



Planning Policy Committee – 17 June 2013

Higham Ferrers and Oundle Neighbourhood Plans: Neighbourhood Plan area boundaries

Purpose of report

This report provides a summary of the main issues arising from the statutory consultations regarding the designation of Neighbourhood Plan area boundaries for the emerging Higham Ferrers and Oundle Neighbourhood Plans, and seeks Members' approval for the boundaries.

Attachment(s)

- Appendix 1 – Schedule of representations: consultation regarding Higham Ferrers Neighbourhood Plan area boundary
- Appendix 2 – Schedule of representations: consultation regarding Oundle Neighbourhood Plan area boundary

1.0 Introduction

1.1 An initial formal stage in preparing area-based Neighbourhood Plans consists of a statutory 6 week consultation, inviting interested parties (i.e. statutory consultees, local businesses, community groups, residents etc) to make representations to East Northamptonshire Council about the boundary for the area that a Neighbourhood Plan should cover. For the emerging Higham Ferrers and Oundle Neighbourhood Plans, the respective Town Councils proposed that the Neighbourhood Plan area boundaries should cover Higham Ferrers and Oundle parish areas, in their entirety. Planning Policy Committee (13 February 2013) supported consultation to commence on these proposed two Neighbourhood Areas.

2.0 Higham Ferrers Neighbourhood Plan boundary consultation – Number of representations received through the consultation process

2.1 The statutory consultation for the Higham Ferrers Neighbourhood Plan boundary took place over 6 weeks (18 February – 1 April 2013, inclusive) in accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012. This consultation invited comments as to whether there is any reason why the District Council should **not** make the designation in respect of Higham Ferrers.

2.2 Representations were received from the following:

- Chelveston cum Caldecott Parish Council (4 comments)
- English Heritage (4 comments)
- Environment Agency (32 comments)
- Highways Agency (1 comment)
- Natural England (7 comments)

3.0 Higham Ferrers Neighbourhood Plan boundary consultation – Summary of representation received

3.1 Generic comments were received from English Heritage, the Environment Agency, Highways Agency and Natural England (principal national statutory consultation bodies). These responses, all of which support the proposed designation, highlight the following matters that any Neighbourhood Plan for Higham Ferrers ought to take into account:

- Maintaining continuing and constructive dialogue with statutory consultation bodies;
 - Ensuring that understanding of environment issues, including statutory designations, is fully considered, e.g. contribution to local character, setting of heritage assets, agricultural land quality, protected landscapes/ species;
 - Information on heritage assets, whether designated or not, including archaeology, can be obtained from the Northamptonshire Historic Environment Record, who should be able to assist in understanding historic landscape;
 - Opportunities for Neighbourhood Planning include new green infrastructure (e.g. enhancing natural environment), flood risk management, sustainable construction techniques, water quality, water resources, groundwater, waste, climate change;
 - Relevant English Heritage, Environment Agency and Natural England guidance and advice documents;
 - Relevant legislation/ procedures, e.g. Water Framework Directive (WFD), Flood and Water Management Act 2010, Strategic Environmental Assessment, Habitat Regulations Assessment.
- 3.2 The Environment Agency also provided detailed information/ evidence regarding WFD assessments of the River Nene and Chelveston Brook, geology/ principal aquifers, groundwater Source Protection Zones and historic landfill sites. Such information may be used to inform policy development for the emerging Neighbourhood Plan, e.g. through understanding specific environmental constraints.
- 3.3 Chelveston cum Caldecott Parish Council (as the other statutory consultees) has expressed support/ made no objections to the proposed Neighbourhood Plan area boundary. However, it has highlighted two specific matters of concern, given the Parish Council's wish to pursue its own Neighbourhood Plan:
- Implications of changes to parish boundaries as a result of forthcoming Community Governance Review; and
 - Potential Neighbourhood Plan policies of mutual interest, e.g. farm diversification.
- 3.4 Overall, no **objections** have been received regarding the proposed Neighbourhood Plan area boundary. All representations received have been positive, highlighting the range of issues/ matters that a Neighbourhood Plan ought to consider. The representations also provide useful information regarding contact details, guidance documents and specific local environmental information/ data (Environment Agency).
- 4.0 Oundle Neighbourhood Plan boundary consultation – Number of representations received through the consultation process**
- 4.1 The statutory consultation for the Oundle Neighbourhood Plan boundary took place over 6 weeks (18 February – 1 April 2013, inclusive) in accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012. This consultation invited comments as to whether there is any reason why the District Council should **not** make the designation in respect of Oundle.
- 4.2 Representations were received from the following:
- English Heritage (4 comments)
 - Environment Agency (31 comments)
 - Highways Agency (1 comment)
 - Natural England (7 comments)
 - Oundle Town Transition Group (6 comments)
 - David Wood (1 comment)

5.0 Oundle Neighbourhood Plan boundary consultation – Summary of representation received

- 5.1 Generic comments were received from English Heritage, the Environment Agency, Highways Agency and Natural England (principal national statutory consultation bodies). These responses, all of which support the proposed designation, highlight the matters that any Neighbourhood Plan for Oundle ought to take into account. These are the same as identified in paragraph 3.1 above.
- 5.2 The Environment Agency also provided detailed information/ evidence regarding WFD assessments of the River Nene and Lyveden Brook, geology/ principal aquifers, groundwater Source Protection Zones and historic landfill sites. Such information may be used to inform policy development for the emerging Neighbourhood Plan, e.g. through understanding specific environmental constraints.
- 5.3 Oundle Town Transition Group (OTTG) and David Wood put forward a proposal for a more “spatial” approach to the Neighbourhood Plan. OTTG proposed changes to the boundary to be covered by the Neighbourhood Plan; i.e. superimpose a circle of around 2km from the centre of Oundle onto the parish boundary. OTTG felt that the proposed boundary is too restrictive and should be extended to take account of the relationship between Oundle and the surrounding villages.

6.0 Conclusion

- 6.1 This report is presented to Members, for information, as a summary of representations received during the recent statutory consultation regarding the designation of Neighbourhood Plan area boundaries for the emerging Higham Ferrers and Oundle Neighbourhood Plans. Two respondents raised an objection in respect of the proposed Oundle Neighbourhood Plan area boundary, arguing that a wider boundary would enable greater consideration to be given to the town’s relationship with surrounding villages.
- 6.2 Officers have considered the proposed revisions to the Oundle Neighbourhood Plan area boundary put forward by OTTG and David Wood; to include land beyond the Oundle Parish boundary. To define the appropriate area, the Local Planning Authority must ensure the neighbourhood areas are coherent, consistent and appropriate in planning terms.
- 6.3 The comments from OTTG and David Wood put forward strong arguments about best practice in engaging adjacent communities and Parish Councils in the preparation of a Neighbourhood Plan. However, given that Oundle Town Council has already formally expressed a desire to prepare a Neighbourhood Plan for the whole of the Parish area, there would be significant delays in the process if the Town Council was expected to prepare a joint Neighbourhood Plan with one or more of the neighbouring parishes (Ashton, Polebrook, Barnwell, Stoke Doyle, Benefield and/ or Glapthorn). Given these inevitable delays, it is concluded that the preparation of a Neighbourhood Plan for the whole of Oundle Parish represents the most appropriate approach.
- 6.4 Nevertheless, all representations received provide potentially useful guidance and information, which will assist in taking the two Neighbourhood Plans forward. As such, all of the representations received may be used in informing the next stages of the Higham Ferrers and Oundle Neighbourhood Plan processes.

7.0 Equality and Diversity Implications

- 7.1 There are no equality and diversity implications.

8.0 Legal Implications

8.1 The consultations under Regulation 6 of the Neighbourhood Planning (General) Regulations 2012 represent the first statutory stage in preparing Neighbourhood Plans for Higham Ferrers and Oundle. The consultation took place over a 6-week period, in accordance with Regulation 6. The two Neighbourhood Plans must be prepared in accordance with all of the relevant Neighbourhood Planning (General) Regulations 2012. Note: Should Higham Ferrers or Oundle wish to change the area boundary, or any changes be made to parish boundaries in the future through boundary reviews, this would require a further statutory period of consultation to take place to endorse any new Neighbourhood Plan area boundary.

9.0 Risk Management

9.1 There are no risks associated with this report.

10.0 Financial implications

10.1 There are no financial implications associated with this report.

11.0 Corporate Outcomes

11.1 The relevant Corporate Outcomes are:

- Good quality of life – prosperous, sustainable, healthy
- Effective partnership working
- Strong community leadership
- Effective management
- Knowledge of our customers and communities

12.0 Recommendation

12.1 The summary of representations received during the recent 6-weeks Regulation 6 consultations, regarding the proposed Higham Ferrers and Oundle Neighbourhood Plan area boundaries, is presented to Members for information. Members are asked to endorse the Neighbourhood Plan area boundaries for Higham Ferrers and Oundle, as put forward in the two formal notices of application for the designation of these Neighbourhood Areas (18 February 2013).

(Reason – to enable Higham Ferrers and Oundle Town Councils to progress with the preparation of their respective Neighbourhood Plans).

Legal	Power: Localism Act 2011; Planning and Compulsory Purchase Act 2004; Town and Country Planning Act 1990; Neighbourhood Planning (General) Regulations 2012				
	Other considerations: None				
Background Papers: State previous committee paper and minutes					
Person Originating Report:		Michael Burton (Senior Planning Policy Officer) Tel: 01832 742221			
Date: 10 June 2013					
CFO		MO		CX	

(Committee Report Normal Rev. 22)

Appendix 1: Higham Ferrers Neighbourhood Plan: Schedule of representations received to the Neighbourhood Plan Area designation

Date	Respondent Name	Email or letter	Do you agree with the boundary Y/N	Consultation responses received	East Northamptonshire Council response	Action
20/02/2013	Highways Agency	Email with letter attachment	Yes	Thank you for the opportunity to comment on the Designation of Neighbourhood Planning Boundary for Higham Ferrers. The Highways Agency does not have any specific comments to make on the above named consultation in this instance. We look forward to a continuing and constructive dialogue with East Northamptonshire Council and welcome any future opportunity to comment upon key documents.	Noted	Inform the Town Council/ pass on representation
04/03/2013	English Heritage	Email with letter attachment	Yes	English Heritage wishes to ensure that an understanding of historic environment issues, including designations, and the contribution that it makes to local character, is fully considered when Neighbourhood Plans are being prepared. The English Heritage website includes guidance on neighbourhood planning, which we hope you will draw to the attention of the Town Councils: http://www.english-heritage.org.uk/caring/get-involved/improving-yourneighbourhood/planning-opportunities/	Noted	Inform the Town Council about the English Heritage neighbourhood planning guidance on their website

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	English Heritage		Yes	In view of the historic importance of the settlements, the Town Councils should be made aware that information on heritage assets in the area, whether designated or not, including archaeology, can be obtained from the Northamptonshire Historic Environment Record at the County Council. They should also be able to assist in developing an understanding of the historic landscape of the area. Your Conservation Officer should also be able to advise the Town Councils.	Noted	Inform the Town Council/ pass on representation
	English Heritage		Yes	The setting of heritage assets may be an issue and we refer you to English Heritage's guidance on this: http://www.english-heritage.org.uk/publications/setting-heritage-assets/ . Opportunities for the enhancement of heritage assets and improving access to and understanding of the assets should be encouraged.	Noted	Inform the Town Council about the English Heritage neighbourhood planning guidance on their website
	English Heritage		Yes	We do not have any specific comments about the proposed areas of the plans, but it would be helpful if we could be made aware of the objectives of the proposed neighbourhood plans and early consultation with English Heritage is recommended.	Noted	Inform the Town Council to maintain contact with English Heritage once they have defined their objectives

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12/03/2013	Environment Agency	Email with letter attachment	Yes	<p>Drawing up a Neighborhood Plan is an opportunity to think about improving a local environment. General opportunities for Neighborhood Planning include:</p> <ul style="list-style-type: none"> -New green spaces or improvements to public space through new development. This could include linking open spaces to make green corridors for people and wildlife, planting trees, or making improvements to local waterways. - Helping a community to manage the risk of flooding by providing landscaping to manage and store water and by promoting the use of sustainable drainage systems (SuDS). -It could also help to promote the use of wood and recycled materials in construction and encourage energy efficiency measures for new builds. These measures will reduce the cost of construction for developers and help to reduce utility bills for those using the building. This will also help the environment by reducing emissions and improving air quality. 	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	<p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while improving the environment. It ensures that the right development is built in the right place at the right time. To assist in the preparation of any document and sustainable development we have identified the following information to help you maximize environmental gain from future development and to reduce its environmental impact.</p>	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	The Water Framework Directive (WFD) came into force in December 2000 and was transposed into UK law in December 2003. The first principle of the WFD is to prevent deterioration in aquatic ecosystems. No deterioration requires that a water body does not deteriorate from its current ecological or chemical classification and applies to individual pollutants within a water body.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	There are two WFD waterbodies within the Higham Ferrers Neighbourhood Plan boundary: River Nene, Chelveston Brook	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The section of the River Nene is classified in the 2009 River Basin Management Plan as 'Heavily Modified' and is at overall 'Moderate Ecological Potential'. The phosphate levels in the waterbody are classed as 'Poor Status', although the other physio-chemical elements are classed as 'Good Status' or better. The biological data shows that fish are classed as 'Poor Status' and that macro invertebrates are classed as 'Good Status'.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Chelveston Brook is also classified as 'Heavily Modified' and is at overall 'Moderate Ecological Potential'. All the physio-chemical elements are classed as 'Good Status' or better. However, the macro invertebrates are classed as 'Moderate Status'.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	The sources of phosphate in the River Nene are believed to be point source sewage effluent inputs with smaller contributions from diffuse sources, both rural and urban. The River Nene waterbody has a number of upstream waterbodies, and therefore the classification is also impacted by water quality and inputs in the upstream catchments.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Invertebrates on the Chelveston Brook are believed to be effected by a combination of diffuse and point source inputs.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	It is hoped that the Higham Ferrers Neighbourhood Plan would actively encourage practices and developments that would help prevent deterioration in water quality. Welcome the opportunity to provide advice on practices and future proposals to avoid unexpected issues arising.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The Higham Ferrers Neighbourhood Plan should take into account the availability of potable water supply when assessing new development in the area. Advice should be sought from the water company to find out whether additional water can be supplied using existing sources or whether new sources will be needed in the future. We may not be able to recommend a new or increased abstraction license where water resources are fully committed to existing abstraction and the environment.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Every opportunity should be taken to build water efficiency into new developments and innovative approaches should be encouraged.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	Any proposed development should consider setting high standards regarding water use and other indicators to deliver sustainable development. Making a minimum of Code Level 3 or 4 of the Code for Sustainable Homes mandatory, would ensure high water efficiency and sustainability performance is achieved for all buildings.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The Higham Ferrers Neighbourhood Plan boundary contains sections of Main River (River Nene and Chelveston Brook). There are also ordinary watercourses which appear to drain the village and surrounding land to these Main Rivers. The River Nene and Chelveston Brook have flood zones associated with them but the absence of flood zones for some of the ordinary watercourse does not mean that they do not have the potential to cause flooding. The flood plain extent can be viewed in the 'What's in your Backyard?' section of the Environment Agency's website www.environment-agency.gov.uk	Noted	Inform the Town Council about Environment Agency guidance on their website
	Environment Agency		Yes	We would hope that the Higham Ferrers Neighbourhood Plan would consider the need not only that flood risk does not increase, but will seek to actively reduce flood risk and provide betterment wherever possible in line with paragraph 100 of the National Planning Policy Framework (NPPF). It is also considered appropriate for a Neighbourhood Plan to investigate possibilities to enhance watercourse corridor biodiversity, as well as contribute to achieving WFD aims of improving the ecological status of the waterbody.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	<p>Although the Environment Agency will remain concerned with flooding from Main Rivers, the Lead Local Flood Authority (in this case Northamptonshire County Council) is the lead for local flood risk which includes groundwater, surface water and ordinary watercourses and should be included in any discussions. Further information about flood risk can be found in the Kettering and Wellingborough Strategic Flood Risk Assessment: http://www.wellingborough.gov.uk/downloads/download/2025/sfra_update_main_body</p>	Noted	<p>Inform the Town Council about Environment Agency guidance on their website</p>
	Environment Agency		Yes	<p>Works proposed to ordinary watercourses - Under the terms of the sections as commenced of the Flood & Water Management Act 2010, from 6 April 2012 the powers to consent works proposed on ordinary watercourses has transferred to the Lead Local Flood Authority (LLFA). In this case, the Bedford Group of Drainage Boards will be administering and determining such consents on behalf of the LLFA. Any enquiries should be made to the IDB using the following contact details: Email: contact@idbs.org.uk; Telephone: 01234 354396.</p>	Noted	<p>Inform the Town Council about LLFA (Northamptonshire County Council) and IDB contact details</p>

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	Environment Agency		Yes	Works proposed to main rivers, functional flood plains or within 9m of the landward toe of the channel: Any proposed works affecting statutory Main Rivers or within the indicative floodplain or within the byelaw distance requires the prior written consent of the Environment Agency under the relevant statutory legislation and current land drainage byelaws. Please contact the Environment Agency Partnerships and Strategic Overview team on number 01536 385126 if further information is required.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The Higham Ferrers Neighbourhood Plan is essentially placed to play a vital role in managing surface water runoff and reducing the risk of surface water flooding. This can be achieved through an understanding at a local level of existing surface water flooding issues and recommending action to alleviate or resolve these issues. The Neighbourhood Plan can then go further and actively promote sustainable methods of drainage that ensure surface water runoff does not increase as a result of new development. It is strongly recommended that the Plan includes strong support for SuDS. These can achieve multiple environmental benefits not only by reducing flood risk from surface water, but also in areas such as biodiversity, amenity and water quality.	Noted	Inform the Town Council/ pass on representation

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				Documents such as Ciria C697 (the SuDS Manual) and Part H of the Building Regulations 2000 can provide excellent reference points for determining a suitable working practice for surface water drainage considerations. It should be noted that any such recommendations within the Neighbourhood Plan must conform to and complement the requirements and aims of local planning policy, as well as the Lead Local Flood Authority's aims in respect of their role as SuDS Approval Body.		
	Environment Agency		Yes		Noted	Inform the Town Council about relevant guidance/ website details
				NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).		
	Environment Agency		Yes		Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	The Higham Ferrers Neighbourhood Plan boundary overlies the Nene Mid Lower Jurassic Unit groundwater body, consisting of a Principal Aquifer (Blisworth Limestone), Secondary Aquifers (Kellaways Sand, Cornbrash, Rutland Formation and Northampton Sand) and unproductive strata (Blisworth Clay, Whitby Mudstone, Oxford Clay). The solid bedrock geology is overlain in the south-eastern parts of the area by superficial unproductive strata (Oadby Member – Boulder Clay).	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Principal Aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. Secondary Aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. Due to the presence of these Principal and Secondary A Aquifers, parts of the area are vulnerable to pollution from certain types of development.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The Higham Ferrers Neighbourhood Plan boundary lies outside any groundwater Source Protection Zones.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	There are four small historic landfill sites within the Higham Ferrers Neighbourhood Plan boundary. These are: Sewage Disposal Works (SP 95500 69400), which operated from 1959 until 1977 and accepted inert and household waste; Skewbridge, Rushden (SP 94900 68500), which operated from 1984 and 1986 and was licensed to accept inert waste; Mill Chrome (SP 94580 26990), which operated from 1926 until 1984 and accepted tannery solids; Stanwick Quarry (SP 96019 70466), which operated from 1989 until 1994.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Able to provide further advice on protecting groundwater, including guidance on the use of SuDS.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Recommend that developers: 1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. 2. Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. 3. Refer to the Anglian River Basin Management Plan. 4. Refer to our website at www.environment-agency.gov.uk for more information.	Noted	Inform the Town Council about Environment Agency guidance on their website

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	Environment Agency		Yes	We would like to refer the Town Council to our groundwater policies in Groundwater Protection: Principles and Practice (GP3), available from our website at http://www.environment-agency.gov.uk/research/library/publications/144346.aspx . This document sets out our position for a wide range of activities and developments including: Waste management; Discharge of liquid effluents; Land contamination; Ground source heat pumps; Cemetery developments; Drainage.	Noted	Inform the Town Council about Environment Agency guidance on their website
	Environment Agency		Yes	Piling or any other foundation designs / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The waste hierarchy – reduce, re-use, recycle – should be implemented when developing proposals within the Higham Ferrers Neighbourhood Plan boundary. Community composting schemes and the necessary waste handling facilities could be developed as part of the essential infrastructure within the boundary.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	The Higham Ferrers Neighbourhood Plan should be based on a robust long term vision and a clear enough structure for development and change to help make it happen even with changes in political and economic conditions. We look forward to engagement with the Parish to tackle issues and achieve exemplar development wherever possible.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	We cannot over-emphasise the importance of early pre-application discussions on all proposals to ensure that any initial issues can be resolved and subsequent planning applications run smoothly. As sites or more detailed area plans come forward, we will provide more detailed comments. Early liaison will achieve our aim of ensuring that schemes are enabled in a joined up way and avoid issues arising unexpectedly at advanced stages in the process.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	We have a new role to provide advice and support to businesses, public sector and other organisations to help them adapt to a changing climate. Our aim is to help key sectors increase their resilience to climate risks and we are working closely with Defra as part of Climate Ready - the Government's national programme for adaptation, to help achieve this. It is therefore hoped that the Higham Ferrers Neighbourhood Plan would encourage development that would address climate change. We would welcome the opportunity to provide any early pre-application advice on future development.	Noted	Inform the Town Council/ pass on representation

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25/03/2013	Chelveston-Cum Caldecott Parish Council	Letter	Yes	The Council supports the proposed designation, but would like to raise question/ issue which may aid this and future designations.	Noted	Inform the Town Council/ pass on representation
	Chelveston-Cum Caldecott Parish Council		Yes	The Higham Ferrers neighbourhood planning boundary proposed designation is for the whole of Higham Ferrers. At some point in the near future, it is likely that we will request a similar designation for the whole of our parish. The two parishes share common boundaries and this leads to the question of what happens if the parish boundaries move as a result of the forthcoming Community Governance Review	Noted	Inform the Town Council/ pass on representation. Consider future Neighbourhood Planning Forum events to manage/ coordinate neighbourhood planning in the south of the District (Four Towns area)
	Chelveston-Cum Caldecott Parish Council		Yes	Will the neighbourhood planning boundary designation automatically align with the revised boundaries (if any) or would we end up with a situation where part of the (revised) parish is operating under a different neighbourhood planning boundary to the rest of the parish ?	Noted	Inform the Town Council/ pass on representation. Consider future Neighbourhood Planning Forum events to manage/ coordinate neighbourhood planning in the south of the District (Four Towns area)

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	Chelveston-Cum Caldecott Parish Council		Yes	In practical terms, the impact is probably going to be minor, as I understand Higham Ferrers TC is looking at generic design and density type policies, whereas we are looking more at neighbourhood plan site specific policies within the current communities. Potential though that if either council had a farm diversification policy this might be affected by a boundary change.	Noted	Inform the Town Council/ pass on representation
01/04/2013	Natural England	Email with letter attachment	Yes	Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.	Noted	Inform the Town Council/ pass on representation

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	Natural England		Yes	Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf . Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php .	Noted	Inform the Town Council about relevant Natural England guidance/ website details
	Natural England		Yes	If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.	Noted	Inform the Town Council/ pass on representation
	Natural England		Yes	You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.	Noted	Inform the Town Council/ pass on representation

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	Natural England		Yes	Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.	Noted	Inform the Town Council/ pass on representation
	Natural England		Yes	Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.	Noted	Inform the Town Council/ pass on representation
	Natural England		Yes	If, as you develop your plan or order, you consider it will affect Natural England's interests, you should consult Natural England at consultations@naturalengland.org.uk .	Noted	Inform the Town Council/ pass on representation

Appendix 2: Oundle Neighbourhood Plan: Schedule of representations received to the Neighbourhood Plan Area designation

Date	Respondent Name	Email or letter	Do you agree with the boundary Y/N	Consultation responses received	East Northamptonshire Council response	Action
20/02/2013	Highways Agency	Email with letter attachment	Yes	Thank you for the opportunity to comment on the Designation of Neighbourhood Planning Boundary for Oundle. The Highways Agency does not have any specific comments to make on the above named consultation in this instance. We look forward to a continuing and constructive dialogue with East Northamptonshire Council and welcome any future opportunity to comment upon key documents.	Noted	Inform the Town Council/ pass on representation
04/03/2013	English Heritage	Email with letter attachment	Yes	English Heritage wishes to ensure that an understanding of historic environment issues, including designations, and the contribution that it makes to local character, is fully considered when Neighbourhood Plans are being prepared. The English Heritage website includes guidance on neighbourhood planning, which we hope you will draw to the attention of the Town Councils: http://www.english-heritage.org.uk/caring/get-involved/improving-yourneighbourhood/planning-opportunities/	Noted	Inform the Town Council about the English Heritage neighbourhood planning guidance on their website

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				In view of the historic importance of the settlements, the Town Councils should be made aware that information on heritage assets in the area, whether designated or not, including archaeology, can be obtained from the Northamptonshire Historic Environment Record at the County Council. They should also be able to assist in developing an understanding of the historic landscape of the area. Your Conservation Officer should also be able to advise the Town Councils.	Noted	Inform the Town Council/ pass on representation
	English Heritage		Yes			
				The setting of heritage assets may be an issue and we refer you to English Heritage's guidance on this: http://www.english-heritage.org.uk/publications/setting-heritage-assets/ . Opportunities for the enhancement of heritage assets and improving access to and understanding of the assets should be encouraged.	Noted	Inform the Town Council about the English Heritage neighbourhood planning guidance on their website
	English Heritage		Yes			
				We do not have any specific comments about the proposed areas of the plans, but it would be helpful if we could be made aware of the objectives of the proposed neighbourhood plans and early consultation with English Heritage is recommended.	Noted	Inform the Town Council to maintain contact with English Heritage once they have defined their objectives
	English Heritage		Yes			

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12/03/2013	Environment Agency	Email with letter attachment	Yes	<p>Drawing up a Neighborhood Plan is an opportunity to think about improving a local environment. General opportunities for Neighborhood Planning include:</p> <ul style="list-style-type: none"> -New green spaces or improvements to public space through new development. This could include linking open spaces to make green corridors for people and wildlife, planting trees, or making improvements to local waterways. - Helping a community to manage the risk of flooding by providing landscaping to manage and store water and by promoting the use of sustainable drainage systems (SuDS). -It could also help to promote the use of wood and recycled materials in construction and encourage energy efficiency measures for new builds. These measures will reduce the cost of construction for developers and help to reduce utility bills for those using the building. This will also help the environment by reducing emissions and improving air quality. 	Noted	Inform the Town Council/ pass on representation
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	Environment Agency		Yes	A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while improving the environment. It ensures that the right development is built in the right place at the right time. To assist in the preparation of any document and sustainable development we have identified the following information to help you maximize environmental gain from future development and to reduce its environmental impact.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The Water Framework Directive (WFD) came into force in December 2000 and was transposed into UK law in December 2003. The first principle of the WFD is to prevent deterioration in aquatic ecosystems. No deterioration requires that a water body does not deteriorate from its current ecological or chemical classification and applies to individual pollutants within a water body.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	There are two WFD waterbodies within the Oundle Neighbourhood Plan boundary: River Nene, Lyveden Brook	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Lyveden Brook is classified in the 2009 River Basin Management Plan as being at overall 'Good Ecological Status'.		

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	Environment Agency		Yes	The River Nene is classified as a heavily modified waterbody, and is at overall 'Moderate Ecological Potential'. The phosphate levels in this waterbody are classed as being at 'Poor Status', although the other physio-chemical elements are at 'Good Status' or better. The biological data shows that phytobenthos (diatoms) are classed as being at 'Moderate Status', although the other biological indicators (fish and macro invertebrates) are classed as being at 'Good Status'.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The reasons for the failures of the above elements to meet 'Good Status' are believed to be a combination of point source sewage effluent discharges and diffuse inputs from both rural and urban sources. The River Nene waterbody has a number of upstream waterbodies, and therefore the classification is also impacted by water quality and inputs in the upstream catchments.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	It is hoped that the Oundle Neighborhood Plan would actively encourage practices and developments that would help prevent deterioration in water quality. We would welcome the opportunity to provide advice on practices and future proposals to avoid unexpected issues arising.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	The Oundle Neighbourhood Plan should take into account the availability of potable water supply when assessing new development in the area. Advice should be sought from the water company to find out whether additional water can be supplied using existing sources or whether new sources will be needed in the future. We may not be able to recommend a new or increased abstraction license where water resources are fully committed to existing abstraction and the environment.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Every opportunity should be taken to build water efficiency into new developments and innovative approaches should be encouraged.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Any proposed development should consider setting high standards regarding water use and other indicators to deliver sustainable development. Making a minimum of Code Level 3 or 4 of the Code for Sustainable Homes mandatory, would ensure high water efficiency and sustainability performance is achieved for all buildings.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	<p>The Oundle Neighbourhood Plan boundary contains sections of Main River (River Nene). There are also ordinary watercourses which appear to drain the village and surrounding land to River Nene. The River Nene has flood zones associated with it but the absence of flood zones for some of the ordinary watercourse does not mean that they do not have the potential to cause flooding. The flood plain extent can be viewed in the 'What's in your Backyard?' section of the Environment Agency's website www.environment-agency.gov.uk</p>	Noted	Inform the Town Council about Environment Agency guidance on their website
	Environment Agency		Yes	<p>We would hope that the Oundle Neighbourhood Plan would consider the need not only that flood risk does not increase, but will seek to actively reduce flood risk and provide betterment wherever possible in line with paragraph 100 of the National Planning Policy Framework (NPPF). It is also considered appropriate for a Neighbourhood Plan to investigate possibilities to enhance watercourse corridor biodiversity, as well as contribute to achieving WFD aims of improving the ecological status of the waterbody.</p>	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	<p>Although the Environment Agency will remain concerned with flooding from main rivers, the Lead Local Flood Authority (in this case Northamptonshire County Council) is the lead for local flood risk which includes groundwater, surface water and ordinary watercourses and should be included in any discussions. Further information about flood risk can be found in the Kettering and Wellingborough Strategic Flood Risk Assessment: http://www.wellingborough.gov.uk/downloads/download/2025/sfra_update_main_body</p>	Noted	Inform the Town Council about Environment Agency guidance on their website
	Environment Agency		Yes	<p>Works proposed to ordinary watercourses - Under the terms of the sections as commenced of the Flood & Water Management Act 2010, from 6 April 2012 the powers to consent works proposed on ordinary watercourses has transferred to the Lead Local Flood Authority (LLFA). In this case, the Bedford Group of Drainage Boards will be administering and determining such consents on behalf of the LLFA. Any enquiries should be made to the IDB using the following contact details: Email: contact@idbs.org.uk; Telephone: 01234 354396.</p>	Noted	Inform the Town Council about LLFA (Northamptonshire County Council) and IDB contact details

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	Environment Agency		Yes	Works proposed to main rivers, functional flood plains or within 9m of the landward toe of the channel: Any proposed works affecting statutory Main Rivers or within the indicative floodplain or within the byelaw distance requires the prior written consent of the Environment Agency under the relevant statutory legislation and current land drainage byelaws. Please contact the Environment Agency Partnerships and Strategic Overview team on number 01536 385126 if further information is required.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The Oundle Neighbourhood Plan is essentially placed to play a vital role in managing surface water runoff and reducing the risk of surface water flooding. This can be achieved through an understanding at a local level of existing surface water flooding issues and recommending action to alleviate or resolve these issues. The Neighbourhood Plan can then go further and actively promote sustainable methods of drainage that ensure surface water runoff does not increase as a result of new development. It is strongly recommended that the Oundle Neighbourhood Plan includes strong support for Sustainable Drainage Systems (SuDS). These can achieve multiple environmental benefits not only by reducing flood risk from surface water, but also in areas such as biodiversity, amenity and water quality.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	Documents such as Ciria C697 (the SuDS Manual) and Part H of the Building Regulations 2000 can provide excellent reference points for determining a suitable working practice for surface water drainage considerations. It should be noted that any such recommendations within the Neighbourhood Plan must conform to and complement the requirements and aims of local planning policy, as well as the Lead Local Flood Authority's aims in respect of their role as SuDS Approval Body.	Noted	Inform the Town Council about relevant guidance/ website details
	Environment Agency		Yes	NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	The Oundle Neighbourhood Plan boundary overlies the Nene Mid Lower Jurassic Unit groundwater body, consisting of a Principal Aquifer (Blisworth Limestone), Secondary Aquifers (Kellaways Sand, Cornbrash, Rutland Formation and Stamford Member) and unproductive strata (Blisworth Clay, Kellaways Clay, Oxford Clay). The solid bedrock geology is overlain in parts by superficial Secondary Aquifers (Alluvium and River Terrace Deposits) along the Nene valley with some superficial unproductive strat in the north western part of the area (Glacial Till).	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Principal Aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. Secondary Aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. The use of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The Oundle Neighbourhood Plan boundary lies outside any groundwater Source Protection Zones. However we are aware of the following groundwater abstraction points: Oundle School (TL 03605 88795) used for general agriculture; Oundle School Swimming Pool (TL 03605 88390) used for drinking, cooking, sanitary and other uses; Oundle Golf Club (TL 02301 88084) used for spray irrigation.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	There are two small historic landfill sites within the Oundle Neighbourhood Plan boundary. These are: Ashton Road (TL 04700 88000), which operated from 1950 until 1974 and accepted inert and household waste; Oundle Bypass, Herne Bridge (TL 04900 86900), which operated during 1985 and was licensed to accept inert waste.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Able to provide further advice on protecting groundwater, including guidance on the use of SuDS.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	Recommend that developers: 1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. 2. Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. 3. Refer to the Anglian River Basin Management Plan. 4. Refer to our website at www.environment-agency.gov.uk for more information.	Noted	Inform the Town Council about Environment Agency guidance on their website

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	Environment Agency		Yes	We would like to refer Oundle Town Council to our groundwater policies in Groundwater Protection: Principles and Practice (GP3), available from our website at http://www.environment-agency.gov.uk/research/library/publications/144346.aspx . This document sets out our position for a wide range of activities and developments including: Waste management; Discharge of liquid effluents; Land contamination; Ground source heat pumps; Cemetery developments; Drainage.	Noted	Inform the Town Council about Environment Agency guidance on their website
	Environment Agency		Yes	Piling or any other foundation designs / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	The waste hierarchy – reduce, re-use, recycle – should be implemented when developing proposals within the Oundle Neighbourhood Plan boundary. Community composting schemes and the necessary waste handling facilities could be developed as part of the essential infrastructure within the boundary.	Noted	Inform the Town Council/ pass on representation

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	Environment Agency		Yes	The Oundle Neighbourhood Plan should be based on a robust long term vision and a clear enough structure for development and change to help make it happen even with changes in political and economic conditions. We look forward to engagement with the Parish to tackle issues and achieve exemplar development wherever possible.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	We cannot over-emphasise the importance of early pre-application discussions on all proposals to ensure that any initial issues can be resolved and subsequent planning applications run smoothly. As sites or more detailed area plans come forward, we will provide more detailed comments. Early liaison will achieve our aim of ensuring that schemes are enabled in a joined up way and avoid issues arising unexpectedly at advanced stages in the process.	Noted	Inform the Town Council/ pass on representation
	Environment Agency		Yes	We have a new role to provide advice and support to businesses, public sector and other organisations to help them adapt to a changing climate. Our aim is to help key sectors increase their resilience to climate risks and we are working closely with Defra as part of Climate Ready - the Government's national programme for adaptation, to help achieve this. It is therefore hoped that the Oundle Neighborhood Plan would encourage development that would address climate change. We would welcome the opportunity to provide any early pre-application advice on future development.	Noted	Inform the Town Council/ pass on representation

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07/03/2013	Natural England	Email with letter attachment	Yes	<p>Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.</p>	Noted	Inform the Town Council/ pass on representation
	Natural England		Yes	<p>Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf. Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php.</p>	Noted	Inform the Town Council about relevant Natural England guidance/ website details

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	Natural England		Yes	If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.	Noted	Inform the Town Council/ pass on representation
	Natural England		Yes	You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.	Noted	Inform the Town Council/ pass on representation
	Natural England		Yes	Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.	Noted	Inform the Town Council/ pass on representation

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	Natural England		Yes	Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.	Noted	Inform the Town Council/ pass on representation
	Natural England		Yes	If, as you develop your plan or order, you consider it will affect Natural England's interests, you should consult Natural England at consultations@naturalengland.org.uk .	Noted	Inform the Town Council/ pass on representation
26/03/2013	Oundle Town Transition Group	Email	No	I'm responding on behalf of the Oundle Transition Town Group (OTTG), a group of volunteers who work on projects to make Oundle a greener, easier place to live. OTTG feels this boundary is too restrictive and will make it much harder to address the relationships with areas close to Oundle and with important contributions to make to the success of the local economy and the quality of life of the community. Whilst the Town Council has specific roles within the planning system within the Parish boundary, it also has a wider role to foster the quality of life and success of the community. Any approach to longer term planning needs to recognise the importance of links and relationships with other nearby areas and more widely.	While these comments present a well presented argument as to how key stakeholders (e.g. neighbouring villages/ parishes) ought to be engaged during the neighbourhood planning process, the current proposed boundary based on the parish area presents a practical boundary in planning terms	Inform the Town Council/ pass on representation

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	Oundle Town Transition Group		No	We propose a wider area is delineated as having important bearing on the future of Oundle.	Noted	Inform the Town Council/ pass on representation
	Oundle Town Transition Group		No	A 2km radius from the centre for example would help focus attention on future housing within a distance that maintains the potential for most residents to be within walking and cycling distance of the town centre – in our view a critical factor in maintaining the character of the community in the future.	Noted	Inform the Town Council/ pass on representation
	Oundle Town Transition Group		No	Many businesses in Oundle depend on customers from neighbouring villages – so any plan for Oundle needs to signal the importance of links to these nearby areas so the businesses and services within Oundle continue to benefit from their custom.	Noted	Inform the Town Council/ pass on representation
	Oundle Town Transition Group		No	Attracting new businesses to Oundle is also important if retaining a relatively high level of local employment for local residents – so a boundary that includes areas that can be designated for commercial use is important, and this can go beyond the area suitable for residential development close enough to the centre as outlined above.	Noted	Inform the Town Council/ pass on representation

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	Oundle Town Transition Group		No	We therefore suggest a neighbourhood area relevant for planning the future of Oundle should include the identification of these important zones for future housing, future employment developments and the links to neighbouring villages. The Parish boundary should be overlaid on this, and the adjacent Parishes which are important for the success of Oundle businesses and services should also be identified. This has the benefit of identifying partners the Town Council need to work closely with and define needs to retain the current close relationships in the future.	Noted	Inform the Town Council/ pass on representation
26/03/2013	David Wood	Email/ letter	No	I am a member of Oundle Transition Town Group and I fully support the changes that they have advocated to the boundary to be covered by the Oundle Neighbourhood Plan i.e. superimpose a circle of around 2km from the centre of Oundle onto the parish boundary.	While these comments present a well presented argument as to how key stakeholders (e.g. neighbouring villages/ parishes) ought to be engaged during the neighbourhood planning process, it is not considered practical to revise the boundaries to reflect these comments.	Inform the Town Council/ pass on representation