

Rep No	User No	User Rep No	Contact Name/ Organisation Name	Section/ chapter heading	Area	Policy/ paragraph reference	Theme/ topic	Representation received	Response to be considered
12	5	3	Sport England	7. Economic prosperity	District-wide	para 7.59	evidence	EN21 and EN22 local leisure facilities Sport England has previously advised that the 2006 PMP study is out of date with regard to built sports facilities . Need for a built sports facilities strategy positive planning NPPF 2018 para 92. Robust and up to date assessment para 9 NPPF 2018 evidence required.	<b>Proposed changes to text and/or policies.</b> The possibility of the Council progressing a built sports facilities strategy has been discussed with the Council's Health and Active Lifestyles Officer. He advises this has been discussed in the context of the Splash Leisure Complex at Rushden and a possible redevelopment of facilities taking place on that site. To reflect this, it is suggested that a sentence is added to the end of paragraph 7.59 reading 'The Council may need to develop a built sports facilities strategy in line with paragraph 92 of the NPPF'.
95	23	3	Apethorpe Parish Meeting	7. Economic prosperity	Rural areas	Section 7.0	Failure to maximise Tourism Potential	Apethorpe Palace, since its restoration has proved to be both a blessing and a curse to the village. We have mentioned that the Palace has the potential to attract 3000 visitors every year during its opening period. Planning approved the proposals for managing tourism associated with the Palace. However, visitors to the Palace find that they have nowhere to park in the village as the opening times to the extensive parking facilities within the grounds are too strictly controlled. Consequently, the village is often inundated with cars trying to find parking spaces. A situation that irritates visitors and residents alike. Ultimately, many visitors drive off rather than seeing all that Apethorpe has to offer. This is a lost tourism opportunity.	<b>No further changes required.</b> This is a detailed matter, not directly relevant to the Local Plan
96	23	4	Apethorpe Parish Meeting	7. Economic prosperity	Rural areas	Section 7.0	Failure to maximise Tourism Potential	Apethorpe has a great opportunity to exploit tourism in and around the village. However, there is no car park or WC facilities since our very popular village pub. remains closed. At the time of writing there is no planned opening date. The pub. was bought by the owners of Apethorpe Palace over 2.5 years ago. A considerable amount has been spent on its renovation, but it still lacks any fixtures and fittings, and has no kitchen facilities. Unfortunately, it appears to be managed more as a hobby than as a business or community offering.	<b>No further changes required.</b> This is a detailed matter, not directly relevant to the Local Plan
97	23	5	Apethorpe Parish Meeting	7. Economic prosperity	Rural areas	Section 7.0	Failure to maximise Tourism Potential	We believe that most visitors would like to walk around the village and enjoy its many buildings of historic interest. The village is also popular with walking and rambling groups who again struggle to find parking places. Further, the village has a prestigious equestrian establishment within its boundaries which again could attract visitors to the area.	<b>No further changes required.</b> This is a detailed matter, not directly related to the Local Plan
98	23	6	Apethorpe Parish Meeting	7. Economic prosperity	Rural areas	Section 7.0	Failure to maximise Tourism Potential	Apethorpe, is well positioned and is equidistant between Oundle and Stamford and could have potential for a B&B styled tourism base. This could be a purpose-built lodge managed by the pub. Currently, the Village Meeting is interested in acquiring land (or negotiating a long lease) upon which we could site an eco style, wooden dwelling, to accommodate both tourists and community requirements.	<b>No further changes required.</b> This is a detailed matter, not directly relevant to the Local Plan
111	26	2	Higham Ferrers Town Council	7. Economic prosperity	Higham Ferrers	para 7.31 - 7.38	Protection of existing employment areas	The Council is concerned at the impact of the proposed pyrolysis plant on any proposed residential development within Higham Ferrers and the surrounding settlements. It will have a negative impact on the quality of life for residents which is an objective of this plan.	<b>No further changes required.</b> This is a detailed matter, not directly relevant to the preparation of the Local Plan
114	27	2	Chelveston- cum-Caldecott PC	7. Economic prosperity	Rural areas	para 7.13	Renewable Energy	This Council has concerns as currently worded i.e. Renewable energy – major expansion of renewable energy capacity at Chelveston Renewable Energy Park.	<b>No further changes required.</b> Proposals at Chelveston Renewable Energy Park will be considered in relation to Policy 26 of the JCS which defines the criteria for them to be acceptable.

115	27	3	Chelveston- cum-Caldecott PC	7. Economic prosperity	Rural areas	para 7.13	Renewable Energy	There appears to be a tendency to treat anything with the word "renewable" in the application title as benefiting from support of the NPPF and the JCS. A factory building solar panels is no more "renewable" than a factory building tractors is "agricultural", rather both are industrial production plants. As drafted, the CRE Park could be covered in warehouses and production plants without generating any extra renewable energy. To benefit from the support of the NPPF, the JCS and this Plan, renewable energy applications should actually generate energy.	<b>No further changes required.</b> Proposals at Chelveston Renewable Energy Park will be considered in relation to Policy 26 of the JCS which defines the criteria for them to be acceptable.
116	27	4	Chelveston- cum-Caldecott PC	7. Economic prosperity	Rural areas	para 7.13	Renewable Energy	It is also noted that JCS policy 26 identifies land at Burton Wold as a suitable 'Energy Park' location, rather than the CRE Park.	<b>No further changes required.</b> Chelveston Energy Park is referred to in paragraph 8.20 of the JCS which is associated with Policy 26 along with Burton Wold. Furthermore, paragraph 8.34 refers to Burton Wold as the main location for such developments which means it is not to be the only one.
128	30	1	Huntingdonshire District Council	7. Economic prosperity	District-wide	EN 17.	East Northamptonshire Enterprise Centre	The text and policy identifies sites that are anticipated during the latter half of the Plan Period, this includes East Northamptonshire Enterprise Centre. A location for this site has not been identified at present; Huntingdonshire District Council request that the identification of a suitable location and its effect on the Huntingdonshire Local Authority Area be considered.	<b>No further changes required.</b> Planning Permission has now been granted for the Enterprise Centre at Raunds (18/02081/FUL). Even if this does not get developed any implications for similar facilities in adjacent districts are not a valid consideration as the planning system should not intervene in competition between facilities of this nature.
129	30	2	Huntingdonshire District Council	7. Economic prosperity	District-wide	EN 17.	East Northamptonshire Enterprise Centre	Policy EN17 identifies that the East Northamptonshire Enterprise Centre should provide for 60-75 units ranging in size from 10 – 40m2 consisting of flexible workspace for small and micro businesses. Alconbury Enterprise Zone currently houses two business incubators. It would therefore be prudent to discuss the location of the Enterprise Centre to ensure the success of both sites, and the wider economies of Huntingdonshire and East Northants..	<b>No further changes required.</b> Planning Permission has now been granted for the Enterprise Centre at Raunds (18/02081/FUL). Even if this does not get developed any implications for similar facilities in adjacent districts are not a valid consideration as the planning system should not intervene in competition between facilities of this nature.
387	75	1	Kier Ventures Ltd	7. Economic prosperity	Rural areas	para 7.69	Local centres at large villages	Brigstock does benefit from a nucleated hub of local services and facilities, thus offering considerable sustainability and social capital benefits, in turn making it suitable for increased, sustainable residential development (NPPF Paragraph 78 and PPG: Rural Housing Paragraph 001).	<b>No further changes required.</b> The text in the Local Plan gives scope for development in the village.
388	75	2	Kier Ventures Ltd	7. Economic prosperity	Rural areas	Figure 17.	Local centres at large villages	Development at land off Woodyard Close (LPA Refs CFSR10 and CFSR12) would be in very close proximity to the identified Brigstock linear centre. The development of more central sites, such as this, will ensure increased facility patronage, thereby enhancing their viability and enhancing village vitality.	<b>No further changes required.</b> Supporting representation.
431	82	1	Northamptonshire County Council (Transport)	7. Economic prosperity	District-wide	EN 17.	East Northamptonshire Enterprise Centre	The location of the preferred site chosen may have an impact on the number of car parking spaces required – for example a town centre location is likely to be more accessible by public transport, walking and cycling and existing car parking provision. Therefore having a policy of requiring at least 110 car parking spaces may preclude a town centre location as it is unable to accommodate 110 car parking spaces. It may therefore be prudent to provide more flexibility in the policy.	<b>Proposed changes to text and/or policies.</b> The Enterprise Centre has been approved for a location at Raunds (18/02081/FUL ) and proposes 114 parking spaces. However, in case this does not proceed, it is considered criterion b of the Policy be amended to read ' <i>Parking provision in line with the Northamptonshire Parking Standards unless a town centre location is proposed where a lower standard may be justified because of access to good public transport links.</i> '
433	82	3	Northamptonshire County Council (Transport)	7. Economic prosperity	District-wide	EN 17.	East Northamptonshire Enterprise Centre	The impact on the existing network and any mitigation will need to be assessed through a Transport Statement or Assessment.	<b>Proposed changes to text and/or policies.</b> The Enterprise Centre has been approved for a location at Raunds (18/02081/FUL). However, in case this does not proceed, it is considered appropriate to amend criterion c) to add an extra sentence at the end reading ' <i>A Transport Assessment to assess these matters shall be submitted as part of as part of any planning application.</i> '

533	91	6	Hollins Strategic Land	7. Economic prosperity	Rural areas	EN 22.	Town Centre Uses around Local Centres	HSL would welcome clarification of how proposals for 'main town centre' uses are to be dealt with in those large villages that do not have designated local centres (for example Easton on the Hill). Paragraph 7.69 recognises that some of the large villages have a substantial provision of facilities, but that these are dispersed around the village rather than in one centre.	<b>Proposed changes to text and/or policies.</b> Suggest additional wording is added to the end of Policy EN22 which reads ' <i>In large villages which do not have designated local centres sites that are proposed for 'main town centre' uses will be considered on their merits'.</i>
534	91	7	Hollins Strategic Land	7. Economic prosperity	Rural areas	EN 22.	Town Centre Uses around Local Centres	HSL assume on this basis that, subject to accordance with other policies in the Local Plan, there will be a general presumption in favour of 'main town centre' uses (constituting 'minor development schemes') in any location in those villages which do not have designated local centres?	<b>Proposed changes to text and/or policies.</b> Suggest additional wording is added to the end of Policy EN22 which reads ' <i>In large villages which do not have designated local centres sites that are proposed for 'main town centre' uses will be considered on their merits'.</i>
535	91	8	Hollins Strategic Land	7. Economic prosperity	Rural areas	EN 22.	Town Centre Uses around Local Centres	To be considered 'justified' and 'effective' and therefore sound, this policy requires clarification.	<b>Proposed changes to text and/or policies.</b> The suggested changes in response to representations 91.6 and 91.7 above are considered to address this.
1134	179	4	Cllr Gill Mercer (ENC)	7. Economic prosperity	District-wide	Section 7.0	Large distribution units	We have had a very high number of very large distribution units in our district. These do not provide sufficient high skill jobs. We should state that we do not encourage such large units. We should be encouraging more skilled work in for instance IT and high performance technology to come to the area and these "sheds" are taking up huge swathes of employment land with very few jobs.	<b>Proposed changes to text and/or policies.</b> Whilst recognising logistics is identified as a priority sector in Policy 22 of the JCS, it is suggested that additional wording be added to the end of paragraph 7.8 to state ' <i>The preference will be for more skilled work such as IT and high performance technology wherever possible'.</i>
1135	179	5	Cllr Gill Mercer (ENC)	7. Economic prosperity	District-wide	Section 7.0	Large distribution units	When these huge metal buildings are built, we have had problems with nearby houses losing their TV reception (e.g. John Clarke Way). We need a policy that says that if an application causes TV interference, the developer should remediate this. If this cannot be a policy in its own right, we need a mechanism so that this is an automatic condition on a new planning policy (it is not at the moment).	<b>No further changes required.</b> This is a detailed issue for individual planning applications. A Planning Condition has been recommended in the past which reads: ' <i>If between the commencement of development and 6 months of the building having been completed...it is brought to the attention of the LPA that TV or radio interference to adjacent residential properties has occurred as a result of the erection of the buildings, details of measures to mitigate against such Interference shall be submitted to the LPA. The details of the mitigation measures submitted shall be commensurate with the level of interference occurring and shall be implemented within a reasonable time period'.</i>
1137	179	7	Cllr Gill Mercer (ENC)	7. Economic prosperity	District-wide	Section 7.0	Broadband	We also need a policy to require or encourage fibre broadband on new developments of more than 10 houses.	<b>No further changes required.</b> Criterion e) of Policy 10 of the JCS already requires this.It seeks to provide next generation access broadband to serve all areas.
1138	179	8	Cllr Gill Mercer (ENC)	7. Economic prosperity	Rushden	para 7.36	Pollution	There is a reference to challenging sites such as Monoworld, but no solution is suggested. I suggest that if the current usage at Monoworld ceases that only light industrial be accepted excluding waste processing or waste transfer. We have had to put up with swarms of flies from this site for too long.	<b>No further changes required.</b> Planning conditions and controls exist under appropriate environmental legislation which should be used to regulate sites of this nature.
1139	179	9	Cllr Gill Mercer (ENC)	7. Economic prosperity	Rushden	para 7.36	Pollution	We also need a policy regarding air quality. If we had a policy to block any site that is likely to give poor air quality within so many meters of residential or other employment sites, we could have blocked the recently approved pyrolysis plant at Chelveston.	<b>No further changes required.</b> Criterion e)ii of Policy 8 of the JCS provides policy direction. Should further detailed guidance be required this should be amplified through a SPD.
1140	179	10	Cllr Gill Mercer (ENC)	7. Economic prosperity	Rushden	para 7.20	Rushden East	At 7.20 it refers to 1500 jobs at Rushden East. We always stipulated 2500 the same as the number of houses. This should be checked.	<b>Proposed changes to text and/or policies.</b> This comment is accepted. Suggest the text in brackets in the bullet point in paragraph 7.20 which refers to Rushden East is amended to read ' <i>2500 jobs in line with the Council's aspiration for the number of jobs to match the number of dwellings in this development . This may need to be amended further if the proposed number of dwellings increases in the future'.</i>

1210	189	2	Cllr Jake Vowles (ENC)	7. Economic prosperity	Oundle	para 7.20	Oundle Marina	Page 71 Point 7.20 - I made the point that as the Marina was already closed, indeed had been closed for some years, it was incorrect to show an estimated 250 job losses. This site was subject to a Planning Application in 2014? And will come around again.	<b>Proposed changes to text and/or policies.</b> This comment is accepted. Suggest the text relating to Oundle marina be amended to read ' <i>the site has the potential for significant future job creation through redevelopment</i> '.
1211	189	3	Cllr Jake Vowles (ENC)	7. Economic prosperity	Oundle	para 7.36	Nene Valley Business Park	Page 74 Point 7.36-Identifies Nene Valley Business Park as identified as a suitable location for Waste Management Facilities in the Minerals and Waste Local Plan. Recognising that this is a County plan it was partly occupied by a Recycling Centre which ENC closed and sold along with the adjacent car park. This area is in private hands and was subject to a Planning Application (See note 9.54). The document referred to is ancient and it does not reflect well on us. If the Plan is still in place and you feel must be included then a note should be added.	<b>No further changes required.</b> The Northamptonshire Minerals and Waste Local Plan which identifies this as a suitable location for waste management uses (site WL21) was adopted in July 2017 and para 7.36 is considered to reflect the current policy position.
1213	189	5	Cllr Jake Vowles (ENC)	7. Economic prosperity	Oundle	EN 20.	Town Centres and Primary Shopping Areas	I also believe that it is wrong to ask readers to open a separate document in Appendix 2 to look for the map of Oundle under "Town Centres and Primary Shopping Areas".	<b>Proposed changes to text and/or policies.</b> Include a map showing the Town Centre boundary for Oundle in the Local Plan appendix 2 along with the ones for Irthlingborough and Thrapston.
1221	191	4	Corby Borough Council	7. Economic prosperity	Rushden	para 7.19	Rushden Lakes	Corby Borough Council remains concerned with the current proposals to extend the major out-of-town retail centre at Rushden Lakes and has previously written to East Northamptonshire Council stating that any additional floorspace at Rushden Lakes should only be tested as part of a revised Joint Core Strategy. This will enable the wider retail strategy for the whole of North Northamptonshire to be appropriately considered as part of a review of the JCS.	<b>No further changes required.</b> Paragraph 7.19 of the Plan refers to phases 1-4 of Rushden Lakes and over 2700 jobs resulting from them. Information received from the developer's agents confirms this number of jobs equates to the development which is already consented. Therefore, phases 1-4 do not represent proposals to extend the Rushden Lakes site beyond current permissions. There is a current planning application (18/01197/FUL) to extend Rushden Lakes beyond these and any views Corby BC make will be considered when this is determined.
1223	191	6	Corby Borough Council	7. Economic prosperity	Rural areas	para 7.19	Rockingham MRC	The draft Plan recognises that motorsport activities at Rockingham Motor Racing Circuit Enterprise Area have proved difficult to establish and that alternative employment uses will need to be explored. Whilst a more pragmatic approach to Rockingham Motor Racing Circuit Enterprise Area is supported, significant changes to strategic policies should only take place as part of the review of the JCS.	<b>Proposed changes to text and/or policies.</b> The Council has approved alternative uses for the Rockingham Motor Racing Circuit under references 18/02061/FUL and 2062/FUL. However, should these not proceed, suggest additional wording be added to the end of Paragraph 7.9 stating that: ' <i>in recognition of the fact that motorsport activities at Rockingham Motor Racing Circuit Enterprise Area have proved difficult to establish, significant changes to the strategic policies should only be considered as part of the review of the JCS</i> '.
1269	196	7	Conalgen Enterprises SA	7. Economic prosperity	District-wide	Section 7.0	Economic prosperity	Section 7.0 of the draft Local Plan Part 2 sets out the proposed district-wide economic strategy in order to meet the objectives defined by Policy 22 (Delivering Economic Prosperity) and Policy 23 (Distribution of New Jobs) of the Joint Core Strategy.	<b>No further changes required.</b> Rep is a generic statement
1270	196	8	Conalgen Enterprises SA	7. Economic prosperity	District-wide	para 7.33	Role of Joint Core Strategy	Paragraph 7.33 of the draft Local Plan recognises the role of the Joint Core Strategy in providing overarching policy criteria for safeguarding existing employment areas and identifies the need for the Local Plan Part 2 to identify those industrial and commercial sites that should be designated as protected employment areas.	<b>No further changes required.</b> Rep is a generic statement
1271	196	9	Conalgen Enterprises SA	7. Economic prosperity	District-wide	EN 18.	Protected Employment Areas	The proposed employment protection areas are detailed at Appendix 1 of the draft Local Plan Part 2 and include Nene Park / Nene Business Park (Site Ref. EPA12). The draft Local Plan proposes a new policy (Policy EN18 (Protected Employment Areas)) to be read in conjunction with Policy 22 of the Joint Core Strategy	<b>No further changes required.</b> Rep is a generic statement

1272	196	10	Conalgen Enterprises SA	7. Economic prosperity	District-wide	EN 18.	Protected Employment Areas	Conalgen Enterprises SA support the proposed district-wide economic strategy, including the designation of Nene Park / Nene Business Park as a designated employment site. Whilst the objectives of proposed Policy EN18 are broadly supported, in order to ensure that the delivery of development at the designated employment sites is viable, employment uses should be considered to include 'other' employment uses (i.e. beyond the typical B Class uses), where they would be compatible and complementary with the intended primary use of a site and other relevant planning policy considerations. Such uses are identified under Table 11 earlier in Section 7.0 of the draft Local Plan Part 2 and, for the avoidance of doubt, should be cross referenced under Policy EN18.	<b>Proposed changes to text and/or policies.</b> Suggest wording be added to Policy EN18 between sentences 1 and 2 reading <i>'Table 11 indicates that other employment type uses outside the B Class may be possible on these sites in certain circumstances'</i> .
1293	197	6	Campaign for the Preservation of Rural England (CPRE)	7. Economic prosperity	District-wide	para 7.8-7.15	Large distribution units	We are concerned at the possible siting of large warehouses, distribution centres and factory farming complexes near to open countryside or rural habitation which can be affected severely by this juxtaposition. In this respect we are also concerned about the large urban development beyond the by-pass at East Rushden which could spread further towards villages such as Newton Bromswold.	<b>No further changes required.</b> Policies contained in the Joint Core Strategy already exist to ensure large warehouses should only be acceptable where they can be satisfactorily mitigated/integrated into their surroundings.
1365	206	15	Cllrs Reichold, Stearn & Vowles (ENC)	7. Economic prosperity	Oundle	para 7.20	Oundle Marina	Oundle Marina is outside our Ward but it was pointed out that the figure quoted of 250 job losses is entirely fictitious as the site is closed and only a small number of people are employed in several small businesses. Justification of the job loss estimate is based on theoretical figures	<b>Proposed changes to text and/or policies.</b> This comment is accepted. Suggest the text relating to Oundle marina be amended to read <i>'the site has the potential for significant future job creation through redevelopment'</i> .
1369	206	19	Cllrs Reichold, Stearn & Vowles (ENC)	7. Economic prosperity	Oundle	EN 20.	Town Centres and Primary Shopping Areas	Thank you for addressing the error on Appendix 2 cover page.	<b>No further changes required.</b> Comment acknowledges a change that has been made.
1722	226	20	Barratt Developments & Taylor Wimpey	7. Economic prosperity	Rushden	para 7.20	Delivering jobs	At paragraph 7.20 of the Draft Plan it is set out that Rushden East is anticipated to deliver 1,500 new jobs in the period 2021-2031.	<b>Proposed changes to text and/or policies.</b> This comment is accepted. Suggest the text in brackets in the bullet point in paragraph 7.20 which refers to Rushden East is amended to read <i>'2500 jobs in line with the Council's aspiration for the number of jobs to match the number of dwellings in this development. This may need to be amended further if the proposed number of dwellings increases in the future'</i> .
1723	226	21	Barratt Developments & Taylor Wimpey	7. Economic prosperity	Rushden	para 7.20	Delivering jobs	As we have set out in other comments, the SUE will bring significant economic benefits to the area, including a considerable number of new jobs. Whilst the figures set out in the Draft Part 2 Local Plan are not policy, for clarity, we believe the Plan would benefit from the inclusion of reasoned justification for the figures provided.	<b>Proposed changes to text and/or policies.</b> Suggest the text is amended to reflect the aspiration for matching the number of houses proposed at Rushden East with the requisite number of employment opportunities.
1873	234	40	Gladman Developments Ltd	7. Economic prosperity	District-wide	para 2.45/ Figure .139	Area Portrait	It is vital that local plans contain policies that positively and proactively encourage the scale of development that is required to support the delivery of sustainable economic growth and in doing so contribute towards building a strong, competitive economy both locally and nationally.	<b>No further changes required.</b> The Plan seeks to support this approach
1874	234	41	Gladman Developments Ltd	7. Economic prosperity	District-wide	para 2.45/ Figure .140	Area Portrait	A clear economic vision and strategy should be put in place. This should reflect local business needs and be responsive to any wider opportunities that will allow the area to build on its strengths, counter any weaknesses and address future challenges. The policies of the local plan should match the economic strategy for the area and include wording that encourages the local and inward investment that is required to meet anticipated needs over the plan period.	<b>No further changes required.</b> The Plan seeks to support this approach
1875	234	42	Gladman Developments Ltd	7. Economic prosperity	District-wide	para 2.45/ Figure .141	Area Portrait	Furthermore, it is vital that local policies are responsive to changing circumstances and that they are suitably flexible to ensure that sufficient land of the right type is made available and that the planning system does not act as an impediment to sustainable growth.	<b>No further changes required.</b> The Plan seeks to support this approach
1876	234	43	Gladman Developments Ltd	7. Economic prosperity	District-wide	para 2.45/ Figure .142	Area Portrait	The Part 2 Plan makes reference to anticipated new employment development being delivered at major sites that are committed and those allocated in the Joint Core Strategy (pages 73 to 76). It also recognises that existing employment areas and businesses will need to be supported, which is then considered within Policy EN18 and Policy EN19.	<b>No further changes required.</b> The rep is a generic statement

1877	234	44	Gladman Developments Ltd	7. Economic prosperity	District-wide	para 2.45/ Figure .143	Area Portrait	Gladman are of the view that these policies will need to be expanded to ensure that the Plan as a whole can fully respond to the needs of all business sectors over the plan period, recognising that their individual needs may not have been identified at this stage and that they will not necessarily be met in locations that are adjacent to an existing built up area or a designated protected employment area.	<b>No further changes required.</b> It is considered that the JCS policies address the potential for individual needs that may not currently have been identified, and that they will not necessarily be met in locations that are adjacent to an existing built up area or a designated protected employment area.
1878	234	45	Gladman Developments Ltd	7. Economic prosperity	District-wide	para 2.45/ Figure .144	Area Portrait	The National Planning Policy Framework, 2018 sets out that: [paragraphs 8, 80, 81.c, 81.d, 82, 84]	<b>No further changes required.</b> The rep is a generic statement
1879	234	46	Gladman Developments Ltd	7. Economic prosperity	District-wide	para 2.45/ Figure .145	Area Portrait	National policy indicates that significant weight should be placed on the need to support economic growth and productivity through the planning system and the need for an approach that recognises and seeks to address potential barriers to investment. This should therefore be reflected within the drafting of local policies to ensure that local plans are fully responsive to economic development needs, including those that have not been anticipated within the Plan.	<b>No further changes required.</b> The rep is a generic statement, which the Plan already addresses
1880	234	47	Gladman Developments Ltd	7. Economic prosperity	District-wide	para 2.45/ Figure .146	Area Portrait	It is therefore essential that due consideration is given to overall development needs in the context of economic growth. It will also be important for any policies that relate to the protection of the countryside to provide sufficient flexibility to support proposals for economic development where it can make a demonstrable contribution towards the sustainable development of the area.	<b>No further changes required.</b> JCS policies already relate to the protection of the countryside and to provide sufficient flexibility to support proposals for economic development where it can make a demonstrable contribution towards the sustainable development of the area.
2221	244	17	Oundle Town Council (Clr P Peel)	7. Economic prosperity	Oundle	Section 7.0	Economic prosperity	Overall there is limited consideration of the opportunities provided for new jobs and for securing existing jobs by adopting low carbon technology across the District. This is likely to become an increasing driver over the plan period, ranging from new jobs from distributed energy systems through to building on wider links to new technologies as early adopters.	<b>No further changes required.</b> Paragraph 7.8 of the text recognises renewable and low carbon energy and green technologies as a priority employment sector.
2300	245	47	Rushden Town Council	7. Economic prosperity	District-wide	Section 7.0	Economic prosperity	We have had a very high number of very large distribution units in our district. These do not provide sufficient high skilled jobs. We should state that we do not encourage such large units. We should be encouraging more skilled work, for instance in IT and high performance technology to come to the local area. Large "sheds" are taking up huge swathes of employment land with very few jobs.	<b>Proposed changes to text and/or policies.</b> Whilst recognising logistics is identified as a priority sector in Policy 22 of the JCS, it is suggested that additional wording be added to the end of paragraph 7.8 to state ' <i>The preference will be for more skilled work such as IT and high performance technology wherever possible</i> '.
2301	245	48	Rushden Town Council	7. Economic prosperity	District-wide	Section 7.0	Economic prosperity	When these huge metal buildings are built, we have had problems with nearby houses losing their TV reception (e.g. John Clarke Way). We need a policy that says that if an application causes TV interference, the developer should remediate this. If this cannot be a policy in its own right, we need a mechanism so that this is an automatic condition on a new planning policy (it is not at the moment).	<b>No further changes required.</b> This is a detailed issue for individual planning applications. A Planning Condition has been recommended in the past which reads: 'If between the commencement of development and 6 months of the building having been completed...it is brought to the attention of the LPA that TV or radio interference to adjacent residential properties has occurred as a result of the erection of the buildings, details of measures to mitigate against such Interference shall be submitted to the LPA. The details of the mitigation measures submitted shall be commensurate with the level of interference occurring and shall be implemented within a reasonable time period'.
2302	245	49	Rushden Town Council	7. Economic prosperity	District-wide	Section 7.0	Economic prosperity	We also need a policy to require or encourage fibre broadband on new developments of more than 10 houses.	<b>No further changes required.</b> Criterion e) of Policy 10 of the JCS seeks next generation access broadband and it is for the telecommunications providers to decide when it is viable to provide fibre broadband.
2303	245	50	Rushden Town Council	7. Economic prosperity	District-wide	para 7.36	Economic prosperity	Pollution There is a reference to challenging sites such as Monoworld, but no solution is suggested. Rushden Town Council suggests that if the current usage at Monoworld should cease then only light industrial be acceptable, excluding waste processing or waste transfer.	<b>No further changes required.</b> Planning conditions and controls exist under appropriate environmental legislation which should be used to regulate sites of this nature.

2304	245	51	Rushden Town Council	7. Economic prosperity	District-wide	Section 7.0	Economic prosperity	Rushden Town Council considers there needs to be a policy regarding air quality. If a policy was in place to block any site that is likely to give poor air quality within so many meters of residential or other employment sites, we would have had robust grounds to have blocked the recently approved pyrolysis plant at Chelveston.	<b>No further changes required.</b> Criterion e)ii of Policy 8 of the JCS provides policy direction, should further detailed guidance be required this should be amplified through a SPD.
2374	250	7	Raunds Town Council	7. Economic prosperity	District-wide	Section 7.0	Economic prosperity	The Town Council notes the JCS target of a net increase in jobs of 7,200 across the plan period.	<b>No further changes required.</b> The rep is just a general comment about the Plan
2375	250	8	Raunds Town Council	7. Economic prosperity	District-wide	Section 7.0	Economic prosperity	This Council believes that the recent expansion of Warth Park means that the town has taken its share of warehouse development. The Town Council would like to see the Local Plan Part 2 support the town's aspiration for high quality jobs, provided through a range of business start-ups, high tec industry and cottage industry in keeping with a market town.	<b>Proposed changes to text and/or policies.</b> Whilst recognising logistics is identified as a priority sector in Policy 22 of the JCS, suggest additional wording is added to paragraph 7.8 to say the preference will be for more skilled work such as IT and high performance technology wherever possible.
2376	250	9	Raunds Town Council	7. Economic prosperity	Raunds	para 7.4	Macro-economic context	Paragraph 7.4 of the plan is welcomed linking the Local Plan Part 2 to SEMLEP's strategic priorities and the aspiration to transform "the area" (Cambridge- Milton Keynes-Oxford Growth Corridor) into..."the UK's Silicon Valley" The Town Council would like to see the plan further emphasise the need for high quality employment in Raunds.	<b>Proposed changes to text and/or policies.</b> Whilst recognising logistics is identified as a priority sector in Policy 22 of the JCS, it is suggested that additional wording be added to the end of paragraph 7.8 to state 'The preference will be for more skilled work such as IT and high performance technology wherever possible'.
2377	250	10	Raunds Town Council	7. Economic prosperity	Raunds	para 7.4	Delivering jobs	Paragraph 7.20: The bullet point relating to the distribution centre at the West End site should be removed as the planning permission for this site has been refused.	<b>Proposed changes to text and/or policies.</b> Whilst a recent application for a distribution centre at West End was refused (18/02081/FUL), the site remains a strategic employment site. However, to reflect the possibility that these might not all be in the form of a new distribution centre, it is proposed that the wording 'at new distribution centre' be removed from the text.
2462	255	39	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	para 7.3	Macro-economic context	7.3 – Map would be good here	<b>Proposed changes to text and/or policies.</b> Suggest adding a map of the SEMLEP area. An example has been provided which can be utilised.
2463	255	40	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	para 7.6	Macro-economic context	7.6 – Growth hubs now merged	<b>Proposed changes to text and/or policies.</b> Amend text to reflect the fact that the Northamptonshire and SEMLEP (Velocity) Growth hubs are now merged into one. The branding is still being developed but suggest it is called "SEMLEP Growth Hub".
2464	255	41	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	para 7.12	Priority economic sectors	7.12 – Need to mention life sciences – and OX/Cam area now formally Ox/Cam Arc	<b>Proposed changes to text and/or policies.</b> Para 7.12 be amended to change the relevant wording to read the 'oxford/cambridge arc' and add in an additional sentence at the end of para 7.12
2465	255	42	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	para 7.15	Priority economic sectors	7.15 – Need to reference two LIS (SEMLEP – OCA wide) and focus on commercialisation for middle (our) area	<b>Proposed changes to text and/or policies.</b> Para 7.15 be amended to reflect the points raised in the rep.in referencinfg two Local Industrial Strategies (LIS) (SFMI FP and OCA wide) and focusing on
2466	255	43	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	Section 7.0	Economic Prosperity	Section 7/ General – Is there scope to have section on each sector and maybe show ambitions/ thinking regarding % of job growth??	<b>No further changes required.</b> This is too much information to include in the Local Plan.
2467	255	44	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	Table 12.	Delivering jobs	Section 7 / Table 12 – Job growth above policy target - this should be framed as a good thing - is there not a duty to co-operate opportunity here for ENC ie helping UK plc etc?	<b>Proposed changes to text and/or policies.</b> Add in an extra sentence at the end of paragraph 7.17 stating, ' This shows job growth being above the policy target which is good for the economy of the area'.
2468	255	45	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	para 7.23	Delivering jobs	7.23 – Need to think/ put marker down for 2050 timeframe	<b>Proposed changes to text and/or policies.</b> Paragraph 7.23 be amended to add the following wording: <i>However, whilst this Plan will focus upon delivering the remaining employment sites identified, it is also recognised that sites coming forward exceed the JCS target, and will provide a trigger for an early review of the JCS in respect of future strategic employment growth.</i>

2469	255	46	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	para 7.28	Delivering jobs	7.28 – Enterprise centre – site identified	<b>Proposed changes to text and/or policies.</b> Suggest paragraphs 7.28, 7.29 and 7.30 are amended to read '7.28 The Joint Core strategy already provides detailed direction for delivering Rushden East and Tresham Garden Village. The Enterprise Centre is a smaller scale project and planning permission has been given at Raunds (18/02081/FUL) for this development. 7.29 Alternative site provision may be needed for the Enterprise Centre if this proposal does not proceed. 7.30 Policy EN17 below sets out the specification for the Enterprise Centre in such a situation. It is important to ensure, by way of conditions and/or legal agreements if necessary, that the Enterprise centre continues to function as an incubator for start-up businesses over its lifetime. In this way, it is important to set clear parameters for the proposed business incubator units'.
2470	255	47	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	Section 7.0	Economic Prosperity	EN – Need for policy on “Move on space” in terms of protecting existing space and encouraging growth of new bespoke space – happy to discuss/ help with drafting	<b>Proposed changes to text and/or policies.</b> Additional wording be added to paragraph 2 of Policy EN19 so that it reads 'Where businesses need to relocate from their current premises or retain their existing premises and grow into a new bespoke space, this will be supported where a suitable site is available; one that.'
2471	255	48	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	para 7.31	Protection of existing employment areas	7.31 – Need to weave in reference to enterprise and entrepreneurship	<b>Proposed changes to text and/or policies.</b> Amend the second sentence of paragraph 7.31 to read 'The focus should be to support the economic outcomes of the Plan; namely the implementation of these schemes to deliver a diverse range and quality of jobs and business opportunities, and encourage enterprise and entrepreneurship along with opportunities for residents to work locally.'
2472	255	49	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	Section 7.0	Economic Prosperity	EN / General – Please make reference to Council's Economic Regeneration and Tourism Strategy (once) and to Enterprising East Northants thereafter	<b>Proposed changes to text and/or policies.</b> Reference be made to the Council's Economic Regeneration and Tourism Strategy (once) in paragraph 7.1 and to Enterprising East Northants thereafter.
2473	255	50	ENC Head of Economic and Commercial Development	7. Economic prosperity	District-wide	EN 19.	Relocation and/ or expansion	EN19 – Add “Access to workforce” as a fifth criteria	<b>Proposed changes to text and/or policies.</b> “Access to workforce” be added as a fifth criteria
2521	256	40	ENC Development Management	7. Economic prosperity	District-wide	EN 17.	East Northamptonshire Enterprise Centre	Too prescriptive - e.g. no of parking spaces (EN17(b))? Amend: 'Appropriate level of parking to meet relevant parking standards'.	<b>Proposed changes to text and/or policies.</b> The Enterprise Centre has been approved for a location at Raunds (18/02081/FUL) and proposes 114 parking spaces. However, in case this does not proceed, it is considered criterion b of the Policy be amended to read 'Parking provision in line with the Northamptonshire Parking Standards unless a town centre location is proposed where a lower standard may be justified because of access to good public transport links.'
2522	256	41	ENC Development Management	7. Economic prosperity	District-wide	EN 17.	East Northamptonshire Enterprise Centre	Repetition; e.g. re connectivity? EN17(c) already covered by other policies.	<b>No further changes required.</b> It is considered important to set out these requirements in relation to the Enterprise Centre.
2523	256	42	ENC Development Management	7. Economic prosperity	District-wide	EN 17.	East Northamptonshire Enterprise Centre	Is Policy needed as permission already granted.	<b>No further changes required.</b> Policy guidance is required in the event that the application does not proceed.



2524	256	43	ENC Development Management	7. Economic prosperity	District-wide	EN 17.	East Northamptonshire Enterprise Centre	Amend EN17 (f) - 'Suitable structural landscaping in recognition of the wider setting of the enterprise centre'	<b>Proposed changes to text and/or policies.</b> Amend EN17 (f) to read - 'Suitable structural landscaping in recognition of the wider setting of the enterprise centre' (words highlighted are missing).
2525	256	44	ENC Development Management	7. Economic prosperity	District-wide	EN 18.	Protected Employment Areas	Detailed wording/corrections, for clarity - Suggested change: Amend introductory paragraph: '...no less than that of the current or most recent use. A reduction in the level of employment or development for non-employment uses where it can only be supported where it can be demonstrated that..'	<b>Proposed changes to text and/or policies.</b> Amend introductory paragraph of policy EN18 to state: '...no less than that of the current or most recent use. A reduction in the level of employment or development for non-employment uses where it can only be supported where it can be demonstrated that..'
2526	256	45	ENC Development Management	7. Economic prosperity	District-wide	EN 18.	Protected Employment Areas	Definition for 'realistic prospect'? Reference to case law - minimum 12 months.	<b>Proposed changes to text and/or policies.</b> Add a footnote to this Policy reading 'In relation to criterion a) a suitable time period would be to sites being marketed for employment purposes for at least 12 months without success'.
2527	256	46	ENC Development Management	7. Economic prosperity	District-wide	EN 18.	Protected Employment Areas	Needs to clarify AND/OR e.g. it reads as though you only need to meet (a), or alternatively you can meet (b) but would also need to meet (c) - clarify wording.	<b>Proposed changes to text and/or policies.</b> It is proposed to delete the word "or" at the end of criterion a) so that all the criteria apply.
2528	256	47	ENC Development Management	7. Economic prosperity	District-wide	EN 18.	Protected Employment Areas	Developer contributions - how do we calculate? Implications of permitted development rights?	<b>Proposed changes to text and/or policies.</b> Suggest adding extra wording to the end of criterion c) of Policy EN18 advising 'The mechanism for calculating development contributions will need to be progressed via an item of Supplementary Planning Guidance'. Also add a final sentence to paragraph 7.40 advising that 'It is, however, recognised that some changes of use are allowed under permitted development rights and this Policy cannot protect against this'.
2529	256	48	ENC Development Management	7. Economic prosperity	District-wide	EN 19.	Relocation and/ or expansion of existing businesses	Detailed wording/ corrections, for clarity - Suggested changes: Amend: "...of neighbouring or nearby properties"....acknowledge it is the principal that is supported or alternatively acknowledge there are many other matters to comply with also (such as highways, ecology etc.) ..... EN19(a) - "Is adjacent to or within an existing built up area..."...if adjacent, what if the impact on the countryside/character is unacceptable? Also unclear what 'free standingsettlement' refers to EN19(d) - "For main town centre uses, if applicable, meets the requirements of the sequential and impact texts"	<b>Proposed changes to text and/or policies.</b> Suggest criterion a) be amended to state: <i>sites adjacent to an existing built up area will only be acceptable if there is no significant impact on the countryside or character of the surroundings.</i> Also need to delete the reference to free standing settlement, this is unnecessary extra wording. Suggest criterion b) i be amended to state: <i>sites adjacent to an existing built up area will only be acceptable if there is no significant impact on the countryside or character of the surroundings</i> "...of neighbouring or nearby properties" also to reflect that other matters need to be complied with such as highways, ecology etc. Finally, suggest criterion d) be amended to read "For main town centre uses, if applicable, meets the requirements of the sequential and impact texts"
2530	256	49	ENC Development Management	7. Economic prosperity	District-wide	EN 20.	Town centres and primary shopping frontages	clarify whether it is AND/OR for criteria - some criteria won't be relevant to all proposals	<b>Proposed changes to text and/or policies.</b> Suggest Additional wording is added to the end of the second sentence of Policy EN20 reading '...some or all of the following' to reflect that some criteria will not be relevant to all proposals.
2531	256	50	ENC Development Management	7. Economic prosperity	District-wide	EN 20.	Town centres and primary shopping frontages	EN20(c) - concentrations of particular use classes? Could exclude A1/ consider defining a particular standard/ threshold?	<b>Proposed changes to text and/or policies.</b> Need to add in 'apart from A1 uses' at the end of criterion c) as concentrations of these will be acceptable.

2532	256	51	ENC Development Management	7. Economic prosperity	District-wide	EN 21.	Impact test thresholds for retail development	Justifying local standards? Suggested change: Para 7.58: "The evidence demonstrates the Market Towns (particularly Raunds) are vulnerable to the loss of smaller retail units from primary shopping areas. This demonstrates that it may be appropriate to set a 100..."	<b>Proposed changes to text and/or policies.</b> Suggested change to Paragraph 7.58 to read: "Evidence demonstrates the Market Towns (particularly Raunds) are vulnerable to the loss of smaller retail units from primary shopping areas. This demonstrates that it is appropriate to set a 100..." Also need to reference the evidence
2533	256	52	ENC Development Management	7. Economic prosperity	District-wide	EN 21.	Impact test thresholds for retail development	Need to strengthen policy wording? Amend: "Impact assessments must be prepared...Failure to demonstrate would result in refusal of planning permission."	<b>Proposed changes to text and/or policies.</b> Add wording to the end of Policy EN21 which states '...Failure to demonstrate there will be no significant impact would result in a refusal of planning permission'.
2534	256	53	ENC Development Management	7. Economic prosperity	District-wide	EN 22.	Development of main town centre uses around the local centres	Need to strengthen policy wording? Consider as new development constraint Consider protection of convenience retailing through removal of permitted development rights for change of use within use class?	<b>Proposed changes to text and/or policies.</b> Need to add in a criterion d) in the Policy to read 'Are subject to the removal of permitted development rights to prevent changes of use in appropriate circumstances'.
2535	256	54	ENC Development Management	7. Economic prosperity	District-wide	EN 22.	Development of main town centre uses around the local centres	EN22(b) - may not be relevant/appropriate to many proposals and we could not reasonably refuse on this if it had a neutral impact	<b>Proposed changes to text and/or policies.</b> Add in the wording 'where appropriate' to criterion b) to reflect the fact that this may not apply to all circumstances.
2536	256	55	ENC Development Management	7. Economic prosperity	Rushden	EN 22.	Development of main town centre uses around the local centres	How does this sit with Policy EN21 (e.g. for Rushden)?...this policy would support some quite large proposals e.g. 999sqm retail within a large area - is that intended?	<b>Proposed changes to text and/or policies.</b> Add in an additional criterion e) In Policy EN22 stating 'Are justified by means of an impact assessment where proposals are over the thresholds given in Policy EN21'.
2874	277	1	Drayton Estate	7. Economic prosperity	Thrapston	Section 7.0	Alternative site proposal (employment)	Land south of Kettering Road (1) (14.1ha) - Islip/ Thrapston No known constraints Main access - A6116	<b>No further changes required.</b> The land concerned lies adjacent to an existing employment area EPA14 which is identified in the draft Local Plan. However, this site would represent a new strategic employment site in its own right. Policies 22 and 23 of the JCS set out the strategic policy guidance in respect of the quantity and quality of future job provision within the area, providing, inter alia, locational criteria. Whilst Policy 23 looks to Part 2 Local Plans to meet any shortfall in supply, this is in relation to deliverable sites to meet the job creation targets contained in table 3 of the JCS. Paragraph 7.23 of the Local Plan advises that major development sites that are anticipated to come forward during the remainder of the Plan period are expected to deliver significantly in excess of the JCS requirement. Additional provision should therefore be properly considered through a review of the job creation targets set out in the JCS, this should provide a comprehensive strategy assessment of the sustainability and level of future requirements, along with the mitigation measures/infrastructure provision required to sustain a further increase. This issue would not be addressed through the Part 2 Plan, which cannot alter the strategic guidance set out in the JCS. Paragraph 7.23 of the Plan advises major development sites that are expected to come forward during the remainder of the Plan period are expected to deliver significantly in excess of the JCS requirement. There is no identified need for further strategic employment sites to be allocated through this Plan.
2980	285	3	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	LXB are currently delivering the Rushden Lakes development on the northern side of Rushden. This comprises a 67,000m <sup>2</sup> retail and leisure development accessed from Skew Bridge roundabout on the A45. The development has been approved through three main planning permissions – Local Planning Authority (LPA) refs. 15/01127/VAR; 16/01662/FUL; and 17/02559/FUL.	<b>No further changes required.</b> This is a statement of fact.

2981	285	4	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	The first phase of the approved development opened in 2017 and the remaining phases are due to open in 2019. The first phase of the development has proved incredibly successful and has brought some of the biggest retailers in the UK to Rushden including House of Fraser, Marks and Spencer and Primark. The next phase to open in 2019 will see a significant leisure offering anchored by a 14 screen Cineworld cinema.	<b>No further changes required.</b> This is a statement of fact.	This is a statement of fact.	
2982	285	5	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	A plan showing the approved Rushden Lakes development is shown in Figure 1 below.	<b>No further changes required.</b> This is a statement of fact.	This is a statement of fact.	
2983	285	6	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	In February 2019 East Northamptonshire Council (ENC) granted planning permission (LPA ref. 18/00004/FUL) for a new 800m road linking the western side of Rushden Lakes to Ditchford Road. The approved Link Road is shown in Figure 2 below.	<b>No further changes required.</b> This is a statement of fact.	This is a statement of fact.	
2984	285	7	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	It is the area of land to the north and south of the Link Road that these representations relate to – “land west of Rushden Lakes” (“the Site”). A full Site Plan is provided in Annex 1. During 2018 LXB had been discussing the production of a Supplementary Planning Document (SPD) to the North Northamptonshire Joint Core Strategy (JCS) (2016) for this land with ENC officers and were therefore not proposing to make further representations to the Draft Local Plan. In 2019 it was determined that the SPD is no longer progressing and therefore LXB have taken the decision to re-engage with the Local Plan process.	<b>No further changes required.</b> This is a statement of fact.	This is a statement of fact.	
2985	285	8	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Land West of Rushden Lakes Site Location The land west of Rushden Lakes is an excellent development opportunity. The grant of planning permission for the Link Road opens up access to c.20 hectares of land for development on the edge of Rushden, next door to the biggest shopping and leisure destination in the area, adjacent to the A45 strategic road network and accessible to public transport.	<b>No further changes required.</b> The land concerned lies adjacent the existing Rushden Lakes employment area EPA29, which is identified in the draft Local Plan. A recently submitted planning application (18/01197/FUL) proposes to extend Rushden Lakes although this is still to be determined. The planning application forms part of the site subject to this representation. However, the site being proposed for inclusion in the Local Plan is a much larger site proposal and is considered to represent a strategic employment proposal for the District, which should be evidenced through the JCS. Policies 22 and 23 of the JCS set out the strategic policy guidance in respect of the quantity and quality of future job provision within the area, providing, inter alia, locational criteria. Whilst Policy 23 looks to Part 2 Local Plans to meet any shortfall in supply, this is in relation to deliverable sites to meet the job creation targets contained in table 3 of the JCS. Paragraph 7.23 of the Local Plan advises that major development sites that are anticipated to come forward during the remainder of the Plan period are expected to deliver significantly in excess of the JCS requirement. Additional provision should therefore be properly considered through a review of the job creation targets set out in the JCS, this should provide a comprehensive strategy assessment of the sustainability and level of future requirements, along with the mitigation measures/infrastructure provision required to sustain a further increase. This issue would not be addressed through the Part 2 Plan, which cannot alter the strategic guidance set out in the JCS.	<b>No further changes required.</b> This is a statement of fact.	This is a statement of fact.
2986	285	9	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	The Site is bounded by Ditchford Road to the west, the A45 to the south, designated land to the north and Rushden Lakes to the east. These physical barriers offer permanent boundaries to development of the Site. Future development of the Site would therefore effectively represent ‘infilling’ and offer a sustainable extension to the Rushden urban area.	<b>No further changes required.</b> See reply to 285.8 above.	This is a statement of fact.	
2987	285	10	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Site Analysis As part of the work on the SPD, LXB’s consultants undertook an assessment of various environmental factors associated with bringing forward development on the Site – landscape and visual amenity; biodiversity; flood risk and drainage; transport and access; historic environment; and ground conditions and agricultural land. This assessment is included in Annex 2 and demonstrates that there are no significant environmental constraints to bringing forward development on the Site.	<b>No further changes required.</b> See reply to 285.8 above.	This is a statement of fact.	

2988	285	11	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Site Vision LXB's vision is to make the land to the west of Rushden Lakes a hub for innovative local employment and supporting commercial, community, health, education/ creche, live/ work and residential development all integrated into the local nature conservation setting.	<b>No further changes required.</b> See reply to 285.8 above.
2989	285	12	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	As a centre for local business and entrepreneurship, the land west of Rushden Lakes will help East Northamptonshire to become the heartland of innovative small and medium sized enterprises in the region. Development will utilise the Site's locational advantages, including its accessibility to major road infrastructure, to deliver a thriving hub for local enterprise.	<b>No further changes required.</b> See reply to 285.8 above.
2990	285	13	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Alongside this, the site will offer community-linked facilities for users of the wider Rushden Lakes development and provide a unique residential and tourism element, connected to and integrated within the surrounding natural environment.	<b>No further changes required.</b> See reply to 285.8 above.
2991	285	14	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Development will reflect the highest standards of design and sustainability; utilising architecture which complements the site's natural setting. Proposals will make the most efficient use of land possible, incorporating areas of green space and build upon the success of earlier development at Rushden Lakes to enhance local biodiversity and promote greater access to outdoor recreational opportunities in the Nene Valley.	<b>No further changes required.</b> See reply to 285.8 above.
2992	285	15	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Site Allocation/ Site Specific Proposal The Site offers the opportunity to deliver an employment-led mixed use development demonstrating the highest standards of design and sustainability.	<b>No further changes required.</b> See reply to 285.8 above.
2993	285	16	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	A Site Allocation/ Site Specific Proposal would provide a basis to ensure that the Site is master-planned to: - deliver an appropriate balance of employment, business, well-being, community and residential uses; - provide workspace which specifically meets the needs of the local businesses accompanied by community and recreational facilities; and - provide for the enhancement and sustainable use of the surrounding natural environment and promote the wellbeing of the wider community of Rushden.	<b>No further changes required.</b> See reply to 285.8 above.
2994	285	17	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Planning Context The over-arching aim of the JCS is to make North Northamptonshire more 'self-reliant', in particular: a) "in terms of access to jobs, shops, leisure, arts and culture, affordable homes and services such as education and training, with an emphasis on Sustainable Urban Extensions ["SUE"] as key "building blocks" for sustainable growth" (para. 5.4A); b) "by achieving a sustainable balance between local jobs and workers and a more prosperous and diverse economy" (para. 8.1).	<b>No further changes required.</b> See reply to 285.8 above.
2995	285	18	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	The JCS identifies Rushden as a 'Growth Town' and, as such, the focus of co-ordinated regeneration and growth during and beyond the plan period.	<b>No further changes required.</b> See reply to 285.8 above.
2996	285	19	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Development of the land west of Rushden Lakes would support Rushden's status as a Growth Town. It would seek to take advantage of the Site's proximity to the existing and committed Rushden Lakes development. It would deliver employment floor space that meets the needs of both existing businesses while providing floorspace to attract new businesses from elsewhere.	<b>No further changes required.</b> See reply to 285.8 above.
2997	285	20	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Employment The JCS aims to ensure that, as a minimum, North Northamptonshire delivers enough new jobs for the labour force arising from planned population growth, plus additional jobs in the southern area to help reduce levels of out-commuting (para. 8.2).	<b>No further changes required.</b> See reply to 285.8 above.
2998	285	21	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	JCS Policy 23c) (Distribution of New Jobs) supports development of office sites at areas with good public transport connections. Policy 23d) states that where there is an identified shortfall in supply of deliverable sites to meet jobs targets, additional sites will be allocated in Part 2 Local Plans and/ or Neighbourhood Plans with priority given to sites within or adjoining the Growth Towns in locations that are capable of being accessed by a choice of means of transport.	<b>No further changes required.</b> See reply to 285.8 above.

2999	285	22	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	The JCS also supports employment development where this will stimulate the local economy. Paragraph 8.14 provides that "...in view of the need to bring about economic growth as quickly as possible, certain types of business (such as research and development) may find more commercially attractive locations within the sustainable urban extensions or on other prominent strategic sites at the edge of towns. These will need to be in locations that are, or can be made, highly accessible by a range of modes of transport."	<b>No further changes required.</b> See reply to 285.8 above.
3000	285	23	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Housing Policies 11 and 29 the JCS focus new housing development on the Rushden Strategic Urban Extension (SUE) and other strategic sites identified on the JCS Key Diagram. If more land is needed to maintain a deliverable 5 year housing land supply, however, additional sources of housing at elsewhere in Growth Towns will be identified (Table 1).	<b>No further changes required.</b> See reply to 285.8 above.
3001	285	24	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	A form of housing could be provided on the Site that could not be offered anywhere else in Rushden. In particular, the housing element could: - comprise aspirational homes with alternative design features (e.g. limited private gardens consistent with the Site's integration with the surrounding natural environment); - cater to people who 'buy in' to the sustainability ethos (i.e. those who are willing to pay a regular contribution towards the community engagement and environmental agendas); and - a mix of non-standard tenures, including tourist "eco-lodges" and short-term lets for the local business community.	<b>No further changes required.</b> See reply to 285.8 above.
3003	285	26	LXB	7. Economic prosperity	Rushden	para 7.20	Rushden Lakes	Section 7.0 – Economic Prosperity Section 7.0 of the Draft Local Plan recognises the significant contribution to jobs that Rushden Lakes has made within East Northamptonshire (para. 7.20). Section 7.0 also identifies a number of "strategic" and "significant" sites to deliver jobs requirements over the Plan period. Notwithstanding the expected exceedance of the JCS minimum jobs targets from these sites, we see no reason why the land west of Rushden Lakes should not also be included on the list to further support resilience. It would also support jobs at Rushden Lakes through providing facilities for workers.	<b>No further changes required.</b> See reply to 285.8 above.
3004	285	27	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Having regard to Rushden's role as a Growth Town and the focus for major development, the land west of Rushden Lakes is in much closer proximity to Rushden than a number of the other sites listed in Section 7.0. Additionally, there are no constraints to bringing development forward on the land and LXB have a clear record of delivering very successful and high quality development in East Northamptonshire.	<b>No further changes required.</b> See reply to 285.8 above.
3008	285	31	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Summary The land west of Rushden Lakes presents a major opportunity to bring forward an employment led mixed-use development in a sustainable location on the edge of Rushden. The analysis included at Annex 2 demonstrates that there are no significant environmental constraints to bringing forward development on the Site, it can also utilise existing infrastructure at Rushden Lakes such as the bus services.	<b>No further changes required.</b> See reply to 285.8 above.
3009	285	32	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	The land is therefore available for development now and the first step in bringing the Site forward has been made with the February 2019 planning permission for the Ditchford Lane/ Rushden Lakes link road which is identified as a "key infrastructure project" in para. 10.2 of the Draft Local Plan.	<b>No further changes required.</b> See reply to 285.8 above.
3010	285	33	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	Development of the land west of Rushden Lakes can help deliver the jobs and housing needs of East Northamptonshire and LXB have a proven track record of bringing forward development promptly.	<b>No further changes required.</b> See reply to 285.8 above.
3011	285	34	LXB	7. Economic prosperity	Rushden	Section 7.0	Rushden Lakes	LXB envisage that as well as including references to the land west of Rushden Lakes in the Sections of the Draft Local Plan identified in Section 4 above, a Site Allocation or Site Specific Proposal could be developed through discussions with ENC officers and incorporated in the next Draft Local Plan consultation.	<b>No further changes required.</b> See reply to 285.8 above.

3079	293	2	Federal Estates (2)	7. Economic prosperity	Rural areas	Section 7.0	Chelveston Renewable Energy Park	I am therefore taking this opportunity to formally notify you that Federal Estates' land at Chelveston Renewable Energy Park is available for consideration as an employment allocation in the emerging Local Plan. I have enclosed a plan to identify the relevant land that is being made available by the land owner for consideration under this Local Plan process. If the site were taken forward as an allocation for employment in the submission Local Plan, redevelopment would be eminently achievable and deliverable during the early stages of the plan period.	<b>No further changes required.</b> This is regarded as a new strategic employment site in its own right. Policies 22 and 23 of the JCS set out the strategic policy guidance in respect of the quantity and quality of future job provision within the area, providing, inter alia, locational criteria. Whilst Policy 23 looks to Part 2 Local Plans to meet any shortfall in supply, this is in relation to deliverable sites to meet the job creation targets contained in table 3 of the JCS. Paragraph 7.23 of the Local Plan advises that major development sites that are anticipated to come forward during the remainder of the Plan period are expected to deliver significantly in excess of the JCS requirement. Additional provision should therefore be properly considered through a review of the job creation targets set out in the JCS, this should provide a comprehensive strategy assessment of the sustainability and level of future requirements, along with the mitigation measures/infrastructure provision required to sustain a further increase. This issue would not be addressed through the Part 2 Plan, which cannot alter the strategic guidance set out in the JCS.
3080	293	3	Federal Estates (2)	7. Economic prosperity	Rural areas	Section 7.0	Chelveston Renewable Energy Park	If the land was allocated for employment it would focus on the integration of cutting edge established sustainable energy generation with high performance technology-led business development, in a bespoke, self-contained, secure environment, providing for a new cluster of symbiotic occupiers.	<b>No further changes required.</b> See reply to 293.2 above.
3081	293	4	Federal Estates (2)	7. Economic prosperity	Rural areas	Section 7.0	Chelveston Renewable Energy Park	The unique nature of a renewable energy supply, the consumer savings possible (in terms of the cost of the supply – typically 10% lower than a supply from the National Grid) and the safety in terms of redundant supply, make Chelveston Renewable Energy Park an extremely attractive option for businesses either requiring or desiring a sustainable renewable supply or the provision of larger capacity supplies.	<b>No further changes required.</b> See reply to 293.2 above.
3082	293	5	Federal Estates (2)	7. Economic prosperity	Rural areas	Section 7.0	Chelveston Renewable Energy Park	Target sectors could include the food industry and high performance technology industries such as autonomous vehicle development, which aligns with the priority economic sectors identified by East Northamptonshire in the Joint Core Strategy and in the Draft East Northamptonshire Local Plan Part 2.	<b>No further changes required.</b> See reply to 293.2 above.
3083	293	6	Federal Estates (2)	7. Economic prosperity	Rural areas	Section 7.0	Chelveston Renewable Energy Park	The allocation of new employment at Chelveston Renewable Energy Park will deliver a national / international and potentially global solution to those businesses seeking a bespoke power supply, set in an environment designed to meet their demands, alongside similar businesses providing the opportunity for the sharing of technology and skill sets. It is only through the combination of the existing facilities at Chelveston Renewable Energy Park, described above, with the development of the new business park that can address and meet the emerging demands from both the food and technology sectors.	<b>No further changes required.</b> See reply to 293.2 above.
3084	293	7	Federal Estates (2)	7. Economic prosperity	Rural areas	Section 7.0	Chelveston Renewable Energy Park	Federal Estates would support the identification of their land as an allocation for employment in the Draft Local Plan and consider the site is well located to a sustainable energy supply and would contribute towards the strategic employment needs across the plan area. Federal Estates would welcome future engagement and opportunity to discuss the site as an allocation in more detail as the draft Local Plan progresses further through the plan making process.	<b>No further changes required.</b> See reply to 293.2 above.