



East
Northamptonshire
Council

Planning Policy Committee – 17 September 2012

Four Towns Plan – Regulation 18 Consultation

Purpose of report

The purpose of this report is to formally launch the Four Towns Plan, for an initial statutory consultation under the Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 18.

Attachment(s)

Appendix 1: East Northamptonshire Local Plan: FOUR TOWNS PLAN SITE SPECIFIC DEVELOPMENT PLAN DOCUMENT – Regulation 18 Consultation

1.0 Introduction

- 1.1 As Members should be aware from the Planning Policy Updates presented to previous meetings of the Committee during 2012, any progress with the Four Towns Plan is intrinsically linked to progress with the emerging North Northamptonshire Joint Core Strategy (JCS) review. When adopted, the two documents, together with the Rural North, Oundle and Thrapston Plan (RNOTP), will form the new Local Plan for East Northamptonshire.
- 1.2 This report addresses the statutory requirements for formally launching the Four Towns Plan, under the Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012 No. 767), hereafter referred to as “the Regulations”. This is the first formal statutory consultation stage for the Four Towns Plan.
- 1.3 The report also considers the emerging JCS review. This is critical in order to define the scope of the Four Towns Plan.

2.0 Current progress with the Core Strategy review

- 2.1 As reported to the Planning Policy Committee on 23 July, the last meeting of the North Northamptonshire Joint Planning Committee (JPC) on 3 July approved a set of emerging draft JCS review policies for informal consultation over a 10 week period. This consultation is now underway; the closing date for comments is Monday, 15 October. Comments received through this consultation will be considered and it is anticipated that a formal consultation on the Pre-Submission Draft JCS review will take place during early 2013. East Northamptonshire Council’s proposed response to the consultation will be considered at an additional Planning Policy Committee to be held on 1 October 2012.
- 2.2 Given that the emerging JCS review now includes a detailed set of draft policies, this clearly defines the scope for the Four Towns Plan (i.e. the range of themes and topics covered). It should now be possible to rapidly progress the Four Towns Plan, following closely behind the JCS.

3.0 Four Towns Plan – statutory consultation under Regulation 18 (Appendix 1)

- 3.1 The Four Towns Plan will be a “site specific” development plan document. It will cover site specific issues; in other words, non-strategic matters that are beyond the scope of the emerging Core Strategy review but which, nevertheless, need to be addressed by the Local Plan for East Northamptonshire.

- 3.2 In order to formally launch the Four Towns Plan, it is necessary to undertake a statutory 6-week consultation, in accordance with Regulations 18 and 35. This will formally notify the relevant statutory and other key consultees about the Council's intention to prepare the new Plan, and will ask them to consider what themes and topics the new Plan ought to include.
- 3.3 To a large extent the emerging JCS review, which covers the period 2011-31, will direct the matters that are to be covered in the Four Towns Plan. The draft JCS policies, currently the subject of an informal consultation, has enabled a set of themes and / or topics to be prepared, which the Four Towns Plan will be likely to address. These are:
- Vision and objectives for Four Towns area;
 - Local spatial development strategies – especially in respect of villages within the Plan area that are not explicitly considered through the emerging JCS;
 - Development management policies – if further detail is deemed necessary, over and above policies in the emerging JCS;
 - Site specific policies – environmental designations, e.g. green infrastructure projects and proposals;
 - Site specific policies – economic land allocations, e.g. safeguarded employment areas, town centres; and
 - Site specific policies – land allocations for housing and community facilities, e.g. non-strategic housing sites, detailed proposals in respect of strategic development sites.
- 3.4 The Regulation 18 document (Appendix 1) provides further details in respect of defining the scope of the Four Towns Plan. It sets out a number of questions in respect of the existing evidence base and work undertaken to date, policy outcomes and the timescale for the Four Towns Plan. It is already recognised, through recent meetings of the Planning Policy Committee and Member Working Parties, that a number of topics such as “wind farms” (i.e. the impact of wind turbines) and density of new residential developments may require more detailed Local Planning policies to be included within the Four Towns Plan.

4.0 Conclusions

- 4.1 Members are asked to consider and approve the draft Regulation 18 paper (Appendix 1). Matters to consider include whether this is sufficiently clear in order for a meaningful consultation to take place.

5.0 Equality and Diversity Implications

- 5.1 There are no equality and diversity implications arising from the proposals.

6.0 Legal Implications

- 6.1 The Four Towns Plan will need to be prepared in accordance with the 2004 Planning and Compulsory Purchase Act and associated Regulations. The minimum requirements in preparing the Plan are set out in the current (2012) Regulations.

7.0 Risk Management

- 7.1 As stated, progress with the Four Towns Plan is directly linked to progress in taking forward the emerging JCS review. Delays in progressing the JCS would directly impact upon the Four Towns Plan LDS timetable (Appendix 2).
- 7.2 Delays to the preparation of the Four Towns Plan would result in the south of the District not having an up-to-date, robust detailed planning policy framework to defend against unwanted or inappropriate development. However, it should be highlighted that the existing North Northamptonshire Core Spatial Strategy (adopted June 2008)

does provide a strategic policy framework for this area, and a small number of “saved” policies from the 1996 District Local Plan still remain in force.

8.0 Financial Implications

8.1 There are no financial implications at present associated with this report.

9.0 Corporate Outcomes

9.1 The relevant corporate outcomes are:

- Regeneration and Economic Development
- Sustainable Development
- Strong communities
- High quality built environment
- Improved housing
- Strong strategic partnerships
- A proactive and listening Council

10.0 Recommendations

10.1 It is requested that the Planning Policy Committee approves the Regulation 18 Consultation document (Appendix 1), for a 6-week consultation period between Friday, 2 November and Monday, 17 December 2012, inclusive.

(Reasons: to formally launch the Four Towns Plan, in accordance with current planning requirements; to enable the Plan to proceed)

Legal	Power: Planning and Compulsory Purchase Act 2004; The Town and Country Planning (Local Planning) (England) Regulations 2012				
	Other considerations: None				
Background Papers: None					
Person Originating Report: Michael Burton – Senior Planning Policy Officer Extn: 2221 mburton@east-northamptonshire.gov.uk					
Date: 07 September 2012					
CFO		MO 4.9.12		CX 4/9/12	

(Committee Report Normal Rev. 22)



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DEVELOPMENT PLAN DOCUMENT –
Regulation 18 Consultation

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0.1	24 December 2010	
0.2	24 February 2011	
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NB: Draft versions 0.1 - final published versions 1.0

Consultees

Internal	External
e.g. Individual(s) / Group / Section	e.g. Stakeholders / Partners / Organisation(s)
Planning Services	"Specific consultation bodies"
Community Services	

Distribution List

Internal	External
e.g. Individual(s) / Group / Section	e.g. Stakeholders / Partners / Organisation(s)

Links to other documents

Document	Link
Emerging North Northamptonshire Core Strategy review (emerging Draft for Consultation, August 2012)	"Parent" Development Plan Document (DPD)
National Planning Policy Framework	National Planning Policies

Additional Comments to note

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Annexes:

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1.0 Introduction – Why is a “Four Towns Plan” being prepared?

- 1.1 The Four Towns Plan is being prepared as a “site allocations”/ site specific Development Plan Document (DPD) for the south of the District. Along with the emerging North Northamptonshire Joint Core Strategy review, it will form one element of the Local Plan for East Northamptonshire.
- 1.2 Following adoption of the Rural North, Oundle and Thrapston Plan (July 2011), which covers the area of the District north of the A14, plus the villages of Great Addington, Little Addington, Denford and Woodford, the Council’s Planning Policy Committee resolved to produce a “**Four Towns Plan**” site specific DPD for the remaining, predominantly urban, southern part of East Northamptonshire. The Four Towns Plan area consists of the following:
 - Higham Ferrers
 - Irthlingborough
 - Raunds
 - Rushden
 - Surrounding rural hinterland – Caldecott, Chelston Rise, Chelveston, Crow Hill (Irthlingborough), Hargrave, Higham Park (Rushden), Newton Bromswold, Ringstead, Stanwick

2.0 Process for the Four Towns Plan

- 2.1 The process for preparing statutory DPDs, including the Four Towns Plan, is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 18 represents the first (statutory) stage in the process of preparing the Four Towns Plan DPD. This specifically represents the “scoping” stage of the DPD process, where East Northamptonshire Council (ENC) is asking key stakeholders what the Four Towns Plan ought to contain.
- 2.2 The Council has identified a range of themes and topics that the Four Towns Plan is likely to include (see below). However, the Regulation 18 consultation will effectively enable the set of themes and priorities to be “fine tuned”.

3.0 Framework guiding the preparation of the Four Towns Plan

- 3.1 The Four Towns Plan will be guided by the broader strategic framework:
 - **National planning policies** – National planning policy is set out in the National Planning Policy Framework (NPPF), published March 2012.
 - **East Midlands Regional Plan (adopted March 2009)** – The Regional Plan currently forms a statutory part of the development planning system, though its abolition is anticipated to take place during 2012/13.

- **Emerging North Northamptonshire Joint Core Strategy review¹** – A process of reviewing the adopted (2008) Core Spatial Strategy (hereafter known as the “Core Strategy”) was begun in 2009 and an informal consultation on draft policies has recently taken place (over 10 weeks, from 6 August – 15 October 2012). It is anticipated that formal consultation on the Pre-Submission Draft Core Strategy Review will take place in early 2013, followed by Examination (commencing summer 2013) and adoption in 2014. The Four Towns Plan will be guided by the Core Strategy review, as this progresses.

3.2 Like the Core Strategy, the Four Towns Plan will also be a spatial document which is necessary in order to provide the local detail for Rushden, Higham Ferrers, Irthlingborough, Raunds and the nearby villages that is not included within the former.

3.3 It will define:

- Vision and objectives for Four Towns area;
- Local spatial development strategies – especially in respect of villages within the Plan area that are not explicitly considered through the emerging JCS;
- Development management policies – if further detail is deemed necessary, over and above policies in the emerging JCS;
- Site specific policies – environmental designations, e.g. green infrastructure projects and proposals;
- Site specific policies – economic land allocations, e.g. safeguarded employment areas, town centres; and
- Site specific policies – land allocations for housing and community facilities, e.g. non-strategic housing sites, detailed proposals in respect of strategic development sites.

3.4 It should be noted that the Core Strategy review will also incorporate many generic development management policies, as well as strategic development policies including infrastructure delivery mechanisms. Critically, housing and job creation targets are also set through the Core Strategy, so the Four Towns Plan will **not** cover these matters.

The suggested scope of the Four Towns Plan (above) has been made with reference to the emerging North Northamptonshire Core Strategy Review. Is the proposed range of detailed spatial development strategies, development management policies, site allocations and zonal designations sufficient in order to provide a comprehensive Local Plan (alongside the emerging North Northamptonshire Core Strategy review) for the Four Towns Plan area?

4.0 Background to the Four Towns Plan

4.1 The Four Towns Plan had its origins in the previous changes to the development planning system, introduced through the 2004 Planning and Compulsory Purchase Act.

¹ [http://www.nnjpu.org.uk/docs/Consultation%20Document%2006-08-12%20FINAL%20compressed%20for%20web\(2\).doc](http://www.nnjpu.org.uk/docs/Consultation%20Document%2006-08-12%20FINAL%20compressed%20for%20web(2).doc)

District Local Plans and County Structure Plans were replaced by Regional Spatial Strategies, Core Strategies, Area Action Plans and site specific development plan documents. The initial stages in the Four Towns Plan preparation took place alongside the implementation of the 2004 Act:

- **April 2004 – September 2005** – “Design for the Future” discussion papers² and consultations
- **September – October 2006** – Consultation on Three Towns (Raunds, Higham Ferrers and Irthlingborough) “Preferred Options” document – findings published April 2007³
- **January – March 2007** – Consultation on Raunds Area “Preferred Options” document – findings published June 2008⁴

4.2 Evidence gathered through these previous consultation stages (2004-7) is expected to form part of the evidence base for a new Four Towns Plan DPD. Given the passage of time, however, the Council is looking to prepare a new DPD, afresh.

It is considered that much of the earlier evidence gathered for the Three Towns and Raunds Area Preferred Options consultations remains broadly relevant, despite being around 5-6 years old. Does this represent an appropriate approach in taking forward the evidence base for the Four Towns Plan?

5.0 Existing evidence – work undertaken to date

5.1 Since the decision was taken to proceed with the Four Towns Plan evidence gathering and updating work has taken place at a significant pace, with a view to progressing the Plan towards submission by early 2014. A number of projects have been completed or are underway:

- Sustainability Appraisal – Initial “scoping” work is taking place alongside this statutory Regulation 18 consultation
- Appropriate Assessment/ Habitat Regulations Assessment – Project brief drafted; consultants were appointed in February 2011 to undertake this work
- Strategic Flood Risk Assessment (SFRA) – Level 1 SFRA finalised August 2011 (URS/ Scott Wilson); Level 2 SFRA for Irthlingborough and Rushden finalised during autumn 2012
- Infrastructure planning – Evidence base (Infrastructure Delivery Plan) to be presented as key document in support of the emerging North Northamptonshire Community Infrastructure Levy (CIL) (anticipated late 2012/ early 2013)
- Housing site assessments – Update to Strategic Housing Land Availability Assessment (SHLAA) currently underway (coordinated by North Northamptonshire Joint Planning Unit), together with significant progress with detailed site assessment work; anticipated completion by autumn 2012

² http://www.east-northamptonshire.gov.uk/site/scripts/download_info.aspx?downloadID=273

³ <http://www.east-northamptonshire.gov.uk/downloads/Summary.pdf>

⁴ http://www.east-northamptonshire.gov.uk/downloads/Summary_Statement_of_Consultation_Responses.pdf

- Strategic Housing Market Assessment (SHMA) – Update to 2007 SHMA completed July 2012 (Housing Vision, July 2012)
- Settlement boundaries – Options paper considered by Members and finalised August 2012
- Open Space Strategy – Update to earlier survey work needed; Open Space Supplementary Planning Document (SPD) adopted November 2011
- Town centre definition – Town centre boundaries and primary shopping areas methodology paper previously presented to Raunds Area and Three Towns Working Party on 23 February and 2 March 2010 respectively; survey work anticipated to take place during 2012/13
- Employment Land Review (ELR) – Update to 2006 underway, anticipated completion by 2013

5.2 The Joint Planning Unit is also coordinating a range of broader, strategic evidence gathering projects, for example retail studies, strategic sports facilities, Cultural Investment Plan, Urban Structures Study and Water Cycle Strategy. Further work may also be needed for the Four Towns Plan, e.g. to inform the site selection process for employment and housing land (based, in the first instance, upon the current Northamptonshire Strategic Employment Land Assessment (SELA) and SHLAA), and local landscape assessment. As far as possible, it is anticipated that such work will be carried out “in-house”, but the need for further work by consultants cannot be ruled out.

5.3 Overall, it is emphasised that a significant quantity of evidence gathering work is still to be completed before the Four Towns Plan is ready for submission.

Do the various completed and emerging studies, and baseline information (i.e. evidence gathering), provide a sufficiently robust evidence base for the Four Towns Plan?

Is there other available relevant evidence base documentation (e.g. studies, analyses etc) that could be utilised in order to develop specific Four Towns Plan policy options?

6.0 Policy outcomes – themes and topics to be covered by the Four Towns Plan

6.1 The Four Towns Plan will be prepared within the broader statutory strategic policy framework; defined by national, regional and Core Strategy policies. It also needs to take account of locally derived policies and priorities, in particular the current Sustainable Communities Strategy (SCS) 2008-2015 for East Northamptonshire⁵.

6.2 The Council has its own corporate policies and priorities that need to be taken into account by the Four Towns Plan. The current Corporate Plan (2011-15) sets out a vision: “*Working with our communities to sustain a thriving District*”. A broad range of themes and topics to be covered by the Four Towns Plan has been identified, with

⁵ http://www.east-northamptonshire.gov.uk/downloads/Published_copy.pdf

reference to the set of draft North Northamptonshire Core Strategy review policies, agreed on 3 July 2012. Those themes and topics have been reviewed within the context of the Council's current Corporate Plan outcomes.

6.3 The outcomes to be delivered by the Four Towns Plan are set out below.

Policy Outcomes	Links to Corporate Plan Outcomes
<ul style="list-style-type: none"> Vision and objectives for Four Towns area – defining a clear and locally distinctive vision and set of priority outcomes for the Four Towns and surrounding rural hinterland 	<ul style="list-style-type: none"> Good quality of life: Prosperous, Sustainable, Clean Strong community leadership Effective management Knowledge of our customers and communities
<ul style="list-style-type: none"> Local spatial development strategy – more detailed settlement hierarchy, with spatial development strategies for individual settlements 	<ul style="list-style-type: none"> Good quality of life: Prosperous, Sustainable Knowledge of our customers and communities
<ul style="list-style-type: none"> Development management – criteria based policies, where more detailed local development management policies are deemed necessary, e.g. housing density/ mix, parking standards etc 	<ul style="list-style-type: none"> Good quality of life: Sustainable, Healthy, Safe Effective management
<ul style="list-style-type: none"> Site specific policies – environmental designations, e.g. locally listed buildings, open space, specific green infrastructure projects etc 	<ul style="list-style-type: none"> Good quality of life: Sustainable, Clean, Healthy, Safe Effective partnership working Strong community leadership
<ul style="list-style-type: none"> Site specific policies – land allocations relating to economic development, e.g. safeguarded employment areas, town centres, regeneration proposals etc 	<ul style="list-style-type: none"> Good quality of life: Prosperous, Sustainable Effective partnership working
<ul style="list-style-type: none"> Site specific policies – land allocations for housing and community facilities, e.g. non-strategic housing allocations, detailed policy requirements for strategic sites, Gypsy and Traveller sites etc 	<ul style="list-style-type: none"> Good quality of life: Prosperous, Sustainable, Healthy, Safe Effective partnership working Strong community leadership Knowledge of our customers and communities

The Policy Outcomes above have been identified with reference to policies within the emerging Core Strategy review. Are there any other themes, topics or subjects that the Four Towns Plan should include and if so what evidence base exists to support them?

7.0 Timetable for the Four Towns Plan

7.1 The proposed timetable for the Four Towns Plan (see below) will correspond closely to that for the North Northamptonshire Core Strategy review. This will take this forward to 2031 and is anticipated that both Plans will be adopted by 2014/ early 2015. Accordingly, the Four Towns Plan DPD will need to cover the period 2011-31.

7.2 **Four Towns Plan timetable** – The timetable for the Four Towns Plan is wholly dependent upon progress with the North Northamptonshire Core Strategy review. The key milestone dates for the Four Towns Plan are as follows:

- **November – December 2012** – “Scoping” of DPD (Regulation 18 Consultation); i.e. views sought as to what the Four Towns Plan should contain
- **January 2013 – July 2013** – Assessment and development of Four Towns Plan policy “options”
- **November – December 2013** – Pre-Submission Consultation
- **April 2014** – Submission to Secretary of State
- **June 2014** – Pre-Hearing Meeting
- **July 2014** – Examination Hearings
- **December 2014** – Adoption

The emerging Core Strategy Review aims to take forward the current (2008) Core Strategy to 2031. Is it appropriate for the Four Towns Plan DPD to cover the period 2011-2031?

7.3 **Comment is specifically sought on the focus for the Four Towns Plan and whether any further matters (i.e. themes or topics) should rightly be included within the scope of the Four Towns Plan. Input is also sought from stakeholders to ensure the updating and maintenance of the evidence base.**

8.0 Other consultation matters – Sustainability Appraisal and Appropriate Assessment/ Habitat Regulations Assessment

- 8.1 The Four Towns Plan DPD process will be accompanied by parallel statutory processes:
- Sustainability Appraisal (SA), as required by the European Union Strategic Environmental Assessment (SEA) Directive and applied to English law through the Environmental Assessment of Plans and Programmes Regulations 2004
 - Appropriate Assessment (AA)/ Habitat Regulations Assessment (HRA), as required by the European Union Habitats Directive and 1994 Habitats Regulations
- 8.2 **SA** – The SA process will help to identify the relative economic, social and environmental performance of alternative policy options, and to evaluate which of these represents the optimum, i.e. most sustainable, solution. SA is a key element of choosing the optimum option, though it is not the sole determining factor. Consultation on an SA “Scoping Report” will be undertaken in parallel with this Regulation 18 consultation and will help to refine baseline information and sustainability objectives.
- 8.3 **AA/ HRA** – In April 2011, the Upper Nene Valley Gravel Pits, which bisects the Four Towns Plan area, was confirmed as a “Special Protection Area” (SPA) and “Ramsar” (Ramsar Convention, Criteria 5 and 6) site of international importance. The SPA/ Ramsar designation entails a specific process, consisting of initial AA/ HRA “screening” (i.e. testing whether a full assessment is required), followed by setting the “scope” for the AA/ HRA and, finally (if required), undertaking a full AA/ HRA of the impacts of those policies identified through the “scoping” process.
- 8.4 Consultation on both the SA and AA/ HRA is expected to take place alongside the various consultation stages for the Four Towns Plan itself.

9.0 How to get involved?

9.1 Consultation and stakeholder engagement form integral aspects of the development planning process at all stages. East Northamptonshire Council and the North Northamptonshire JPU have produced a range of “good practice” guides, in order to maximise the effectiveness of community engagement and consultation throughout the Four Towns Plan process. Key guidance documents are:

- **North Northamptonshire Core Spatial Strategy Review Participation Action Plan (updated March 2012)**⁶ – Consultation programme for the Core Strategy Review; the Four Towns Plan would be expected to be subject to similar levels of public engagement.
- **North Northamptonshire Statement of Community Involvement (adopted October 2006)**⁷
- **East Northamptonshire Consultation Strategy 2008-2011**⁸

9.2 Regulation 18 sets out the statutory (i.e. minimum) consultation requirements. However, it is recommended that a wider engagement process should be undertaken, in accordance with the guidelines set out in the documents above.

10.0 Regulation 18 consultation: setting the scope for the Four Towns Plan DPD

10.1 The Regulation 18 consultation will take place over 6 weeks; **Friday, 2 November 2012** to 4:30pm on **Monday, 17 December 2012** inclusive. All responses and comments to this consultation will feed into the overall process of developing the Four Towns Plan.

10.2 Responses should be submitted using the accompanying form (Appendix 2) and **must be received by no later than 4:30pm on Monday, 17 December 2012 to be considered as part of the statutory Regulation 18 consultation process.**

10.3 The next stage: What happens to customer feedback?

- East Northamptonshire Council will record all responses, together with contact details
- All responses will be available for public viewing and cannot be treated as confidential
- The findings from the consultation will be published and reported on; however, only the customer name will be included within the published information
- Customer details will be added to the Council’s database, and customers will be kept informed about the progress of the Four Towns Plan at all future stages of the DPD process

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<http://cmis.northamptonshire.gov.uk/cm5live/MeetingsCalendar/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/2072/Committee/414/Default.aspx>

⁷ <http://nnjpu.org.uk/docs/NNLDF%20SCI%202006.pdf>

⁸ http://www.east-northamptonshire.gov.uk/downloads/ENC_Public_Consultation_Strategy_-_final_1_.doc.pdf

10.4 What will happen to customer details?

- Your personal details and comments will be retained by us and may be used by us or our partners for further consultations
- Your comments will also be made available on our website
- For information regarding our compliance with the Data Protection Act please see www.east-northamptonshire.gov.uk/dataprotection

Appendix 1: Glossary of terms

The Regulation 18 Statement contains a range of abbreviations. These are mostly explained within the document text itself. However, in some cases it is deemed necessary to provide some additional explanation and this is provided within the Glossary.

Term	Definition
AA/ HRA	Appropriate Assessment/ Habitat Regulations Assessment
DPD	Development Plan Document. The Four Towns Plan will be a statutory DPD.
Local Plan	The Four Towns Plan is categorised as a “site allocations”/ site specific Plan, which proposes specific land allocations and designations and will form part of the Local Plan for East Northamptonshire.
NPPF	National Planning Policy Framework. A single document, setting out a broad range of national planning policies
SA	Sustainability Appraisal
SCS	Sustainable Communities Strategy. The SCS forms the principal community aspirational document for East Northamptonshire. It is a key factor in informing the Four Towns Plan vision and outcomes.
SEA	Strategic Environmental Assessment
SELA	Strategic Employment Land Assessment. The SELA forms the principal database of potential development sites for employment.
SFRA	Strategic Flood Risk Assessment; required by national policy as part of the DPD process. Assessment of the impact of proposed developments upon the broad range of sources of potential flood risk, both within the Four Towns Plan area, and its potential impacts upon a wider area, e.g. North Northamptonshire or the Nene Valley.
SHLAA	Strategic Housing Land Availability Assessment. The SHLAA forms the principal database of potential housing development sites.
SHMA	Strategic Housing Market Assessment. The SHMA forms the principal evidence base document by which housing needs and demands are identified.

Q2	It is considered that much of the earlier evidence gathered for the Three Towns and Raunds Area Preferred Options consultations remains relevant, despite being around 5-6 years old. Does this represent an appropriate approach in taking forward the evidence base for the Four Towns Plan?
Q3	Do the various completed and emerging studies, and baseline information (i.e. evidence gathering), provide a sufficiently robust evidence base for the Four Towns Plan? Is there other available relevant evidence base documentation (e.g. studies, analyses etc) that could be utilised in order to develop specific Four Towns Plan policy options?
Q4	The Policy Outcomes above have been identified with reference to policies within the emerging Core Strategy review. Are there any other themes, topics or subjects that the Four Towns Plan should include and if so what evidence base exists to support them?
Q5	The emerging Core Strategy Review aims to take forward the current Core Strategy to 2031. Is it appropriate for the Four Towns Plan DPD to cover the period 2011-2031?

Signature:

Date:



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