ensure that these are retained for tourist accommodation.</u></b></p>		<p>removed, this was done because JCS Policy 4 and the Special Protection Area SPD already cover these issues. There is also some additional new supporting text added through MM31 which covers the issues addressed in former criteria aii.</p>
MM33	Paras 6.53 to 6.57, Figure 11 and 12	101-103	<p>Delete subheading below paragraph 6.52 as follows:</p> <p><b><del>New school proposal, Chelveston Road, Higham Ferrers</del></b></p>	Hearings Action Points 139 & 140	No likely significant effect.



		<p><i>Amend paragraph 6.53 as follows:</i></p> <p>The Government (DfE) has considered Rushden’s Growth Town status and the Rushden East allocation (Joint Core Strategy, Policy 33), initially putting forward proposals through the draft Plan consultation, November 2018 – February 2019 (Specialist School Site consultation paper, January 2020<sup>5</sup>). In light of the SUE proposals and strategic educational infrastructure requirements, the DfE and County Council have identified an overwhelming need for additional educational facilities for students aged 11-18 with a Statement of Special Educational Needs or an Education, Health and Care Plan for moderate learning difficulties to severe learning difficulties, including students with autism. This <del>has been</del><b>would be</b> addressed by the development of a new Free School to the south of Chelveston Road, <b>Higham Ferrers</b> (east of the town), with a full capacity of 145 pupils <b>which opened in September 2021</b>.</p> <p><i>Delete paragraphs 6.54 to 6.56 as follows:</i></p> <p><del>The DfE investigated 18 potential sites in seeking to identify a site to deliver this educational need. Through this assessment, land to the south of Chelveston Road /east of Newton Road, Higham Ferrers was identified as the most suitable, deliverable site (Sequential Site Assessment, Department for Education, January 2020). The 2.1ha site is located on greenfield land to the west of Moulton College. It is situated just beyond the Higham Ferrers urban area and Rushden East SUE (as shown in Figure 11, below).</del></p> <p><del>Planning permission was granted for a new school on 11 June 2020 (reference 19/02011/FUL). This should allow for implementation of the current proposals in accordance with the DfE’s current plans, for opening the new school in September 2021. However, there may be wider contextual issues affecting the site in the medium/ longer term. It may be that educational needs change over time and the consented premises need to change to accommodate these. Accordingly, it is considered that a policy is still necessary in order to manage development in and around the new school in the medium/ long term.</del></p> <p><del>The new school, when implemented, will become part of a wider sports and educational hub, to the east of the Higham Ferrers urban area and north of the Rushden East sustainable urban extension. It adjoins Higham Town Football Club; a proposed new facility for the Northamptonshire Football Association, and Moulton College to the east. There are issues of security (i.e. child protection) affecting the new school, but the Local Plan should reflect the opportunities that the school and nearby facilities may offer.</del></p> <p><i>Delete figure 11 and title as follows:</i></p>		
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			<p><b>Figure 11: Sports Masterplan, Newton Road, Higham Ferrers (Planning Policy Committee, 20 January 2020, Item 6, Appendix 3)</b></p> <p><i>Delete paragraph 6.57 as follows:</i></p> <p>Further direction is provided by the Higham Ferrers Neighbourhood Plan. This provides a masterplanning/development framework for Rushden East; those parts of the SUE situated within the parish of Higham Ferrers (Policy HF.H3). It also sets out local direction and guiding principles for the protection and enhancement of community facilities and supports the development of new community facilities (including education) where appropriate (Policy HF.CD2).</p> <p><i>Delete Figure 12 and title as follows:</i></p> <p><b>Figure 12: Land to the west of Moulton College, Higham Ferrers</b></p>		
MM34	Policy EN17	104	<p><i>Delete Policy EN17 as follows:</i></p> <p><b>Policy EN17: Land south of Chelveston Road, Higham Ferrers</b></p> <p>Land to the west of Moulton College — south of Chelveston Road — is allocated for the development of a new school. The development should provide for:</p> <ul style="list-style-type: none"> <li>a) — Development of a school building and associated on-site infrastructure;</li> <li>b) — Main vehicular and pedestrian access off Chelveston Road (north);</li> <li>c) — Proportionate improvements to pedestrian and cycle arrangements in the locality, to provide enhanced connectivity with the main Higham Ferrers and Rushden urban areas (east/ west), and Rushden East sustainable urban extension (north/ south);</li> <li>d) — Sufficient car parking and associated on-site servicing to meet the needs of students, employees and visitors; and</li> <li>e) — Net gains to recreational open space provision and green infrastructure, including consideration of options for the sharing and enhancement of existing facilities with adjacent educational and sporting premises, contributing to the formation of a new sports and recreational hub to the east of Higham Ferrers.</li> </ul>	Hearings Action Point 139	No likely significant effect.

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**Economic Prosperity**

MM35	Para 7.17	110	<p>Add the word “target” into the third sentence as follows:</p> <p>...sets an overall requirement for a net growth <b>target</b> of 7,200 jobs...</p>	<p>To clarify the context of job provision in line with the Joint Core Strategy</p> <p>Hearings Action Point 77</p>	No likely significant effect.
MM36	Supporting text to Policy EN18 Para 7.34	115	<p>Add two new paragraphs of text after paragraph 7.34 as follows:</p> <p><b><u>The potential impacts of proposals for new commercial development on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.</u></b></p> <p><b><u>The following policy seeks to support the potential for small and medium-size enterprises (SMEs) which play an important role in the economy, they are generally entrepreneurial in nature, helping to shape innovation. Small-sized enterprises typically number fewer than 50 employees, whilst medium-sized enterprise comprise less than 250 employees. In addition to small and mid-size companies, there are micro-companies, which employ up to 10 employees.</u></b></p>	<p>To address comments from Natural England (Rep 48/06)</p> <p>To address recommendations of the HRA.</p> <p>For consistency with Hearings Action Point 138</p> <p>Hearing Action Point 82</p>	No likely significant effect. This change has been made in part to reflect HRA recommendations and Natural England’s comments and clarifies and strengthens protection for European sites
MM37	Policy EN18	115-116	<p>Amend Policy EN18 title to add the following words:</p> <p>Development of commercial space to support economic growth <b><u>for Small and Medium-sized enterprises</u></b></p> <p>Amend Policy EN18 as follows:</p>	<p>Hearings Action Point 80,81</p>	No likely significant effect.

			<p><del>Future p</del>Proposals for the development of new commercial employment space will be supported where these will deliver flexible, managed workspace for, small, <b>medium</b> and micro-businesses. Such projects should:</p> <ul style="list-style-type: none"> <li>a) Provide a range of unit sizes to meet demand across the whole business pipeline;</li> <li>b) Provide for adequate parking, in line with the Northamptonshire Parking Standards<sup>113</sup>;</li> <li>c) Deliver pedestrian, cycle and public transport connections to adjacent businesses, residential areas and public open spaces, to maximise integration with the surrounding locality<sup>114</sup>;</li> <li>d) Allow for opportunities for future expansion in the medium/ longer term;</li> <li>e) Not give rise to unacceptable impacts upon the amenity of adjoining business premises; and</li> <li>f) Where necessary, include suitable structural landscaping, in recognition of its wider setting.</li> </ul>		
MM38	Policy EN19	119	<p><i>Amend Policy EN19 as follows:</i></p> <p>The existing employment sites, as shown on the Policies Map, are protected for employment use<sup>117</sup>. Proposals for re-development or changes of use of existing buildings should ensure that the overall provision of employment <b>on the site after development</b> is no less than that of the current or most recent use. A reduction in <del>the level of employment</del> <b>net job numbers/employment land</b> or development for non-employment uses can only be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) There is no realistic prospect of the site or buildings being used or re-used, including redevelopment, for employment purposes<sup>118</sup>; <b>and/or</b></li> <li>b) Constraints associated with the site or buildings mean these would be unsuitable for re-use, in terms of siting, design, access, layout and relationship to neighbouring buildings and uses; <del>and</del></li> <li>c) <del>Development contributions will be made to support economic development across the district.</del></li> </ul>	<p>Hearings Action Point 83</p> <p>To address comments from Crown Estate (Reps 44/04 and 44/05)</p> <p>Additional policy amendments Hearings Action Points 84, 85</p>	No likely significant effect.
MM39	Supporting text to Policy EN20 Para 7.49	120	<p><i>Add new text after para 7.48 as follows:</i></p> <p><b><u>The potential impacts of proposals for the expansion or relocation of existing business premises on the Upper Nene Valley Gravel Pits SPA need to be fully considered. Policy 4 of the JCS and the Special Protection Area SPD set out requirements for developments with the potential to have an adverse impact on the SPA. Development with the potential to cause an adverse effect on the SPA</u></b></p>	<p>To address comments from Natural England (Rep 48/07)</p>	No likely significant effect. This change clarifies the position regarding

			<b><u>must meet the requirements of JCS Policy 4, or any subsequent replacement or update to that policy. A Habitats Regulations Assessment may be required to accompany any planning application to demonstrate the absence of any such adverse effect.</u></b>	For consistency with Hearings Action Point 138	impacts on European sites
MM40	Policy EN20	120	<p><i>Amend Policy EN20 as follows:</i></p> <p>Proposals for the extension of existing business premises beyond their current curtilages <del>will be supported, provided that these do not result in unacceptable impacts upon the amenities of neighbouring properties.</del> <b><u>or for businesses that need to relocate, will be supported where they meet the following criteria:</u></b></p> <p><del>Where businesses need to relocate from their current premises or retain their existing premises and grow into a new bespoke space, this will be supported where a suitable site is available; one that:</del></p> <p>a) Is adjacent to an existing built up area, <del>provided that</del> <b><u>and</u></b> that there is no significant impact on the countryside, <del>or character of the surroundings:</del> <b><u>ecology, highways, the character of the surroundings or the amenity of neighbouring properties</u></b></p> <p>b) <del>Would not result in a significant impact on the countryside ,</del> <b><u>ecology, highways, the character of the surrounding sand the amenity of neighbouring or nearby properties:</u></b></p> <p>c) <del>Where necessary, is suitable for the provision of HGV or commercial vehicular access to the strategic or classified road network</del></p> <p>d) <del>b)</del> For main town centre uses, if applicable, meets the requirements of the sequential and impact tests; and</p> <p>e) <del>c)</del> Provides maximum accessibility for the workforce by sustainable modes of transport such as walking, cycling and public transport.</p>	Hearings Action Point 86	No likely significant effect.
MM41	Supporting Text to Policy EN21	121 -124	<p><i>Table 13 – amend title of the third column as follows:</i></p> <p>Designated primary shopping area/ <b><u>frontage</u></b> (since 2012 NPPF)</p> <p><i>Add new text after para 7.56:</i></p>	To ensure the geographical application is illustrated on the policies map.	No likely significant effect.

			<p><b><u>The town centre boundaries are shown on the policies map. The town centre boundaries effectively function as the primary shopping areas reflecting the relatively small size of the town centres which do not have areas of predominantly leisure, business and town centre uses adjacent to the primary shopping frontages. For clarification, for the purpose of criterion a of Policy 12 of the JCS and for the consideration of edge of centre proposals in accordance with the NPPF, where town centres do not have a defined Primary Shopping Area, 'edge of centre' will for retail purposes be considered as within 300m from the town centre boundary.</u></b></p> <p><b><u>Local regeneration strategies will be prepared for town centres to assist town centre regeneration. These strategies could range from comprehensive town centre masterplans to site specific development briefs and could also include Town Centre design codes.</u></b></p>	Hearing Action Points 95, 96	
MM42	Policy EN21	124	<p><i>Amend Policy EN21 as follows:</i></p> <p>Development within the town centre boundaries <b><u>of Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds<sup>8</sup> and Thrapston</u></b>, as shown on the Policies Map will be supported where this will achieve vibrant and viable town centres. Development should deliver increased vitality, through all or <b><u>where appropriate</u></b> some of the following:</p> <ul style="list-style-type: none"> <li>a) At street level, maintaining a balance and mix of main town centre uses, <del>including both convenience and comparison retailing, financial services and/ or food and drink businesses;</del></li> <li>b) Opportunities for a mixture of businesses, residential and live-work units, including at first floor level and above;</li> <li>c) Avoiding an over concentration of a particular <b><u>town centre use</u></b> <del>Use Class</del>, with the exception of retailing;</li> <li>d) Retaining a predominantly retail offer for the defined <b><u>primary shopping frontages, as shown on the policies map;</u></b></li> <li>e) Enhancing the streetscape, to maximise opportunities for increased footfall;</li> </ul>	<p>To ensure the geographical application is illustrated on the policies map.</p> <p>Hearing Action Points 87, 90, 91, 92, 93, 96</p>	No likely significant effect.

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

			<p>f) Improving the connectivity between High Streets, town centre car parking and the surrounding urban hinterland with a particular focus on cycling and walking; and</p> <p>g) Preparing local <b>regeneration</b> development strategies to encourage the re-use of vacant and redundant premises for a balanced mix of uses, including where appropriate residential uses, to revitalise the character of town centres.</p>		
MM43	Policy EN22	126	<p><i>Amend policy EN22 as follows:</i></p> <p>Proposals for retail development outside the <b>town centre boundaries</b> <del>primary shopping areas of the six town centres</del> <b>Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds<sup>9</sup> and Thrapston, as shown on the policies map</b>, should be supported by an appropriate impact assessment, where the following floorspace thresholds are exceeded:</p> <p>a) Rushden <b>Town Centre</b> 280m<sup>2</sup>; and</p> <p>b) Market Towns <b>Centres</b> 100m<sup>2</sup>.</p> <p>Impact assessments <b>and Sequential tests</b> should be prepared in accordance with the relevant national guidance<sup>10</sup>. Failure to demonstrate there will be no significant <b>adverse</b> impact would result in a refusal of planning permission.</p>	<p>To ensure the geographical application is illustrated on the policies map.</p> <p>Hearings Action Points 97, 98, 99, 100, 101</p>	No likely significant effect.
MM44	Supporting text to Policy EN23	129	<p><i>Add new text after paragraph 7.76 as follows:</i></p> <p><b><u>Class E of the Use Class Order provides significant flexibility in changes of use between main town centre uses. Policy EN23 seeks to support specific types of main town centre uses to reflect the role of these centres in serving the immediate local area. In some circumstances it may be necessary to remove permitted development rights to ensure that the local centres maintain their role in serving the needs of the immediate neighbourhood.</u></b></p>	<p>To set out the circumstances which may result in the removal of permitted development rights.</p>	No likely significant effect.
MM45	Policy EN23	130	<p><i>Amend policy EN23 as follows:</i></p> <p><b>Policy EN23: <del>Development of main town centre uses around the</del> Local Centres</b></p>	<p>To ensure it is clear that the geographical application is</p>	No likely significant effect.

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

<sup>10</sup> The Planning Practice Guidance provides full details about the obligations for undertaking a main town centre uses impact assessment: "Ensuring the vitality of town centres": <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>

		<p><del>For</del> <b><u>Proposals of a scale and type limited to serving the immediate local area, minor development schemes<sup>44</sup> which are adjoining or closely related to within 200m<sup>12</sup> of the designated local centres, as set out below and shown on the policies map, will be supported for</u></b>, <del>there will be a general presumption in favour of the following types of 'main town centre' uses:</del></p> <ul style="list-style-type: none"> <li>• Convenience retailing;</li> <li>• Financial services;</li> <li>• Community facilities;</li> <li>• Eating and drinking establishments; and</li> <li>• Local leisure facilities.</li> </ul> <p><b><u>Designated Local Centres:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>London Road/ Michael Way, Raunds</u></b></li> <li>• <b><u>High Street South, Rushden</u></b></li> <li>• <b><u>Wellingborough Road, Rushden</u></b></li> <li>• <b><u>Grangeway Shopping Precinct, Rushden</u></b></li> <li>• <b><u>2-12 Blackfriars, Rushden</u></b></li> <li>• <b><u>Rushden East SUE</u></b></li> <li>• <b><u>Hall Hill/ High Street, Brigstock</u></b></li> <li>• <b><u>High Street, Ringstead</u></b></li> <li>• <b><u>Church Street/ High Street, Stanwick</u></b></li> <li>• <b><u>High Street/ The Green, Woodford</u></b></li> </ul> <p>Such proposals will be supported, provided that they:</p> <ol style="list-style-type: none"> <li>a) Deliver an overall enhancement to the neighbourhood offer for 'day to day' local services;</li> <li>b) Improve connectivity for pedestrians and cyclists, between the designated local centre and the adjacent neighbourhood, where appropriate;</li> <li>c) Do not adversely affect local amenity, through providing an unacceptable impact through increasing antisocial behaviour, noise, smell or other impacts, and fulfil other relevant development management criteria within the Local Plan;</li> </ol> <p><b><u>Permitted developments rights may be removed where exceptional circumstances are considered to exist.</u></b></p> <ol style="list-style-type: none"> <li><del>d) Are subject to the removal of permitted development rights to prevent changes of use in appropriate circumstances; and</del></li> <li><del>e) Are justified by means of an impact assessment where proposals are over the thresholds given</del></li> </ol>	<p>illustrated on the policies map.</p> <p>Hearings Action points 102, 103, 104, 105, 106, 107</p>	
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			<p>in Policy EN21.</p> <p>In large villages which do not have designated local centres sites that are proposed for 'main town centre' uses will be considered on their merits.</p>		
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## Housing Delivery

MM46	Para 8.3	132	<p>Add the following text after paragraph 8.3:</p> <p><b><u>Paragraph 69 of the NPPF requires that land to accommodate at least 10% of the housing requirement is provided on sites no larger than 1 hectare. The Council meets this requirement, (evidence is contained within Background Paper 10 – Rural Housing Update July 2021).</u></b></p>	Hearings Action Point 34	No likely significant effect.
MM47	Para 8.4	132	<p>Provide a new paragraph after para 8.4 as follows:</p> <p><b><u>The National Planning Policy Framework requires that, where appropriate, plans should set out the anticipated rate of development of specific sites. The Housing Trajectory is set out in Appendix 6. The Housing Trajectory demonstrates that the supply of sites available in the plan period will deliver homes in excess of the requirements identified in the Joint Core Strategy.</u></b></p>	In response to request from Inspector	No likely significant effect.
MM48	Paras 8.5 to 8.15, inc tables 14 and 15	132 to 136	<p>Amend paragraph 8.5 as follows:</p> <p>A number of significant development sites have already come forward (i.e. under construction or having extant planning permission) at each of the six towns (Rushden, Raunds, Irthlingborough, Thrapston, Higham Ferrers and Oundle) during the first <del>89</del> years of the Plan period (2011-<del>2019</del><b>2020</b>). Alongside these, a large number of smaller development sites have also come forward; these are included in the latest (<del>2019</del><b>2020</b>) AMR Housing Site Schedule <sup>13</sup>.</p>	To update with 2020 monitoring information.	No likely significant effect. These changes simply reflect the latest position on housing delivery rather than changing the overall

<sup>14</sup> Minor schemes are those of less than 1000m<sup>2</sup> floorspace; the national standard threshold for major planning applications

<sup>12</sup> 300m is the national standard for "edge of centre" developments. On this basis, a reduced threshold (200m) has been suggested for "edge of local centre" development schemes involving main town centre uses.

<sup>13</sup> Planning Policy Committee, 8 June 2020, Agenda Item 10, Appendix 3: [https://www.east-northamptonshire.gov.uk/meetings/meeting/1062/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/1062/planning_policy_committee) [https://www.east-northamptonshire.gov.uk/downloads/download/5073/2020\\_annual\\_position\\_statement](https://www.east-northamptonshire.gov.uk/downloads/download/5073/2020_annual_position_statement)

*Amend paragraph 8.6 as follows:*

At Raunds, development sites to the north, north-east and south of the town have progressed on the basis of the previous Local Plan (2008 Core Spatial Strategy) and are now under construction or mostly complete. Similarly, the Thrapston South urban extension (allocated in the previous Local Plan) is ~~also~~ **mostly** complete (earlier development phases) or under construction (later development phases). Within the district three further major development sites are committed during the Plan period. Details about these sites are set out in Table 15, below.

*Amend table 15 as follows:*

<b>Table 15 Major sites</b>						
<b>Location</b>	<b>Site name</b>	<b>Total Capacity</b>	<b>No of units, <del>20192</del> <u>020-2031</u></b>	<b>Delivery beyond 2031</b>	<b>Development Plan Document</b>	<b>Current status</b>
Rushden	Rushden East	<del>2,500</del> <b><u>2,700</u></b>	<del>4,200</del> <b><u>1250</u></b>	<del>4,300</del> <b><u>1450</u></b>	Local Plan (JCS Policy 33)	New strategic site/ SUE
Higham Ferrers	Land East of Ferrers School	300	300	0	Higham Ferrers Neighbourhood Plan	Self contained strategic site allocation
Irthlingborough	West of Huxlow School/ Irthlingborough West	700	<del>250</del> <b><u>200</u></b>	<del>450</del> <b><u>500</u></b>	N/a - Resolution to grant	Strategic site/ SUE

quantum of development to be delivered over the plan period



			953	83	31.5%	83	1,760	426
Rushden	3,285	<b>1,036</b>	<b>19</b>	<b>32.1%</b>	<b>175</b>	<b>1,515</b>	<b>540</b>	
<b>Market Towns</b>								
		358	12	66.1%	4		-114	
Higham Ferrers	560	<b>370</b>	<b>4</b>	<b>66.8%</b>	<b>3</b>	300	<b>-117</b>	
		283	37	23.7%	171	329	530	
Irthlingborough	1,350	<b>320</b>	<b>27</b>	<b>25.7%</b>	<b>149</b>	<b>280</b>	<b>574</b>	
		387	2754	62.5%	466		68	
Raunds	1,060	<b>662</b>	<b>7</b>	<b>66.9%</b>	<b>347</b>	0	<b>4</b>	
		190	12	29.7%	486		-8	
Thrapston	680	<b>202</b>	<b>223</b>	<b>62.5%</b>	<b>260</b>	0	<b>-5</b>	
		384	8	60.8%	7		176	
Oundle	645	<b>392</b>	<b>3</b>	<b>61.2%</b>	<b>11</b>	70	<b>169</b>	
<b>TOTAL</b>	<b>7,580</b>	<b>2,555</b>	<b>4273</b>	<b>39.3%</b>	<b>1,197</b>	<b>2,459</b>	<b>942</b>	
		<b>2,982</b>	<b>23</b>	<b>43.6%</b>	<b>945</b>	<b>2,165</b>	<b>1,165</b>	

*Amend and split paragraph 8.9 as follows:*

Table 16 shows that as at 1 April 2019 ~~20~~ JCS housing requirements for Higham Ferrers, Raunds and Thrapston are being met, through housing completions (~~1,234~~**799** dwellings) and housing commitments (~~1,256~~**563** dwellings). **A minimal residual requirement has been identified for Raunds (4 dwellings), but other emerging and brownfield site proposals identified in the 2020 Annual Position Statement (total 88 dwellings) are more than sufficient to address the housing requirements for the town.**

Outstanding residual housing requirements have been identified at Rushden (~~426~~**540** dwellings), Irthlingborough (~~530~~**574** dwellings) and Oundle (~~176~~**169** dwellings) Further detail about how these residual requirements will be addressed is set out at paragraphs 8.10-8.12, below. It is necessary, therefore, for this Plan to address the outstanding residual requirements for Rushden, Irthlingborough

		<p>and Oundle. Further details about these outstanding requirements are set out in the <b>updated (2020)</b> urban housing Background Paper (BP9)<sup>14</sup>.</p> <p><i>Amend paragraph 8.10 as follows:</i></p> <p>For Rushden, commitments consist of extant planning permissions (<del>63 dwellings and plus</del> <b>outstanding</b> Neighbourhood Plan site allocations (<del>560</del> <b>total 315</b> dwellings); with <del>4,200</del> <b>1,050</b> dwellings at Rushden East anticipated to be delivered by 2031. This equates to an outstanding requirement for <del>426</del> <b>540</b> dwellings. A further <del>420</del> <b>134</b> dwellings housing land supply is identified at specific unallocated brownfield sites within the urban area, equating to a residual requirement for <del>306</del> <b>406</b> dwellings.</p> <p><i>Amend paragraph 8.11 as follows:</i></p> <p>For Irthlingborough, commitments for <del>500</del> <b>429</b> dwellings are identified within the <del>2019</del> <b>2020</b> housing land supply. A further <del>207</del> <b>199</b> dwellings is included within the housing land supply, consisting of specific brownfield sites and other emerging sites which did not, as at 1 April <del>2019</del> <b>2020</b>, have planning permission. These emerging sites reduce the residual requirement to <del>323</del> <b>375</b> dwellings. Table 15 (above) shows the latest position for the Irthlingborough West urban extension; namely that the trajectory for this site has been set back until later during the Plan period, such that just <del>250</del> <b>200</b> (out of 700) dwellings are now anticipated to come forward within the Plan period. While Irthlingborough West remains a commitment, it is expected that this site could only begin to deliver late in the Plan period.</p> <p><i>Amend paragraph 8.12 as follows:</i></p> <p>A residual requirement for a further <del>476</del> <b>169</b> dwellings at Oundle is identified, where additional strategic land allocations are required to meet this target. This residual figure for <del>476</del> <b>169</b> dwellings at Oundle includes the previous Local Plan allocations at Ashton Road/ Herne Road Phase 2 (50 dwellings) and Dairy Farm (20 dwellings). If these sites are excluded, the Oundle residual requirement would rise to <del>246</del> <b>239</b> dwellings<sup>15</sup>, as a minimum.</p> <p><i>Amend paragraph 8.13 as follows:</i></p>		
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<sup>14</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12110/background\\_paper\\_9\\_-\\_housing\\_requirements\\_-\\_urban](https://www.east-northamptonshire.gov.uk/downloads/file/12110/background_paper_9_-_housing_requirements_-_urban) [link to updated BP9 to be added]

<sup>15</sup> As at 1 April 2017 (**the latest available base date data when the first draft Plan was being prepared during 2018**) the residual requirement was for 294 dwellings, which formed the basis for the 300 dwellings requirement. This figure reduced to ~~246~~ **239** dwellings for the latest (~~2019~~ **2020**) monitoring data.

		<p>Table 5 of the Joint Core Strategy sets a district-wide rural housing requirement for 820 dwellings. This has implications for all rural parishes across the district. Table 17 (below) sets out a current position statement for the residual rural housing requirement, as at 1 April <del>2019</del><b>2020</b>.</p> <p><i>Amend Table 17 as follows:</i></p> <table border="1" data-bbox="501 427 1592 810"> <thead> <tr> <th data-bbox="501 427 1346 496"><b>Table 17: Rural areas residual housing requirement, as at 1 April <del>2019</del><b>2020</b></b></th> <th data-bbox="1346 427 1592 496"><b>District rural housing requirement 2011-31</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="501 496 1346 531"><b>rural housing requirement 2011-31</b></td> <td data-bbox="1346 496 1592 531"></td> </tr> <tr> <td data-bbox="501 531 1346 566">Total housing completions 2011-<del>18</del><b>19</b></td> <td data-bbox="1346 531 1592 566">-467</td> </tr> <tr> <td data-bbox="501 566 1346 601">Total housing completions 20<del>18</del><b>19</b>-<del>19</del><b>20</b></td> <td data-bbox="1346 566 1592 601">-44</td> </tr> <tr> <td data-bbox="501 601 1346 671">Total planning permissions as at 1 April <del>2019</del><b>2020</b> (as shown in <del>2019</del><b>2020</b> AMR site schedule)</td> <td data-bbox="1346 601 1592 671">-</td> </tr> <tr> <td data-bbox="501 671 1346 707">Total Plan/ Neighbourhood Plan site allocations (as at 1 April <del>2019</del><b>2020</b>)</td> <td data-bbox="1346 671 1592 707">-90</td> </tr> <tr> <td data-bbox="501 707 1346 777">Total emerging Neighbourhood Plan site allocations, other emerging rural sites (&gt;4 dwellings), as at 1 April <del>2019</del><b>2020</b></td> <td data-bbox="1346 707 1592 777">-</td> </tr> <tr> <td data-bbox="501 777 1346 810"><b>RESIDUAL DISTRICT REQUIREMENT, AS AT 1 APRIL <del>2019</del><b>2020</b></b></td> <td data-bbox="1346 777 1592 810"><b>-4</b></td> </tr> </tbody> </table> <p><i>Amend paragraph 8.14 as follows:</i></p> <p>Table 17 demonstrates that the current Local Plan rural housing requirement for the district is already being met; indeed, exceeded by <del>43</del><b>76</b> dwellings. As specified in the Joint Core Strategy, further rural housing sites will continue to come forward through windfalls, infilling, Neighbourhood Plan allocations and rural exceptions schemes (Policy 11(2)). Further details about these outstanding requirements are set out in the <b>updated (2020)</b> rural housing Background Paper (BP10)<sup>16</sup>.</p> <p><i>Amend paragraph 8.15 as follows:</i></p> <p>The rural housing requirement is already delivered (<del>513</del><b>578</b> dwellings), committed (<del>261</del><b>260</b> dwellings); or allocations in Neighbourhood Plans “made” since 1 April <del>2019</del><b>2020</b> (<del>35</del> dwellings) and other emerging rural sites (<del>54</del><b>58</b> dwellings). Nevertheless, Neighbourhood Planning groups have sought indicative Ward or Parish level housing “targets”, to provide a basis for allocating future housing sites in a Neighbourhood Plan. This issue is addressed in the updated (<del>2019</del>) NPPF (<b>2021</b></p>	<b>Table 17: Rural areas residual housing requirement, as at 1 April <del>2019</del><b>2020</b></b>	<b>District rural housing requirement 2011-31</b>	<b>rural housing requirement 2011-31</b>		Total housing completions 2011- <del>18</del> <b>19</b>	-467	Total housing completions 20 <del>18</del> <b>19</b> - <del>19</del> <b>20</b>	-44	Total planning permissions as at 1 April <del>2019</del> <b>2020</b> (as shown in <del>2019</del> <b>2020</b> AMR site schedule)	-	Total Plan/ Neighbourhood Plan site allocations (as at 1 April <del>2019</del> <b>2020</b> )	-90	Total emerging Neighbourhood Plan site allocations, other emerging rural sites (>4 dwellings), as at 1 April <del>2019</del> <b>2020</b>	-	<b>RESIDUAL DISTRICT REQUIREMENT, AS AT 1 APRIL <del>2019</del><b>2020</b></b>	<b>-4</b>		
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<sup>6</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/12111/background\\_paper\\_10\\_-\\_housing\\_requirements\\_-\\_rural](https://www.east-northamptonshire.gov.uk/downloads/file/12111/background_paper_10_-_housing_requirements_-_rural) [Link to updated BP10 to be added]

			<p><b>update</b>), which states that strategic policies should also set out a housing requirement for designated neighbourhood areas (paragraph <del>6566</del>) or, at the very least, provide an indicative figure if requested by the neighbourhood planning body (paragraph <del>6667</del>).</p>		
MM49	Policy EN24	138	<p><i>Policy EN24 to be deleted in its entirety as follows:</i></p> <p><del>Policy EN24: Oundle Housing Allocations</del></p> <p><del>The following sites are allocated for housing development at Oundle as shown on the Policies Map and in the site specific maps under Policies EN25 to EN27:</del></p> <ul style="list-style-type: none"> <li><del>i) Land rear of Cemetery, Stoke Doyle Road — around 70 dwellings;</del></li> <li><del>ii) Cotterstock Road/ St Peter's Road — around 130 dwellings; and</del></li> <li><del>iii) St Christopher's Drive — around 100 dwellings.</del></li> </ul> <p><del>Key considerations to be taken into account for each of the sites along with appropriate Local Plan policies are:</del></p> <ul style="list-style-type: none"> <li><del>a) transport impact — including vehicular access points, visibility, pedestrian and cycle links and impact on the existing road network;</del></li> <li><del>b) amenity — impact of existing uses and operations upon new development, including issues noise, odours and air quality;</del></li> <li><del>e) impact upon community infrastructure; e.g. schools and NHS services;</del></li> <li><del>d) impact on the surrounding landscape and street scene, to be addressed through site design, mix and layout;</del></li> <li><del>e) the management of water resources — flood risk, drainage, water supply and sewerage;</del></li> <li><del>f) impact on designated and non-designated heritage assets and their settings; and</del></li> <li><del>g) biodiversity impacts.</del></li> </ul>	Hearings Action Point 26	No likely significant effect.
MM50	Supporting text to Policy EN25	139 and 140	<p><i>Add new text after paragraph 8.26, as follows:</i></p> <p><b><u>The site is located approximately 6.5km from the Upper Nene Valley Gravel Pits SPA, a specific wintering bird survey should therefore be undertaken for any planning application. The applicant will be required to provide evidence that the development will not result in a Likely Significant Effect. To achieve this, surveys will be required to determine habitats and</u></b></p>	To address recommendations of the HRA.	No likely significant effect since this incorporates the recommendations of the HRA and thus protects European sites

			<p><b><u>current use of the site to determine if it does support a significant population<sup>17</sup> of qualifying species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Surveys should be required to be undertaken during autumn, winter and spring and at more than 1 year of surveys may be needed (to be agreed in consultation with the local planning authority and Natural England). If habitat within the site is identified to support significant populations of designated bird features avoidance measures and mitigation will be required, such as the creation of replacement habitat nearby, and the planning application will likely need to be supported by a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity.</u></b></p>		
MM51	Figure 14	140	<p><i>Amend Figure 14 as follows:</i></p> <p>Text stating “longer term development potential” and accompanying arrow to be removed from Figure 14.</p>	Hearings Action Point 41	No likely significant effect.
MM52	Policy EN25 Criterion b)	140	<p><i>Amend Policy 25 as follows:</i></p> <p><u>Site Specifics</u></p> <p>Land at Stoke Doyle Road, as shown on the Policies Map and indicated above, is allocated for 3.5 ha. It is expected that the proposed allocation will deliver around 70 houses. Development should be delivered in accordance with the criteria below.</p> <ul style="list-style-type: none"> <li>a) This site is owned by two separate landowners but should be subject to a scheme that allows comprehensive development of the site.</li> <li>b) It will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding, <del>in line with other policy requirements.</del></li> <li>c) Upgrades to Stoke Doyle Road, including appropriate mitigation measures to address the impact of development upon the single track Warren Bridge, a significant heritage asset.</li> <li>d) Connections will be provided to the adjacent Public Rights of Way network, providing access to Benefield, Stoke Doyle and the town centre.</li> <li>e) Suitable structural landscaping will be provided to mitigate any potential adverse impacts of the development.</li> </ul> <p>The site will be required to set aside land to allow for an extension to Oundle Cemetery, as indicated in Figure 14 (above), in order to meet future requirements.</p>	Hearings Action Point 40	No likely significant effect.

<sup>17</sup> A significant population is classified as a site that regularly used by more than 1% of the population of qualifying bird species



MM53	Para 8.29	141	<p>Amend para 8.29 to delete the final sentence and replace with the following sentence:</p> <p><del>Therefore, it is necessary for this Plan to set a policy framework for managing the detailed development proposals.</del> <b><u>Detailed development proposals will need to address these matters and other site-specific constraints.</u></b></p> <p>And insert a new para as follows:</p> <p><b><u>Notably, there is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert existing asset may be required.</u></b></p>	To address comments from Anglian Water (Rep 22/05)	No likely significant effect.
MM54	Policy EN26	143	<p>Amend Policy EN26 criterion d) as follows:</p> <p><u>Site Specifics</u></p> <p>Land at Cotterstock Road<sup>18</sup>, as shown on the Policies Map and indicated above, is allocated for 5.1 ha. It is expected that the proposed allocation will deliver around 130 houses. Development should be delivered in accordance with the criteria below.</p> <ul style="list-style-type: none"> <li>a) This site, which is within single ownership, will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding, in line with other policy requirements.</li> <li>b) Enhanced connectivity; e.g. to the adjacent Public Rights of Way network, providing access to the Nene Valley and nearby villages (e.g. Cotterstock, Glapthorn and Tansor).</li> </ul>	To address comments from Anglian Water (Rep 22/03, 22/04, 22/06)	No likely significant effect.

<sup>18</sup> Approximately 50% of the gross site area (the northern part) is situated within Glapthorn Parish, although the whole site is regarded as meeting the strategic housing requirements for Oundle, comprising part of the Oundle urban area for the purposes of Local Plan monitoring

			<p>c) Drainage will be managed by the provision of sustainable drainage systems (SuDS), including improvements to west/ east drainage capacity between Cotterstock Road and the River Nene to the east.</p> <p>d) <del>Structural landscaping will be provided for the site boundary, to mitigate the impacts of smell or other pollution (e.g. from the sewage works to the north).</del> <b><u>Dwellings and residential gardens should be located at a suitable distance from Oundle Water Recycling Centre to ensure that there is no unacceptable impact on residents and that any mitigation can be achieved without detriment to the continuous operation of Oundle Water Recycling Centre. Structural landscaping will also be provided for the site boundary, to mitigate the impacts of smell or other pollution (e.g. from the water recycling centre to the north).</u></b></p> <p>e) Net biodiversity gains will be sought, by way of on-site and/ or off-site provision. These may include measures such as enhanced management of existing local wildlife sites such as the nearby Snipe Meadows local wildlife site.</p> <p>f) <b><u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></b></p>		
MM55	Policy EN27	145	<p><i>Amend Policy EN27 as follows:</i></p> <p><u>Site Specifics</u></p> <p>Land at St Christopher’s Drive, as shown on the Policies Map and indicated above, is allocated for 3.9 ha. It is expected that the proposed allocation will deliver around 100 houses. Development should be delivered in accordance with the criteria below.</p> <p>a) This site, which is within single ownership, will be expected to provide a housing mix to meet identified local needs and 5% of plots should be made available as serviced building plots for self and/ or custom housebuilding, in line with other policy requirements.</p> <p>b) The site is well placed to deliver specialist housing, particularly <b><u>extra care provision to meet older persons’ needs</u></b>. Provision of such housing should be in lieu of the normal requirement for affordable housing; otherwise affordable housing should be delivered in accordance with normal policy requirements.</p> <p>c) The road layout should be delivered in accordance with the Local Highway Authority’s standards, supported by an appropriate Transport Assessment, with the main vehicular access forming a continuation of St Christopher’s Drive. <del>Consideration may be given to the provision of an emergency access via Ashton Road.</del></p>	<p>To address comments from Anglian Water (Rep 22/07, 22/08)</p> <p>Hearings Action Point 73</p> <p>Hearings Action Point 43</p>	No likely significant effect.

			<p>d) Connections will be provided to the adjacent Public Rights of Way network, providing access to the Nene Way and adjacent villages (e.g. Ashton, Barnwell and Polebrook).</p> <p>e) Structural landscaping will be provided for the site boundary, to mitigate the impacts of noise and other pollution from the A605.</p> <p>f) <b><u>The design and layout should consider the proximity of the foul pumping station<sup>19</sup> to reduce the risk of nuisance/ loss of amenity associated with the operation of this.</u></b></p> <p><i>And add footnote:</i></p> <p><b><u>Anglian Water requires a minimum distance of 15 metres between the Oundle-Ashton Gate Terminal Pumping Station (OUNASM), which is located within the boundary of the allocation site, and the curtilage boundaries of the nearest dwellings</u></b></p>		
MM56	Paras 8.35 to 8.39	145-146	<p><i>Amend paragraph 8.35 as follows:</i></p> <p>The trajectories for the major strategic sites (sustainable urban extensions) have been reviewed yearly, through subsequent Authorities' Monitoring Reports (AMRs). Since adoption of the Joint Core Strategy (July 2016) the trajectories for Irthlingborough West and Rushden East have been substantially reviewed, in response to the latest deliverability evidence. The 2019<del>20</del> AMR<sup>20</sup>, indicates the following:</p> <ul style="list-style-type: none"> <li>• Irthlingborough West – <del>250</del><b>200</b> dwellings, 2026<del>7</del>-2031; and</li> <li>• Rushden East – <del>1,200</del><b>050</b> dwellings, 2022<del>3</del>-2031.</li> </ul> <p><i>Amend paragraph 8.36 as follows:</i></p> <p>The April 2019<del>20</del> trajectories for the two sustainable urban extensions equate to a combined reduction of <del>850</del><b>1,050</b> dwellings for Irthlingborough and Rushden within the Plan period. Predominantly this is due to development viability affecting housing delivery of these two sites; in particular costs associated with ground stability mitigation for Irthlingborough West arising from the former mine workings. The revised trajectories equate to residual shortfalls of <del>323</del><b>375</b> dwellings and <del>306</del><b>406</b> dwellings, for Irthlingborough and Rushden respectively.</p>	To update with 2020 monitoring information.	No likely significant effect. These changes simply reflect the latest position with housing delivery

<sup>19</sup> **Anglian Water requires a minimum distance of 15 metres between the Oundle-Ashton Gate Terminal Pumping Station (OUNASM), which is located within the boundary of the allocation site, and the curtilage boundaries of the nearest dwellings.**

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

			<p><i>Amend the final sentence of paragraph 8.38 as follows:</i></p> <p>In other words, the Joint Core Strategy allows for the allocation of additional housing land to meet any outstanding residual requirements for Irthlingborough and Rushden (totalling <del>629</del><b>781</b> dwellings, as at 1 April 20<b>19</b><del>20</del>).</p> <p><i>Amend paragraph 8.39 as follows:</i></p> <p>The combined shortfall for Irthlingborough and Rushden equates to greater than <del>500</del><b>700</b> dwellings. This <b>significantly</b> exceeds the definition of a "strategic" housing requirement (<b>500 dwellings</b>), as defined in the Joint Core Strategy (Figure 12: Key Diagram/ paragraph 9.14). However, regard should also be given to the housing land supply figures for Higham Ferrers, which currently exceed the Joint Core Strategy requirement by <del>244</del><b>247</b> dwellings (principally due to additional brownfield development opportunities within the urban area) <b>and Raunds which exceed the requirement by 84 dwellings</b>. If the Higham Ferrers <b>and Raunds</b> figures <del>is</del><b>are</b> applied to offset the Irthlingborough and Rushden shortfall, this would give a residual requirement for <del>385</del><b>450</b> dwellings across the <del>three</del><b>four</b> urban areas.)</p>		
MM57	Supporting text to Policy EN28	147-149	<p><i>Add new text after paragraph 8.46, as follows:</i></p> <p><b><u>The site is located approximately 3.5km from the Upper Nene Valley Gravel Pits SPA, it is therefore possible it could constitute functionally linked habitat for the SPA. The applicant will be required to provide evidence that the development will not result in an adverse effect on the integrity of Upper Nene Valley Gravel Pits SPA/Ramsar. To achieve this, surveys will be required to determine habitats and current use of the site to determine if it does support a significant population<sup>21</sup> of qualifying species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Surveys should be required to be undertaken during autumn, winter and spring and more than 1 year of surveys may be needed (to be agreed in consultation with the local planning authority and Natural England). If habitat within the site is identified to support significant populations of designated bird features avoidance measures and mitigation will be required, such as the creation of replacement habitat nearby, and the planning application will likely need to be supported by a project specific Habitats</u></b></p>	To address recommendations of the HRA.	No likely significant effect since this incorporates the recommendations of the HRA and thus protects European sites

<sup>21</sup> A significant population is classified as a site that regularly used by more than 1% of the population of qualifying bird species

			<b><u>Regulations Assessment to ensure that the development does not result in adverse effects on integrity'</u></b>		
MM58	Policy EN28	149	<p><i>Amend Policy EN28 as follows:</i></p> <p>Land to the east of the A6/Bedford Road, Rushden, as shown on the Policies Map and indicated in Figure 17 above, is allocated for residential development together with associated supporting infrastructure, which should include a mix of ancillary retail, business or community uses to support the proposal.</p> <p>A design led masterplan is to be agreed by the local planning authority as part of the application process, which will address all relevant policy requirements. The key principles of the proposed development will deliver the following:</p> <ol style="list-style-type: none"> <li>a) <del>Up to</del> <b>it is expected that the proposed allocation will deliver around</b> 450 dwellings;</li> <li>b) A housing mix which includes provision for both specialist and older persons housing, and on-site affordable housing (meeting the target of 30% of the total number of dwellings provided within a Growth Town);</li> <li>c) Vehicular access to be provided directly from the Bedford Road/ A6 Bypass roundabout, with the proposals informed by a Transport Assessment subject to approval by the Highway Authority;</li> <li>d) To maximise opportunities to improve connectivity to, and enhance the quality of, the public rights of way network; in particular: <ul style="list-style-type: none"> <li>• providing pedestrian and cycle connections to the surrounding urban area, and to adjacent sports and recreational facilities;</li> <li>• improving local bus connections serving the site;</li> <li>• delivering enhancements <del>and net biodiversity gain</del> to the Rushden – Souldrop local green infrastructure corridor and net biodiversity gain; and</li> <li>• delivering facilities to assist the sustainability of the allocation , in particular by supporting the creation of a community hub to enhance the relocation of the sports facilities, to be located on the eastern edge of the site boundary.</li> </ul> </li> <li>e) Appropriate mitigation measures, to avoid significant adverse impacts upon the integrity of the Upper Nene Gravel Pits Special Protection Area;</li> <li>f) Provision of a landmark feature at the main access point, adjacent to the A6 / Bedford Road roundabout; and</li> </ol>	To address comments from Bellway Homes (Rep 26/05)	No likely significant effect

			g) Appropriate multi functional structural landscaping to service the development, including sustainable drainage systems (SuDS) and suitable features along the western boundary to provide the necessary mitigation for noise and air pollution arising from the A6 Bypass.		
MM59	Policy EN29	150	<p><i>Amend Policy EN29 as follows:</i></p> <p>To help meet current and future needs for housing for people with disabilities, all new housing developments <b><u>of 20 or more dwellings</u></b> should include a <b><u>target minimum</u></b> of 5% Category 3 (wheelchair accessible <b><u>or adaptable</u></b>) housing. <b><u>Wheelchair accessible housing will only be required for dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.</u></b></p>	Hearings Action Point 63, 64, 66	No likely significant effect
MM60	Policy EN30	153	<p><i>Amend Policy EN30 as follows:</i></p> <p>All housing developments will be expected to provide a suitable mix and range of housing, including a range of size, type and tenure (as set out in Policy 30 of the Joint Core Strategy) that recognise the local need and demand in both the market and affordable housing sectors, unless viability testing shows otherwise. <b><u>Evidence should be provided to support the proposed housing mix.</u></b></p> <p>In particular consideration will be given to:</p> <ol style="list-style-type: none"> <li>Meeting the needs of an ageing population by providing the opportunity for smaller properties to encourage downsizing within the district;</li> <li>Recognising the potential to increase the proportion of higher value, larger properties in areas where local evidence identifies a lack of opportunity for higher income earners to acquire such properties; and</li> <li>Increasing the numbers of smaller dwellings in the rural areas to meet the needs for starter homes, affordable housing and downsizing.</li> </ol>	Hearings Action Point 67	No likely significant effect
MM61	Supporting text to Policy EN31	156	<p><i>Add new supporting text at the end of paragraph 8.71 as follows:</i></p> <p><b><u>This could include:</u></b></p> <ul style="list-style-type: none"> <li><b><u>Accommodation to enable downsizing such as bungalows, apartments and other smaller homes which are available to meet general needs but are particularly suitable to encourage and facilitate older people to move from larger family housing to smaller properties</u></b></li> </ul>		No likely significant effect

			<ul style="list-style-type: none"> <li>• <b><u>Retirement Housing which will include also bungalows as well as other high quality homes which may be ‘age restricted’ to provide for older persons. The accommodation can be provided as individual homes or as part of a retirement housing scheme and may include communal facilities and on-site management.</u></b></li> <li>• <b><u>Extra Care housing providing independent accommodation with 24 hour care and support available on site.</u></b></li> <li>• <b><u>Residential and Nursing Care Homes</u></b></li> </ul>		
MM62	Policy EN31	157	<p><i>Amend Policy En31 as follows:</i></p> <p>To help meet future requirements for retirement housing for older people, the Local Planning Authority will seek to ensure that a proportion of its overall housing provision will address the identified needs of the ageing population within the district <b><u>unless it can be justified that such provision is not appropriate for the location or would have an adverse impact upon the deliverability and/or viability of the scheme.</u></b></p> <p>To address the identified need and where there is access to local facilities and public transport services, larger sites will be required to provide for the needs of older households.</p> <p>Larger sites will be expected to deliver a minimum of 10% of housing for older people.</p> <p>For Sustainable Urban Extensions (SUEs), specialist housing requirements will be agreed with the Local Planning Authority through the preparation of a Masterplan Development Framework or a Strategic Masterplan. Elsewhere, due to the rural nature of the district, and to prevent the loss of opportunities to provide accommodation for older people, a threshold hierarchy will be applied so that, in respect of older people’s housing, other larger sites will be classified as:</p> <ul style="list-style-type: none"> <li>• 50 or more dwellings in the towns of Rushden, Higham Ferrers, Irthlingborough and Raunds</li> <li>• 25 or more dwellings in the towns of Oundle and Thrapston; or</li> <li>• As opportunities for development in the villages are limited, and sites are often small scale in nature, all developments of 5 or more dwellings will be expected to deliver <b><u>a minimum of 20% of housing for older people, unless evidence justifies a departure.</u></b></li> </ul> <p>The criteria for site selection and design principles will also need to meet the requirements laid out in Appendix 35, although these will be relaxed in the villages in recognition of the difficulties in meeting them.</p> <p>The type of housing provision required for older people will vary according to the scale and location of the development and will include:</p>	Hearings Action Point 68, 69, 70, 71,72	No likely significant effect

			<p>a) <b>Downsizing</b> – Accommodation such as bungalows, apartments and other smaller homes <del>which are available to meet general needs but are particularly suitable to encourage and facilitate older people to move from larger family housing to smaller properties</del></p> <p>b) <b>Retirement Housing</b> will include bungalows and other high quality homes which may be ‘age restricted’ to older people. <del>They can be provided as individual homes or as part of a retirement housing scheme and may include communal facilities and on-site management.</del></p> <p>c) <b>Supported Housing for Older People – Extra Care:</b></p> <p>i. <u>SUEs and Strategic Sites</u></p> <p>Mixed tenure Extra Care Housing <del>providing independent accommodation with 24 hour care and support available on site</del> should be provided on major strategic housing sites at Rushden East and Irthlingborough West. Masterplan Framework Documents for these developments should ensure such provision through the safeguarding of suitable sites and the setting out of design principles for delivery. Further consideration needs to be given to whether a future Extra Care Scheme or a retirement village would be sustainable at Tresham Garden Village once the necessary infrastructure, transport and local facilities are in place.</p> <p>ii. <u>Allocated sites</u></p> <ul style="list-style-type: none"> <li>• St Christopher’s Drive, Oundle (EN27), and Hayway, Northampton Road, Rushden<sup>22</sup> will, subject to viability, be supported to deliver specific Extra Care provision</li> <li>• East of Ferrers School, Higham Ferrers<sup>23</sup> this site could also provide an opportunity to deliver a mixed tenure Extra Care scheme, subject to achieving suitable connectivity of the site to the town.</li> </ul> <p>iii. <u>Windfall sites</u></p> <p>In addition to the strategic sites listed in this policy, the Council will encourage the provision of Extra Care accommodation in sustainable locations across the district, particularly within the designated growth and market towns.</p> <p>d) <b>Residential and Nursing Care Homes</b></p> <p>Where the need for care homes has been identified, and is supported by Social Care and Health, these will be encouraged on strategic, allocated and windfall sites.</p>		
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<sup>22</sup> Rushden Neighbourhood Plan Policy H2F

<sup>23</sup> Higham Ferrers Neighbourhood Plan Policy HF.H4



MM63	Policy EN32	161-162	<p><i>Amend Policy EN32 as follows:</i></p> <p>New build developments will make provision for the delivery of serviced plots for self and custom build housing in suitable locations, where proposals are in compliance with other plan policies.</p> <p><b>a) <u>Self build housing</u></b></p> <p>Proposals for self build housing developments on infill or other windfall development sites within urban areas, freestanding villages or ribbon developments will be supported where these fulfil the requirements of relevant design and place-shaping policies. To be regarded as a self build housing plot, a site should:</p> <ul style="list-style-type: none"> <li>i) Provide for a single unit net increase change of use, conversion or new build, or alternatively a replacement dwelling;</li> <li>ii) Allow for access to a highway; and</li> <li>iii) Allow for sufficient opportunities to provide electricity, water and waste water connections, or make adequate alternative arrangements.</li> </ul> <p><b>b) <u>Custom build housing</u></b></p> <p>On sites of 50 or more dwellings, 5% of the plots should be made available on site as serviced custom build plots. These serviced plots should be offered for sale for custom (or self) build for a minimum of <del>42</del> months, after which these may be released for general market housing as part of the consented scheme. To be regarded as a custom build housing plot, a site should:</p> <ul style="list-style-type: none"> <li>i) Include servicing, as part of the overall physical infrastructure obligations for the development as a whole;</li> <li>ii) Be clearly identified and offered for sale for custom (or self) build for a minimum of <del>42</del> months; and</li> <li>iii) Be situated in order to provide opportunities for enhancement of the local distinctiveness of the development site in accordance with the relevant design and place shaping policies.</li> </ul> <p><b><u>On sites of less than 50 dwellings provision of custom build housing will be supported, including sites which are solely custom build sites, provided they comply with the spatial development strategy.</u></b></p> <p>Detailed guidance and direction regarding delivery mechanisms for self and custom build housing will be provided through a supplementary planning document.</p>	Hearings Action Point 76 and Post Hearings Letter	No likely significant effect
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MM64	Table 21, paras 8.96 – 8.97	163-164	<p><i>Amend paragraph 8.93 as follows:</i></p> <p>The 2019 GTAA estimates that across North Northamptonshire around 25% of traveller households do not meet the planning definition, with a significant number of households being undetermined (i.e. insufficient information). At a district level, the GTAA identified 73 possible Gypsy and Traveller households, of which all but 6 are undetermined. Additionally, a further 4 Travelling Showpeople households were identified that meet the national definition.</p> <p><b><u>The GTAA (2019) identified no gypsy and traveller households who met the planning definition, 67 undetermined households who may meet the planning definition and 6 households who did not meet the planning definition. Four travelling showpeople households were identified who met the planning definition.</u></b></p> <p><i>Amend table 21 as follows:</i></p> <table border="1" data-bbox="517 727 1675 975"> <thead> <tr> <th colspan="2"><b>Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeoples' accommodation 2018-2033</b></th> </tr> </thead> <tbody> <tr> <td>No. of identified households in need that meet the planning definition</td> <td>4</td> </tr> <tr> <td>No. of undetermined households in need that may/ may not meet planning definition</td> <td>17</td> </tr> <tr> <td>No. of identified households in need that do not meet the planning definition</td> <td>7</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>28</b></td> </tr> </tbody> </table> <table border="1" data-bbox="517 1034 1693 1366"> <thead> <tr> <th colspan="3"><b>Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeople accommodation 2018-2033</b></th> </tr> <tr> <th><b>Status</b></th> <th><b>Identified need 2018-31</b></th> <th><b>Identified need 2031-2033</b></th> </tr> </thead> <tbody> <tr> <td colspan="3"><b>Gypsies and Travellers</b></td> </tr> <tr> <td><b>Meet Planning Definition</b></td> <td><b>0</b></td> <td><b>0</b></td> </tr> <tr> <td><b>Undetermined</b></td> <td><b>14</b></td> <td><b>3</b></td> </tr> <tr> <td><b>Do not meet Planning Definition</b></td> <td><b>11</b></td> <td><b>0</b></td> </tr> <tr> <td colspan="3"><b>Travelling Showpeople</b></td> </tr> <tr> <td><b>Meet Planning Definition</b></td> <td><b>6</b></td> <td><b>0</b></td> </tr> <tr> <td><b>Undetermined</b></td> <td><b>0</b></td> <td><b>0</b></td> </tr> </tbody> </table>	<b>Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeoples' accommodation 2018-2033</b>		No. of identified households in need that meet the planning definition	4	No. of undetermined households in need that may/ may not meet planning definition	17	No. of identified households in need that do not meet the planning definition	7	<b>TOTAL</b>	<b>28</b>	<b>Table 21: Identifiable needs for Gypsy, Traveller and Travelling Showpeople accommodation 2018-2033</b>			<b>Status</b>	<b>Identified need 2018-31</b>	<b>Identified need 2031-2033</b>	<b>Gypsies and Travellers</b>			<b>Meet Planning Definition</b>	<b>0</b>	<b>0</b>	<b>Undetermined</b>	<b>14</b>	<b>3</b>	<b>Do not meet Planning Definition</b>	<b>11</b>	<b>0</b>	<b>Travelling Showpeople</b>			<b>Meet Planning Definition</b>	<b>6</b>	<b>0</b>	<b>Undetermined</b>	<b>0</b>	<b>0</b>	Factual correction and update in response to the Inspector's Initial Question IQ5.	No likely significant effect
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<p><i>Amend paragraph 8.95 – 8.96 as follows:</i></p> <p>The GTAA identifies a potential need to provide additional accommodation (pitches) for Gypsy, Traveller or Travelling Showpeople for the remainder of the current Plan period. However, the definite need (i.e. those households for which Policy 31 of the Joint Core Strategy should be applied) is minimal (just 4 households).</p> <p>If undetermined households are assumed to fulfil the planning definition, the number of households identified as being in need rises to 21. The GTAA update recognises that meeting accommodation needs is more complicated than simply setting a requirement to deliver 4 (or 21) pitches by the end of the Plan period. In the cases of private sites (there are no public sites within the district); residual needs could be met at existing established sites (Irthlingborough and Ringstead).</p> <p><b><u>The GTAA identifies a need for 0 pitches for gypsy and traveller households who meet the planning definition and a need for 17 pitches for undetermined households. The GTAA estimated that applying national averages of households who meet the definition the undetermined need could result in a need for 4 pitches. Policy 31 of the JCS provides a criteria-based policy for addressing needs from undetermined households who subsequently demonstrate that they meet the planning definition.</u></b></p> <p><b><u>The GTAA identifies a need for 6 plots for travelling showpeople households who meet the planning definition. The North Northamptonshire Gypsy and Traveller Site Allocation Policy DPD will include policies and allocations to meet need arising from households who met the planning definition across North Northamptonshire, the need for Travelling Showpeople plots will therefore be addressed through the preparation of this document.</u></b></p> <p><i>Amend paragraph 8.98 as follows:</i></p> <p>Overall, the residual requirements for additional <b><u>gypsy and traveller</u></b> pitches are minimal and <b><u>relate to undetermined need which can be met using criteria based policies, therefore</u></b> the scale of need is such that there is no need to allocate further sites in the Plan to fulfil the outstanding requirements. If future proposals are forthcoming, Policy 31 of the Joint Core Strategy provides a clear steer for assessing any such future planning applications that may arise. <b><u>The need for travelling showpeople plots will be addressed through the North Northamptonshire Gypsy and Traveller Site Allocation Policy which will address need for gypsy, traveller and travelling showpeople accommodation across North Northamptonshire.</u></b></p>							

**Delivering Sustainable Urban Extensions**

MM65	Para 9.1 – 9.5	165-166	<p><i>Amend paragraph 9.1 as follows:</i></p> <p>The Joint Core Strategy (Annex A), made provision for the delivery of 2,300 dwellings (27% of the total requirement for 8.400 dwellings) and accompanying jobs, facilities and services at the two Sustainable Urban Extensions (SUEs) within the District during the Plan period. Trajectories for SUEs in subsequent Authorities' Monitoring Reports (2017 , 2018 <del>and</del>, 2019<sup>24</sup> <b>and 2020</b>) have seen the anticipated delivery at these progressively diminishing; such that as at 1 April <del>2019</del> <b>2020</b> it is currently forecast that just <del>4,450</del> <b>1,250</b> dwellings would come forward at the two sites by 2031 (<del>47</del> <b>15</b>% of the total requirement). Table 22 below provides a comparison between the 2016 (Joint Core Strategy adoption) and <del>2019</del> <b>2020</b> (latest Authorities' Monitoring Report) positions.</p> <p><i>Amend table 22 as follows:</i></p> <table border="1" data-bbox="528 711 1621 1010"> <thead> <tr> <th colspan="2"><b>Table 22</b></th> <th colspan="2"><b>Anticipated delivery by 2031</b></th> </tr> <tr> <th><b>Sustainable Urban Extension</b></th> <th><b>Relevant Policy reference</b></th> <th><b>Joint Core Strategy (JCS), Annex A (base date, 1 April 2016)</b></th> <th><b><del>2019</del> <b>2020</b> Authorities Monitoring Report (base date, 1 April <del>2019</del> <b>2020</b>)</b></th> </tr> </thead> <tbody> <tr> <td>Rushden East</td> <td>JCS Policy 33</td> <td>1,600</td> <td><del>1,200</del> <b>1,050</b></td> </tr> <tr> <td>Irthlingborough West</td> <td>JCS Annex A</td> <td>700</td> <td><del>250</del> <b>200</b></td> </tr> <tr> <td><b>TOTAL</b></td> <td></td> <td><b>2,300</b></td> <td><del>1,450</del> <b>1,250</b></td> </tr> </tbody> </table> <p><i>Amend paragraph 9.4 as follows:</i></p> <p>The Joint Core Strategy (Policy 33) provides a comprehensive framework for delivering the principal strategic development proposals to the east of Rushden. This Sustainable Urban Extension is anticipated to be delivered over the duration of the next 20 years. Of this, <del>4,200</del> <b>1,050</b> (out of up to 2,700 dwellings) are currently anticipated to come forward by 2031.</p> <p><i>Amend paragraph 9.5 as follows:</i></p>	<b>Table 22</b>		<b>Anticipated delivery by 2031</b>		<b>Sustainable Urban Extension</b>	<b>Relevant Policy reference</b>	<b>Joint Core Strategy (JCS), Annex A (base date, 1 April 2016)</b>	<b><del>2019</del> <b>2020</b> Authorities Monitoring Report (base date, 1 April <del>2019</del> <b>2020</b>)</b>	Rushden East	JCS Policy 33	1,600	<del>1,200</del> <b>1,050</b>	Irthlingborough West	JCS Annex A	700	<del>250</del> <b>200</b>	<b>TOTAL</b>		<b>2,300</b>	<del>1,450</del> <b>1,250</b>	To update with 2020 monitoring information.	No likely significant effect, these changes simply reflect the current position with housing delivery rather than changing the overall quantum of housing to be delivered over the plan period
<b>Table 22</b>		<b>Anticipated delivery by 2031</b>																							
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<sup>24</sup> <http://www.nnjpdu.org.uk/publications/amr-2018-19-assessment-of-housing-land-supply-2019-24/>

			<p>Joint Core Strategy Policy 33 anticipated that the detailed development proposals should be supported by an agreed development masterplan, which would guide the development of Rushden East <b><u>(also known as High Hayden Garden Community)</u></b> through the Local Plan Part 2 or a planning application (Joint Core Strategy, paragraph 10.31), whichever comes forward first. The draft Masterplan Framework was published for consultation during February/ March 2020. <del>and this, in its latest iteration, is incorporated into the Local Plan Part 2 (Appendix 6).</del> <b><u>This emphasises that the Rushden East/ High Hayden Sustainable Urban Extension should be delivered in accordance with the Government’s Garden Communities principles.</u></b></p> <p><i>Add new paragraph after paragraph 9.7:</i></p> <p><b><u>A draft Masterplan Framework Document has been endorsed by the Council and was published in February 2021. This document will be taken forward as a supplementary planning document supporting Policy EN33. Policy EN33 sets out the settlement boundaries together with the main delivery principles required for the Rushden East Sustainable Urban Extension.</u></b></p>		
MM66	Policy EN33	168-169	<p><i>Amend Policy EN33 as follows:</i></p> <p>In order to meet the requirements of Policy 33 of the adopted Joint Core Strategy the area shown on the local plan policies map, and defined in figure 18 <del>below</del>, <b><u>above</u></b> identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE). This <b><u>development, also known as High Hayden Garden Community</u></b>, constitutes a mixed use development, where land is allocated for up to 2,700 dwellings, a mix of retail, community facilities, employment development and open space, including a <b><u>two</u></b> new primary schools, (and land reserved for a secondary school), a town park, allotments, sports facilities, a cemetery, and Suitable Alternative Natural Green Space and associated infrastructure.</p> <p><del>Figure 18 (above) expands upon the policy guidance for Rushden East, provided in the Joint Core Strategy and the broad location for the Sustainable Urban Extension (as shown in figure 23 of the Joint Core Strategy).</del></p> <p>Policy 33 of the adopted Joint Core Strategy requires a masterplan to be prepared to define the policy expectations for the development of the SUE. The Masterplan Framework Document (MFD) <del>forms part of the Local Plan and it is set out as an appendix to that document.</del> provides a spatial development context for the delivery of the site. <del>This is designed to inform future planning applications and proposals for development will be granted planning permission where they are consistent with the relevant policy expectations and guidance set out in the MFD. The MFD accords with the adopted Joint Core Strategy Policy 33 to</del> <b><u>site to inform future planning applications and will ensure a comprehensive approach to site delivery.</u></b> <del>forms part of the Local Plan and is set out as an appendix to that document. The MFD provides a spatial development context for the delivery of the site. This is designed to inform future</del></p>		No likely significant effect. This policy change adds greater clarity, some of which (regarding SANG) clarifies mitigation requirements for Upper Nene Valley Gravel Pits SPA/Ramsar

		<p><del>planning applications</del> <b><u>Planning applications will be required to be broadly consistent with the MFD and the principles of the Government’s Garden Communities initiative.</u></b></p> <p><del>p</del>Proposals for development will be granted planning permission where they are consistent with the relevant policy expectations and guidance set out in the MFD <b><u>listed below. Further detailed guidance and illustration on how these policy expectations might be met is set out in the MFD.</u></b> <del>The MFD accords with the adopted Joint Core Strategy Policy 33 to ensure a comprehensive approach to site delivery.</del></p> <p><b><u>Economic:</u></b></p> <ol style="list-style-type: none"> <li>1. <b><u>Ensuring the delivery of the employment land, located on the northern part of the site, that aims to achieve parity between rates of new housing occupations and job creation, as set out in Joint Core Strategy Policy 33 criterion c.</u></b></li> <li>2. <b><u>Providing opportunities for small-businesses and those driving enterprise and innovation.</u></b></li> <li>3. <b><u>Provision of two local neighbourhood centres, incorporating 2 primary schools and land reserved for a secondary school, local shops, health facilities, community uses and employment space to be provided in the broad locations shown on Figures 2.3 and 2.38 in the MFD, along with a programme for delivery relative to the phased delivery of housing.</u></b></li> <li>4. <b><u>Provide clear evidence that connections for all users can be facilitated between development parcels within the SUE and further demonstrate that connections to adjacent land beyond the SUE boundaries are not prejudiced by the proposed development of the SUE. This includes the recognition of the opportunity to transform the character of the A6, whilst seeking to deliver options which are practical and deliverable.</u></b></li> <li>5. <b><u>Crossings of the A6 at the John Clark and Newton Way Roundabouts and to Hayden Road, Rushden, are designed to incorporate the following key principles:</u></b> <ul style="list-style-type: none"> <li>• <b><u>Traffic signals provided to control vehicular traffic and allow for safe pedestrian and cycle movement;</u></b></li> <li>• <b><u>Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;</u></b></li> <li>• <b><u>Change in surface material to ensure that user priority is clear and that the crossing is legible for pedestrians, cyclists and drivers;</u></b></li> </ul> </li> </ol>		
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			<ul style="list-style-type: none"> <li>• <u>Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.</u></li> </ul> <p>6. <u>Provision of a Primary tier 'loop' Street through the SUE (to accommodate a service bus route) connecting the John Clark Way roundabout in the north with the Newton Road roundabout in the south and via the two neighbourhood local centres.</u></p> <p>7. <u>Provision of a Secondary tier Street connecting with the Primary Street at the northern and southern ends of the SUE and the Hayden Road crossing and green corridor link in the centre.</u></p> <p>8. <u>Provision of a hierarchy of streets and a legible and accessible network of dedicated footpaths and cycle paths.</u></p> <p>9. <u>Provision of a central green corridor link through the SUE to Hayden Road in broad accordance with the location shown on Figure 2.2 of the MFD and incorporating a dedicated footpath and cycle path, as well as formal tree planting.</u></p> <p>10. <u>Provision of high quality, attractive and safe off-site connections for non-motorised and motorised users (including improvements to existing, as well as providing opportunities for new, bridge connections) between the SUE and the towns of Rushden and Higham Ferrers, and to the villages of Caldecott, Chelveston and Newton Bromswold.</u></p> <p>11. <u>Provision for legal agreements to ensure infrastructure provided by one developer is shared, on an equitable basis, with all developers reliant upon that infrastructure to deliver their parts of the SUE, to ensure a comprehensive development of the SUE.</u></p> <p><b><u>Environmental:</u></b></p> <p>2. <u>Provide a sensitively designed environment incorporating:</u></p> <ul style="list-style-type: none"> <li>• <u>A network of green corridors and public open spaces, including a central green corridor, within and around the SUE, and landscaped edges in line with Figure 2.2 of the MFD.</u></li> <li>• <u>A comprehensive enhancement of the A6 corridor between the John Clark Way and the Newton Road, including the provision of a planting strip with additional landscaping to safeguard the future widening of the A6. Built development would be expected to either front or be located side-onto the A6 corridor.</u></li> <li>• <u>The retention of existing hedgerows and provision of formal street tree planting, particularly on higher order streets.</u></li> </ul>		
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			<ul style="list-style-type: none"> <li>• <u>Appropriate environmental and landscape measures to be incorporated into the design and construction of any proposals for large scale distribution units to ensure they are properly mitigated.</u></li> <li>• <u>Sensitive landscape treatment of the aircraft crash site.</u></li> <li>• <u>Environmental improvements on the approaches to the A6 bridge, including the surfacing and gradient of the footway, provision of lighting, along with improvements to the structure itself.</u></li> <li>• <u>An urban form that responds to the wider context and character of Rushden.</u></li> <li>• <u>A range of development with higher densities focussed around the two local centres.</u></li> <li>• <u>Suitable Alternative Natural Greenspace (SANG) of approximately 21 hectares, supported by a Habitats Regulations Assessment</u></li> <li>• <u>A Sustainable Urban Drainage System.</u></li> <li>• <u>High standards of resource and energy efficiency, and reduction in carbon emissions in accordance with the requirements of Policies 9 and 33 of the Adopted Joint Core Strategy.</u></li> <li>• <u>Viewing corridors of the spire of the Grade I listed Church of St Mary’s Higham Ferrers into the detailed design and masterplanning of the SUE</u></li> <li>• <u>The preparation and agreement of Design Codes to guide planning applications for the SUE.</u></li> <li>• <u>A design brief, which will be prepared for the grey land to ensure a cohesive approach to development.</u></li> </ul> <p><u>Social:</u></p> <p>13. <u>Provision of a new Town Park (of approximately 3.6ha).</u></p> <p>14. <u>Provision of formal, and informal open space, and sports pitches (including ancillary facilities) in accordance with MFD Figure 2.4.and guidance contained in the Council’s KKP Open space and Playing Pitch Strategy 2017</u></p> <p>15. <u>Provision of a Cemetery (approximately 2ha) with access, parking and relevant supporting infrastructure in line with MFD Figure 2.2.</u></p>		
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		<p>16. <b><u>Provision of allotments in the northern and southern neighbourhoods (approximately 2.20ha) in line with MFD Figure 2.2.</u></b></p> <p>17. <b><u>Prepare and agree a delivery strategy (including onward adoption and management arrangements) for all education, energy, drainage, community, social, health infrastructure, SANG provision and associated public realm (including off-site and on-site roads, cycle routes and paths).</u></b></p> <p>18. <b><u>Provision of a mix of dwelling types, sizes and tenures (including specialist housing provision and home working/larger homes) to accord with housing policies EN29-EN32, and policy 30 of the Adopted Joint Core Strategy, together with relevant Neighbourhood Plan policies.</u></b></p> <p>The SUE will be developed as a sustainable place providing a range of opportunities and services that support meeting local needs on a daily basis. The development proposal will need to ensure it can demonstrate good integration within the wider setting taking into account both the natural and built environment. It will maximise sustainable travel connections and provide convenient and attractive cycle and pedestrian connections so that the proposed development is integrated with the existing communities, facilities and services in the town centres of Rushden and Higham Ferrers.</p> <p>However, in accordance with the policy objectives for the “grey land” within the SUE, (as shown in figure 2.1 of the MFD) to deliver a “bespoke residential character”, the Council will bring forward detailed design guidance through a Supplementary Planning Document</p> <p>The infrastructure requirements for the proposed SUE are to be provided for through planning conditions and/or planning obligations following the principles of fairness and proportionality. To ensure all parts of the SUE make an appropriate contribution towards the SUE infrastructure it is expected that collaboration will be sought as part of S106 planning obligations.</p>		
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**Town Strategies**

MM67	Para 10.10	174	<p><i>Amend para 10.10, 2<sup>nd</sup> sentence as follows:</i></p> <p>Policy EN34 sets out a framework for assessing development opportunities within <del>and around</del> the <b>wider</b> town centres, as and when these arise.</p>	Hearings Action Point 109, 110	No likely significant effect
MM68	Policy EN34	174	<p><i>Amend Policy EN34 as follows:</i></p>		No likely significant effect

			<p>Development proposals for <b>the town centres: Rushden, Higham Ferrers, Irthlingborough, Oundle, Raunds and Thrapston sites</b> should seek to increase local community interaction, by increasing footfall to sustain and enhance vitality and viability. The Council will work proactively with stakeholders where opportunities arise within the identified Growth and Market Towns to secure the following outcomes:</p> <ol style="list-style-type: none"> <li>Maintain a mixture of uses that attract visitors and encourage greater social interaction, including both economic, social and, in some circumstances, residential, uses;</li> <li>Consolidate and improve the retail offer of the town centres, by way of enhancements to identified active frontages;</li> <li>Improve the leisure and cultural offer of each town to provide for the growth of both day and night time - economies;</li> <li>Seek to Implement high quality public realm improvements, including the development of new landmark features, within town centres especially addressing gateway sites, as identified in town strategies or neighbourhood plans;</li> <li>Seek enhancements to pedestrian connectivity both within town centres, and to residential and employment areas beyond; and</li> <li>Encouraging a step change in the quality of urban design, providing sustainable development with a focus on low carbon energy solutions, through measures including green initiatives such as urban tree planting.</li> </ol> <p>Development opportunities will be informed by the preparation of town strategies, with site specific details set out through development briefs.</p>								
MM69	Table 24	176	<p><i>Remove third column of Table 24 as follows:</i></p> <table border="1" data-bbox="533 1091 1666 1321"> <thead> <tr> <th data-bbox="533 1091 759 1193"><b>Spatial parts of Rushden and Higham Ferrers</b></th> <th data-bbox="759 1091 1395 1193"><b>Characteristics</b></th> <th data-bbox="1395 1091 1666 1193"><b>Relevant spatial strategy policies</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="533 1193 759 1321">Core urban area</td> <td data-bbox="759 1193 1395 1321"> <ul style="list-style-type: none"> <li>Defined by radial routes – Higham Road/ High Street/ Bedford Road (north-south) and John Clark Way/ Newton Road/ Wellingborough Road (east-west)</li> </ul> </td> <td data-bbox="1395 1193 1666 1321">                     Policy EN1(1)(a);                      JCS Policy 11(1)(a)                 </td> </tr> </tbody> </table>	<b>Spatial parts of Rushden and Higham Ferrers</b>	<b>Characteristics</b>	<b>Relevant spatial strategy policies</b>	Core urban area	<ul style="list-style-type: none"> <li>Defined by radial routes – Higham Road/ High Street/ Bedford Road (north-south) and John Clark Way/ Newton Road/ Wellingborough Road (east-west)</li> </ul>	Policy EN1(1)(a); JCS Policy 11(1)(a)		No likely significant effect
<b>Spatial parts of Rushden and Higham Ferrers</b>	<b>Characteristics</b>	<b>Relevant spatial strategy policies</b>									
Core urban area	<ul style="list-style-type: none"> <li>Defined by radial routes – Higham Road/ High Street/ Bedford Road (north-south) and John Clark Way/ Newton Road/ Wellingborough Road (east-west)</li> </ul>	Policy EN1(1)(a); JCS Policy 11(1)(a)									

			<ul style="list-style-type: none"> <li>Based around Victorian terraced roads, with former Boot and Shoe factory sites, with post-war suburban development to the south</li> <li>Distribution centre to east of town centre, off John Clark Way (Spire Road) constructed late 2000s</li> <li>Includes key services and facilities – town centre, leisure centres (Pemberton Centre/ Splash Pool), schools</li> <li>Character defined main public open spaces – Rushden Hall Park, Spencer Park</li> </ul>		
		Rushden West (employment area)	<ul style="list-style-type: none"> <li>Main employment area of Rushden</li> <li>Longstanding industrial area, has grown in a piecemeal way over a long period</li> <li>Includes environmentally challenging businesses e.g. Monoworld, Sander’s Lodge (waste treatment)</li> <li>Incorporates Rushden Lakes and Rushden Gateway – main new employment sites</li> <li>Includes enhanced visitor access to Nene Valley, via Rushden Lakes</li> </ul>	<p>Policy EN1(1)(a); JCS Policy 11(1)(a)</p>	
		Rushden East (Sustainable Urban Extension)	<ul style="list-style-type: none"> <li>Proposed strategic urban extension to east of A6 Bypass</li> <li>Requires new east-west connections across A6</li> <li>Development will include new community infrastructure; e.g. schools, neighbourhood centre</li> <li>Development will be supported by strategic green infrastructure</li> </ul>	<p>Policy EN1(1)(a); JCS Policy 33</p>	
		Avenue Road/ Bedford Road/ Newton Road	<ul style="list-style-type: none"> <li>Ribbon development, connecting Newton Road, Avenue Road and Bedford Road</li> <li>Suburban character</li> <li>Includes a mix of rural businesses (e.g. stables) and more urban uses (e.g. care homes)</li> </ul>	<p>JCS Policy 11(2)(a) Neighbourhood Plan Policy H1</p>	

			<p>Higham Ferrers</p> <ul style="list-style-type: none"> <li>• Self-contained urban area, enclosed by Rushden (south), A6 Bypass (east) and A45 Bypass (west)</li> <li>• Historic market town – includes many heritage assets e.g. Chichele College, Castle</li> <li>• Main employment area to the east of the town (south of Kimbolton Road)</li> <li>• Individual character areas are defined in the Higham Ferrers Neighbourhood Plan</li> </ul>	<p>Policy EN1(1)(a); JCS Policy 11(1)(b)</p>		
MM70	Policy EN35	180	<p><i>Amend Policy EN35 as follows:</i></p> <p>Redevelopment proposals for the Splash Pool and Wilkinson sites together with the associated highways network, as shown <b><u>as an area of opportunity in figure 21 above.</u></b> on the Policies Map should deliver increased footfall and enhanced vitality and viability for the town centre.</p> <p><b><u>The redevelopment would comprise ‘town centre uses’ to consolidate and improve the town centre retail offering, improve the leisure and cultural offering to encourage the growth of both day and night-time economies and offer ‘above the shop’ residential opportunities.</u></b></p> <p>Whilst it is envisaged that redevelopment of this key centre site could be delivered in phases, the two main components (Wilkinsons and the Splash Pool) should be informed by a comprehensive development brief, which takes into account the following principles:</p> <ol style="list-style-type: none"> <li>The creation of a pedestrian link between the High Street and the shops on Eaton Walk;</li> <li>The development of a new public square located between the High Street and Eaton Walk;</li> <li>Providing improvements to the public realm to create a distinct quarter;</li> <li>The reconfiguration and enhancement of public car parking provision to improve the connection to the High Street primary shopping area;</li> <li><b><u>The preservation and enhancement of the heritage assets on the site, in accordance with a heritage impact assessment;</u></b></li> <li><b><u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure;</u></b></li> <li>⇒ In addition to the above, the redevelopment of the Splash Pool leisure site will be required to address the loss of the facility <b>by providing an equivalent replacement facility</b> and the Council will aim to undertake a built sports facilities strategy to inform future opportunities for its relocation as well as bringing forward the regeneration of this key town centre site.</li> </ol>	<p>Hearings Action Point 113, 114, 115</p> <p>To address comments from Historic England (SOCG) (e) (Rep 39/08) and Anglian Water (f) (Rep 22/13)</p>	No likely significant effect	

MM71	Policy EN36 supporting text	181-182	<p><i>Add new text after para 10.25 to form a new para as follows:</i></p> <p><b><u>Financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy. In line with the SPD requirements, consultation is required by Natural England in advance of submitting any planning application. As part of that consultation, further mitigation may be needed in exceptional circumstances and where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany any planning application.</u></b></p>	To address recommendations of the HRA.	No likely significant effect since this incorporates the recommendations of the HRA and thus protects European sites
MM72	Para 10.30	183	<p><i>Add new text after paragraph 10.30, as follows:</i></p> <p><b><u>Financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy. In line with the SPD requirements, consultation is required by Natural England in advance of submitting any planning application. As part of that consultation, further mitigation may be needed in exceptional circumstances and where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany any planning application.</u></b></p>	To address recommendations of the HRA.	No likely significant effect since this incorporates the recommendations of the HRA and thus protects European sites
MM73	Policy EN37	184	<p><i>Amend Policy EN37 as follows:</i></p> <p>Redevelopment of the Rectory Business Centre site, as shown on the Policies Map, will be supported for residential development, for approximately 35 dwellings. Redevelopment proposals will be informed by a comprehensive masterplan and should deliver:</p> <ol style="list-style-type: none"> <li>A mix of housing types and tenures to meet local needs, consisting of predominantly small and medium sized properties;</li> <li>Improved vehicular access and parking arrangements, upgrading the Albert Road and Victoria Road junctions with Rectory Road;</li> <li>Enhancements to the public realm, especially the streetscapes of Albert Road and Victoria Road;</li> <li>Improved east-west pedestrian and cycle connectivity between the town centre and residential areas to the east, including appropriate crossing arrangements along Rectory Road; and</li> </ol>	To address comments from Historic England (SOCG) (f) (Rep 39/09) and Anglian Water (g) (Rep 22/17)	No likely significant effect

			<p>e) <del>Appropriate development contributions for education and training, to offset the loss of longstanding business premises;</del></p> <p>f) <b><u>The preservation and enhancement of the heritage assets on the site, in accordance with a heritage impact assessment and</u></b></p> <p>g) <b><u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure</u></b></p>				
MM74	Table 25 After Para 10.42	189	Amend Table 25 as follows:			Hearings Action Point	No likely significant effect
			<b>Spatial parts of Irthlingborough</b>	<b>Characteristics</b>	<b>Relevant spatial strategy policies</b>		
			Core urban area (existing)	<ul style="list-style-type: none"> <li>• South of the A6, defined by main arterial routes – Finedon Road, Station Road, Wellingborough Road</li> <li>• Includes key services and facilities – town centre, schools</li> <li>• Hosts main employer – Whitworth</li> </ul>	<del>Policy EN1 (1) (b): JCS Policy 11(1) (b)</del>		
			Irthlingborough West (Sustainable Urban Extension)	<ul style="list-style-type: none"> <li>• Permitted major extension to main urban area</li> <li>• Will enable new Finedon Road (A6) and Wellingborough Road connections</li> </ul>	<del>Policy EN1 (1) (b) JCS Policy 11(1) (b)/Annex A</del>		
			Irthlingborough East	<ul style="list-style-type: none"> <li>• Former principal employment and leisure hub</li> <li>• Separated from main urban area by A6 Bypass</li> <li>• Two main elements – Nene Park (former Rushden &amp; Diamonds FC stadium, south of Diamond Way/ Marsh Lane) and Nene Business Park (mixed use redevelopment site, north of Diamond Way/ Marsh Lane)</li> <li>• Mixed use developments at Nene Business Park site (Attley Way) currently under construction – new food/ convenience retailing, housing</li> </ul>	<del>Policy EN1 (1) (b): JCS Policy 11(1) (b)</del>		
Crow Hill (lower)	<ul style="list-style-type: none"> <li>• Ribbon development along Addington Road</li> <li>• Separated from main urban area by A6 Bypass</li> <li>• Characteristically suburban, but with rural elements e.g. Bypass Farm/ butchers</li> </ul>	<del>Policy EN4: JCS Policy 11(2) (a)</del>					

			<p>Crow Hill (upper)</p> <ul style="list-style-type: none"> <li>• Secondary/ smaller part of Irthlingborough, with urban character</li> <li>• Separated from main urban area by A6 Bypass and some agricultural fields</li> <li>• Addington Road provides main arterial route</li> <li>• Includes some local services, facilities and businesses – convenience store, community centre, Frontier Centre</li> </ul>	<p>Policy EN1 (1) (b): JCS Policy 11(1) (b)</p>		
MM75	Policy EN39	192	<p><i>Amend Policy EN39 as follows:</i></p> <p>The vacant Select &amp; Save and St Peter’s Way Car Park site, as shown on the Policies Map, is allocated for redevelopment, proposals should deliver:</p> <ol style="list-style-type: none"> <li>A balance and mix of main town centre uses, including convenience and comparison retailing, financial services and/ or food and drink businesses;</li> <li>Enhancements to the High Street primary shopping frontage;</li> <li>Pedestrian connections between the High Street, St Peter’s Way and St Peter’s Church;</li> <li>Provision for suitable service arrangements for the new business premises;</li> <li>Sufficient public car parking;</li> <li>Opportunities for live-work units at first floor level or above; and</li> <li><del>Enhancements</del> <b>Preservation and enhancement</b> to the settings of the heritage assets, with particular reference to St Peter’s Church and the Louisa Lilley Almshouses”</li> </ol>		To address comments from Historic England (SOCG) (Rep 39/10)	No likely significant effect
MM76	Supporting text to Policy EN40	194	<p><i>Amend para 10.52 as follows:</i></p> <p>The Former Rushden and Diamonds FC Stadium (site 3, Nene Park), was demolished in 2017. <b><u>The site was identified as a lapsed site in the Playing Pitch Strategy and Action Plan (PPS) (October 2016). The PPS identified that the site contained three poor quality adult pitches. The PPS recommended that opportunities to bring the site back into use were explored to meet identified shortfalls. However, if this is not feasible or sustainable or disposal is inevitable then the PPS sets out that requirements of NPPF paragraph 99 must be met. The PPS states that this requires replacement provision of an equivalent or better quantity and quality within boundaries of Irthlingborough.</u></b> The loss of the stadium, <b><u>playing pitches and ancillary facilities</u></b> requires suitable mitigation (i.e. alternative provision, unless it can be demonstrated that the <b><u>facilities are</u></b> stadium site is surplus to requirements), in</p>		<p>Request for Note after Hearings resulting in text change (AP 118)</p> <p>To address rep by Sport England</p>	No likely significant effect since this incorporates the recommendations Natural England advice and thus protects European sites

			<p>accordance with NPPF paragraph 979. <b><u>Account should also be taken of the findings of any subsequent Playing Pitch Strategy.</u></b></p> <p>Replacement leisure facilities are anticipated to be developed in accordance with the Healthy and Active Lifestyles Strategy through the masterplans for the major strategic sustainable urban extensions.</p> <p><i>Add new text after paragraph 10.54 as follows:</i></p> <p><b><u>The site is located adjacent to the SPA, a site specific HRA is therefore required. The HRA should assess all potential impacts including impacts on surrounding Functionally Linked Land, development proposals should include a Construction Environmental Management Plan and an Access Management Plan which includes details regarding the use of moorings. SuDS will need to be incorporated as part of any redevelopment. Flood risk will need to be fully considered and appropriate mitigation measures delivered, proposals will also need to consider the build-up of contaminants. The impact of climate change over the plan period will need to inform future proposals for the site.</u></b></p>	To address comments from Natural England (Rep 48/08)	
MM77	Policy EN40	194	<p><i>Amend Policy EN40, as follows:</i></p> <p>The former Rushden and Diamonds FC Stadium site, as shown on the Policies Map, is allocated for employment use, with an emphasis on business leisure and tourism use. Proposals should deliver:</p> <ul style="list-style-type: none"> <li>a) Flood compatible employment use such as tourism, cultural or leisure related development in accordance with the current EA flood zone status, complementing the nearby offers of Irthlingborough, Higham Ferrers and Rushden town centres, and Rushden lakes;</li> <li>b) Appropriate flood risk mitigation measures</li> <li>c) Measures to enhance biodiversity, deliver ecosystem services and ensure that any development does not have a significant adverse impact upon the adjacent SPA/Ramsar site. <b><u>A site-specific Habitat Regulations Assessment should be provided;</u></b></li> <li>d) Suitable access and highways arrangements to enable the site to be served by public transport;</li> <li>e) Improved arrangements for pedestrians and cyclists crossing the A6 to Station Road and accessing the town centre (east)</li> </ul>		No likely significant effect



			<p>f) Pedestrian and cycle connections to East Northamptonshire Greenway, via the Old Bridge and Marsh Lane (west)</p> <p>g) <b>Design, height and massing together with</b> high quality landscaping, recognising <b>protecting</b> the setting of nearby heritage assets, such as Irthlingborough Bridge and Crow Hill Iron Age Fort and non-designated heritage assets, <del>and</del></p> <p>h) Provision for new moorings along the River Nene Navigation allowing direct riparian access, <b>and</b></p> <p>i) <b>Mitigate for the loss of the stadium, playing pitches and ancillary facilities, unless it can be demonstrated that the facilities are surplus to requirements in line with paragraph 99 of the NPPF</b></p>	<p>To address comments from Historic England (SOCG Rep 39/11)</p> <p>To address rep by Sport England</p>										
MM78	Para 10.57	195	<p><i>Amend para 10.57 as follows:</i></p> <p>Oundle and its surrounding rural hinterland consist of four distinctive spatial parts, plus the closely connected villages of Ashton, <b>Barnwell</b>, Cotterstock, Glapthorn and Stoke Doyle. Figure 28 and Table 26 (below) outline the main characteristics of each, with the relevant spatial strategy policy references. <b><u>The Oundle built up area includes parts that are situated within the parishes of Ashton (Elmington; Laxton Drive), Barnwell (Barnwell Mill; Barnwell Country Park; Oundle Marina) and Glapthorn (Old Farm Lane) parishes.</u></b></p>	<p>To address comments made by Oundle Town Council (Rep 25/05)</p>	No likely significant effect									
MM79	Table 26 After Para 10.57	196	<p><i>Amend Table 26 as follows:</i></p> <table border="1" data-bbox="526 1053 1668 1372"> <thead> <tr> <th colspan="3">Table 26</th> </tr> <tr> <th>Spatial parts of Oundle</th> <th>Characteristics</th> <th>Relevant spatial strategy policies</th> </tr> </thead> <tbody> <tr> <td>Historic core</td> <td> <ul style="list-style-type: none"> <li>Defined by West Street and North Street; <b><i>the Market Place which links them and New Street</i></b> (A427)</li> <li>Includes key services and facilities – town centre</li> <li>Historic character defined by Oundle School</li> </ul> </td> <td>Policy EN1(1)(c); JCS Policy 11(1)(b)</td> </tr> </tbody> </table>	Table 26			Spatial parts of Oundle	Characteristics	Relevant spatial strategy policies	Historic core	<ul style="list-style-type: none"> <li>Defined by West Street and North Street; <b><i>the Market Place which links them and New Street</i></b> (A427)</li> <li>Includes key services and facilities – town centre</li> <li>Historic character defined by Oundle School</li> </ul>	Policy EN1(1)(c); JCS Policy 11(1)(b)	<p>To address comments made by Oundle Town Council (Rep 25/08)</p> <p>Hearings Action Point</p>	No likely significant effect
Table 26														
Spatial parts of Oundle	Characteristics	Relevant spatial strategy policies												
Historic core	<ul style="list-style-type: none"> <li>Defined by West Street and North Street; <b><i>the Market Place which links them and New Street</i></b> (A427)</li> <li>Includes key services and facilities – town centre</li> <li>Historic character defined by Oundle School</li> </ul>	Policy EN1(1)(c); JCS Policy 11(1)(b)												

			<ul style="list-style-type: none"> <li>• <b>Hosts main employment areas – Main employment areas situated to the east of the historic core of the town</b> - Nene Business Park/ Fairline Boats; East Road</li> </ul>			
			<p>Oundle north</p> <ul style="list-style-type: none"> <li>• Suburban urban extension, north of New Road, focused upon arterial Glapthorn Road/ Cotterstock Road</li> <li>• Developed since 1950s</li> <li>• Focal points – Oundle Primary School, Occupation Road playing fields</li> <li>• Potential for expansion of urban area to the north (Oundle/ Glapthorn Parish), but recognise concerns regarding potential coalescence with Glapthorn</li> </ul>	Policy EN4 (1)(e); JCS Policy 11(1)(b)		
			<p>Oundle Marina/ Barnwell Country Park</p> <ul style="list-style-type: none"> <li>• Significant tourism and leisure hub</li> <li>• Separated from main urban area by River Nene</li> <li>• Majority of area is functional floodplain</li> <li>• Committed redevelopment proposal – Oundle Marina</li> <li>• Further opportunities e.g. Barnwell Mill</li> </ul>	Policy EN4 (3)(a); JCS Policy 11(2)(a)		
			<p>Elmington/ Laxton Drive (Ashton Parish)</p> <ul style="list-style-type: none"> <li>• Ribbon development along A605</li> <li>• Separated from main urban area by A605 Bypass</li> <li>• Suburban element (Laxton Drive)</li> <li>• Riverside Hotel presents redevelopment challenge</li> </ul>	Policy EN4 (3)(a); JCS Policy 11(2)(a)		
MM80	Para 10.60 and 10.61	198	<p><i>Amend para 10.60 as follows:</i></p> <p><del>Planning permission for the change of use of the former Recycling Centre and Council car park at Herne Park to a mixture of office, light industry and storage was granted in 2014. <b>The former recycling centre and car park adjacent to the Joan Strong Centre has undergone some changes in recent years.</b></del></p> <p>The former recycling centre was occupied by North Equipment Ltd in 2016, while the adjacent Herne Park car park is well used on most working days, particularly market days.</p> <p><i>Amend para 10.61 as follows:</i></p> <p><del>While both the <b>The</b> recycling centre and former Council car park could provide development opportunities, neither site <b>are brownfield urban sites, but neither</b> is currently available. Both are brownfield sites,</del></p>	To address comments made by Oundle Town Council (Rep 25/9 & 25/10)	No likely significant effect	

			<p><del>situated within the urban area. Future development proposals</del> <b><u>If either site becomes available in the longer term, any potential redevelopment scheme would could</u></b> be informed by <b><u>a development brief, alongside</u></b> other Local Plan policies, including the spatial strategy (Policy EN1(1)(c) and Joint Core Strategy Policy 11(1)(b)), together with other relevant development management policies (e.g. Joint Core Strategy Policy 6 – Development on Brownfield Land). <del>Future development proposals could be supported through site specific development briefs.</del> <b><u>In the short/ medium term, Oundle Town Council has taken over the lease of the East Road/ Herne Park car park and is keen to retain this as an asset for the town.</u></b></p>		
MM81	Policy EN41	200	<p><i>Amend Policy EN41 as follows:</i></p> <p>Redevelopment proposals for the former Riverside Hotel, as allocated on the Policies Map, will be supported for the following uses:</p> <ul style="list-style-type: none"> <li>• Reinstatement as a restaurant, public house, hotel or tourist accommodation;</li> <li>• Training facility and/ or resource centre; or</li> <li>• Small business units, or other potential service employment uses.</li> </ul> <p>Redevelopment schemes should deliver the following outcomes:</p> <ol style="list-style-type: none"> <li>a) <del>Retention</del> <b><u>Preservation</u></b> and enhancement of the heritage asset;</li> <li>b) Appropriate flood mitigation measures, including appropriate access and egress arrangements;</li> <li>c) Provision for new moorings along the River Nene Navigation with direct riparian access; and</li> <li>d) Improved connectivity for pedestrian and cyclists, to the town centre (east, via North Bridge) and riverside paths.</li> </ol>	Hearings Action Point 120	No likely significant effect

MM82	Table 27 After Para 10.68	202				Hearings Action Point	No likely significant effect
			<b>Table 27</b>				
			<b>Spatial parts of Raunds</b>	<b>Characteristics</b>	<b>Relevant Spatial strategy policies</b>		
			Core urban area	<ul style="list-style-type: none"> <li>Defined by London Road (west), Brick Kiln Road (north) and High Street/ Brook Street</li> <li>Includes key services and facilities – linear town centre, focused on The Square/ Brook Street</li> <li>Historic character defined by St Peter’s Church</li> <li>Hosts significant suburban areas to the east and west of High Street/ Brook Street</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)		
			Raunds north	<ul style="list-style-type: none"> <li>Sustainable urban extension to the north of Brick Kiln Road (also known as Border Park)</li> <li>Developed since 2013</li> <li>Focal points – Raunds Town FC, new London Road/ Michael Way local centre/ service hub adjacent to A45</li> <li>Potential for further expansion of urban area to the east of Border Park</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)		
			Raunds north east	<ul style="list-style-type: none"> <li>Sustainable urban extension to north east of existing urban area, known as Northdale End</li> <li>Significant new green infrastructure corridor adjacent to Brooks Road, utilising Hog Dyke</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)		
Raunds south	<ul style="list-style-type: none"> <li>Sustainable urban extension to the south of the town</li> <li>Two significant developments to south of Grove Street – Weighbridge Way (developed during 2000s) and Willow Way (2010/11)</li> <li>Major development at Darcy Park (also known as Darsdale Farm) recently started, including significant new public open space</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)					

			<p>Warth Park (west of Raunds)</p> <ul style="list-style-type: none"> <li>• Main employment area of Raunds</li> <li>• Major strategic warehousing and distribution site</li> <li>• Also includes significant new green infrastructure between warehouses and A45</li> </ul>	Policy EN (b); JCS P 11(1)(b)																							
			<p>Brooks Road</p> <ul style="list-style-type: none"> <li>• Ribbon development along Brooks Road, beyond Northdale End</li> <li>• Suburban character</li> <li>• Transition between urban (Northdale End) and rural (Brook Farm Livery Stables)</li> </ul>	Policy EN (a); JCS P 11(2)(a)																							
MM83	Table 28 After Para 10.72	204	<p><i>Amend Table 28 as follows:</i></p> <table border="1"> <thead> <tr> <th>Spatial parts of Thrapston and Islip</th> <th>Characteristics</th> <th>Relevant spatial strategy policies</th> <th>Point</th> </tr> </thead> <tbody> <tr> <td>Core urban area</td> <td> <ul style="list-style-type: none"> <li>• Defined by radial arterial roads – High Street/ Huntingdon Road, Midland Road and Oundle Road</li> <li>• Historic core based around High Street/ Huntingdon Road and Midland Road, with post-war suburban development to the north (Oundle Road, Lazy Acre)</li> <li>• Includes key services and facilities – town centre retailing, school, main public open spaces, leisure centre</li> </ul> </td> <td>Policy EN1(1)(b); JCS Policy 11(1)(b)</td> <td></td> </tr> <tr> <td>Haldens Parkway (employment area)</td> <td> <ul style="list-style-type: none"> <li>• Main employment area of Thrapston, east of A605</li> <li>• Major strategic warehousing and distribution site, with access to A14 and A45 Trunk Roads</li> <li>• Scope for further expansion of logistics or warehousing businesses, if necessary</li> </ul> </td> <td>Policy EN1(1)(b); JCS Policy 11(1)(b)</td> <td></td> </tr> <tr> <td>Islip village</td> <td> <ul style="list-style-type: none"> <li>• Self-contained village, with a range of services but a close functional relationship with Thrapston</li> <li>• Linear village, defined by Lowick Road, High Street and Chapel Hill/ Toll Bar Road</li> </ul> </td> <td>Policy EN1(2)(b); JCS Policy 11(2)(a)</td> <td></td> </tr> <tr> <td>Islip south</td> <td> <ul style="list-style-type: none"> <li>• Linear area, west of River Nene, situated between Kettering Road and A14</li> <li>• Major strategic employment site, including Islip Furnace and Primark premises</li> </ul> </td> <td>Policy EN1(2)(b) &amp; EN1(3)(a); JCS Policy 11(2)(a)</td> <td></td> </tr> </tbody> </table>		Spatial parts of Thrapston and Islip	Characteristics	Relevant spatial strategy policies	Point	Core urban area	<ul style="list-style-type: none"> <li>• Defined by radial arterial roads – High Street/ Huntingdon Road, Midland Road and Oundle Road</li> <li>• Historic core based around High Street/ Huntingdon Road and Midland Road, with post-war suburban development to the north (Oundle Road, Lazy Acre)</li> <li>• Includes key services and facilities – town centre retailing, school, main public open spaces, leisure centre</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)		Haldens Parkway (employment area)	<ul style="list-style-type: none"> <li>• Main employment area of Thrapston, east of A605</li> <li>• Major strategic warehousing and distribution site, with access to A14 and A45 Trunk Roads</li> <li>• Scope for further expansion of logistics or warehousing businesses, if necessary</li> </ul>	Policy EN1(1)(b); JCS Policy 11(1)(b)		Islip village	<ul style="list-style-type: none"> <li>• Self-contained village, with a range of services but a close functional relationship with Thrapston</li> <li>• Linear village, defined by Lowick Road, High Street and Chapel Hill/ Toll Bar Road</li> </ul>	Policy EN1(2)(b); JCS Policy 11(2)(a)		Islip south	<ul style="list-style-type: none"> <li>• Linear area, west of River Nene, situated between Kettering Road and A14</li> <li>• Major strategic employment site, including Islip Furnace and Primark premises</li> </ul>	Policy EN1(2)(b) & EN1(3)(a); JCS Policy 11(2)(a)		<p>Amend Table 28 as follows:</p> <p>Point</p>	<p>Heardings Action</p>	No likely significant effect
Spatial parts of Thrapston and Islip	Characteristics	Relevant spatial strategy policies	Point																								
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			<ul style="list-style-type: none"> <li>Linear/ ribbon development part of Islip village to the south of Kettering Road, separated from Islip village by cricket field/ Woolpack pub</li> </ul>		
MM84	Para 10.83	207-208	<p><i>Add new text after paragraph 10.83, as follows:</i></p> <p><b><u>The site is located approximately 500m from the SPA, depending on the type of development proposed a Habitat Regulations Assessment may be required to accompany any planning application.</u></b></p>	To address recommendations of the HRA.	No likely significant effect since this incorporates the recommendations of the HRA and thus protects European sites
MM85	Policy EN42	209	<p><i>Amend Policy EN42, as follows:</i></p> <p>The Cattle Market site, as shown on the Policies Map, is allocated for redevelopment, with a focus upon maintaining an appropriate mix and range of uses compatible with the town centre. Redevelopment proposals should deliver:</p> <ol style="list-style-type: none"> <li>A balance and mix of town centre uses, including convenience retailing, financial services and/ or food and drink businesses;</li> <li>Opening up of a new north-south active town centre frontage to the south of the High Street;</li> <li>Enhanced north-south pedestrian connectivity, between the High Street, Market Road, Grove Road and the Leisure Centre (Cedar Drive);</li> <li>Vehicular access from Market Road, with off-site improvements to the Midland Road junction, and provision for suitable service arrangements for the new business premises;</li> <li>Opportunities for residential uses appropriate for a town centre site, including live-work units or specialist housing at first floor level or above;</li> <li><del>Enhancements</del> <b><u>Preservation and enhancement</u></b> to the settings of adjacent heritage assets, <b><u>non-designated heritage assets</u></b> and the Conservation Area; and</li> <li>Additional town centre public car parking.</li> </ol>	To address comments from Historic England (SOCG) (Rep 39/12)	No likely significant effect

## Monitoring and Implementation

MM86	Para 11.4	210	<p><i>Amend paragraph 11.4 (including amending bullet point 3 and introducing a new bullet point after bullet point 3)) as follows:</i></p> <p>The topic and area-based workshops for the Plan (2017-18) and subsequent draft Plan consultation (November 2018 – February 2019) <b><u>and subsequent Regulation 19 draft submission Plan consultation (2019)</u></b> identified various localised infrastructure priorities, over and above the strategic projects <b><u>as identified</u></b> above:</p> <p><i>Bullet point 3:</i></p> <ul style="list-style-type: none"> <li>Education – delivery of new academies/ free schools, working with the Department for Education, <b>in accordance with current local education authority<sup>25</sup> and national<sup>26</sup> policies.</b></li> </ul> <p><i>New bullet point:</i></p> <ul style="list-style-type: none"> <li><b><u>Fire and rescue - depending on the scale and nature of the proposed development and resulting demands on fire and rescue resources, delivery of new types of fleet (e.g. smaller ‘rapid response’ initial intervention vehicles)/ new bays to existing fire stations to accommodate additional vehicles/relocation or provision of new response facilities/ introduction of new types of equipment and a reduction of risk and demand through the provision of fire suppression systems (sprinklers) in appropriate developments;</u></b></li> </ul>	Northamptonshire County Council (Development Infrastructure) (Rep 49/04, 49/10)	No likely significant effect
MM87	Table 29	214 to 219	<i>Amend table 29 as follows:</i>	Hearings Action Point 178	No likely significant effect

<sup>25</sup> NCC School Organisation Plan 2016-21: [https://www3.northamptonshire.gov.uk/councilservices/children-families-education/schools-andeducation/school-admissions/Documents/School%20Organisation%20Plan%202016-2021\\_2017%20Update.pdf](https://www3.northamptonshire.gov.uk/councilservices/children-families-education/schools-andeducation/school-admissions/Documents/School%20Organisation%20Plan%202016-2021_2017%20Update.pdf)

Planning for Schools Development (2011): [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6316/1966097.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6316/1966097.pdf)

**Northamptonshire Organisation Plan for School Places 2018 – 2023:**

[https://www.whatdotheyknow.com/request/670920/response/1598950/attach/4/2018%20Update%20School%20Organisation%20Plan%20DRAFT%20v2.pdf?cookie\\_passthrough=1](https://www.whatdotheyknow.com/request/670920/response/1598950/attach/4/2018%20Update%20School%20Organisation%20Plan%20DRAFT%20v2.pdf?cookie_passthrough=1)

<sup>26</sup> **Planning for Schools Development (2011):** [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6316/1966097.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6316/1966097.pdf)

**Securing developer contributions for Education (November 2019):**

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/909908/Developer\\_Contributions\\_Guidance\\_update\\_Nov2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909908/Developer_Contributions_Guidance_update_Nov2019.pdf)

<b>Table 29: Performance indicators and targets for monitoring</b>				
<b>Policy</b>	<b>Objective</b>	<b>Indicator</b>	<b>Targets Aims</b>	<b>Targets</b>
EN1	Provide additional rural spatial direction/ settlement hierarchy (i.e. large/ small/ restraint villages and open countryside)	Number of dwellings permitted within the different areas of the settlement hierarchy	Direct development to Rushden and the Market Towns Restrict all but small scale or infill development in rural areas, unless promoted through Neighbourhood Plans and/ or rural exceptions housing schemes	<b><u>Levels of development to accord with the spatial roles set out in table 2 of the Plan</u></b>  <b><u>Levels of residential development to align with table 3 of the Plan</u></b>
EN2	<del>Provide a clear differentiation between the urban/ built up areas and their surrounding rural hinterlands</del> <b><u>Provide development principles to guide development in the rural area.</u></b>	<del>Number of dwellings permitted within the main urban areas, and beyond the main urban areas</del> <b><u>Location and type of development</u></b>	Restrict inappropriate development beyond the main urban/ built up areas	<b><u>All proposals to meet the requirements of the policy.</u></b>
<del>EN3</del>	<del>Provide a clear differentiation between the freestanding villages and their</del>	<del>Number of dwellings permitted within the free standing villages, and beyond the</del>	<del>Restrict inappropriate development beyond the free standing villages</del>	



			surrounding rural hinterlands	free-standing village areas			
		EN4	Provide a clear differentiation between urban outliers/ ribbon developments and their surrounding rural hinterlands	Number of dwellings permitted within the ribbon development areas of lower Crow Hill (Irthlingborough) and Brooks Road (Raunds)	Restrict inappropriate development in the defined ribbon development areas		
		EN5	Protect the peripheral land of settlements against unsuitable development and provide suitable development management criteria for Rural Exceptions Housing schemes	Development permitted outside of the defined settlement boundaries: number of rural affordable units achieved (Rural Exceptions and open countryside dwellings)	Restrict inappropriate development on the periphery of settlements with a defined boundary, but encourage the provision of affordable housing to meet identified needs in the rural areas	<b><u>No inappropriate development on the periphery of settlements, other than for rural exceptions.</u></b>	
		EN6	Provide clear guidelines for appropriate replacement dwellings in open countryside	Number of dwellings permitted and/ or built in the open countryside	Restrict the development of inappropriate new build replacement dwellings in open countryside	<b><u>No inappropriate new build replacement dwellings in the open countryside other than those which accord with Policy EN6.</u></b>	
		EN7	Protect and enhance existing and future Green Infrastructure corridors	Net loss/ gain in GI across the district New open space provided within or connected to the existing GI network	<b><u>NetTo</u></b> increase in connected open space and GI throughout the district	<b><u>Overall net gain in GI.</u></b>	

				Projects to enhance GI in the district				
			EN8	Protect and enhance the Greenway and its connections to the wider GI network	Number and amount of contributions by developers and other funding streams Completion of Greenway projects/developments	Complete the Greenway within the district	<b><u>Increase in the number of GI projects completed.</u></b>  <b><u>Completion of the Greenway and associated projects.</u></b>	
			EN9	Define an enhanced local interpretation of the NPPF criteria for the designation of Local Green Space	Designation of Local Green Space within Neighbourhood Plans	<del>No loss of Local Green Space</del> To facilitate the protection of Local Green Space	<b><u>No loss of Local Green Space.</u></b>  <b><u>Net increase in Local Green Space.</u></b>	
			EN10	Enhance existing open space or provide new open space	Number of permitted developments of 10 or more dwellings, or 0.3 or more hectares	<del>Net increase in open space across the district</del> <b><u>To ensure new development makes adequate provision for open space.</u></b>	<b><u>Net increase in open space across the district.</u></b>  <b><u>No net loss of open space.</u></b>	
			EN11	Enhance existing sport and recreation facilities, or provide new sport and recreation facilities	<del>Number of permitted strategic developments</del> <b><u>Amount of new sports and recreation facilities provided/ contributions secured toward facilities.</u></b>	<del>Net increase in sport and recreation facilities across the district</del> <b><u>To ensure new development makes adequate provision for sports and recreation facilities.</u></b>	<b><u>Net increase in sport and recreation facilities provided/ increase in improvements towards existing facilities.</u></b>  <b><u>No net loss of sport and recreation facilities.</u></b>	

			EN12	Provide additional direction re strengthening the role of health and wellbeing as a critical aspect of place shaping	Number of permissions and refusals where the policy was used to make the decision	<p><b><u>To enable and promote healthy lifestyles.</u></b>  <u>Submission of Health Impact Assessments to accompany all major planning applications.</u></p> <p><u>Refusal of planning permission where insufficient mitigation is proposed to address negative health impacts.</u></p>	<p><b><u>All major applications to be accompanied by a HIA.</u></b></p>		
			EN13	Provide clear guidance for the design of development with regard to its impact on the surrounding area	<p>Number of permissions and refusals where the policy was used to make the decision.</p> <p><b><u>No upheld at appeal</u></b></p>	<p>Restrict inappropriate development of new buildings and extensions so that they are in keeping with the surrounding environment</p>	<p><b><u>100% of cases refused on design grounds to be upheld at appeal.</u></b></p>		
			EN14	Sustain and enhance the appearance and setting of designated heritage assets	<p>Number of permissions and refusals where the policy was used to make the decision</p> <p><b><u>Maintaining Heritage Assets</u></b></p> <p><b><u>Maintaining non designated Heritage Assets</u></b></p>	<p>Restrict inappropriate development which affects a designated heritage asset or its setting</p>	<p><b><u>Maintain existing areas designated Conservation Areas (no net loss);</u></b></p> <p><b><u>Maintain existing number of listed buildings (no loss)</u></b></p> <p><b><u>Maintain the number of Scheduled Monuments;</u></b></p> <p><b><u>Reduce the number of heritage assets</u></b></p>		

				<b><u>Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance</u></b>		<b><u>at risk (number on Historic England's Heritage at Risk Register)</u></b>		
			EN15	Sustain and enhance the appearance and setting of non-designated heritage assets	Number of permissions and refusals where the policy was used to make the decision	Restrict inappropriate development which affects a non-designated heritage asset or its setting	<b><u>Maintain non-designated heritage assets (no loss).</u></b>	
			EN16	Provide clear direction for tourist and cultural developments in the Nene Valley corridor and Rockingham Forest areas and support the conversion of small-scale redundant or disused rural buildings to guest house/ B&B accommodation	Number of permitted tourist and cultural development within defined Nene Valley and Rockingham Forest areas  Number of permitted conversions of rural outbuildings to provide overnight accommodation	Encourage appropriate development in the Nene Valley corridor and Rockingham Forest areas, including the conversion of redundant small-scale rural buildings	<b><u>A net increase of tourist/ cultural facilities</u></b>	
			-EN17	Implementation of SEN school proposal at Land west of Moulton College, Chelveston	Development of SEN school proposal permitted	To deliver new SEN school development to meet the needs and requirements of		

				the Friars East Academy		
EN18	Set out policy criteria for the future development/ expansion of commercial floorspace (e.g. by way of the development of further enterprise centres or similar)	Number of developments (future sites/ expansion of existing premises) successfully implemented in accordance with Policy EN18	Encourage established businesses to expand and grow in appropriate locations		<b><u>A net increase in the number of completions for small and medium scale commercial development.</u></b>	
EN19	Ensure that existing employment sites are protected for employment use	Use status of the sites	<del>No</del> <b><u>To prevent the</u></b> loss of employment uses within the Protected Employment Areas <del>unless the site is demonstrably no longer suitable for employment</del>		<b><u>No net loss of employment uses within the Protected Employment Areas unless the site is demonstrably no longer suitable for employment</u></b>	
EN20	Provide clear direction for the relocation and expansion of existing businesses	Number of permissions and refusals where the policy was used to make the decision	Encourage established businesses to expand and grow in appropriate locations		<b><u>All expanded/relocated business to be adjacent to built up area.</u></b>	
EN21	Increase the vitality of the town centres and primary shopping <b><u>areasfrontages</u></b>	Public realm improvements within the town centres and primary shopping <b><u>areasfrontages</u></b>  <b><u>Percentage of development</u></b>	Encourage appropriate development within the town centres and primary shopping <b><u>areasfrontages</u></b>		<b><u>Increase the percentage of town centre development within defined boundaries.</u></b>  <b><u>Decrease the number of</u></b>	

				<p><u>within defined town centre boundaries</u></p> <p><u>Change of use of upper floors</u></p> <p><u>Change of use to residential (non-primary frontage)</u></p> <p><u>Percentage of non-retail within primary frontages</u></p>		<p><u>vacancies at upper floor level.</u></p> <p><u>Increase the percentage of retail uses within primary frontage/ decrease non-retail uses in frontages.</u></p>		
		EN22	Provide floorspace thresholds for impact assessments for retail developments	<p>Number of permitted retail developments outside the primary shopping areas of the six towns</p> <p><u>Proposals for out / edge-of centre supported by a sequential test and an impact assessment where above the relevant threshold</u></p>	Restrict inappropriate retail development outside the primary shopping areas of the six towns	<p><u>No specific target, however, monitoring indicator to identify the number and type of these developments.</u></p> <p><u>100% of proposals for out / edge-of centre supported by a sequential test and impact assessment above the relevant threshold</u></p>		
		EN23	Provide clear direction for specified <del>main town centre</del> use developments <u>at</u> <del>outside of the</del> local centres	<p>Number of permitted specified <del>main town centre</del> uses <u>adjacent to</u> <del>within 200m of</del> the local centres</p>	Encourage specified <del>main town centre</del> uses <u>at</u> <del>outside of the</del> local centres that offer day to day local services, improved connectivity and do	<p><u>100% adjoining/closely related to built up area;</u></p> <p><u>Amount of new floorspace for each type of use</u></p>		

				not affect local amenity			
			-EN24	Delivery of sites in accordance with the Local Plan (Joint Core Strategy) requirements	Meeting overall strategic housing requirements at Oundle and delivery of associated infrastructure	To provide for strategic shortfall in housing numbers of around 300 dwellings at Oundle	
			EN25	Implementation of Stoke Doyle Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	<b><u>Delivery of the site by 2031</u></b>
			EN26	Implementation of Cotterstock Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	<b><u>Delivery of the site by 2031</u></b>
			EN27	Implementation of St Christopher's Drive site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfall at Oundle	<b><u>Delivery of the site by 2031</u></b>
			EN28	Implementation of Land east of A6 Bypass/ Bedford Road site within the Plan period	Meeting strategic housing requirements site specific	To provide site specific housing requirements assisting the strategic shortfalls for Rushden and Irthlingborough	<b><u>Delivery of the site by 2031</u></b>
			EN29	Delivery of an appropriate quantum of Category 3 (wheelchair accessible <u>or</u>	Number of Category 3 (wheelchair accessible <u>or adaptable</u> ) units delivered	<b><u>Delivery of 5% of units as Category 3 housing on sites of 50 dwellings or more</u></b> <b><u>To increase the</u></b>	<b><u>Delivery of 5% of units as Category 3 housing on sites of 20 dwellings or more</u></b>

				<b><u>adaptable</u></b> ) housing to meet local needs		<b><u>delivery of Category 3 housing</u></b>		
		EN30	Delivery of an appropriate mix of housing sizes, types and tenures to meet local need	Type, mix and range of units achieved  <b><u>Proportion of 1, 2, 3, 4, 5+ bed properties.</u></b>  <b><u>Tenure split of properties</u></b>	Encourages a range and mix of house types and tenures to meet the needs of the wider community <b><u>in accordance with the evidence base</u></b>	<b><u>100% in accordance with tenure/ size proportions set out in the evidence base, unless justified by evidence</u></b>		
		EN31	Delivery of specialist housing: <ul style="list-style-type: none"> <li>• Older persons accommodation to meet local need</li> <li>• Extra Care development schemes as part of major strategic sites in accordance with local needs</li> </ul>	Numbers of older persons (and specifically Extra Care) units of accommodation achieved on sites over and above the defined policy thresholds  Successful delivery of Extra Care housing at named sites in accordance with development masterplans	Delivery of 10% of units as housing for older people, in accordance with defined policy thresholds  Delivery of Extra Care housing in association with development in accordance with policy criteria at named sites: <ul style="list-style-type: none"> <li>• <u>Rushden East SUE</u></li> <li>• <u>Irthingborough West SUE</u></li> <li>• <u>St Christopher's Drive, Oundle</u></li> <li>• <u>East of Ferrers School, Higham Ferrers</u></li> </ul> <b><u>To increase delivery of specialist</u></b>	<b><u>Delivery of 10% of units (20% in rural area) as housing for older people, in accordance with defined policy thresholds</u></b>  <b><u>Delivery of Extra Care housing in association with development in accordance with policy criteria at named sites:</u></b> <ul style="list-style-type: none"> <li>• <u>Rushden East SUE</u></li> <li>• <u>Irthingborough West SUE</u></li> <li>• <u>St Christopher's Drive, Oundle</u></li> <li>• <u>Hayway, Northamptonton Road, Rushden</u></li> </ul>		



					<b><u>housing for older persons.</u></b>	<ul style="list-style-type: none"> <li><b><u>East of Ferrers School, Higham Ferrers</u></b></li> </ul>		
			EN32	Delivery of self and custom build	Number of self and custom built dwellings achieved on sites of 50 dwellings or more	<p><del>At least 5% of plots on sites of 50 dwellings or more safeguarded for self or custom built dwellings.</del>  <b><u>To increase delivery of self and custom build housing.</u></b></p>	<p><del>At least 5% of plots on sites of 50 dwellings or more provided for self or custom built dwellings</del>  <b><u>Meeting demand on self/custom build register</u></b></p>	
			EN33	Implementation of Rushden East SUE in accordance with the Local Plan policy framework (Joint Core Strategy Policy 33/ new Policy EN33) and the agreed Masterplan Framework Document (MFD)	<p>Meeting strategic housing requirements site specific</p> <p>Phased delivery of SUE in accordance with MFD phasing/ trajectories</p>	<p>Delivery of initial development phases by 2031 in accordance with the agreed MFD phasing plan/ trajectory and the housing trajectory for East Northamptonshire</p> <p><b><u>To ensure the principles for delivering the SUE are met.</u></b></p>	<p><b><u>Delivery of initial development phases by 2031 in accordance with the agreed MFD phasing plan/ trajectory and the housing trajectory</u></b></p>	
			EN34	Delivery of development within the town centres and surrounding urban areas in accordance with the development principles	<p>Development permitted in accordance with the policy criteria</p> <p><b><u>Enhance vitality/viability of town centres</u></b></p>	<p>No of development proposals approved in accordance with all of the relevant policy criteria</p>	<p><b><u>Increased footfall in town centres</u></b></p> <p><b><u>Increase in the proportion of retail use in town centres</u></b></p> <p><b><u>Increase in proportion of town centre uses</u></b></p>	

						<p><b><u>Increase in the no of active frontages.</u></b></p> <p><b><u>Reduction in the no of vacancies in town centres</u></b></p>		
			EN35	Redevelopment of the Splash Pool and Wilkinson sites	Development permitted on the Splash Pool and Wilkinson sites	Redevelopment of the sites to include pedestrian links, a new public square, public realm improvements, and provision of public car parking	<p><b><u>By 2031, redevelopment of the site as set out in Policy EN35.</u></b></p>	
			EN36	Redevelopment of the former factory site between 71 Oakley Road and 37-51 Washbrook Road	Development permitted on the former factory site	Redevelopment of the site to include approximately 10 dwellings with a mix of housing types to meet local needs, developer contributions, vehicular access, and pedestrian/ cycle connections	<p><b><u>By 2031, redevelopment of the site as set out in Policy EN36.</u></b></p>	
			EN37	Redevelopment of the Federal Estates site	Development permitted for housing on the Federal Estates site	Redevelopment of the site to include at least 120 dwellings with a mix of housing types to meet local need, developer contributions, improved connections and link roads, and	<p><b><u>By 2031, redevelopment of the site as set out in Policy EN37.</u></b></p>	

				appropriate mitigation measures			
			EN38	Release and redevelopment of the Rectory Business Centre site for housing	Development permitted for housing on the Rectory Business Centre site	Redevelopment of the site to include at least 35 dwellings with a mix of housing types to meet local need, developer contributions, improved connections and appropriate mitigation measures	<b><u>By 2031, redevelopment of the site as set out in Policy EN38.</u></b>
			EN39	Redevelopment of the former Select & Save and St Peter's Way Car Park site	Development permitted on the former Select & Save and St Peter's Way Car Park site	Redevelopment of the site to include a mix of main town centre uses, enhancement of the primary shopping frontage, pedestrian connections, suitable service arrangements, public car parking, live-work units at first floor or above, and enhancement to the settings of heritage assets	<b><u>By 2031, redevelopment of the site as set out in Policy EN39.</u></b>
			EN40	Redevelopment of the former Rushden and Diamonds FC Stadium site	Development permitted on the former Rushden and Diamonds FC Stadium site	Redevelopment of the site to include flood compatible employment uses, appropriate flood mitigation measures, enhancements to biodiversity, improved	<b><u>By 2031, redevelopment of the site as set out in Policy EN40.</u></b>

					pedestrian and cycle connections, high quality landscaping, and new moorings			
			EN41	Redevelopment of the Riverside Hotel site	Development permitted on the Riverside Hotel site	Redevelopment of the site for restaurant, public house, hotel, tourist, training facility/ resource centre, or small business/ employment use, to include retention and enhancement of the heritage asset, appropriate flood mitigation measures, new moorings, and improved arrangements for pedestrians/ cyclists	<b><u>By 2031, redevelopment of the site as set out in Policy EN41.</u></b>	
			EN42	Redevelopment of the Cattle Market site	Development permitted on the Cattle Market site	Redevelopment to include a mix of main town centre uses, opening up of a new active frontage, pedestrian connectivity, vehicular access, appropriate residential uses at first floor level or above, enhancements to the setting of heritage assets, and public car parking	<b><u>By 2031, redevelopment of the site as set out in Policy EN41.</u></b>	

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## 3. Conclusion

- 1.5 Following the analysis of the proposed Main Modifications to the Local Plan it can be concluded that they will not lead to likely significant effects on European sites, alone or in combination with other plans and projects, and do not undermine the conclusions of the HRA of the Local Plan. Indeed, some of the MMs (such as MM31, MM36, MM50, MM57, MM72 and MM84) strengthen and reinforce the conclusions of that HRA that the Local Plan will not have adverse effects on the integrity of any European sites.

