

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Introduction to Schedule of Proposed Main Modifications

This Schedule sets out the proposed “Main Modifications” to the North Northamptonshire Joint Core Strategy (incorporating focused changes), which was submitted to the Secretary of State for Examination in July 2015. The proposed Main Modifications have arisen during the examination process, including discussion at the examination hearings. They have been endorsed by the North Northamptonshire Joint Committee (10th December 2015) and the Planning Inspector has confirmed that he is content that the draft list is satisfactory for public consultation.

The Proposed Main Modifications are the subject of a six week period of public consultation from 3rd February to 16th March 2016.

New text is shown underlined and deleted text is shown ~~struck through~~. The Schedule includes all changes other than minor typographic or factual corrections which are shown in the Schedule of Minor Modifications which are also being published for consultation. For convenience, the Main Modifications are illustrated in a marked-up version of the Submitted JCS, available on the JPU website www.nnjpu.org.uk. An update to the Sustainability Appraisal of the JCS is also provided.

Information on how to make representations is available on the JPU website. All representations on Main Modifications received by **5.00 pm on 16th March** will be passed on to the Planning Inspector, Mr Nigel Payne BSc (Hons) DipTP MRTPI MCMI, for his consideration as part of the examination of the JCS. Following this, the Inspector will complete his report, recommending any main modifications that he considers necessary to make the Plan “sound”. The JPU will consider separately any representations on the Schedule of Minor Modifications.

Please note that, at this stage, only representations that relate to the Proposed Main or Minor Modifications can be accepted. Representations that relate to parts of the Strategy unaffected by the proposed modifications will not be accepted.

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Ref	Para/ Policy	Modification	Source	Reason
MM 1 Page 9	Para 1.14 FC 4	<p><i>Amend para as outlined below:</i></p> <p><i>The Joint Core Strategy does not identify any housing or other development specifically related to meeting objectively assessed housing needs for adjoining areas and vice versa as it has been confirmed that this is not necessary before 2029. For the period post-2029, options outside of the West Northamptonshire boundary area may need to be tested alongside others for meeting Northampton's longer term housing <u>development</u> needs.....</i></p>	Discussion at Hearings	Recognises that future options for Northampton's growth will not be confined to housing.
MM 2 Page 48	Para 3.40 (FC 20)	<p><i>Amend para as outlined below:</i></p> <p><i>Where development proposals concern previously undeveloped farmland sites of 2 hectares or more, and any part of such sites are within 4km of the designated SPA, these sites should be subject to site specific wintering bird surveys to determine if the land is used by designated bird features and is therefore important supporting habitat. <u>In such circumstances, for proposals where impacts to important supporting habitat may occur, it is recommended that planners and developers consult Natural England to agree the need for, and scope of surveys.</u> If the proposed development site hosts an important population of birds for which the European site is designated, the land should be retained, not subject to increased disturbance and should not be built on, if avoidance or mitigation measures cannot ensure no adverse effects on integrity of the SPA.</i></p>	JPU Examination Statement	As set out in Natural England Statement of Common Ground (SCG 11)

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MM 2 Page 48	Para 3.42 (FC 21)	<p><i>Amend para as outlined below:</i></p> <p><i>A strategic approach to the long term management of visitor pressure within the Nene Valley is needed to restore, maintain and protect the ecological interest of the SPA. The Joint Planning Unit is producing a Mitigation Strategy (target date for completion and subsequent adoption as an Addendum to the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document, by June 2016), to support policy implementation, identifying impact avoidance and mitigation measures, and addressing impacts associated with development arising from the JCS, including wider visitor, and recreational disturbance impacts.</i></p>	JPU Examination Statement	See above.
MM 2 Page 50	Policy 4	<p><i>Amend Policy as outlined below:</i></p> <p><i>iv. Monitoring of the impacts of new development on European designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures.</i></p> <p><i><u>A Mitigation Strategy document concerning the Upper Nene Valley Gravel Pits Special Protection Area will be produced, with a view to its subsequent adoption as an Addendum to the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document by June 2016, to support the adopted Joint Core Strategy 2011-2031.</u></i></p> <p><i><u>Development proposals will need to take account of the Northamptonshire Biodiversity Supplementary Planning Document, and the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document and the JPU Mitigation Strategy for the Upper Nene Valley Gravel Pits Special Protection Area. Where necessary, this will include new residential development contributing towards implementation of this Mitigation Strategy.</u></i></p>	JPU Examination Statement	See above.
MM 3 Page 55	Para 3.65	<p>Insert new text at beginning of para 3.65:</p> <p><i>Focusing development on <u>Ensuring that as much use as possible is made of suitable previously developed land (commonly referred to as brownfield</u></i></p>	Discussion at Hearings	At the Examination Hearings it was proposed to change references to “encourage” to be consistent with the NPPF, which encourages rather than

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(See also MM 30)		<i>land) is a priority for North Northamptonshire. It is an important part of ensuring North Northamptonshire’s resilience, limiting the use of greenfield land, particularly of the best and most versatile agricultural quality, and ensuring the regeneration and restructuring of settlements. Brownfield sites do, however, often have ecological potential that should be considered under the provisions of policy 4.</i>		<p>prioritises use of Previously Developed Land.</p> <p>The Joint Committee on 10th December 2015 felt that to “encourage” the reuse of suitable previously developed land was too weak, compared to the previous “priority will given to...”. It was agreed that an alternative form of wording should be put to the Inspector, reflecting the wording used in the Government’s current consultation on changes to the NPPF.</p>
MM 3 Page 56	Policy 6	<p><i>Amend Policy as outlined below:</i></p> <p><i>In allocating land for development and determining planning applications, priority the local planning authorities will seek to maximise the delivery of development through will be given to the reuse of suitable previously developed land and buildings within the urban areas....</i></p>	Discussion at Hearings	See above.
MM 4 Page 64	Policy 8 Criterion e)v.	<p><i>Amend criterion as outlined below:</i></p> <p><i>v. Incorporating <u>Proportionate and appropriate</u> community and fire safety measures</i></p>	Discussion at Hearings	<p>Responding to HBF concern that policy is imposing additional requirements/ costs (e.g. sprinkler systems in residential developments) compared to Building Regulations, which have not been viability tested.</p> <p>It is considered that this amendment provides flexibility for different measures to be provided on a scheme by scheme basis taking into account advice from the fire service and viability considerations.</p>

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MM 5 Page 65-68	Policy 9 & supporting text	Main Modifications to Policy 9 and supporting text as set out below	Discussion at Hearings	To reflect changing national position relating to zero carbon homes and associated allowable solutions (see paras 2.25-2.31 of JPU Examination Statement for Matter 2). Whilst recognising that the Government has deferred its ambition to introduce this in 2016, the Joint Committee wishes to maintain energy standards for large developments (200+ dwellings) that are equivalent to those in 2008 CSS (Code for Sustainable Homes level 4), and to enable local allowable solutions to be used to achieve the necessary uplift from 2013 Building Regulations. This will contribute to achieving the Vision and Outcome 2 of the JCS.

SUSTAINABLE BUILDINGS AND ALLOWABLE SOLUTIONS

SUSTAINABLE BUILDINGS

4.13 The Building Regulations set national standards on key aspects of sustainable design including the reduction in carbon emissions and the efficient use of water. Those relating to carbon ~~are being~~ have been progressively strengthened in response to legally binding targets for the UK to reduce ~~of~~ greenhouse gas emissions from 1990 levels by 26% by 2020 and 80% by 2050. ~~From 2016 all new larger housing developments will need to be zero carbon using Allowable Solutions if necessary (See 4.22). New public buildings will need to be zero carbon from 2018 and all other new non-residential buildings from 2019.~~ 4.14 The NPPF indicates that any local requirements for a building's sustainability should be consistent with the Government's zero carbon buildings policy and adopt nationally described standards. It stresses that the costs of any local requirements must not make development unviable.

4.15 & 4.16 Renumbered

4.167 The Government announced in July 2015^x that it is deferring its zero carbon homes policy and associated 'allowable solutions' that were to have been implemented in 2016. Until this is introduced, the local planning authorities will, subject to viability, continue to require developments of 200 or more dwellings to meet energy requirements equivalent to Level 4 of the outgoing CSH. This represents a 19% improvement on the current (2013) Building Regulations. The energy efficiency measures to be contained within revised Building Regulations will primarily. This improvement can be delivered through

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		<p><i>fabric energy efficiency and/or an element of on-site low and zero carbon energy generation or contribution to Local Allowable Solutions as set out in paragraphs 4.22-4.26.</i></p> <p><i>* Reference Productivity Plan</i></p>		
4.17	Alongside this,	<p><i>The Planning and Energy Act 2008 allows local planning authorities to specify in their local plans the minimum contribution to the building's energy needs from on-site renewables and from low carbon energy sources. Such an approach (often referred to as the Merton Rule) can lock in an amount of carbon reduction to on site activities and may reduce energy costs to the occupiers of a development. Policy 14 relating to the opportunity for an exemplar new village at Deenethorpe Airfield requires a bespoke energy strategy for renewable and low carbon sources to provide at least 80% of energy requirements on site. Policies 32, and 33 and 38 relating to SUEs at Corby, and Rushden and Rothwell require the preparation of bespoke energy strategies. In addition, Part 2 Local Plans may set out targets for on-site energy generation from renewables and from low carbon energy sources, in the context of local priorities and the viability of development within the area. Existing planning conditions relating to renewable or low carbon sources of energy generation should be met unless it can be demonstrated that there has been a material change in technical feasibility or economic viability.</i></p>		
4.18		<p><i>Policy 9 recognises this changing national context, together with evidence that sustainability standards need to be applied flexibly to ensure that developments are viable. It encourages and promotes high standards of sustainable design and requires applicants to demonstrate how issues have been addressed, where appropriate, through Design and Access Statements. Further details will be set out in the North Northamptonshire Place Shaping Supplementary Planning Document.</i></p>		
4.19-4.21		<p>Unchanged</p>		
		<p><u>LOCAL ALLOWABLE SOLUTIONS</u></p>		
4.22		<p><i><u>Until such time as overtaken by national standards, the local approach to seeking a 19% improvement on energy standards (compared to 2013 Building Regulations) for developments of 200 or more dwellings (or smaller sites that comprise part of a larger development) Government's approach to zero carbon buildings will provides an opportunity to identify "Local Allowable Solutions" within North Northamptonshire. This will give developers the option of investing in a range of off-site solutions to off-set the remaining level of carbon emissions to achieve the target 19% improvement. for developers of large developments to choose to invest in. From 2016, zero carbon homes are to be achieved through: a. Carbon Compliance through Building regulations Part L 2016 – Meeting 44% reduction in CO2 levels from 2006 Building regulations (equivalent to CSH 4 energy requirements) b. Allowable Solutions – Enabling larger developments to mitigate or off-set the remaining level of carbon emissions, if required, through a range of on-site or off-site solutions to achieve zero carbon.</u></i></p>		

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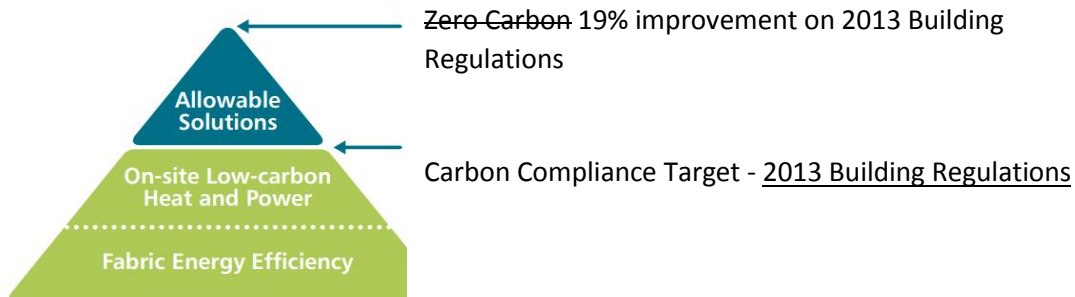


Figure 14: ~~Zero Carbon~~ Reduction Hierarchy

4.23 Unchanged

4.24 ~~Subject to any national requirements, the preferred approach is for developments to deliver or contribute towards Allowable Solutions within North Northamptonshire. This will ensure that impacts are mitigated close to where they arise, and that the benefits arising from a development are experienced by the local community. The local planning authorities will identify a range of cost effective and verifiable Allowable Solutions within North Northamptonshire that developments can choose to invest in.~~

4.25 Unchanged

4.26 ~~Where developers do not invest directly in an Allowable Solution, the Government has indicated that they will be able to pay into a fund. If this can be administered at a local rather than national level~~ The North Northamptonshire local planning authorities will consider the establishment of a Community Energy Fund to make it easy for developers to invest in cost-effective local Allowable Solutions that deliver carbon mitigation and environmental benefits.

POLICY 9 – SUSTAINABLE BUILDINGS AND ALLOWABLE SOLUTIONS

Development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential

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<p><i>development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. Design and access statements must demonstrate how sustainable design principles have been addressed. In particular:</i></p> <ol style="list-style-type: none"> <i>1. Subject to economic viability, developments of 1000+ square metres of non-residential floorspace should, as a minimum meet BREEAM ‘very good’ or equivalent nationally recognised standards.</i> <i>2. The layout and design of sites, buildings and associated landscaping should:</i> <ol style="list-style-type: none"> <i>a. maximise the use of passive solar design to address heating and cooling; and</i> <i>b. where technically feasible, enable access to or provision of decentralised energy networks, or safeguard future opportunities to do so without major disruption;</i> <i>3. Where, for sites of 200 or more dwellings, off-site local “allowable solutions” are to be used to reach energy targets above Building Regulations zero carbon, the presumption is that these should be achieved through investment in projects within North Northamptonshire such as:</i> <ul style="list-style-type: none"> <i>o Retro-fitting of community buildings</i> <i>o Retro-fitting of housing stock - affordable and market housing</i> <i>o Tree planting schemes in the Rockingham Forest for Life area</i> <i>o Small scale renewable community projects</i> <i>o Other schemes that are able to capture carbon or reduce carbon emissions (through a decrease in non-renewable energy use or generation of renewable energy)</i> 				
MM 6 Page 80	Policy 11	<p><i>Amend Policy as outlined below:</i></p> <p><i>Development will be distributed to strengthen the network of settlements in accordance with the roles in Table 1 and to support delivery of the place-shaping principles set out in Table 2. The special mixed urban/rural character of North Northamptonshire with its distinctive and separate settlements will be maintained through the avoidance of coalescence. Priority will be given to the re-use of suitable previously developed land and buildings within settlements, then to other locations that are readily accessible by a choice of means of travel.</i></p>	Discussion at Hearings	Previously Developed Land is already covered in Policy 6. Sentence appears to set a sequential approach that would favour PDL in readily accessible locations (which could be on transport routes in rural areas) above greenfield sites in or around settlements. This is not the intention.

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MM 7 Page 85	Para 5.30	<p><i>Amend para as outlined below:</i></p> <p><i>....Rushden Lakes is a mixed retail, recreation and leisure scheme, including garden centre and retail units totalling no more than 28,209 32,511 square metres net sales area.... This development will enhance the retail and leisure facilities available to local residents in the southern area, helping to retain a higher proportion of spending and contributing to the goal of greater self-reliance. <u>It will also provide opportunities for tourism based businesses, including those in town centres, to benefit from increased visitors to North Northamptonshire.</u></i></p>	Discussion at Hearings	<p>Factual update to reflect revised consent.</p> <p>Addressing discussion at examination.</p>
MM 8 Page 85	Para 5.34	<p><i>Amend para as outlined below:</i></p> <p><i>....The need for additional retail floorspace in the southern area will therefore be monitored and reviewed when the Rushden Lakes development has become established. commenced trading and trading patterns have 'bedded down'.....</i></p>	Discussion at Hearings	Clarification reflecting Peter Brett Associates' retail capacity update (ECO 2), but without committing to specific timescale as this will need to relate to plan-making.
MM 9 Page 87	Policy 12 criterion f)	<p><i>Amend criterion as outlined below:</i></p> <p><i>Supporting development of town centre uses in the town centres of the Market Towns where this is of a scale and nature consistent with the character of the settlement and the role of Market Towns in providing mainly convenience shopping and local services....</i></p>	Discussion at Hearings	Clarification suggested by the Inspector
MM 10 Page 87	Policy 12 criterion g)	<p><i>Amend criterion as outlined below:</i></p> <p><i>Revise Policy 12 criterion g) "Applying the sequential and impact tests set out in the NPPF to the assessment of retail development and other town centre uses <u>that are proposed outside which cannot be accommodated within the defined town centre areas.....</u>"</i></p>	JPU Examination Statement	To clarify that criterion g) relates to such uses <u>that are not located within</u> the defined town centre areas (the current wording " <i>which cannot be accommodated within</i> " tends to prejudge the sequential test.)
MM 11 Page 88-90	Policy 13	<p><i>Amend Policy 13 to read:</i></p> <p><i>Policy 13 – Rural Exceptions</i> <i><u>As an exception to the spatial strategy set out in Policy 11, New development may be permitted in the rural area as set out below: adjoining established settlements, beyond their existing built up area or defined</u></i></p>	JPU Examination Statement	As it stands, the policy has two parts (development adjoining settlements, and individual dwellings) but no introductory sentence to link them. The second part of the policy could be read as requiring NPPF para 55 dwellings to

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		<p>boundary. Rural Exception Housing Schemes should be purely affordable unless an element of market housing is essential to enable the delivery of the development. In such cases, the scale of market housing will be the minimum necessary to make the scheme viable and should be tailored to meeting specific local identified housing needs</p> <p><u>1. Proposals should satisfy all of the following criteria: Development adjoining established settlements, beyond their existing built up area or defined boundary, where the proposal satisfies all of the following criteria:</u></p> <ul style="list-style-type: none"> a) The form and scale of the development should be clearly justified by evidence that it meets an identified need arising within a village or network of villages through a local needs survey; b) Sites should be well-related to a settlement that offers services and employment to meet the day to day needs of occupants of the development; c) Development should enable access to local services and facilities by foot, cycle or public transport; d) The scale and nature of the development will not exceed identified needs and must be appropriate to the surroundings, minimise impacts on the environment and be supported by existing or new infrastructure. <u>Rural Exception Housing schemes should be purely affordable housing unless an element of market housing is essential to enable the delivery of the development. In such cases, the scale of market housing will be the minimum necessary to make the scheme viable and should be tailored to meeting specific locally identified housing needs;</u> e) Occupation of <u>affordable units within</u> the development will be controlled through a legal agreement or conditions to ensure that it remains available and affordable in perpetuity to meet local needs <p><u>2. In open countryside, away from established settlements, permission will not normally be granted for new built residential development, with the exception of:</u></p> <ul style="list-style-type: none"> a. Individual dwellings of exceptional quality or innovative design as set out in paragraphs 5.442 and 5.423; and b. proposed <u>d</u>wellings for rural workers at or near their place of 		<p>meet the same tests as agricultural dwellings. The revised policy is restructured to distinguish more clearly the various potential exceptions covered in the Policy. It also corrects paragraph references and adds reference to viability (to be consistent with para 5.41).</p>

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		<p style="text-align: center;"><i>work in the countryside, provided that:</i></p> <p><i>i. The dwelling is required to enable someone who is in full time employment in agricultural, forestry or similar rural businesses to meet the essential need of the enterprise concerned; and</i></p> <p><i>ii. It can be demonstrated the functional, and financial, <u>and viability</u> tests in paragraph 5.401 have been met.</i></p>		
MM 12 Page 93	Para 5.54	<p><i>Amend para as outlined below:</i></p> <p><i>If the masterplan demonstrates to the satisfaction of the local planning authority that the criteria and standards set out in Policy 14 can be met in a viable development, it will be used as the basis for either a Part 2 Local Plan, <u>or other site specific development plan document</u>, or a Supplementary Planning Document to be adopted by East Northamptonshire Council.</i></p>	Discussion at Hearings	To clarify that a SPD cannot deal with such a proposal as not subject to independent examination.
MM 13 Page 93	Policy 14	<p>Amend 1st sentence to read:</p> <p><i>The opportunity to create a new 'Garden village' of between 1,000 and around 1,250 dwellings and associated employment and facilities at Deenethorpe Airfield will be assessed through the preparation of a masterplan and delivery strategy subject to public consultation and agreed with the local planning authority.</i></p>	Discussion at Hearings	To add flexibility.
MM 14 Page 93	Policy 14	<p>Amend 2nd sentence to read (additional text):</p> <p><i><u>"The masterplan will assess environmental impacts, including upon heritage assets, and will identify phasing and funding requirements..."</u></i></p>	JPU Examination Statement	To address representations from Historic England and the National Trust
MM 15 Page 93	Policy 14 f) iii	<p><i>Amend criterion as outlined below:</i></p> <p><i>iii. Opportunities for bespoke individual and community custom-build projects <u>including self-build housing subject to the design code.</u></i></p>	Discussion at Hearings	To recognise opportunities for self-build housing
MM 16 Page 103	Para 6.32	<p><i>Amend para as outlined below:</i></p> <p><i>Improvements are needed to the A43 between Northampton and the A14 at Kettering and further northwards at Corby. The A43 provides a key connection between North and West Northamptonshire. The County Council has already programmed dualling from Northampton as far as the Holcot/</i></p>	Discussion at Hearings/Factual Update	To clarify the planned improvements to the A43.

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		<u>Sywell roundabout. While it may not be possible to complete the dualling all the way to the A14 within the plan period, substantial progress will be necessary if slow journey speeds are not to become an impediment to the economy, and further phases of the dualling will be strongly supported.</u>		
MM 17 Page 115	Para 8.5	<p><i>Amend para as outlined below:</i></p> <p><i>To maintain the existing achieve a better balance, between the projected labour force and employment opportunities within North Northamptonshire, it will be necessary to create a minimum of 24,200 31,100 net jobs across all sectors of the economy by 2031. However, in order to reduce reliance on out-commuting in accordance with the Vision and Outcomes of the Plan, Policy 23 sets a target of creating 31,100 jobs. This is a significant challenge when compared to the recent economic performance of the area.....</i></p> <p><i>*Add side note: EEFM dwelling-led scenario at Table 9 of Employment Background paper</i></p>	Discussion at Hearings	To reflect evidence from the East of England Forecasting Model (EEFM) that, with the planned number of new homes between 2011 and 2031, 24,200 jobs would be required in North Northamptonshire to maintain the status quo with respect to in-out commuting. (See Table 9 in ECO 1- Employment Background Paper)
MM 18 Page 117	Policy 22	<p><i>Amend Policy 22 as outlined below:</i></p> <p><i>A stronger more sustainable economy that will deliver a minimum net increase of 31,100 jobs will be sought through.....</i></p> <p><i>a) Ensuring that sufficient high quality sites are identified to support the delivery of the minimum job targets in Table 3 (see Policy 23)....</i></p> <p><i>c) Safeguarding existing and committed employment sites for employment use unless it can be demonstrated by an applicant that there is no reasonable prospect of the site being used for that purpose and that an alternative use would:</i></p> <ul style="list-style-type: none"> <i>• Not be detrimental to the adequacy of the overall supply and quality of employment land within the district or to the mix of uses within a the Sustainable Urban Extensions; and/or</i> <i>• Resolve existing conflicts between land uses.</i> 	Discussion at Hearings	<p>Remove reference to minimum in relation to job target (as per para 8.5 and Policy 23).</p> <p>Issue of impact on supply and quality of land is redundant if there is no reasonable prospect of site being used for employment purpose.</p>
MM 18 Page 119	Policy 23	Delete word “ <i>minimum</i> ” describing job targets in Table 3 and criterion d)	Discussion at Hearings	To reflect that targets are aspirational in order to reduce reliance on out-commuting. Minimum requirement would be to maintain current balance as per para 8.5.

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MM 19 Page 119	Policy 23b)	<i>Amend criterion as outlined below: Employment development of a scale and mix identified within existing commitments and master plans....</i>	Discussion at Hearings	Commitments by definition already exist.
MM 20 Page 121	Policy 24a)	<i>Amend criterion as outlined below: Subject to market demand <u>and viability</u>, strategic distribution developments (involving individual units of 9,300 sq m or more floorspace) should also include the provision of a proportion of floorspace in the form of smaller employment units;</i>	Discussion at Hearings	To overcome issues raised by developers.
MM 21 Page 121	Policy 24e)	<i>Amend criterion as outlined below: Be in locations which allow 24 hour operations with <u>acceptable</u> minimal environmental, community and landscape impact;</i>	Discussion at Hearings	Recognition that impacts may be material but that LPA will need to weigh up whether they are acceptable.
MM 22 Page 121	Policy 24f)	<i>Amend criterion as outlined below: Provide sufficient infrastructure to mitigate highways impacts including the impact of additional HGV movements arising from the development;</i>	Discussion at Hearings	Deleted text is unnecessary as covered by the wording of criterion and by supporting para 8.21
MM 23 Page 123	Policy 25	<i>Amend first and last paras to read: 1. <u>Sustainable</u> Q opportunities to develop and diversify the rural economy that are of an appropriate scale for their location and respect the environmental quality and character of the rural area will be supported. Enhanced broadband provision to facilitate economic development within rural areas will be supported. Encouragement will be given towards: 2. Farm <u>Sustainable rural</u> diversification activities should seek to complement and support the ongoing viability of the existing agricultural/farm business. Where proposals involve the reuse of rural buildings, a mix of uses will be supported, including small scale business, tourism activities, tourist accommodation, and live/work units.</i>	Discussion at Hearings	To provide additional flexibility and reference sustainability consistent with para 28 of the NPPF.
MM 24 Page 127	Policy 26 criterion c) (FC 79)	<i>Revise FC 79 (Policy 26 criterion c)) as below: The siting of development avoids substantial harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF;</i>	JPU Examination Statement	To address representations from Historic England and the National Trust. See Statement of Common Ground (SCG 13).

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		<i>in a manner commensurate with its significance. Where the siting of development would lead to less than substantial harm to the significance of a heritage asset, that harm will be weighed against the public benefits of the proposal;</i>		
MM 25 Page 129- 132	Policy 27 and supporting text	Main Modifications to Policy 27 and supporting text as set out below	Discussion at Hearings	To provide greater flexibility over employment uses, allow individual parcels to come forward in the absence of a masterplan for the whole Enterprise Area, and to tighten up the place-shaping principles to ensure that individual developments do not prejudice the wider potential of the area.

ROCKINGHAM MOTOR RACING CIRCUIT ENTERPRISE AREA

- 8.45 *The proposed Rockingham Motor Racing Circuit Enterprise Area lies on the north eastern edge of Corby adjacent to the Priors Hall (part of the North East Corby Sustainable Urban Extension). The 300 ha area straddles the administrative boundaries of Corby and East Northamptonshire councils. Despite the proximity of urban Corby and the surrounding settlements of Gretton, Weldon and Deene, the land is distinct from its surroundings, due to the large scale infrastructure, buildings and road network.*
- 8.46 *The significant potential of this area has been recognised in a number of technical studies ~~and was taken forward through~~ including the Rockingham Development Framework (RDF) endorsed by Corby and East Northamptonshire Councils in 2011. ~~The RDF identifies significant employment potential in the period to 2031 and beyond, in particular for uses associated with motorsports and automotive industries. It provides a masterplan setting out broad place-shaping principles for the site, including the provision of a central 'boulevard' and green infrastructure corridors.~~ and in the Northamptonshire Enterprise Partnership's 2015 bid for the designation of an Enterprise Zone. The partners (including the two local planning authorities) are continuing to promote the economic potential of the area. Policy 27 provides a positive planning framework to help achieve this.*
- 8.47 *~~Rockingham is well placed to support the delivery of the priority economic sectors that are identified in paragraph 8.9 and Policy 22 of the Plan. Policy 27 embodies key elements of the RDF. While promoting high performance technologies and research and development, it also provides flexibility for a range of other high quality employment uses to come forward in response to market demands and in order to maintain development momentum recognising that there are a number of extant planning permissions within the site.~~ Policy 27 provides flexibility for a range of employment uses to come forward in response to market demands. Significant opportunities exist to deliver high performance technologies and future vehicle technologies by attracting motorsports/automotive sector businesses capitalising on the opportunity provided by the motor racing circuit. The Enterprise Area is also well placed to support the delivery of other priority economic sectors including logistics and food and drink.*

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8.47a		<i>The development of the Enterprise Area to its full potential is a long term opportunity that will be delivered during and beyond the plan period and consequently the Plan is not reliant on the delivery of the site to meet its minimum jobs targets. The local planning authorities will encourage the preparation of a comprehensive masterplan for the Enterprise Area, incorporating the place-shaping principles set out in Policy 27. Proposals for development of individual parcels of land should demonstrate how they relate/ connect to the wider area, contributing to the delivery of the place-shaping principles and ensuring that they do not prejudice the delivery of other development within the Enterprise Area. Corby Borough and East Northamptonshire Councils alongside other partners are considering innovative mechanisms to facilitate delivery of the Enterprise Area. The Government announced in 2015 that it is considering the establishment of a formal Enterprise Zone in Corby. This would support business growth with financial incentives and simplified planning arrangements. Policy 27 of this plan provides a positive context to support the inclusion of the Rockingham Enterprise Area within an Enterprise Zone.</i>		
8.48		<i>The previous heavy industrial land uses of most of the Enterprise Area have left large areas where ground conditions in the form of made ground and contamination will constrain detailed development proposals. These local environmental issues will need to be resolved as development proposals are brought forward in accordance with the requirements of Policy 6. The Enterprise Area also contains a variety of protected species and proposals will need to fully consider potential impact in accordance with relevant legislation and Policy 4.</i>		
8.49		<i>There is high quality landscape to the north of the Enterprise Area and designated heritage assets to the east of the eastern boundary include the Grade I listed Kirby Hall. Weldon Lodge (Grade II) is located on the edge of the development site on Gretton Road. Applicants will be required to provide appropriate mitigation measures, in accordance with the relevant policies, to protect and enhance these assets and ensure high quality developments. These include reducing <u>controlling</u> noise levels, implementing measures such as minimising the <u>defining an appropriate maximum</u> height levels of buildings and <u>introducing well-considered landscaping in accordance with a Landscape Strategy.</u></i>		
8.50		<i>The Willow Brook runs west to east through the Enterprise area, and separates the northern from the southern sides. The impact of the proposals will be particularly pronounced for vehicle and pedestrian movements through the site north-south, and a pedestrian/cycle crossing route will need to be provided. Establishing strong connected green infrastructure both for provision of natural habitat, pedestrian and cycle movement and SUDS is essential. This should link the Willow Brook corridor with the Gretton Brook Corridor so that the area does not form a barrier to north-south movement, both for people working there, and for long-term future connections. Applicants should provide a landscape and open space strategy which sits parallel with a cycling/walking plan. This should identify the open spaces, their functions and character, how they link together, and the approach to their design.</i>		
8.51		<i>Large scale water attenuation features, possibly focussed along the Willow Brook close to the lowest point of the site are needed to accept and intercept site run-off. Whilst the location and combination of these features fits with a green corridor running along the alignment of Willow Brook, the land-take and the topography of the corridor will require engineering. It is critical to maximise opportunities for improving the quality of the Willow Brook, to fulfil the requirements of the Water Framework Directive.</i>		
8.52		<i>Good walking and cycling connections to the development Enterprise Aarea that link it to Priors Hall and the Town Centre will be important. The Willow Brook, links the Gretton Brook via a series of green infrastructure strips, and establishing a strong green infrastructure corridor will act as a natural habitat, whilst forming a pedestrian and cycling spine through the development and create a route that links Corby town centre and Priors Hall to the development.</i>		

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Ref	Para/ Policy	Modification	Source	Reason
		<i>GI corridor should form the basis of this. Careful design of this corridor will be required to ensure that the route is perceived as safe for pedestrians and cyclists and is well used.</i>		
8.53		<i>It will be important that development is phased and focused in certain areas of the Enterprise Area, together with provision of appropriate temporary and other employment uses to build and maintain development momentum and contribute towards infrastructure delivery. Whilst the site has significant potential in the short, medium and long term it is important that development is phased in relation to the provision of on and off site infrastructure and mitigation of contaminated land constraints.</i>		
8.53a		<i>The full development of the site will rely on the completion of the Northern Orbital Route, to allow for appropriate access to the whole of the Enterprise Area. This road performs an important role as part of a wider traffic route for the northern edge of Corby, as well as providing a spine through the Enterprise Area. The design criteria for this route should be reviewed, as there are few existing plot access points other than main roundabout junctions planned. It is important that this route is safe and pleasant for walking and cycling, where possible including the provision of large trees to line and identify this route. Road infrastructure off-site will need <u>is currently not able to accommodate additional levels of traffic and would have to be improved in order for large scale development to be accommodated.</u></i>		
		<u>POLICY 27 – ROCKINGHAM MOTOR RACING CIRCUIT ENTERPRISE AREA</u>		
		<i>The Enterprise Area identified on the Policies Map will be a focus for high performance technologies and research and employment development within and beyond the plan period. Development proposals must include a land remediation strategy for the decontamination of the site and should demonstrate how, subject to viability, the proposal will contribute towards infrastructure requirements for the Enterprise Area such as phase 2 of the Northern Orbital Road. Development proposals will be supported where they support the <u>will delivery of a mix of high quality employment, particularly in priority employment sectors. high performance technologies and research and development alongside other high quality employment in accordance with an agreed masterplan.</u> Proposals should demonstrate how they relate to the wider area and contribute to delivering the following place shaping principles:</i>		
		a) <i>The creation of a distinctive landscaped spine or central boulevard to the development along the route of the Northern Orbital route Road, which allows for pedestrian and cycle movements;</i>		
		b) <i>Clear definition of public and private space, High quality internal public realm and main development with frontages facing onto the main routes including the Northern Orbital Route where feasible, and high quality public realm and landscape treatment to help create a strong and identifiable image for the area;</i>		
		c) <i>The establishment of a strong green infrastructure corridor along the Willow Brook, which links <u>connects</u> to the Gretton Brook via a series of green infrastructure strips. The corridor will act as a natural habitat, whilst at the same time forming the <u>a pedestrian and cycling spine route</u> through the development, creating a route that links linking Corby town centre and Priors Hall with development that includes green businesses and technologies;</i>		
		d) <i>The creation of a <u>A landscape/green infrastructure corridor</u> along the Gretton Brook which provides an opportunity for wildlife connections into the</i>		

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Ref	Para/ Policy	Modification	Source	Reason
<p style="text-align: center;"><i>plantation as well as along the stream course itself;</i></p> <p>e) <i>Ensuring that the development protects, and where possible, enhances the setting of Weldon Lodge and heritage assets and setting at Kirby Hall;</i></p> <p>f) <i>Provision of a small local centre within the site to provide small scale service or convenience shopping facilities to cater for employees within the area;</i></p> <p>g) <i>Not increasing the visual impact of the existing built structures.</i></p>				
MM 26 Page 137	Para 9.17	<p><i>Update para to read as follows:</i></p> <p><i>Land at Rothwell North shown on the Policies Map is allocated for a SUE by Policy 38. The site boundary relates to a current planning application for 700 dwellings, employment land and other facilities. As the application is at an advanced stage, and followed the preparation of the Rothwell and Desborough Urban Extensions Area Action Plan, development principles have not been prepared for this site. Site assessment work has indicated that there is potential for a larger site area which could accommodate additional dwellings. This additional land will be considered in the Part 2 Local Plan prepared by Kettering Borough Council, which will set out development principles.</i></p>	JPU Examination Statement	Factual update to reflect allocation of site in the JCS and subsequent preparation of development principles.
MM 27 Page 138	Para 9.18	<p><i>Update para to read as follows:</i></p> <p><i>The local planning authorities will work with landowners, developers and other parties to overcome any constraints to delivery of the SUEs and other strategic sites shown on the Key Diagram. Progress will be monitored through the North Northamptonshire Authorities Monitoring Report. If the SUEs and strategic other sites are not developed quickly enough to maintain a deliverable 5 year supply of housing land^x against the requirements set out in Policy 28, the local planning authorities will and identify additional sources of housing, with the priority being the Growth Town followed, where appropriate by the Market Towns. Additional sites should <u>be capable of quick delivery</u>, make appropriate contributions to infrastructure and help to deliver the place shaping principles set out in Table 2.</i></p>	Discussion at Hearings	<p>Split paragraph to make the distinction between the short-term contingency of identifying additional sites to make up a shortfall in 5 year supply, and medium-term contingency of partial plan review if SUEs fail to deliver.</p> <p>^x Monitoring trigger at 25% above 5 year supply (See trigger at JCS Table 9, page 199)</p>

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Ref	Para/ Policy	Modification	Source	Reason
MM 27 Page 138	New Para 9.18a	<i><u>Insert new para to read as follows:</u></i> <i><u>In the event of the SUE/s in a district/ borough delivering less than 75% of projected housing completions in three consecutive years (based on the trajectories set out in Appendix 4), the Joint Committee will consider the need for a partial review of the JCS to ensure that the objectively assessed need for housing in the Housing Market Area is met. The local planning authorities will b. consider using compulsory purchase powers or de-allocating sites/not renewing planning permissions where the failure to develop is due to a landowner or developer being unwilling to progress a viable scheme.</u></i>	Discussion at Hearings	As above
MM 28 Page 139	Policy 29	Amend Second para to read as follows: <i><u>The priority is the re-use of suitable previously developed land and buildings in the Growth Towns and the Market Towns will be encouraged. Further development requirements will be focused on the delivery of the Sustainable Urban Extensions and other strategic housing sites identified on the Key Diagram.</u></i>	Discussion at Hearings	Sentence appears to set a sequential approach that would favour PDL. This is not supported by the NPPF.
MM 29 Page 144	Para 9.36	<i><u>Update para to read as follows:</u></i> <i><u>The viability assessment reflected conditions shortly after a recession, using standardised assumptions on factors such as land values and development costs. In reality these vary between sites/developers and will change over the lifetime of the Plan. In practice, developers have been able to bring forward viable schemes with up to 30% affordable housing in some of the Growth Towns. The committed SUEs, with their major infrastructure costs, are committed to deliver up to 20% affordable housing. Policy 30 sets an aspirational figure over the plan period. This takes account of scheme-based evidence, together with the viability appraisal and the evidence of housing needs, to set out a flexible approach to affordable housing recognising that up front infrastructure costs of the SUEs may affect affordable housing delivery in the early phases, but this is likely to improve over the lifetime of the plan. This approach is aimed at maximising the contribution that individual developments make to meeting the needs set out in Table 6, without making otherwise acceptable schemes unviable and</u></i>	Discussion at Hearings	To recognise that it may be difficult for the SUEs to deliver the requisite levels of Affordable Housing early in the plan period but the situation may change over the lifetime of the plan.

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Ref	Para/ Policy	Modification	Source	Reason
		<i>reflects the fact that viability and the definition of affordable housing may change over the plan period.</i>		
MM 30 Page 144	Para 9.38	<p><i>Update para to read as follows:</i></p> <p><i>The viability appraisal suggests that residential developments as small as 5 dwellings in the Rural Areas could contribute to affordable housing provision. However, National Planning Practice Guidance indicates that contributions should not be sought from developments of 10 or fewer dwellings. Subject to viability, affordable housing will therefore be sought on developments of 11 5 or more dwellings (or 0.3 0.2 ha or more site area) in the rural areas (including all villages) and developments of 15 or more dwellings (or 0.5 ha or more site area) in urban growth areas (Growth Towns and Market Towns)....</i></p>	Discussion at Hearings	Reflecting viability evidence that small schemes in the rural area can contribute to meeting affordable housing need, and the deletion of this element of the Planning Practice Guidance.
MM 31 Page 147	Policy 30	<p><i>Update Policy 30 as follows:</i></p> <p><i>a) The mix of house types within a development should reflect:</i></p> <p><i>i. The need to accommodate smaller households as set out in paragraph 9.26 and 9.27 with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including, where appropriate, dwellings designed for older people;</i></p>	Discussion at Hearings	Inspector considered this is too prescriptive within policy.
MM 30 Page 147	Policy 30d)	<p><i>Update Policy 30 as follows:</i></p> <p><i>On private sector developments of 15 or more dwellings (or 0.5 hectares or more of land) in the Growth Towns and Market Towns and 11 5 or more dwellings (or 0.3 0.2 hectares or more of land) elsewhere, the local planning authority will seek the provision of affordable housing in line with the following targets....</i></p>	Discussion at Hearings	Reflecting viability evidence that small schemes in the rural area can contribute to meeting affordable housing need, and the deletion of this element of the Planning Practice Guidance.

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Ref	Para/ Policy	Modification	Source	Reason
MM 32 Page 156	Policy 32	<p><i>Update Policy 32 as follows:</i></p> <p><i>a) the phased delivery of at least around 4,500 dwellings in the period to 2034 to include the seamless integration of housing sizes, types and tenures...</i></p>	Discussion at Hearings	The development is being planned for up to 4,500 dwellings in total and the Inspector indicated that he would be comfortable for “around” this number to be used in Policy 32 provided that it has been tested through transport modelling. This work has now been completed and the County Council is content that, on the basis of access being from the A6006 and A427, the traffic flows arising from the additional housing can be accommodated within the improvements and access works required as part of the development.
MM 33 Page 156	Policy 32i)	<p><i>Update Policy 32 as follows:</i></p> <p><i>provide for the comprehensive integration and connectivity of <u>all of the land</u> between the northern boundary of the site and the A427 to facilitate possible further development beyond the Plan period (post 2031) subject to a technical assessment, including the impact on heritage assets;</i></p>	Discussion at Hearings	To clarify that this criterion refers to all of the land along the northern boundary of the site, not just that under the principal landowners control.
MM 34 Page 161	Policy 33i)	<p><i>Update Policy 33 as follows:</i></p> <p><i>Land reserved for a potential new secondary school if required.</i></p>	Discussion at Hearings	To provide additional certainty.
MM 35 Page 166	Para 10.51	<p>Amend para as follows:</p> <p><u>Landmark buildings Built form:</u> <i>Key landmark buildings which will add to the quality of the development should be provided particularly at in the south-west part of the site, including the A45/Northampton Road junction, by primarily B1 uses to create a significant gateway feature to Rushden and Higham Ferrers and to provide attractive street frontages. The scale and design of development in the north-east part of the site should complement the high quality gateway development to the south-west. New development will be required to demonstrate that appropriate consideration has been given to its height, scale, massing and form. In particular the north-eastern part of the site, which is more elevated, will be required to demonstrate how</i></p>		In response to request from Inspector for the JPU to consider whether Nene Valley Farm site could be split into 2 parts in order to retain the emphasis on creating an attractive gateway, but also providing flexibility for some small scale B8 elsewhere on the site.

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Ref	Para/ Policy	Modification	Source	Reason
		<i><u>its design and relationship with the surroundings have been taken into account in mitigating the visual impact of any future development. The site masterplan should include high quality strategic landscaping to help screen development in this part of the site.</u></i>		
MM 35 Page 167	Policy 35 f)	<i>Amend criterion as outlined below: Include a high quality, landmark building(s) <u>in the south-west part of the site including at the A45/ Northampton Road/ Crown Way roundabout as a gateway to Rushden and Higham Ferrers; and</u></i>	Discussion at Hearings	See above.
MM 35 Page 167	Policy 35	<i>Insert new criterion as criterion g) and re-number existing criterion g) as h) g) <u>Demonstrate how the height, scale, massing and form of development, particularly in the north-east part of the site, takes account of the site topography and the need to mitigate visual impacts; and</u> g) <u>h) Deliver other infrastructure....</u></i>	Discussion at Hearings	See above.
MM 36 Page 179	Para 10.88	<i>Amend para as outlined below: Highway capacity: <u>The increase in traffic resulting from the development will impact on junction 3 of the A14 and within Rothwell and, as a result, the site should contribute to essential highway improvements required, as advised by Highways England and NCC Highways.</u></i>	Discussion at Hearings	Clarification of the extent of Highway Improvements required
MM 37 Page 181	Policy 38 d)	<i>Amend criterion as outlined below: Enhanced and new green infrastructure including a multi-functional buffer around <u>between the built form of the development and the Rothwell gullet and Rothwell Meadow Local Wildlife Sites. Development will include strategic planting and landscaping along the entire northern edge of the site to prevent a visual coalescence with Desborough;</u></i>	Discussion at Hearings	Clarification

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Ref	Para/ Policy	Modification	Source	Reason
MM 36 Page 181	Policy 38 criterion e)	<p><i>Amend criterion as outlined below:</i></p> <p><i>Roads and other infrastructure including a new roundabout junction off the A6 and a strategic link road within the Rothwell North SUE to a new appropriate junction off the B576 <u>as well as a contribution to minor improvements to A14 Junction 3.</u></i></p>	Discussion at Hearings	Clarification on the extent of improvements following discussion at Hearings.
MM 38 Page 181	Policy 38 criterion l)	<p>In respect of policy criteria (l), the word 'north' should be replaced with the word '<u>west</u>'.</p> <p><i>Provision of an additional 2.13 hectares of land for educational purposes to the north <u>west</u> of Montsaye Academy along with education contributions for the future development of existing schools.</i></p>	JPU Examination Statement	Factual correction
MM 39 Page 182	Para 11.5	<p><i>Amend para as outlined below:</i></p> <p><i>The Strategic Economic Plans prepared by the LEPs identify the key strategic infrastructure <u>projects</u> requirements listed in Table 8 on the next page. These schemes are <u>fundamental</u> important to the delivery of the JCS and progress will be monitored as part of the Monitoring Framework.</i></p>	Discussion at Hearings	To update and provide clarity in the light of discussion at Hearings. Table 8 sets out the key investment priorities identified in the SEP. However, the delivery of the JCS is not reliant on the delivery of all of these projects.
MM 40 Page 183- 184	Table 8	Amend Table 8 as follows:	Discussion at Hearings	See above

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Ref	Para/ Policy	Modification	Source	Reason
TABLE 8 – KEY STRATEGIC INFRASTRUCTURE <u>PROJECTS</u> REQUIREMENTS				
		INFRASTRUCTURE REQUIRED	REASON	DELIVERY
		Chowns Mill roundabout improvements, A45/A6 Higham Ferrers/Rushden	<p>There is significant congestion at this strategic junction for local traffic as well as those travelling further between the M1 and the A14. Improvements will be required to ensure flow of traffic along this strategic route.</p> <p>The SUE to the East of Rushden will require improvements to this junction to deliver development.</p>	<p>For delivery <u>completion</u> by 2021/22.</p> <p>Funding announced, Dec 2014, in the Road Investment Strategy: Investment Plan for segregated lanes, signalisation and additional carriageways at a cost of around £25m.</p> <p>Highways England Agency, Northamptonshire County Council, NEP and East Northamptonshire Council.</p>
		Isham bypass, Wellingborough	<p>Directly related to Wellingborough development, specifically Wellingborough North SUE and employment opportunities.</p> <p>Preventing traffic congestion along this key route between Wellingborough and Kettering and impacts on the village of Isham.</p>	<p>Through the Northamptonshire Growth Deal there is the provisional allocation of £15m, the remaining to £23.5m will come from partners.</p> <p>For delivery <u>completion</u> by 2019.</p> <p>Northamptonshire County Council, NEP and Borough Council of Wellingborough.</p>
		A14 junction 10a, Kettering	This is directly related to development at Kettering East and the business and energy park to the east of Kettering.	<p>For delivery <u>completion</u> by 2020/23.</p> <p>Subject to other contributions the Road Investment Strategy: Investment Plan is committed (around £25m) to provide a new grade separated junction (10a) and closure of the east facing slip road at junction 10 to facilitate access to Kettering East.</p>

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Ref	Para/ Policy	Modification	Source	Reason
			<p>A separate forward funding loan of £14.5m from the Government's Local Infrastructure Fund that will also secure access points, sewerage works and other site preparation for Kettering East.</p> <p>Highways <u>England Agency</u>, Northamptonshire County Council, SEMLEP, NEP, <u>Developers</u> and Kettering Borough Council.</p>	
	Corby Northern Orbital Road Phase 2 (Final)	This road will help to open up employment opportunities around Rockingham Motor Speedway, and also improve traffic flows in this area of Corby, to support the development of Priors Hall.	<p>SEMLEP has awarded £3.85m from its Growing Places Fund as a loan to enable this road to be constructed in relation to Priors Hall SUE.</p> <p>Northamptonshire County Council, SEMLEP, Corby Borough Council and Bela Partnerships.</p>	
	Tresham College, Wellingborough	This will enable new sector based skills to be developed around high technology application and engineering. The college at Wellingborough is no longer at the cutting edge of further education in Wellingborough and requires rationalisation and refurbishment in addition there is a shortage of local provision.	<p>Through the Northamptonshire Growth Deal this has been awarded £11.4m, in addition to £4.9m identified through partners.</p> <p>For delivery by 2017.</p> <p>Tresham College, NEP, Borough Council of Wellingborough.</p>	
	A43 (Phase 3) Northampton to Kettering Dualling	<i><u>To improve connectivity and accommodate growth in traffic between North and West Northamptonshire, the A43 needs to be dualled between Northampton and the A14. While it may not be possible to complete the dualling within the plan period, substantial progress will be necessary if slow journey speeds are not to become an impediment to the economy</u></i>	<p><i><u>Phases 1 and 2, currently in progress, will complete dualling from Northampton to the Holcot/Sywell roundabout. Phase 3 will be defined once the impacts of Phase 1 in freeing up current congestion are known, and may not be a continuation of Phase 2.</u></i></p> <p><i><u>For completion in period 2019-2026.</u></i></p>	

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Ref	Para/ Policy	Modification	Source	Reason
			<p><u>Northamptonshire County Council, Borough Council of Wellingborough, Kettering Borough Council.</u></p> <p><u>At least one further phase of the dualling is likely to be completed within the plan period.</u></p>	
	A45 Stanwick to Thrapston dualling	To provide a continuous express way between the A14 and M1	<p>The Road Investment Strategy: Investment Plan is supporting the dualling scheme to be developed in the next Road Period (2020/1 – 2025/6). The expected cost to range from £100m – £250m.</p> <p><u>For completion 2027/28</u></p> <p><u>Highways England</u></p>	

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Ref	Para/ Policy	Modification	Source	Reason
MM 41 Page 201	Table 9	Reporting on the Number of years housing land identified at local authority and North Northants level. Insert trigger: <u><i>A 25% buffer will be applied to each LPA's housing requirement on an annual basis. This is a monitoring tool which will serve as an early warning to Local Authorities when a housing land supply shortfall could be imminent and corrective action is required.</i></u>	Discussion at Hearings	To provide clarity as to the LPA's in North Northamptonshire will take proactive measures to maintain a 5 year housing land supply consistent with national guidance.
MM 42 Page 205	Policies Maps	Show the area within 4km of the designated SPA to flag where development of undeveloped farmland sites of 2 ha or more should be subject to site specific wintering bird surveys.	JPU	For consistency with the approach taken in Para 3.40 and identifying this area to provide clarity to parties who may wish to develop such land.
MM 43 Page 216- 218	Insert new Appendix 3	Include as a new Appendix 3 a Schedule of extant policies replaced by Policies in the adopted North Northamptonshire Joint Core Strategy	Pre-Hearing advice from Inspector	To be consistent with 2012 Local Plan Regulations 8 (5) which requires that where a local plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state the fact and identify the superseded policy.

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Ref	Para/ Policy	Modification	Source	Reason
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New Appendix 3 - Schedule of extant Policies replaced by Policies in the adopted North Northamptonshire Joint Core Strategy

As per para 1.2 of the JCS upon its adoption the JCS will supersede the 2008 CSS in its entirety.

District/Borough (Plan)	Policy	Policy name/description	To be replaced by JCS policies
Corby (Saved Local Plan)	P2(J)	New development	10
Corby (Saved Local Plan)	P5(J)	Prestige Sites	8
Corby (Saved Local Plan)	J16	Phoenix Industry	34
Corby (Saved Local Plan)	P5(R)	New Housing Development	10
Corby (Saved Local Plan)	P11(R)	Environmental Improvements	4 & 8
Corby (Saved Local Plan)	P6(T)	Funding of Highway Schemes	10
Corby (Saved Local Plan)	P9(T)	Car Parking	10
Corby (Saved Local Plan)	P3(C)	Funding of Works	10
Corby (Saved Local Plan)	P5(C)	Water Quality and Water Resources	5
Corby (Saved Local Plan)	P8(C)	Community Halls	7
Corby (Saved Local Plan)	P5(L)	Play Space	7
Corby (Saved Local Plan)	P6(L)	Allotments	7
Corby (Saved Local Plan)	P11(L)	New Playing Fields	7 & 10
Corby (Saved Local Plan)	P1(E)	Environmental Protection on Sites	2,3,4 & 8
Corby (Saved Local Plan)	P4(E)	Conservation of the Built Environment	2
Corby (Saved Local Plan)	P7(E)	SSSI and LNR	4
Corby (Saved Local Plan)	P8(E)	CWS and RIGS	4
Corby (Saved Local Plan)	P9(E)	Woodland	4
Corby (Saved Local Plan)	P10(E)	Special Landscape Areas	3
Corby (Saved Local Plan)	P11(E)	Protection of Ancient Monuments and Archaeological Sites	2
Corby (Saved Local Plan)	SLA	Rockingham Forest and Lower Nene Valley	3
Corby (Saved Local Plan)	SLA	The Welland Valley	3
Corby (Saved Local Plan)	P1(V)	Housing – Gretton and Weldon	11
Corby (Saved Local Plan)	P2(V)	Housing – Restricted Infill Villages	11
Corby (Saved Local Plan)	P3(V)	Housing – Restricted Infill Villages	11
Corby (Saved Local Plan)	P4(V)	Rockingham	11

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Ref	Para/ Policy	Modification	Source	Reason
	Corby (Saved Local Plan)	P5(V)	Local Needs	13
	Corby (Saved Local Plan)	P6(V)	Employment	11
	Corby (Saved Local Plan)	P7(V)	Employment	11
	Corby (Saved Local Plan)	P9(V)	Employment	11
	Corby (Saved Local Plan)	P10(V)	Shopping	7
	Corby (Saved Local Plan)	P11(V)	Shopping	12
	Wellingborough (Saved Local Plan)	E2	Non Industrial Uses in Industrial Estates	22
	Wellingborough (Saved Local Plan)	G2	Flood Protection	5
	Wellingborough (Saved Local Plan)	G3	Areas of Restraint	3 & 11
	Wellingborough (Saved Local Plan)	G6	Open Countryside	11 & 3
	Wellingborough (Saved Local Plan)	G16	Art	8
	Wellingborough (Saved Local Plan)	G18	Sites of Nature Conservation	4
	Wellingborough (Saved Local Plan)	G25	Implementation	10
	Wellingborough (Saved Local Plan)	H4	Restraint Villages and Open Countryside	13 & 29
	Wellingborough (Saved Local Plan)	H8*	Affordable Housing	30
	Wellingborough (Saved Local Plan)	H9	Affordable Housing	30
	Wellingborough (Saved Local Plan)	L2	New Community Facilities	7 & 11
	Wellingborough (Saved Local Plan)	S1	Impact on the Town Centre	12
	Wellingborough (Saved Local Plan)	S2	Impact on Town Centre	12
	Wellingborough (Saved Local Plan)	S11	Retailing from Industrial Estates	22 & 12

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Ref	Para/ Policy	Modification	Source	Reason
	Wellingborough (Town Centre AAP)	WTC13	Housing	30
	Wellingborough (Town Centre AAP)	WTC25	Town Centre Infrastructure	10
	Wellingborough (Northamptonshire County Structure Plan)	SDA1	Strategic Development Area Proposals	11
	Kettering (Saved Local Plan)	39	Affordable Housing	30
	Kettering (Saved Local Plan)	B5	Affordable Housing	30
	Kettering (Saved Local Plan)	D5	Affordable Housing	30
	Kettering (Saved Local Plan)	K3	Ise Valley	20
	Kettering (Saved Local Plan)	R6	Affordable Housing	30
	Kettering (Saved Local Plan)	RA6	Affordable Housing	30
	Kettering (Saved Local Plan)	RA7	Affordable Housing for Local Needs	13
	East Northamptonshire Rural North, Oundle and Thrapston Plan (RNOTP)	1	Settlement Roles	11
	East Northamptonshire (RNOTP)	3	Comprehensive Development	8
	East Northamptonshire (RNOTP)	7	Flood Risk	5
	East Northamptonshire (RNOTP)	8	Housing Mix	30
	East Northamptonshire (RNOTP)	11	Enhancing Biodiversity	4
	East Northamptonshire (RNOTP)	13	Affordable Housing Requirements	30

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason
	East Northamptonshire (RNOTP)	14	Rural Exceptions Housing	13
	East Northamptonshire (RNOTP)	19	Water Related Facilities along the River Nene	20
	East Northamptonshire (RNOTP)	21	Oundle Marina	20
	East Northamptonshire (RNOTP)	25	Farm Diversification	25
	East Northamptonshire (RNOTP)	26	Lorry Parking	18
	East Northamptonshire (RNOTP)	OUN1	Infrastructure	10
	East Northamptonshire (RNOTP)	OUN2	East Road, Oundle	22
	East Northamptonshire (RNOTP)	OUN3(2)	Creed Road	28
	East Northamptonshire (RNOTP)	OUN4	Housing Allocations in Oundle (Phase 2)	28
	East Northamptonshire (RNOTP)	OUN6	Fletton House, Glapthorn Road	7
	East Northamptonshire (RNOTP)	THR1	Infrastructure	10
	East Northamptonshire (RNOTP)	KCF2	Willow Lane/ Wood Road	28
	East Northamptonshire (RNOTP)	DA1	Deenethorpe Airfield	14
	East Northamptonshire (Saved Local Plan)	GEN3	Planning obligations	10
	East Northamptonshire (Saved Local Plan)	EN8	Protection of SSSIs, NNRs and LNRs	4
	East Northamptonshire (Saved Local Plan)	EN9	Safeguarding sites of local conservation interest	4

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason
	East Northamptonshire (Saved Local Plan)	EN20	Protection of Important Open Land	3
	East Northamptonshire (Saved Local Plan)	H2	Land for housing in the towns	29
	East Northamptonshire (Saved Local Plan)	H4	Variety of dwelling types and densities	30
	East Northamptonshire (Saved Local Plan)	H16	Local Needs housing	13
	East Northamptonshire (Saved Local Plan)	AG5	Stables, riding schools and horticultural establishments	25
	East Northamptonshire (Saved Local Plan)	AG8	Relaxation of restrictive occupancy conditions	13
	East Northamptonshire (Saved Local Plan)	S10	Farm Shops	25
	East Northamptonshire (Saved Local Plan)	TR6	Service areas	18
	East Northamptonshire (Saved Local Plan)	HF1	Provision for housing in Higham Ferrers	28
	East Northamptonshire (Saved Local Plan)	HF2	Provision for industrial and commercial development in Higham Ferrers	22
	East Northamptonshire (Saved Local Plan)	IR2	Provision for industrial and commercial in Irthlingborough	22
	East Northamptonshire (Saved Local Plan)	IR3	Provision for informal recreation in Irthlingborough	19
	East Northamptonshire (Saved Local Plan)	RU1	Provision for housing in Rushden	28
	East Northamptonshire (Saved Local Plan)	RU4-B	Provision for recreational use in Rushden - South of Deacon Close	7
	East Northamptonshire (Saved Local Plan)	RU4-D	Provision for recreational use in Rushden - East of Bedford Road	7

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason
	East Northamptonshire (Saved Local Plan)	RU5	Rushden Hospital	28
	East Northamptonshire (Saved Local Plan)	RU6	New primary school in Rushden	7
* Policy H8 has been replaced by Policy WTC13 within the area covered by the Wellingborough Town Centre Area Action Plan				
MM 44 Page 219- 224	Insert new Appendix 4	Include information on sources of Housing supply and latest 5 year supply position as set out below	Discussion at Hearings.	Specific request from Inspector.
<p>Proposed new Appendix 4 on the Assessment of Housing Land Supply relative to the requirements of Joint Core Strategy Policy 28</p> <p>1. <u>Introduction</u></p> <p>1.1 The National Planning Policy Framework (NPPF) requires all local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, with an additional buffer of either 5% or 20% depending on the record of delivery.</p> <p>1.2 This Appendix sets out a forward-looking assessment of housing land supply for each of the districts and boroughs from April 2016. This assessment is made against the housing requirements established in Policy 28 of the JCS, using the 'Sedgefield' approach to any historic under-provision. These assessments are made relative to both 5% and 20% buffers for completeness (pursuant to NPPF para 47).</p> <p>1.3 The assessment of sources of supply for each district/ borough uses information compiled for the 2014/15 Authorities' Monitoring Report (AMR) (see EXAM 7 - Assessment of Housing Land Supply 2016-2021). The projected housing supply for the North Northamptonshire Housing Market Area as a whole is presented at Annex A.</p> <p>1.4 The housing land supply position is kept under review by the local planning authorities to inform consideration of planning applications, and will be updated annually through the Authorities' Monitoring Report (AMR) prepared by the JPU.</p>				

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason
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2. Corby Borough Council: Housing Land Supply 2016-21

2.1 Table 1 below outlines the components which make up Corby Borough’s housing land supply for the assessment period 2016-21. A cumulative supply of 3,068 dwellings has been identified. This supply figure is used as the basis for determining the Borough’s overall housing land supply relative to the requirements of Policy 28 (Table 4).

Table 1: Corby Borough: Composition of forecast housing supply, 2016-21	
Component	Yield 2016-21
Extant planning permissions (unimplemented at 31.03.2015)	2,261
West Corby (JCS Allocation)	400
Unallocated sites with potential	380
Windfall Estimate (9 dwellings p.a 2018-21)	27
Total Supply 2016-21	3,068

2.2 Table 2 outlines the assessment of Corby Borough’s housing land supply for the period 2016-21. As detailed in Table 2 there will be an anticipated shortfall in the Borough relative to JCS requirements 2011-16 (40 dwellings overall). Following the Sedgefield approach, provision has been made for this shortfall in determining the requirement against which the overall supply position will be based. This is outlined at row (b) of Table 2 below.

Table 2: Analysis of Corby Borough’s housing supply against the JCS, 2016-21	
(a) JCS Policy 28 Housing Requirement 2016-21	2,300
(b) JCS Housing Requirement 2016-21 inclusive of shortfall 2011-16 (+40)	2,340
(c) Housing Requirement + shortfall + 5% buffer: 2,457	Housing Requirement + shortfall + 20% buffer: 2,808
(d) Identified Housing supply 2016-21:	3,068 (from Table 1)
(e) Deliverable Housing Land (years), 2016-21 (inclusive of 5% buffer): 6.24 (d/c x 5)	Deliverable Housing Land (years), 2016-21 (inclusive of 20% buffer): 5.46 (d/c x 5)

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason												
2.3		<p>Row (a) in Table 2 outlines the Borough’s JCS requirements 2016-21 before making any provision for this projected shortfall. Row (b) includes this provision (2,340 dwellings) and provides the baseline against which NPPF buffers are to be added (row (c)). Row (d) reiterates the Borough’s identified housing supply 2016-21 (from Table 1 above). Row (e) represents the assessment of how much housing land is available in the Borough, relative to the requirements identified in row (c). <u>This shows that inclusive of both a 5% and 20% buffer, Corby Borough is able to demonstrate a five year supply of housing land relative to JCS requirements.</u></p>														
3.		<p>East Northamptonshire Council: Housing Land Supply 2016-21</p>														
3.1		<p>Table 3 below outlines the components which make up East Northamptonshire’s housing land supply for the assessment period 2016-21. A cumulative supply of 3,063 dwellings has been identified. This supply figure is used as the basis for determining the District’s overall housing land supply position relative to the requirements of Policy 28 (Table 4).</p>														
		<p>Table 3: East Northamptonshire: Composition of forecast housing supply, 2016-21</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Component</th> <th style="width: 40%;">Yield 2016-21</th> </tr> </thead> <tbody> <tr> <td>Extant commitments</td> <td style="text-align: center;">2,203</td> </tr> <tr> <td>Emerging allocations</td> <td style="text-align: center;">426</td> </tr> <tr> <td>Unallocated sites with potential</td> <td style="text-align: center;">311</td> </tr> <tr> <td>Windfall estimate (41 dwellings pa 2018-21)</td> <td style="text-align: center;">123</td> </tr> <tr> <td>Total Supply 2016-21</td> <td style="text-align: center;">3,063</td> </tr> </tbody> </table>	Component	Yield 2016-21	Extant commitments	2,203	Emerging allocations	426	Unallocated sites with potential	311	Windfall estimate (41 dwellings pa 2018-21)	123	Total Supply 2016-21	3,063		
Component	Yield 2016-21															
Extant commitments	2,203															
Emerging allocations	426															
Unallocated sites with potential	311															
Windfall estimate (41 dwellings pa 2018-21)	123															
Total Supply 2016-21	3,063															
3.2		<p>Table 4 outlines the assessment of East Northamptonshire’s housing land supply for the period 2016-21. It details there will be an anticipated shortfall in the District relative to JCS requirements 2011-16 which needs to be accounted for (366 dwellings overall). Following the Sedgefield approach, provision has been made for this shortfall in determining the requirement against which the overall supply position will be based. This is outlined at row (b) of Table 4 below.</p>														

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason
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Table 4: Analysis of East Northamptonshire’s housing supply against the JCS, 2016-21	
(a) JCS Policy 28 Housing Requirement 2016-21	2,100
(b) JCS Housing Requirement 2016-21 inclusive of shortfall 2011-15 (+366)	2,466
(c) Housing Requirement + shortfall + 5% buffer: 2,589	Housing Requirement + shortfall + 20% buffer: 2,959
(d) Identified Housing supply 2016-21:	3,063 (from Table 3)
(e) Deliverable Housing Land (years), 2016-21 (inclusive of 5% buffer): 5.91 (d/c x 5)	Deliverable Housing Land (years), 2016-21 (inclusive of 20% buffer): 5.18 (d/c x 5)

3.3 Row (a) in Table 4 outlines the District’s JCS requirements 2016-21 before making any provision for this projected shortfall. Row (b) includes this provision (2,466 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2016-21 (as outlined in Table 3 above). Row (e) represents the assessment of how much housing land is available in the District, relative to the requirements identified in row (c). **This shows that inclusive of both a 5% and 20% buffer, the Council is able to demonstrate a five year supply of housing land relative to JCS requirements.**

4. Kettering Borough Council: Housing Land Supply 2016-21

4.1 Table 5 below outlines the components which make up Kettering Borough’s housing land supply for the assessment period 2016-21. A cumulative supply of 4,650 dwellings has been identified. This supply figure is used as the basis for determining the Borough’s overall housing land supply position relative to the requirements of Policy 28 (Table 4).

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason
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Table 5: Kettering Borough: Composition of forecast housing supply, 2016-21	
Component	Yield 2016-21
Extant planning permissions (unimplemented at 31.03.2015)	3,743
JCS Allocation (Rothwell North)	375
Emerging Part 2 Local Plan Allocations	304
Windfall estimate (76 dwellings pa 2018-21)	228
Total Supply 2016-21	4,650

4.2 Table 6 outlines the assessment of Kettering Borough’s housing land supply for the period 2016-21. It details there will be an anticipated shortfall in the Borough relative to JCS requirements 2011-16 (574 dwellings overall). Following the Sedgefield approach, provision has been made for this shortfall in determining the requirement against which the overall supply position will be based. This is outlined at row (b) of Table 6 below.

Table 6: Analysis of Kettering Borough’s housing supply against JCS, 2016-21	
(a) JCS Policy 28 Housing Requirement 2016-21	2,600
(b) JCS Housing Requirement 2016-21 inclusive of shortfall 2011-16 (+574)	3,174
(c) Housing Requirement + shortfall + 5% buffer: 3,333	Housing Requirement + shortfall + 20% buffer: 3,809
(d) Identified Housing supply 2016-21:	4,650 (from Table 5)
(e) Deliverable Housing Land (years), 2016-21 (inclusive of 5% buffer): 6.98 (d/c x 5)	Deliverable Housing Land (years), 2016-21 (inclusive of 20% buffer): 6.10 (d/c x 5)

4.3 Row (a) in Table 6 outlines the Borough’s JCS requirements 2016-21 before making any provision for this projected shortfall. Row (b) includes this provision (3,174 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2016-21 (from Table 5 above). Row (e) represents the assessment of how much housing land is available in the Borough, relative to the requirements identified in row (c). **This shows that inclusive of both a 5% and 20% buffer, Kettering Borough is able to demonstrate a five year supply of housing land relative to JCS requirements.**

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason																
5.		Borough Council of Wellingborough: Housing Land Supply 2016-21																		
5.1		Table 7 outlines the components which comprise Wellingborough Council’s housing land supply for the assessment period 2016-21. A cumulative supply of 4,394 dwellings has been identified. This supply figure is used as the basis for determining the Borough’s overall housing land supply relative to the requirements of Policy 28 (Table 4).																		
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Table 7: Borough Council of Wellingborough: Composition of forecast housing supply, 2016-21</th> </tr> <tr> <th style="text-align: left;">Component</th> <th style="text-align: left;">Yield 2016-21</th> </tr> </thead> <tbody> <tr> <td>Extant planning permissions (unimplemented at 31.03.2015)</td> <td style="text-align: center;">3,885</td> </tr> <tr> <td>Emerging allocations</td> <td style="text-align: center;">242</td> </tr> <tr> <td>Unallocated sites with potential</td> <td style="text-align: center;">137</td> </tr> <tr> <td>Windfall allowance (45 dwellings pa 2018-21)</td> <td style="text-align: center;">135</td> </tr> <tr> <td>Lapse Rate</td> <td style="text-align: center;">-5</td> </tr> <tr> <td>Total Supply 2016-21</td> <td style="text-align: center;">4,394</td> </tr> </tbody> </table>					Table 7: Borough Council of Wellingborough: Composition of forecast housing supply, 2016-21		Component	Yield 2016-21	Extant planning permissions (unimplemented at 31.03.2015)	3,885	Emerging allocations	242	Unallocated sites with potential	137	Windfall allowance (45 dwellings pa 2018-21)	135	Lapse Rate	-5	Total Supply 2016-21	4,394
Table 7: Borough Council of Wellingborough: Composition of forecast housing supply, 2016-21																				
Component	Yield 2016-21																			
Extant planning permissions (unimplemented at 31.03.2015)	3,885																			
Emerging allocations	242																			
Unallocated sites with potential	137																			
Windfall allowance (45 dwellings pa 2018-21)	135																			
Lapse Rate	-5																			
Total Supply 2016-21	4,394																			
5.2		Table 8 outlines the assessment of Wellingborough’s housing land supply for the period 2016-21. It details an anticipated shortfall in housing delivery relative to JCS requirements 2011-16 (389 dwellings overall). Following the Sedgfield approach, provision has been made for this shortfall in determining the requirement against which the overall supply position will be based. This is outlined in row (b) of Table 8 below.																		

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason
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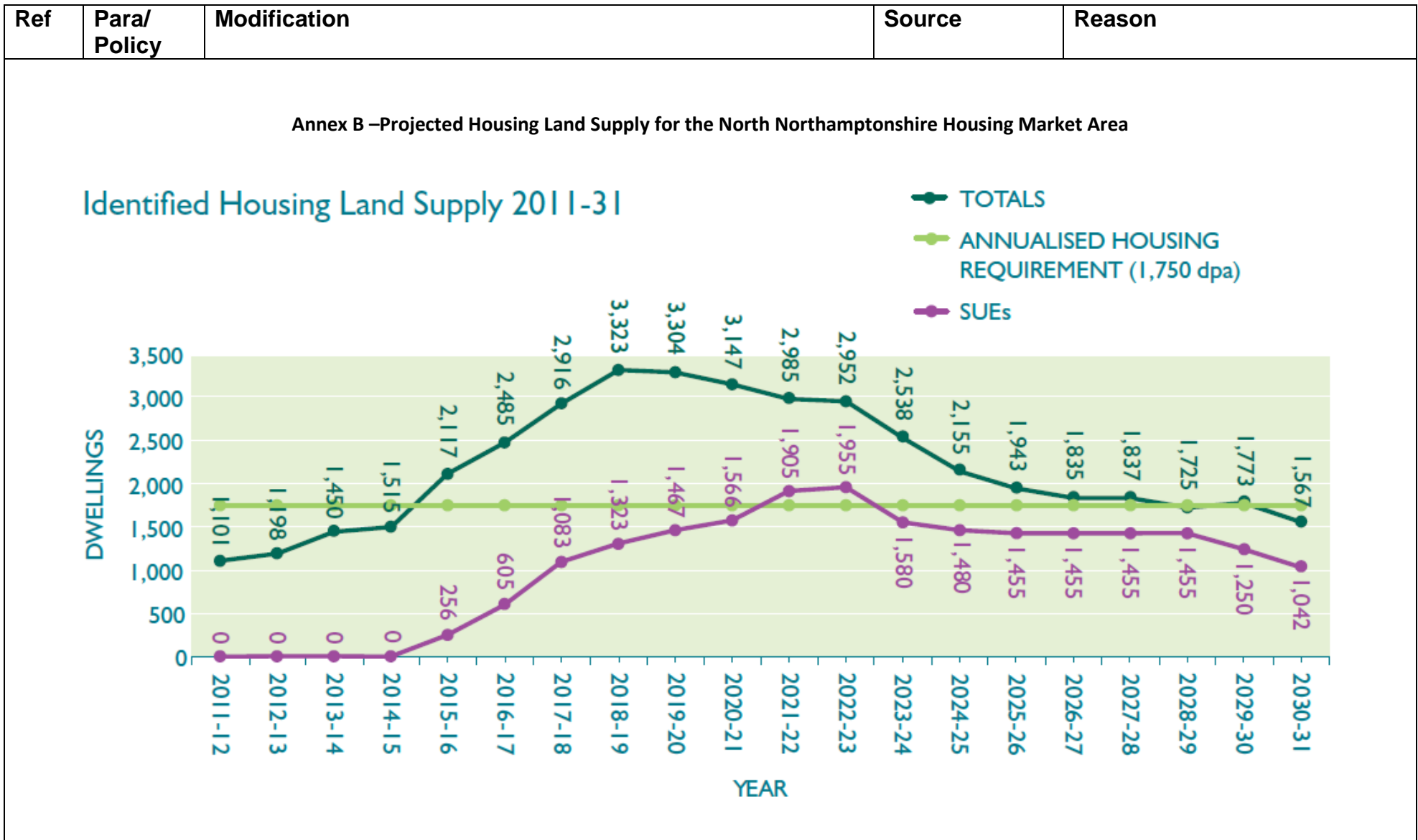
Table 8: Analysis of Wellingborough Council's housing supply against the JCS, 2016-21	
(a) JCS Policy 28 Housing Requirement 2016-21	1,750
(b) JCS Housing Requirement 2016-21 inclusive of shortfall 2011-16 (+389)	2,139
(c) Housing Requirement + shortfall + 5% buffer: 2,246	Housing Requirement + shortfall + 20% buffer: 2,567
(d) Identified Housing supply 2016-21:	4,394 (from Table 7)
(e) Deliverable Housing Land (years), 2016-21 (inclusive of 5% buffer): 9.78 (d/c x 5)	Deliverable Housing Land (years), 2016-21 (inclusive of 20% buffer): 8.56 (d/c x 5)

5.3 Row (a) in Table 8 outlines the Borough's JCS requirements 2016-21 before making any provision for the projected shortfall. Row (b) includes this provision (2,139 dwellings) and provides the baseline against which NPPF buffers are to be added (row (c)). Row (d) reiterates the Borough's identified housing supply 2016-21 (from Table 7 above). Row (e) represents the assessment of how much housing land is available in the Borough relative to the requirements identified in row (c). **This shows that inclusive of both a 5% and 20% buffer, the Council is able to demonstrate a five year supply of housing land relative to JCS requirements.**

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016

Ref	Para/ Policy	Modification	Source	Reason																	
Annex A: North Northamptonshire Housing Land Supply																					
NORTH NORTHANTS: BREAKDOWN OF HOUSING LAND SUPPLY 2011-31																					
SOURCE OF HOUSING SUPPLY	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
PAST COMPLETIONS	1,101	1,198	1,450	1,515																	5,264
GROWTH TOWNS - COMMITMENTS					977	801	853	674	663	566	346	300	331	169	57	0	0	0	250	250	6,237
WEST CORBY SUE - ESTIMATED COMPLETIONS					0	0	0	50	150	200	300	300	300	300	300	300	300	300	300	300	3,400
PRIORS HALL PARK SUE - ESTIMATED COMPLETIONS					256	245	293	293	222	161	350	350	350	350	350	350	350	350	350	252	4,872
WELDON PARK SUE - ESTIMATED COMPLETIONS					0	40	60	60	60	60	60	60	60	60	60	60	60	60	60	60	880
RUSHDEN EAST SUE - ESTIMATED COMPLETIONS										100	150	150	150	150	150	150	150	150	150	150	1,600
IRTHLINGBOROUGH WEST SUE - ESTIMATED COMPLETIONS									55	65	65	65	65	65	65	65	65	65	60	0	700
KETTERING EAST SUE - ESTIMATED COMPLETIONS						120	180	220	280	280	280	280	280	280	280	280	280	280	280	280	3,880
WELLINGBOROUGH EAST SUE - ESTIMATED COMPLETIONS						125	175	250	250	250	250	250	250	250	250	250	250	250	250	50	3,100
WELLINGBOROUGH NORTH SUE - ESTIMATED COMPLETIONS						25	200	250	250	250	250	250	25								1,500
GROWTH TOWNS - UNALLOCATED SITES WITH POTENTIAL					0	31	126	168	131	164	50	50	50	50	50	60	57	64	34	34	1,119
GROWTH TOWNS - EMERGING PART 2 ALLOCATIONS					0	0	84	140	150	115	90	90	98	57	0	7	41	0	5	13	890
GROWTH TOWNS - SHLAA POTENTIAL											48	21									69
MARKET TOWNS - COMMITMENTS					533	585	593	543	469	414	250	230	176	98	40	0	0	0	0	0	3,931
DESBOROUGH NORTH SUE - ESTIMATED COMPLETIONS						50	100	100	100	100	100	150									700
ROTHWELL NORTH SUE - ESTIMATED COMPLETIONS							75	100	100	100	100	100	100	25							700
MARKET TOWNS - EMERGING PART 2 ALLOCATIONS					0	0	0	52	63	55	55	35	28	50	115	123	113	35	50	44	818
MARKET TOWNS - UNALLOCATED SITES WITH POTENTIAL					0	0	12	54	36	0	0	0	0	0	0	0	0	0	0	0	102
LARGER VILLAGES - COMMITMENTS					106	131	88	56	56	56	0	0	0	0	0	0	0	0	0	0	493
LARGER VILLAGES - EMERGING PART 2 ALLOCATIONS					0	0	2	40	40	0	2										84
RURAL AREA - COMMITMENTS					157	212	46	71	40	40	40	17	17	20	0	0	0	0	0	0	660
LITTLE STANION - ESTIMATED COMPLETIONS					94	86	0	0	0	0	20	35	50	50	50	19					404
RURAL AREA - EMERGING PART 2 LOCAL PLAN ALLOCATIONS					0	6	5	0	0	0	8	33	22	10	5	0	0	0	0	0	89
RURAL AREA - UNALLOCATED SITES WITH POTENTIAL					0	30	27	31	18	0	0	0	0	0	0	0	0	0	0	0	106
RURAL AREA - SHLAA POTENTIAL											15	15							13	13	56
WINDFALL ESTIMATE					0	0	0	171	171	171	171	171	171	171	171	171	171	171	171	171	2,223
LAPSE RATE					-6	-2	-3														-11
TOTALS	1,101	1,198	1,450	1,515	2,117	2,485	2,916	3,323	3,304	3,147	2,985	2,952	2,538	2,155	1,943	1,835	1,837	1,725	1,773	1,567	43,866
CUMULATIVE TOTALS	1,101	2,299	3,749	5,264	7,381	9,866	12,782	16,105	19,409	22,556	25,541	28,493	31,031	33,186	35,129	36,964	38,801	40,526	42,299	43,866	
ANNUALISED HOUSING REQUIREMENT (1,750 dpa)	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	35,000
CUMULATIVE HOUSING REQUIREMENT	1,750	3,500	5,250	7,000	8,750	10,500	12,250	14,000	15,750	17,500	19,250	21,000	22,750	24,500	26,250	28,000	29,750	31,500	33,250	35,000	
MONITOR	-649	-1,201	-1,501	-1,736	-1,369	-634	532	2,105	3,659	5,056	6,291	7,493	8,281	8,686	8,879	8,964	9,051	9,026	9,049	8,866	

Proposed Main Modifications to the North Northamptonshire Joint Core Strategy – February 2016



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