



**PLAN-IT X**  
TOWN AND COUNTRY PLANNING SERVICES

# Great Addington Neighbourhood Plan

## Consultation Statement

### September 2024

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**RTPI**

mediation of space · making of place

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## 1. Introduction

### Legal Requirements

- 1.1 This Consultation Statement has been prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:
- a) Detailing the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - b) Outlining how these persons and bodies were consulted;
  - c) Providing a summary of the main issues and concerns raised;
  - d) Reviewing how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

### Consultation Process

- 1.2 Throughout the process of producing the Great Addington Neighbourhood Plan a more in-depth consultation process has been undertaken than the minimum standards set out in the Neighbourhood Planning (General) Regulations 2012.
- 1.3 The aims of the consultation process was to:
- Ensure that the Great Addington Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders;
  - Engage with as broad a cross-section of the community as possible.
- 1.4 Consultation and preparation of the plan has been led by the Parish Council, supported by Neighbourhood Plan Steering Group, comprising Parish Councillors and local residents. Professional support was provided by Planit-X Town and Country Planning Services.
- 1.5 Throughout the preparation of the Neighbourhood Plan, the Great Addington Parish Council website has been used to provide information and updates on the Plan's progress and is a source of material and evidence used in the Plan's preparation.
- 1.6 The programme of consultations undertaken throughout the preparation of the Neighbourhood Plan, is summarised below.

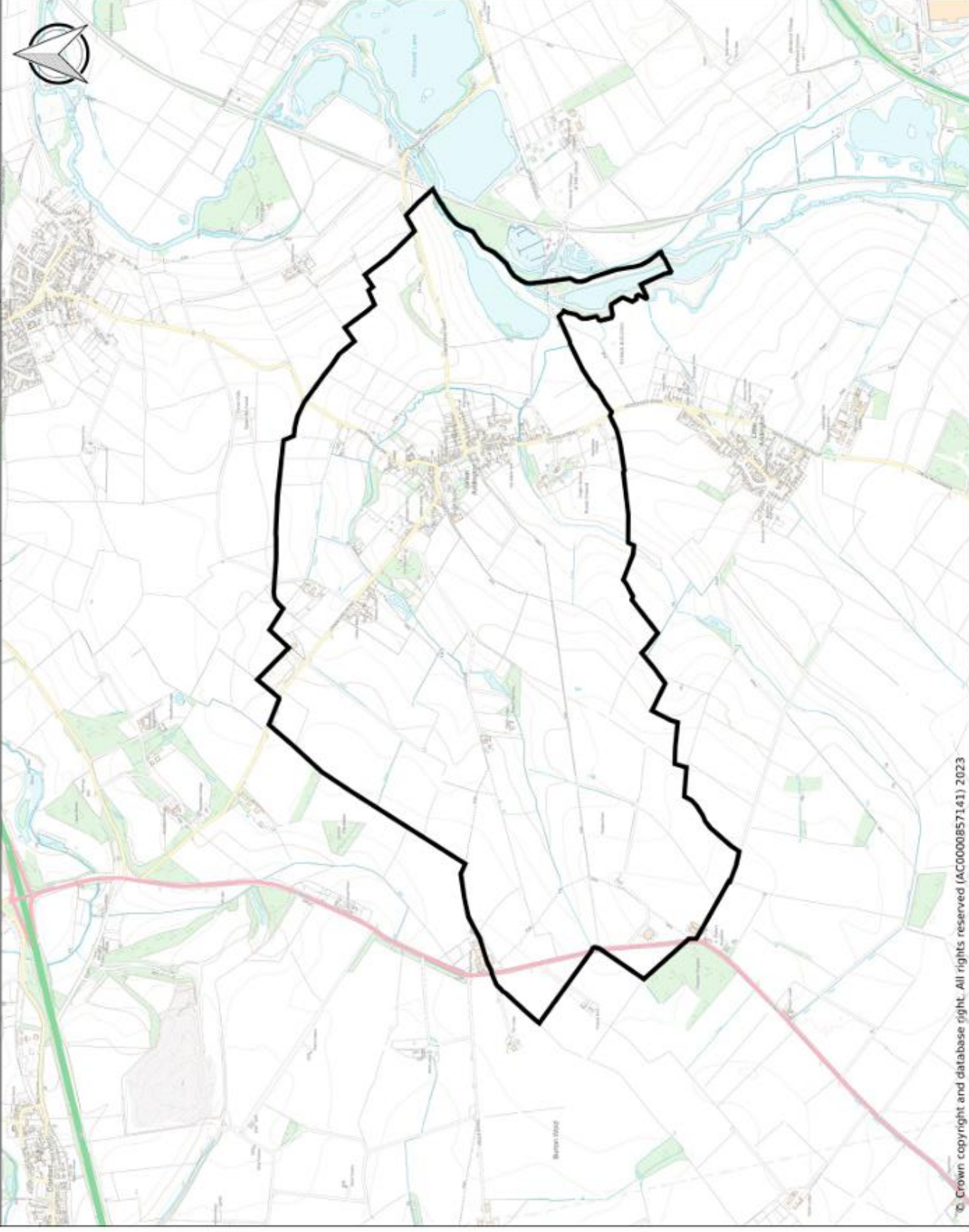
Activity	Date
<b>Neighbourhood Plan Introductory Event</b>	21 January 2023
<b>Household Questionnaire Survey</b>	May-June 2023
<b>Housing Site Consultation Event</b>	27 January 2024
<b>Pre-Submission Consultation on the Draft Plan</b>	10 June – 22 July 2024

- 1.7 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.

## 2. Neighbourhood Plan Area

### Designation

- 2.1 The Neighbourhood Plan Area comprises the whole of Great Addington Parish. The Neighbourhood Area was designated by East Northamptonshire Council on 8 April November 2020.
- 2.2 A map showing the area to be covered by the plan can be viewed below.



### 3. Neighbourhood Plan Introductory event

<b>Dates</b>	Saturday 21 January 2023
<b>Venue</b>	Memorial Hall, Great Addington
<b>Format</b>	Drop In event
<b>Publicity</b>	Fliers delivered to properties within the village. Publicised in 'Saints Alive'. Posters displayed throughout the village. News post on Parish Council website. Individuals contacted.
<b>Attendees</b>	Approximately 30 residents

#### Overview

- 3.1 On Saturday 21 January, the Neighbourhood Plan Steering Group hosted a coffee morning and displayed information about neighbourhood planning and the local area. The aim of the event was to explore the key issues that the neighbourhood plan needed to look at. It also provided an opportunity for residents to have a say about the future of their area.

#### Who was consulted

- 3.2 The aim was to engage and consult with as many members of the local community as possible. A flier publicising the event was delivered to all premises in the village and published in the benefice newsletter 'Saints Alive', in addition publicity posters were displayed throughout the village. A news post for the event was put on the Parish Council website and subscribers to the website were contacted individually.

#### How were people consulted

- 3.3 A number of exhibition boards were displayed at the event alongside additional background information. The exhibition included the following information on:
- What a Neighbourhood Plan can and cannot do
  - Housing: Existing and future housing stock
  - Location of new development
  - The Settlement boundary
  - Community services and facilities
  - The environment, green space and local views
  - History and heritage

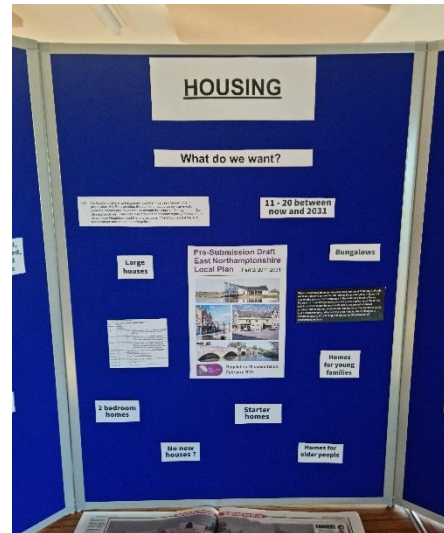


- 3.4 Views were sought on these issues and residents were encouraged to 'jot' down and 'submit' their thoughts and views on post it notes.

### Issues, priorities and concerns raised

- 3.5 Approximately 30 residents attended the event, and a range of issues and views were submitted. A detailed overview of the event and a summary of the comments received is available on the Great Addington Parish Council at:

[Great-Addington-Neighbourhood-Planning-Consultation-Event.pdf \(greataddingtonparishcouncil.gov.uk\)](#)



### How the Issues, Priorities and Concerns have been considered

- 3.6 The feedback from the event helped identify the key issues needed to be addressed by the Neighbourhood Plan and to prepare the household questionnaire distributed in May 2023.

## 4. Parish Wide Questionnaire

<b>Dates</b>	May 2023 – June 2023
<b>Format</b>	Questionnaire Survey
<b>Publicity</b>	Fliers delivered to properties in the village. Publicised in 'Saints Alive'. Posters displayed throughout the village. News post on Parish Council website. Individuals contacted.
<b>Responses</b>	103 completed questionnaires

### Overview

- 4.1 In May 2023, a questionnaire survey of residents was undertaken to explore in more detail the key issues that the neighbourhood plan needed to look at. It provided an opportunity for local people to have a further say about the future of the parish and to provide an update on the Neighbourhood Plan process.
- 4.2 The questionnaire was to give an opportunity to provide comment and identify views on matters and issues faced by the Parish. It focused on the following issues and provided an opportunity to raise any additional issues not mentioned in the survey:
- Identification of the key issues for the Neighbourhood Plan and the character of Great Addington
  - The value of the countryside, its use and accessibility
  - The value and use of The Greenway
  - Important views and tranquillity
  - Nature conservation and biodiversity
  - Renewable energy
  - Flood risk and mitigation
  - Local green space
  - Heritage and design
  - Housing provision and priorities
  - Role of the settlement boundary
  - Future housing needs, including affordable housing
  - Traffic – speeding and parking
  - Local services and facilities
  - The rural economy
  - Kettering Energy Park

### Who was consulted

- 4.3 The aim was to engage and consult with as many members of the local community as possible. A leaflet publicising the questionnaire was delivered to all premises in the village and published in the

benefice newsletter 'Saints Alive', in addition publicity posters were displayed throughout the village. A news post publicising the questionnaire was put on the Parish Council website and subscribers to the website were contacted individually.

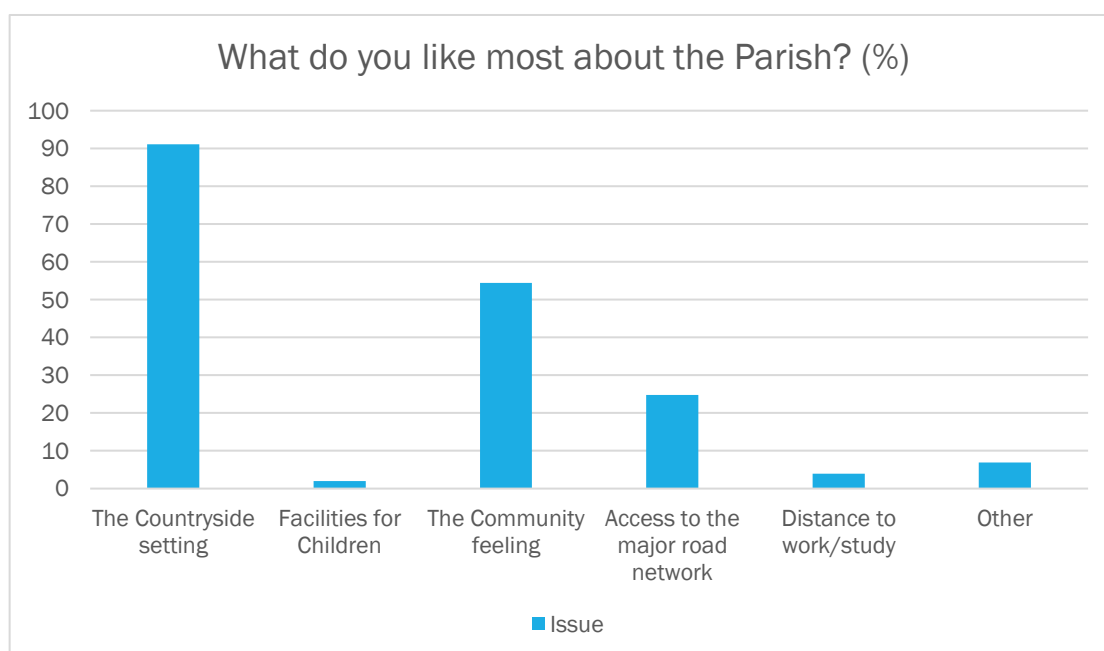
### How were people consulted

- 4.4 The questionnaire was prepared by Great Addington Parish Council. All were encouraged to respond and complete the questionnaire online. However, arrangements were also made for those that preferred to complete a hard copy version of the questionnaire. One to one support in completing the questionnaire was also made available. The closing date for responses was 18 June 2023.

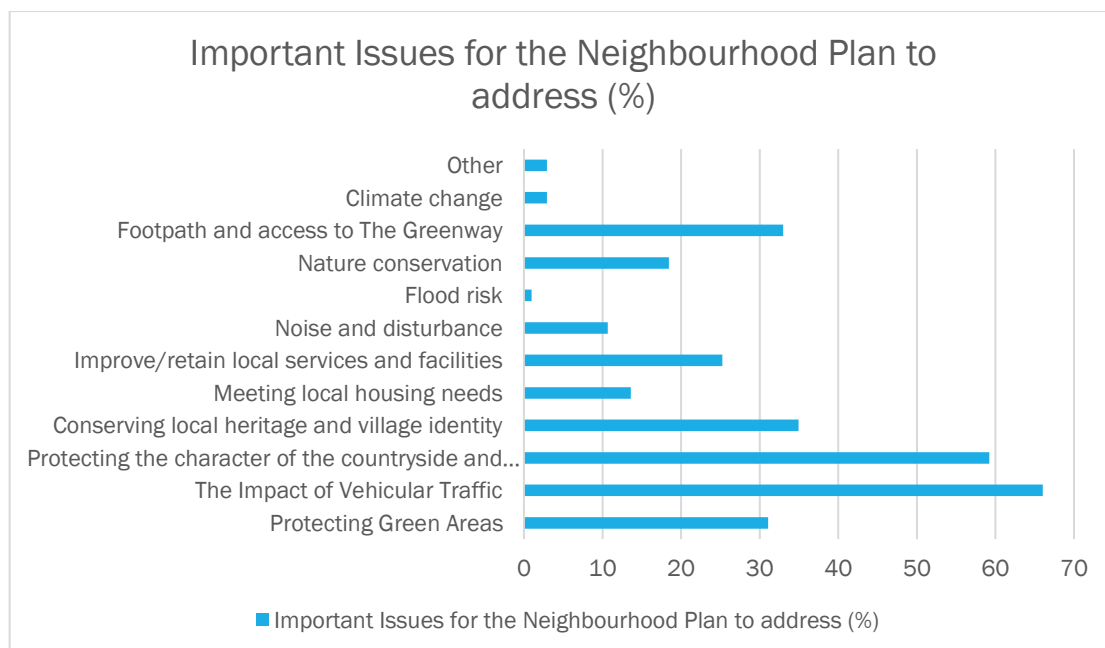
### Issues, Priorities and Concerns Raised

- 5.4 A total of 103 completed questionnaires were received to this survey and the findings are available on the Parish Council [website](#). The key issues that came out of the survey are summarised below.
- 5.5 Residents were asked to identify what they liked most about the parish. Their responses are detailed in Graph 1 below along with the percentage that identified each of the issues as most important.

Graph 1: What is liked about the Parish.



- 4.5 Residents were asked the three most important issues for the neighbourhood plan to tackle. The issue deemed to be the most important by the largest number of respondents (66%) was 'The Impact of Vehicular Traffic on Village Life'. Detailed in Graph 2 below are the responses received along with the percentage that identified each of the issues.



- 4.6 There was overwhelming support for the protection of the countryside (96%) with 84% of those responding, using this feature for walking. Other popular purposes for using the countryside included dog walking and cycling. Just under 60% used footpaths and bridleways on a daily basis.
- 4.7 There was strong support (97%) for the Neighbourhood Plan to identify important views. Several priorities were identified in respect of habitat improvement, ranging from trees and woodlands, hedgerows and Nene Nature Improvement Area to bat roosts and badger setts. Along with strong support (95%) for the retention of trees and hedgerows of arboricultural and amenity value.
- 4.8 With reference to pollution, the majority of responses (46%) stated there were no concerns over light pollution however concerns were raised over noise pollution. The main sources of noise and general disturbance were identified as road traffic, including cars and HGVs.
- 4.9 Support for the various potential forms of renewable energy development was more mixed. Small scale renewable energy technologies gathered the most support (79%), followed by solar farms (36%), wind turbines (31%), and biomass (10%).
- 4.10 Only 11% identified as being at risk of flooding, although 86% agreed minor development should incorporate water attenuation, storage and treatment arrangements.
- 4.11 The survey suggested the designation of Local Green Spaces in the Neighbourhood Plan and that development on these sites would not be allowed other than in very special circumstances. A number

of potential Local Green Spaces were identified. Detailed below is the level of support for each of the identified spaces:

- The Addingtons' Playing Field (94%)
- All Saints Church (82%)
- Rushwell Close Green (45%)

- 4.12 Several other areas of land were suggested by those who responded, as well as several buildings that the Neighbourhood Plan should identify for protection. In addition, over 90% supported the protection of the village's stone walls and 92% supported the preparation of guidance on the design of new buildings.
- 4.13 A series of questions relating to housing development followed, the first relating to the number of new homes that should be planned for in the Neighbourhood Plan. The percentage of responses that supported each option are summarised below:
- None (14%)
  - 1-10 homes (39%)
  - 11-20 homes (26%)
  - 21-30 homes (1%)
  - 31+ homes (2%)
- 4.14 Responses received identified there should be a focus on 2/3-bedroom homes. There was noticeable support (76%) for a Settlement Boundary to be used as a way of managing development, with a number of suggested changes to the Settlement Boundary.
- 4.15 When asked about future housing needs, 16% of respondents identified that a member of their household would expect to move within the parish within the next ten years. The majority of those expected to move would be looking for a 2 bedroomed property.
- 4.16 Of these it was expected that 86% would be seeking to buy their house in the open market, 43% would be looking to build their own home and 36% would consider a First Home.
- 4.17 Support for the use of Rural Exceptions Sites for affordable housing was 44%.
- 4.18 When asked about highway issues, speeding traffic though the village was raised as a concern, alongside parking problems.
- 4.19 There was strong support for the protection of the pub and village hall (89%) and for the provision of additional services and facilities as detailed below:

- Sport facilities (7%)
- Village Shop (48%)
- Allotments (13%)
- Bus Services (54%)
- GP Surgery (17%)
- Dentist (9%)
- Improved Mobile Signal (28%)
- Improved Broadband (44%)
- Events in the Village Hall (32%)
- Events in the Church (37%)

4.20 When looking at economic activities there was support for home working (87%), re-use of rural buildings (59%), farm diversification (46%), new small-scale buildings (26%) and live/work units (12%). There was only limited support for large scale business development (1%). 24% of respondents owned/managed a business based in the Parish and 15% of these identified a need for additional business space in the next three years.

4.21 Only 2% supported the proposed Kettering Energy Park. Concerns over this development related to traffic, impact on the landscape, noise and disturbance, loss of biodiversity, impact on heritage assets, lack of utilities, drainage and lack of public transport

#### How the Issues, Priorities and Concerns have been considered

4.22 The responses from the questionnaire were used to inform and help the preparation of the (Pre-Submission) Draft version of the Great Addington Neighbourhood Plan

## 5. Housing Site Consultation

<b>Date</b>	27 January 2024
<b>Venue</b>	Village Hall
<b>Format</b>	Open Meeting
<b>Publicity</b>	Fliers delivered to properties in the village. Publicised in 'Saints Alive'. Posters displayed throughout the village. News post on Parish Council website. Individuals contacted. Notification via a community Whats App Groups.
<b>Attendees</b>	Approximately 90.

### Overview

- 5.1 One of the key issues for the Neighbourhood Plan concerned housing development in Great Addington. Therefore, a public consultation event was held in the Memorial Hall in Great Addington concerning the allocation of potential housing sites.

### Who was consulted

- 5.2 Prior to this event, the Parish Council conducted a local 'call for sites' between 1 August to 30 September 2023. Landowners and planning agents were contacted as part of this process. A total of three sites were put forward. Each site was appraised with one site discarded.
- 5.3 On Saturday 27 January 2024 residents, landowners and developers were invited to attend a drop-in session that set out the results of the site assessment process and invited comments on the remaining two sites. A flier publicising the event was delivered to all premises in the village and published in the benefice newsletter 'Saints Alive', in addition publicity posters were displayed throughout the village. A news post for the event was put on the Parish Council website and subscribers to the website were contacted individually. A message, publicising the event, was also sent out on a community Whats App group, comprising Parish Councillors and residents.

## How were people consulted

- 5.4 The event included displays from developers about the two housing site proposals being considered as part of the Neighbourhood Plan process. Residents were invited to give their comments and express their preferences.

- 5.5 For those unable to attend the event or those who wanted more time to consider their responses, the site plans of the two proposed housing sites were made available on the Parish Council website.



- 5.6 Responses were to be returned by 30<sup>th</sup> January 2024.

## Issues, Priorities and Concerns Raised

- 5.7 A total of 68 comments were received in respect of the two housing sites. Following receipt of these comments, the landowners and developers for the two proposed sites prepared revisions to the plans which were displayed. The revised plans and information were displayed on the Parish Council website.
- 5.8 The Neighbourhood Plan Steering Group discussed the comments and preferences received from residents at their meetings of 31<sup>st</sup> January 2024 and 18 February 2024. Minutes from these meeting can be found on the Parish Council [website](#).

## How the Issues, Priorities and Concerns have been considered

- 5.9 The feedback from the consultation event helped inform the preparation of the (Pre-Submission) Draft version of the Great Addington Neighbourhood Plan and the proposed housing allocation.



## 6. Pre-Submission Consultation on the Draft Great Addington Neighbourhood Plan

<b>Dates</b>	10 June to 22 July 2024
<b>Format</b>	Response form
<b>Publicity</b>	Fliers delivered to properties in the village. Publicised in 'Saints Alive'. Posters displayed throughout the village. Individuals contacted. Notification via community Whats App Groups.  The consultation was posted on the Parish Council's website, along with a copy of the plan made available for download along with supporting documentation.
<b>Responses</b>	14 representations

### Overview

- 6.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council undertook a pre-submission consultation on the proposed Neighbourhood Plan.
- 6.2 Within this period the Parish Council:
- Publicised the draft neighbourhood development plan to all that live, work, or do business within the Parishes.
  - Outlined where and when the draft neighbourhood development plan could be inspected.
  - Detailed how to make representations, and the date by which these should be received.
  - Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft neighbourhood development plan.
  - Sent a copy of the proposed neighbourhood development plan to the local planning authority.

### Who was consulted

- 6.3 The Parish Council publicised the draft neighbourhood plan to all of those that live, work, or do business within the Parishes and provided a variety of mechanisms to both view the plan and to make representations.

- 6.4 A flier publicising the consultation was delivered to all premises in the village and published in the benefice newsletter 'Saints Alive', in addition publicity posters were displayed throughout the village. A news post for the consultation was put on the Parish Council website and subscribers to the website were contacted individually. A message, publicising the consultation, was also sent out on a community Whats App group, comprising Parish Councillors and residents. The draft plan and all supporting documents were made available on the parish council website.
- 6.5 The Parish Council also formally consulted the bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. Appendix 1 sets out the bodies and organisations that were invited to make representations.
- 6.6 Representations from 14 individuals or organisations were received within the consultation period. A list and summary of these representations is attached in Appendix 2 and 3.

### How were people consulted

- 6.7 A flier publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. It provided a background to the Neighbourhood Plan, a summary of the Neighbourhood Plan's policies and how to make representations.
- 6.8 Statutory consultation bodies and other key stakeholders were contacted individually and invited to make representations on the draft Neighbourhood Plan.
- 6.9 Representations on the draft Plan were invited using a standard representation form, available on the website. Responses could also be provided using emails or made in writing.

### Issues, Priorities and Concerns Raised

- 6.10 The representations received have been reviewed and the detailed summary of representations (Appendix 3) provides an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 6.11 This consultation gave rise to changes to the Draft Neighbourhood Plan in relation to several issues. However, these changes have been minor, relating to clarification, consistency and additional information, and have not required major amendments to Plan policies or proposals.

## How the Issues, Priorities and Concerns have been considered

- 6.12 All comments received were considered and used to develop and improve the Neighbourhood Plan and the changes made have been incorporated into the Submission Version of the Neighbourhood Plan.

## 7. Conclusion

- 7.1 The publicity, engagement and consultation undertaken to support the preparation of the Great Addington Neighbourhood Plan has been open and transparent, with opportunities provided for those that live, work and do business within the Neighbourhood Area to contribute to the process, make comment, and to raise issues, priorities and concerns.
- 7.2 All statutory requirements have been met and additional consultation, engagement, and research has been completed.
- 7.3 This Consultation Statement has been produced to document the consultation and engagement process undertaken, considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012

## Appendix 1: Pre-submission Great Addington Neighbourhood Plan – Consultees

Action Deafness  
Age UK Northamptonshire  
Ancient Monuments Society  
Anglian Water  
Burton Latimer Town Council  
Canal and River Trust  
Coal Authority  
Councillor Dorothy Maxwell  
Councillor Kirk Harrison  
Councillor Roger Powell  
Country Land and Business Association  
CPRE (Northamptonshire)  
Cranford Parish Council  
Department for Levelling Up, Housing & Communities  
East Midlands Chamber  
Environment Agency  
Federation of Muslim Organisations Leicestershire (FMO)  
Federation of Small Businesses  
Finedon Town Council  
Headland Developments Ltd  
Health and Safety Executive  
Highways England  
Historic England  
Homes England  
Hugh Brightwell  
Ian Brightwell  
Little Addington Parish Council  
Lodge Park Ltd  
Midlands Rural Housing  
Mobile Operators Association  
Mr & Mrs W J Brown  
National Farmers Union (East Midlands Region)  
National Gas Transmission  
National Grid Electricity Transmission  
National Highways (Midlands)  
Natural England  
Nene CCG  
Nene Valley Archaeological Trust  
Nene Valley Community Action  
Network Rail (Property)  
NHS Northamptonshire Integrated Care Board (ICB)  
North Northamptonshire County Council

Northamptonshire ACRE (Action with Communities in Rural England)  
Northamptonshire Archaeological Society  
Northamptonshire Biodiversity Records Centre  
Northamptonshire Black Communities Together  
Northamptonshire Police  
Northamptonshire Police, Fire and Crime Commissioner  
Northamptonshire Police, Northamptonshire Fire and Rescue Service  
Northamptonshire Traveller Unit (NTU)  
Ringstead Parish Council  
Sport England  
Voluntary Impact Northamptonshire  
Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire  
Woodford Parish Council

## Appendix 2: Pre-Submission Great Addington Neighbourhood Plan – Representors

North Northamptonshire Council

Anglian Water

Environment Agency

Health and Safety Executive

National Gas Transmission

National Grid Electricity Transmission

Natural England

Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)

Mr & Mrs W and J Brown

Headland

Molly Raven, Hugh Raven, Beatrice Raven and Freddi Raven

Sport England

Historic England

Jennifer Thornton

## Appendix 3: Pre-submission Great Addington Neighbourhood Plan – Summary of Consultation Responses



Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
North Northamptonshire Council				<p>I look forward to receiving the revised version of the plan together with all of the required supporting documentation in due course. It would be helpful if you continue to liaise closely with us over the anticipated timing of submission so that we can endeavour to resource the plan appropriately.</p> <p>I appreciate a lot of work has gone into producing the Plan, and there are some really helpful policies that have been drafted, together with a very good context to the village. I hope that these comments are helpful, please contact me if you require any clarification.</p>	Noted	No change
North Northamptonshire Council				<p>Ensure wherever possible that policies provide local context, which is evidenced, where appropriate, this will be particularly important if the proposal by the Government to introduce national development management policies, which</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				would apply to specific areas for all plans in the future, remain.		
North Northamptonshire Council				When the neighbourhood plan is submitted to the local authority it will need to be accompanied by a number of supporting documents. We would appreciate you sharing draft versions of these alongside a draft version of the submission plan so that we can ensure to the best of our ability that your plan has a good chance of passing an examination. We can share examples from other neighbourhood plan groups if this is helpful and also have a template for Strategic Environmental Assessment (SEA) screening and Habitats Regulations Assessment (HRA) if you would find this useful.	A Strategic Environmental Assessment (SEA) Environmental Report and Habitats Regulations Assessment (HRA) have already been undertaken.	A Consultation Statement be prepared to fulfil the requirements of the Neighbourhood Planning (General) Regulations 2012.  A Basic Conditions Statement be prepared to fulfil the requirements of the Neighbourhood Planning (General) Regulations 2012.
North Northamptonshire Council				Under the Public Sector Bodies (Websites and Mobile Applications) (No. 2) Accessibility Regulations (2018), public sector websites	All titles and headings are properly structured. Images and other non-text content already	All Neighbourhood Plan documents to be submitted to North Northamptonshire

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>published on or after 23 September 2018 must meet accessibility standards. All documents you submit to us must therefore be accessible to enable us to publish them on our website, including for consultation purposes, so this is an essential requirement. Your current pre-submission plan doesn't appear to meet these standards. Further information in respect of the document accessibility guidelines can be obtained.</p> <p>The matters below provide a summary of some of the issues which need to be addressed:  All titles and headings need to be properly set up as part of the structure of the document.  Images and other non-text content (including charts and tables) should have descriptive alternative text (alt text) added to them so they can be read by a screen reader.</p>	<p>have descriptive alternative text added to them.  All maps within the plan include a key, a north point, a copyright and a scale.</p>	<p>Council will be checked to make sure they comply with the Website Accessibility Directive (2018).</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				In addition to accessibility requirements, maps within the plan should include a key (legend), a north point (rose), a copyright and ideally a scale. Without copyright the plans would be in breach of OS licence agreements.		
Anglian Water				<p>Thank you for consulting Anglian Water on the draft neighbourhood plan. Anglian Water is the statutory water and sewerage undertaker for the neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012.</p> <p>We support neighbourhood plans and their role in delivering environmental and social prosperity in the region. Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Humber and Thames estuaries and includes around a fifth of the English coastline.</p> <p>The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea.</p> <p>Additionally, parts of the area have the highest rate of housing growth in England.</p> <p>Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to society, above and beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>prosperity to the region we serve through our commitment to Love Every Drop. Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage - Strategic Growth and Infrastructure (<a href="http://anglianwater.co.uk">anglianwater.co.uk</a>). The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p>		
Environment Agency				National Planning Policy Framework (NPPF) paragraph 180 states that the planning	Comments concerning the Strategic Environmental	The recommendations of the Strategic

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 189).</p> <p>We note that, further to views we made on 23 April 2024 on this topic, a general reference has been made to aquifers in appendix B6 of the Strategic Environmental Assessment (SEA) Environmental Report (May 2024) prepared by AECOM which accompanies the latest version of the Neighbourhood Plan.</p>	<p>Assessment (SEA) Environmental Report have been forwarded to AECOM for review. Reference to aquifers can be made in the Neighbourhood Plan profile (Section 2). There are no proposals for developments that are likely to create a pollution risk. There are no proposals for developments that might affect the historic landfill site near Home Farm.</p>	<p>Environmental Assessment (SEA) Environmental Report be incorporated into the submission version of the Neighbourhood Plan.</p> <p>Paragraph 2.2 be modified by adding a new second sentence as follows:  <i>The Great Addington Neighbourhood Plan area mainly lies over geology classified as principal and secondary A aquifers.</i></p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Whilst we welcome this, we recommend that the following, more detailed information, from our previous comments is considered for adding, perhaps, in Section 2 (Profile) of the Neighbourhood Plan itself:</p> <p>The Great Addington Neighbourhood Plan area mainly lies over geology classified as principal and secondary A aquifers. The principal aquifers can support water supply and river base flow on a strategic scale, whereas secondary A aquifer can support local abstractions and baseflow to streams and rivers. The use (or potential use) of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development. Best practice to ensure groundwater is protected from pollution and as a resource is contained within guidance document 'The Environment Agency's</p>		



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				<p>approach to groundwater protection' available at Groundwater protection position statements - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>). This publication sets out our position for a wide range of activities and developments, including:</p> <ul style="list-style-type: none"> <li>▪ Waste management</li> <li>▪ Discharge of liquid effluents</li> <li>▪ Land contamination</li> <li>▪ Ground source heat pumps</li> <li>▪ Cemetery developments</li> <li>▪ Drainage</li> </ul> <p>We also wish to reiterate the following from our previous comments for the information of interested parties:</p> <p>Land affected by contamination may pose risk to human health, groundwater, surface waters and the wider environment. We recommend that developers should:</p> <ul style="list-style-type: none"> <li>• Follow the risk management framework provided in Land Contamination: Risk Management, when dealing</li> </ul>		

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				<p>with land affected by contamination Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health</p> <ul style="list-style-type: none"> <li>• Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed</li> <li>• Refer to the contaminated land pages on gov.uk for more information</li> </ul> <p>Finally, we note from table 3.1 of the AECOM SEA Environmental Report, that further to the views we made in April, our recommendation to make reference to their being one historic landfill within the area covered by the Plan</p>		

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				(Home Farm - active until 1984 with inert waste deposited) has been passed to the Neighbourhood Plan group. We should be grateful if this could be considered for identification in the Neighbourhood Plan so any risk posed can be appropriately managed.		
Environment Agency				<p>We also have the following general advice relating to waste materials for interested parties: Permitting requirements</p> <p>Developers are advised to find out more information about the permit application process online and to send a pre-application enquiry form via the gov.uk website if needed:</p> <p><a href="https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form">https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form</a></p> <p>In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply. More information on exempt activities</p>	Noted	No change

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				<p>can be found here: Register, renew or change waste exemptions - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</p> <p>Movement of waste off-site – Duty of Care &amp; Carriers, Brokers and Dealers Regulations</p> <p>The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes. The code of practice applies to you if you produce, carry, keep, dispose of, treat, import or have control of waste in England or Wales.</p> <p>The law requires anyone dealing with waste to keep it safe and make sure it is dealt with responsibly and only given to businesses authorised to take it. The code of practice can be found here: Waste duty of care: code of practice (accessible version) - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</p>		

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				<p>If you need to register as a carrier of waste, please follow the instructions here: Register or renew as a waste carrier, broker or dealer - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</p> <p>Movement of waste off-site – Duty of Care &amp; Carriers, Brokers and Dealers Regulations Characterisation and Classification of Waste</p> <p>In order to meet the applicant's objectives for the waste hierarchy and obligations under the duty of care, it is important that waste is properly classified. Some waste (e.g. wood and wood-based products) may be either a hazardous or non-hazardous waste dependent upon whether or not they have had preservative treatments. Proper classification of the waste both ensures compliance and enables the correct onward handling and treatment to be applied. In the case of treated wood, it may require high</p>		

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				<p>temperature incineration in a directive compliant facility.</p> <p>Waste Hierarchy</p> <p>The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here: <a href="https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/67222/waste-hierarchy-guidance.pdf">publishing.service.gov.uk</a></p> <p>Management and Reporting Systems</p> <p>Where a development involves any significant construction or related activities, we would recommend using a management and reporting system to minimise and track the fate of construction wastes, such as that set out in PAS402: 2013, or an appropriate equivalent assurance methodology. This should ensure that any waste contractors employed are</p>		

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				<p>suitably responsible in ensuring waste only goes to legitimate destinations.</p> <p>Further links which may be of use:</p> <p>Pollution prevention for businesses - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</p> <p>Use of waste on-site</p> <p>If materials that are potentially waste are to be used on-site, the applicant will need to ensure they can comply with the exclusion from the Waste Framework Directive (WFD) (article 2(1) (c)) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...' in order for the material not to be considered as waste. Meeting these criteria will mean waste permitting requirements do not apply.</p> <p>Where the applicant cannot meet the criteria, they will be required to obtain the</p>		

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				<p>appropriate waste permit or exemption from us.</p> <p>A deposit of waste to land will either be a disposal or a recovery activity. The legal test for recovery is set out in Article 3(15) of WFD as:</p> <ul style="list-style-type: none"> <li>• any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.</li> <li>• We have produced guidance on the recovery test which can be viewed at Waste recovery plans and deposit for recovery permits - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</li> </ul> <p>You can find more information on the Waste Framework Directive here:  <a href="https://www.gov.uk/government/publications/environmental-">https://www.gov.uk/government/publications/environmental-</a> </p>		



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				<p>permitting-guidance-the-waste-framework-directive</p> <p>More information on the use of waste in exempt activities can be found here:  <a href="https://www.gov.uk/government/collections/waste-exemptions-using-waste">https://www.gov.uk/government/collections/waste-exemptions-using-waste</a></p> <p>Non-waste activities are not regulated by us (i.e. activities carried out under the CL:ARE Code of Practice), however you will need to decide if materials meet End of Waste or By-products criteria (as defined by the Waste Framework Directive).</p>		
Health & Safety Executive				<p>HSE is not a statutory consultee for local and neighbourhood plans. If there is a nuclear installation within or nearby your local plan area we recommend you contact the Office of Nuclear Regulation.</p> <p>HSE has provided Local Planning Authorities (LPAs) with access to its LUP Web App</p>	<p>The Health and Safety Executive (HSE) is a statutory consultee on certain developments in the vicinity of major hazard sites and major accident hazard pipelines. There are no major hazard sites and major accident hazard pipelines in Great</p>	No change

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				<a href="https://pa.hsl.gov.uk/">https://pa.hsl.gov.uk/</a> and downloadable GIS consultation zones. These tools alongside HSE's published methodology ( <a href="https://www.hse.gov.uk/landuseplanning/methodology.htm">https://www.hse.gov.uk/landuseplanning/methodology.htm</a> ) can assist you in ensuring that land allocations do not conflict with major hazard sites and pipelines, licenced explosives sites and nuclear installations.	Addington Neighbourhood Area.	
National Gas Transmission				<p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of</p>	Noted	No change

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				such assets within the Neighbourhood Plan area.		
National Grid Electricity Transmission				<p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National</p>	Noted	No change

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				<p>Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p>		
Natural England				<p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p>	Noted	No change
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)				<p>On behalf of our clients, we welcome this opportunity to comment on the pre-submission version of the Great Addington Neighbourhood Plan (GANP).</p>	Noted	No change

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				<p>We commend the work that has been undertaken in the preparation of the GANP and welcome this opportunity to comment.</p> <p>We feel that the Plan could be improved in certain areas which are outlined below. The relatively small changes could help the plan become more robust and ultimately help it stand the test of time. We consider these changes should be made prior to the Neighbourhood Plan going to referendum. In addition, there is a great need for further research and justification for some important elements of the plan.</p>		
<b>North Northamptonshire Council</b>	8	1.2		<p>Some additional specific comments in the first part of the Plan are that you could reword the end of para 1.2 to explain that <i>planning applications will be made assessing the relevant policies for the development plan for the parish of Great</i></p>	<p>Paragraphs 1.1 and 1.2 are a basic introduction to neighbourhood planning. Paragraph 1.26 sets out in more detail how planning applications will be</p>	No change

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				<i>Addington, these are set out in paragraph 1.11 below.</i>	determined once the Neighbourhood Plan is 'made'.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	10	1.7		The GANP covers the period 2021 – 2041, which is 20 years, three of which have already passed. This is considered an appropriate time period which will align with the North Northamptonshire Local Plan review that will be extended to cover the period to 2041. Notwithstanding this, it is important that review dates are incorporated within the Neighbourhood Plan. It is recommended that a review is undertaken after the North Northamptonshire Local Plan review and following any significant national or local planning policy amendments as well as at regular intervals of 5 years to ensure it continues to meet the legal requirements within the general conditions as well as meeting the changing needs of the community.	The plan period covers the period 2021-2041 to align with the emerging North Northamptonshire Local Plan. There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a	No change

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				<p>Proposed Change: The GANP should include a policy which seeks to review and where necessary update the Neighbourhood Plan following any planning policy changes and at regular intervals of 5 years to ensure that it continues to meet the current and emerging needs of the local residents.</p> <p>This could include reserve sites or a policy dealing with development proposals beyond the built-up boundary to include exception sites and land identified for development in emerging local or national planning policy.</p> <p>Alternatively, the GANP could clearly state that the level of housing growth is not a ceiling. It could include a general policy for directing growth.</p>	policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it.	
Mr & Mrs M Bowness and Mr R Hammond	10	1.8		In its current form, we believe that it fails to meet the basic conditions a and d as required by Paragraph 8 of Schedule 4B	A draft neighbourhood plan is not tested against the emerging	No change

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(Hammond Interiors Ltd)				<p>of the Town and Country Planning Act 1990 (as amended). In particular, due to the imminent planning policy changes that are likely to be implemented as part of the Labour Government, the plan is unlikely to be submitted and through referendum prior to the changes coming into force and therefore the plan will not meet basic condition a) which states that the Neighbourhood Plan has to have regard to national policies and advice contained in guidance issued by the Secretary of State.</p> <p>It should also be noted that the basic conditions within the introduction (Paragraph 1.8) does not include the full list as detailed within the National Planning Practice Guidance. In particular condition b) 'Listed Buildings and c) 'Conservation Areas', although there are no conservation areas within Great Addington, there are a number</p>	<p>National Planning Policy Framework. However, the Government is seeking views on its proposed approach to revising the National Planning Policy Framework. The proposals include prioritising the development of previously used land. The draft text states: 'Planning policies and decisions should:... give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be regarded as acceptable in principle, and support appropriate opportunities to remediate despoiled,</p>	



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				of listed buildings and as such this should be included within the list.	degraded, derelict, contaminated or unstable land;’ While the former bus depot on Cranford Road is previously developed (brownfield) land, it lies outside the settlement of Great Addington and is separated from the village by several fields. Even if the proposed changes to the National Planning Policy Framework were made, it would not affect the conclusion that the site is an inappropriate location for housing development.	
Mr and Mrs W and J Brown	10	1.8		The proposed Neighbourhood Plan for Great Addington must be prepared in general conformity with the strategic policies of the development plan in force for	Agreed. The Basic Conditions are set out at paragraph 1.8 of the Neighbourhood Plan.	No change

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				Northamptonshire. The aim is for Neighbourhood Plans to local value and distinctiveness to the higher level policies of the Local Plan.		
North Northamptonshire Council	10	1.9		Para 1.9 could also benefit from adding reference to the fact that the NPPF is currently being consulted on for further review.	Consultation on proposed reforms to the National Planning Policy Framework and other changes to the planning system commenced on 30 July 2024 (after consultation on the Great Addington Neighbourhood Plan Pre-Submission Draft ended) and will close on 24 September 2024. The status of the emerging National Planning Policy Framework is therefore likely to change again before the Neighbourhood Plan is 'made', so	No change

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					reference to the latest consultation will be obsolete.	
North Northamptonshire Council	10	1.9		One of the basic conditions that will be tested at examination is having regard to national policy. With the recent change of government, it is anticipated that there may well be changes to national policy over the coming months, these will therefore need to be kept under review.	Consultation on proposed reforms to the National Planning Policy Framework and other changes to the planning system commenced on 30 July 2024 (after consultation on the Great Addington Neighbourhood Plan Pre-Submission Draft ended) and will close on 24 September 2024. The Parish Council anticipates that the Neighbourhood Plan will be submitted prior to any new National Planning Policy Framework.	No change
Mr & Mrs M Bowness and Mr R Hammond	10	1.9		The fundamental principle of the National Planning Policy Framework is the presumption	National Planning Policy Framework paragraph 11 does not	No change

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(Hammond Interiors Ltd)				in favour of sustainable development. Paragraph 11 of the NPPF states, for plan-makers this means that “plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change”. The GANP fails to positively plan for development and does not provide any flexibility.	say this. What paragraph 16 does say is that plans should ‘contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;’	
Mr and Mrs W and J Brown	11	1.13		The East Northamptonshire Local Plan Part 2 was adopted by Full Council on 7 December 2023. This plan sets out a vision for East Northamptonshire, building on the proposals and land use allocations as set out in the adopted North Northamptonshire Joint Core Strategy 2011-2031. The adoption of the new Local Plan means that the saved policies of the 1996 District Wide Local Plan and the 2011 Rural North, Oundle, Thrapston	Agree. This is set out at paragraph 1.13 of the Neighbourhood Plan.	No change

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				Local Plan have been superseded.		
North Northamptonshire Council	11	1.14		<p>You will also be aware that the council is currently preparing the new North Northamptonshire Local Plan to replace the North Northamptonshire Joint Core Strategy and elements of the various part 2 Local Plans. You will clearly be seeking to submit the Neighbourhood Plan in advance of the adoption of this new plan. You should however keep progress under review. Any significant change including to the spatial strategy in the new plan could necessitate a future review of the Neighbourhood Plan. You may also need to undertake a review to address levels of growth anticipated up to the period 2041.</p>	<p>The plan period covers the period 2021-2041 to align with the emerging North Northamptonshire Local Plan. There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in</p>	No change

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					force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	11	1.14		In addition to the significant National Planning Policy changes that are currently being discussed, the North Northamptonshire Local Plan is being updated. These policy changes run the risk of quickly superseding the policies within the GANP if there is not sufficient flexibility within the GANP policies to accommodate higher order planning policy changes. If this is the case, the	North Northamptonshire Council is reviewing the strategic planning policies of the North Northamptonshire Core Strategy through the North Northamptonshire Local Plan to take into account changes since 2016 and extend the plan period to 2041.	No change

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				<p>Neighbourhood Plan would also fail to meet Basic Condition e. Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area. Paragraph 30 of the NPPF states that: "Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."</p> <p>Therefore, without any in-built flexibility or commitment to a review following significant national or local planning policy changes, the Neighbourhood Plan could be superseded by the newer planning policies in a relatively short time period. This is further underlined in the NPPG guidance which states:</p>	<p>A draft neighbourhood plan is not tested against an emerging local plan. Indeed, the North Northamptonshire Local Plan review has not made sufficient progress for it to be a consideration.</p>	

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				<p>“Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan.” (Paragraph: 009 Reference ID: 41-009-20190509).</p>		
Mr and Mrs W and J Brown	11	1.15		<p>On 21 January 2023 Great Addington Parish Council held a consultation event about Neighbourhood Planning. The Plan is primarily designed to consider local future needs. In response to the question “Where do we want housing?” the following comments were noted:</p> <p>“New housing is perhaps inevitable. Please can we avoid ‘infill’ – ie building in a cramped way and destroying the current fabric of the village.”</p>	<p>On Saturday 21 January 2023, the Neighbourhood Plan Steering Group hosted a coffee morning and displayed information about neighbourhood planning and the local area. The event was held at the Village Hall and was attended by around 30 residents. Feedback from this event helped to identify the key issues that</p>	No change



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				<p>“Opposite Rectory Farm is a 2-acre site. This is the best site for residential development.” [this is Site C]</p> <p>“New developments would be best on the ends of the village. The centre of the village is already congested.”</p> <p>“Extend the boundary. Allow sensitive housing throughout the exits of the village rather than one large development.”</p> <p>“Village centre very congested. Any development should be outside on edges of village.”</p> <p>“Important to consider the congested nature of the village road (near church) when looking at future development.”</p> <p>“Develop new homes out on Cranford Road – both sides (opposite Rushwell Close and next to it).”</p> <p>Evidently, infill development within and around the centre of the village is considered</p>	need to be addressed by the Neighbourhood Plan.	

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				<p>inappropriate for a variety of reasons.</p> <p>Traffic calming through the village is also identified as a particular issue.</p>		
Mr and Mrs W and J Brown	12	1.16		<p>The results of a Community Survey conducted in May 2023 identified that, of those who responded, 64% indicated a preference to plan for up to 20 new homes (Q.23).</p> <p>The three most important priorities for housing in the parish (Q.24) were considered to be:</p> <ul style="list-style-type: none"> <li>• 3-bed houses (e.g. for families with children)</li> <li>• 2-bed houses (e.g. for couples, smaller families, single parents, singles with child access and frequent visitors)</li> <li>• 2/3bed bungalows for downsizing older people</li> </ul> <p>In summary, other relevant results from the questionnaire in relation to housing provision indicated the following:</p>	<p>In May 2023 a questionnaire was delivered to local households inviting residents to complete the survey. There were 103 responses, and the results of the household questionnaire were disseminated to residents at an event held on 23 September 2023 in the Village Hall.</p> <p>In planning for new homes, there should be a mix of housing to meet the needs of people living locally. This is set out in Neighbourhood Plan Policy GA18.</p>	No change

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				<ul style="list-style-type: none"> <li>• Defining a Settlement Boundary is a good way of managing housing development.</li> </ul> <p>It would be appropriate to include any allocated housing sites within the defined settlement boundary for the reasons set out below.</p> <ul style="list-style-type: none"> <li>• Few household members have left the village specifically as a result of lack of available/suitable housing.</li> <li>• The majority of respondents do not expect to need to move within the Parish within the next ten years.</li> </ul> <p>This does not of course mean that people will not move away from the Parish completely.</p> <ul style="list-style-type: none"> <li>• Of those who might move, a 2-bedroom property is the main requirement with 3-bedroom as the next most requested.</li> <li>• The principal household size is two people, with single people being the next most significant.</li> </ul>		

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				<ul style="list-style-type: none"> <li>• Few of those looking to move would be doing so within a year but about half expected to move within 1-3 years and a preponderance of the remainder in more than 5 years.</li> <li>• The main reasons for a move resulted mainly from the existing property being too large and the desire to live independently.</li> <li>• Although a few respondents indicated a need for specialist accommodation, this was very much in the minority with most respondent indicating no need.</li> <li>• In terms of ownership, the majority wanted to own their own home; whether bought on the open market or self-built. There was no identified need for affordable housing for rent.</li> <li>• In answer to the question 'If this household moved to a new home, would an existing dwelling be freed-up?' the majority of respondent said no.</li> </ul>		

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				<ul style="list-style-type: none"> <li>• More respondents said they would not support a Rural Exception Site than would. In the light of these responses to the questionnaire this appears to indicate a rather settled population at this time. Where a property move is being considered this is essentially to downsize from larger properties to a more manageable size that continue to facilitate independent living. There is a suggestion that properties would not necessarily be freed up for new occupants, but retained in occupation, presumably by other family members. Perhaps younger family still living at home. This suggests the availability of property for other people would continue to be constrained; e.g. people returning to the Parish to live closer to family, or younger family groups or individuals that might have to move away due</li> </ul>		

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				to lack of available/suitable properties.		
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	12	1.17		<p>It would be helpful to see the results of the consultation event held on the 27 January 2024 and any relevant feedback results. Without this information, it is impossible to judge if the proposed housing allocation was a fair and representative site and quantum of development.</p> <p>It is clear that a consultation event took place, but it would be useful to know how many people attended it, this would put the feedback presented into context to see if it was representative of the entire village, in its current form it is unclear how much weight should be placed on each comment.</p> <p>The minutes to the meeting held on the 3rd April 2023 clearly state that the selection of housing should be an open and transparent process and that</p>	<p>A Consultation Statement will be prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.</p> <p>Mr &amp; Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd) was provided with an opportunity to respond to the 2023 'Call for Sites'. There are no plans for a further 'Call for Sites'.</p>	<p>A Consultation Statement be prepared to fulfil the requirements of the Neighbourhood Planning (General) Regulations 2012.</p>

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				<p>there needs to be a good understanding of the available sites in the area. It is understood that there was a call for sites which closed on the 30th September 2023. These sites were then assessed on a site assessment matrix. From reading the minutes of the 28th November 2023 meeting, it would appear that three sites were put forward, it is therefore questionable as to how widely the call for sites was advertised as it seems an unusually low number of responses for such an important phase of the Neighbourhood Plan process. We would therefore question how democratic the Call for Sites process has been and would recommend that a further Call for Sites is held prior to the adoption of any Neighbourhood Plan.</p>		
Headland	12	1.17		<p>We are pleased that Great Addington is creating a Neighbourhood Plan which</p>	Noted	No change

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				<p>enables the village to choose where and how growth happens in an organic and sustainable way, with the community being able to benefit from the development that it has chosen. We commend the transparent and proactive process that has taken place in producing the draft plan, with every stage publicised online and communicated through social media and email bulletins, enabling us to be fully informed of the requirements and villages' views on development. Through the Call for Sites, community consultation event, Steering Group meetings and site selection process, diligent scrutiny has been undertaken on our proposals in which we have been able to provide</p>		



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				clarifications for the village residents and the Steering Group.		
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	19	3.1		<p>The GANP also fails to meet Basic Condition d. as it fails to contribute to the achievement of sustainable development. A qualifying body must demonstrate how a neighbourhood plan contributes to the achievement of sustainable development. The National Planning Policy Framework identifies the three dimensions to sustainable development:</p> <p>Social – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;</p>	A Basic Conditions Statement will be prepared to explain how the proposed Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 (as amended) and how the basic conditions of neighbourhood planning, and other considerations as prescribed by Paragraph 11 of Schedule A2 of the Town and Country Planning Act 2004 have been met.	A Basic Conditions Statement be prepared to fulfil the requirements of the Neighbourhood Planning (General) Regulations 2012.

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				<p>Environmental – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, 2minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p> <p>Economic – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p>		
Natural England	19	3.3		We note that in addition to the Great Addington Neighbourhood Plan (GANP), our views are also being sought on the accompanying SEA Environmental Report (SEA)	Comments concerning the Strategic Environmental Assessment (SEA) Environmental Report and Habitats	No change

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				and Habitats Regulations Assessment (HRA).	Regulations Assessment (HRA) have been forwarded to AECOM for review.	
Molly Raven, Hugh Raven, Beatrice Raven and Freddie Raven	20	3.6		I believe it is of vital importance that any support of any development takes into account the top priorities for the residents of Great Addington – traffic, rural setting, local heritage and nature above all others.	The Site Assessment Framework sets out how sites were assessed for the allocation of land for housing development through the Great Addington Neighbourhood Plan. Traffic, landscape, heritage and nature conservation were all important considerations.	No change
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	21	3.7		The Neighbourhood Plan does not currently have any clear vision or objectives. We note the diagram on page 22, however it would be useful to have further explanation behind it with a clear vision statement and objectives for how this vision will be achieved. The objectives are particularly	The vision statement on page 21 has helped guide the preparation of the Great Addington Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.	No change

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				<p>necessary to ensure that any vision is met as well as ensuring that the Neighbourhood Plan is measurable against its targets and aspirations. We would therefore strongly encourage the GANP to include clear, well defined and measurable objectives.</p> <p>Proposed Change: Inclusion of a clear vision and set of measurable objectives.</p>		
National Highways	24			<p>National Highways (formally Highways England) has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p>	Noted	No change

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				<p>In responding to development plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.</p> <p>In relation to the Great Addington Neighbourhood Plan, our principal interest is in safeguarding the operation of the SRN, the nearest routes of which are the A14 and the A45, located approximately 3 km north and 4km to the east of the plan area respectively. The scope and scale of proposed development identified in the</p>		

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				<p>current The North Northamptonshire Joint Core Strategy (accounted for within the Great Addington Neighbourhood Plan), is modest and shall not have any significant impact on the operation of the SRN. Considering the limited level of growth proposed across the Neighbourhood Development Plan area, as well as that already delivered within the Local Plan period, we do not expect that there will be any impacts on the operation of the SRN.</p> <p>We therefore have no further comments to provide and trust the above is useful in the progression of the Great Addington Neighbourhood Development Plan.</p>		
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	24			This chapter provides a good background to the issues in relation to speeding and traffic volume through the village but fails to identify any specific	Criterion H of Policy GA17 requires the development of the allocated site north of Cranford Road	No change

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				<p>measures that would help solve the issues. Additional, planned development would be able to direct much needed resources into traffic calming measures. Residents should be given the option of additional development in return for meaningful and effective traffic calming measures.</p> <p>Our clients consider that the redevelopment of the old bus station site would help provide such measures, in the form of 'soft measures' such as a more 'village' feel at this important approach to the village as well as 'hard measures' such as vertical speed control elements for example, speed bumps or chicanes.</p> <p>Traffic issues were identified as the most important factor for local residents and it is therefore a missed opportunity not to address it or present measures to help reduce traffic speeds.</p>	<p>(opposite Rushwell Close) to include speed reduction measures on the Cranford Road approach to the village.</p> <p>As set out in planning appeal decision APP/M2840/W/23/331 8249, the former bus depot site is separated from the Great Addington by a notable distance. This means that, if developed for housing, the future occupiers would need to travel to access the services and facilities that they are likely to frequently require. Furthermore, the surroundings also lack separate pavements or environments for cyclists. The surrounding road</p>	

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					network also lacks street lighting. Therefore, the lack of a welcoming environment for pedestrians and cyclists is likely to result in an increase in the overall level of journeys by private vehicles.	
Molly Raven, Hugh Raven, Beatrice Raven and Freddie Raven	25	4.6		Traffic in the village is a concern, especially at the junction of Cranford Road, Woodford Road. Concern that additional development will increase traffic significantly in the village and at this busy junction. Concern that many HGVs ignore the restriction through the village and continue to use Cranford Road / Woodford Road as a short cut. The vibrations from HGVs can, over time, cause instability to foundations and damage walls. Studies made by other villages	The most important issue for Great Addington's residents is traffic. The responses to our 2023 Questionnaire Survey showed that 82% of respondents felt that speeding and the volume of traffic was one of their biggest dislikes about living in the village. However, there is sometimes confusion over what kinds of transport issues a	No change



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				have used this to ban HGVs from driving through their villages. GA has a ban, but it doesn't seem that many take notice. Residents have stated that preservation of heritage walls are important, and restricting HGVs or trying to implement the existing restriction will help to preserve them.	neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of a neighbourhood plan, but they are being taken forward as community concerns by the Parish Council.	
Molly Raven, Hugh Raven, Beatrice Raven and Freddie Raven	26	4.8		Parking in the village is a big problem, outside the village school but also along the high street. Many parents park on the bend which is dangerous and causes cars entering the	84% of respondents to our survey thought that inconsiderate parking was a problem in Great Addington. The principal problem area	No change

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				village to drive on the right side of the road. The school have put out cones, but these are removed or knocked to the side.	relates to the primary school which is located on a double-bend on the northern edge of the village. Like many schools, problems caused by inconsiderate parking near Great Addington Church of England Primary School during morning drop-off and afternoon pick-up are a cause of complaints. Parking illegally or inconsiderately not only causes inconvenience to residents and undermines the school's efforts to be a good neighbour, but creates traffic congestion and road safety issues, including danger to pedestrians crossing roads.	

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					As the village currently experiences problems with insufficient parking that leads to frustration for residents, it is important that future developments provide adequate and convenient parking in accordance with Neighbourhood Plan Policy GA1.	
<b>North Northamptonshire Council</b>	27		GA1	Overall, it is considered that preparation of the Neighbourhood Plan has had regard to current national policy and the strategic policies of the development plan. Some of the policies do repeat issues already covered by the North Northamptonshire Joint Core Strategy, and guidance provided in other documentation, for example Policy GA1 Parking Standards just signposts to guidance that will already be taken into	The policies of the Neighbourhood Plan serve a clear purpose and avoid the unnecessary duplication of policies that are already in the development plan. Nonetheless, in accordance with Planning Practice Guidance, it is important for neighbourhood plans to acknowledge local	No change

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				account in assessing planning applications and does not need to be repeated here.	plan policies that they relate to. Policy GA1 refers to the Northamptonshire Parking Standards that were adopted in 2016 after the North Northamptonshire Joint Core Strategy 2011-2031.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	27		GA1	There are a number of policies which simply refer to local planning policy and do not provide any further guidance or discussion on how they should be applied within Great Addington, in particular policies: GA1: 'Parking Standards' and GA5 'Upper Nene Vallet Gravel Pits Special Protection Area Mitigation Strategy', simply reiterate Local Planning Policies. It is a matter of planning law that guidance at a higher policy level, including national and local planning policy documents, are read as part of suite of planning policy	The policies of the Neighbourhood Plan serve a clear purpose and avoid the unnecessary duplication of policies that are already in the development plan. Nonetheless, in accordance with Planning Practice Guidance, it is important for neighbourhood plans to acknowledge local plan policies that they relate to.	No change

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				documents and therefore the inclusion of such policies is unnecessary and detracts from the core message that the GANP is trying to convey.	Policy GA1 refers to the Northamptonshire Parking Standards that were adopted in 2016 after the North Northamptonshire Joint Core Strategy 2011-2031.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	29	5.2		We very much welcome paragraph 5.2 which seeks the re-use of rural buildings however this is not reflected in the policies. As a rural village, encouraging and facilitating agriculture and other rural businesses is vital to the community and provides much needed jobs for a variety of skill sets. However, this needs to be further promoted through policies within the GANP.	Noted	No change
<b>North Northamptonshire Council</b>	29		GA2	Policy GA2 is similar in this respect in that it does not add anything from a local context and merely repeats national/strategic guidance. Policies GA3 GA4 and GA9 on the other hand have a local	The policies of the Neighbourhood Plan serve a clear purpose and avoid the unnecessary duplication of policies	No change

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				<p>context and are entirely appropriate and are good examples of local neighbourhood plan objectives and policies.</p> <p>Repetition of policy is something a number of neighbourhood plans have tended to do, my experience and advice would be that the examiner's reports will most likely pick up on this and recommend a modification deleting the policy, as the plan should not repeat extant policy. So, reading through, where a proposed policy in the neighbourhood plan does not add anything locally, I would remove it.</p>	<p>that are already in the development plan. Nonetheless, in accordance with Planning Practice Guidance, it is important for neighbourhood plans to acknowledge local plan policies that they relate to.</p> <p>Importantly, Policy GA2 ensures that land outside the Settlement Boundary defined by the -Neighbourhood Plan is treated as 'Countryside' in accordance with national and strategic planning policies.</p>	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	29		GA2	Policy GA2 'The Countryside' is a restrictive policy which should be amended to recognise the important role that certain types of development can play in the community and to enhance the intrinsic character of the	The rural setting to Great Addington village is highly valued by local people with 91% of respondents to our 2023 Questionnaire Survey	No change

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				countryside. Proposed Change: The inclusion of development to promote rural businesses and re-use previously developed land should be included within policy GA2.	identifying the country setting as the most important feature of the Parish. 96% agreed that the countryside around Great Addington should be protected for the sake of its intrinsic character, beauty, heritage and wildlife. Nonetheless, Neighbourhood Plan Policy GA2 does support development in the countryside that is in accordance with national planning policies and strategic planning policies.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	32		GA3	Policy GA3: 'Locally Important Views' is also a restrictive policy. Several views have been identified around the built-up area as being of importance. At present this section does not meet the basic condition a. given its lack of clarity and	There are many scenic views of the village from the surrounding countryside that local people value, only the most important are protected by Neighbourhood Plan	No change

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				precision as required by NPPF paragraph 16.	Policy GA3. There is more detail about these Locally Important views in Appendix 1.	
Sport England	37		GA4	Policy GA4 (Public Rights of Way Network), which seeks to protect existing rights of way and support the development of new footpaths and cycle ways, and the Design Guidance, which seeks to ensure new development integrates with existing paths and networks and provides adequate open space, are welcomed.	Noted	No change
Molly Raven, Hugh Raven, Beatrice Raven and Freddie Raven	37	5.17		Ecology and Biodiversity are important and GA risks losing its attraction as a rural setting for families if not enough focus is put on these elements. It covers traffic / pollution, development, green spaces. I feel there is a need for a green / woodland space directly in the village. The playing fields provide a great amenity for	Criterion C of Policy GA17 requires the development of the allocated site north of Cranford Road (opposite Rushwell Close) to include a landscaping scheme to provide for: <ul style="list-style-type: none"> <li>On-site Mandatory Biodiversity Net</li> </ul>	No change



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				children to play games and use the space but I don't think it offers as much as a quite green space can offer for older people as a place to meet, sit, walk and enjoy the countryside. The gravel pits and the river are a huge asset to the village for all people. However I think an area with benches, some planting of medium size trees and maybe a meadow would offer a different type of ecology and place for people to enjoy.	<p>Gain unless it is not possible to provide this on-site;</p> <ul style="list-style-type: none"> <li>Other than where necessary to provide for site access, boundary hedgerows to be retained and reinforced or replaced, using native hedgerow species;</li> <li>The provision of approximately 0.8 hectares as a community recreation area, with land set aside for sustainable drainage system features and Biodiversity Net Gain if necessary.</li> </ul>	
	39	5.21		It should be noted that we are continuing to work with the Local Planning Authorities and our partners to develop a	Noted. It would be useful for the Neighbourhood Plan to	Paragraph 5.21 be modified by the inclusion of the following text:

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				revised Mitigation Strategy for the UNVGP. In addition to helping developers to address recreational disturbance effects this will also include clear guidelines around assessing and mitigating impacts to SPA functionally linked land. Further information on this is provided in Annex A and we would recommend that developers refer to this, pending publication of more formal guidelines.	refer to the revised Mitigation Strategy.	<i>An updated Footprint Ecology survey has recommended a new recreational zone of influence (Zol) of 5.9km, due to the increase in visitors over the past 10 years (up 41% on 2013 levels). This is likely to be reflected in an updated Mitigation Strategy that is being prepared to help address development related recreational disturbance and incremental loss of Functionally Linked Land beyond the SPA boundary.</i>

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Natural England	41		GA5	Natural England is generally supportive of the GANP and policies which seek to protect and enhance the natural environment of the parish and surrounding countryside, including the Upper Nene Valley Gravel Pits (UNVGP) Special Protection Area (SPA). We welcome that the Plan and accompanying SEA (AECOM, May 2024) and HRA (AECOM, May 2024) recognise the importance of the SPA and the sensitivity of its qualifying bird populations to new development through recreational disturbance and loss and disturbance to functionally linked land. We particularly welcome the inclusion of Policy GA5: Upper Nene Valley Gravel Pits Special Protection Area Mitigation Strategy, which states: For all residential development within the Upper Nene Valley Gravel Pits SPA/Ramsar site	Agree	Paragraph 5.21 be modified by the inclusion of the following text: <i>An updated Footprint Ecology survey has recommended a new recreational zone of influence (ZoI) of 5.9km, due to the increase in visitors over the past 10 years (up 41% on 2013 levels). This is likely to be reflected in an updated Mitigation Strategy that is being prepared to help address development related recreational disturbance and incremental loss of Functionally</i>

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				<p>3km buffer zone, as shown in the Local Plan, financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy or a later update of the SPD. Consultation with Natural England on residential development proposals may identify a requirement for mitigation measures beyond simply a payment. In such circumstances, and in the case of other types of development potentially resulting in loss of functionally linked habitat to the Upper Nene Valley SPA, a project level Appropriate Assessment will be required to accompany any planning application.</p> <p>Please note that the updated Footprint Ecology survey has</p>		<p><i>Linked Land beyond the SPA boundary.</i></p> <p>Criterion D of Policy GA17 be modified as follows:  <i>The proposal must demonstrate to the satisfaction of Natural England that there is an adequate solution to mitigate the effects of development on the Upper Nene Valley Gravel Pits SPA, through recreational pressure and/or impacts to functionally linked land, to ensure no adverse effects on the integrity of the Habitats Site prior</i></p>

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				recommended a new recreational zone of influence (Zol) of 5.9km, due to the increase in visitors over the past 10 years (up 41% on 2013 levels). This updated Zol will be reflected in the revised UNVGP SPA Mitigation Strategy, once adopted. The Great Addington Neighbourhood Plan and accompanying documents should be mindful of these updates and revisions.		<i>to any grant of planning permission.</i>
North Northamptonshire Council	41		GA5	In respect of Policy GA5 I note you state as shown in the local plan, that would need an appropriate reference as to which plan and where the policy refers to, so may need some rewording. However, I would suggest a further reword of the policy as current work being undertaken will further extend the 3km buffer zone. So, to future proof the policy I would suggest the following:	Noted. It would be useful for the Neighbourhood Plan to refer to the revised Mitigation Strategy.	Paragraph 5.21 be modified by the inclusion of the following text: <i>An updated Footprint Ecology survey has recommended a new recreational zone of influence (Zol) of 5.9km, due to the increase in visitors over the past 10 years (up 41% on</i>

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				<i>For all residential development that lies within the Upper Nene Valley Gravel Pits SPA/Ramsar site buffer zone, as set out in Policy4 of the Joint Core Strategy, and defined by the most recent guidance, financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy or a later update of the SPD/mitigation strategy.</i>		<i>2013 levels). This is likely to be reflected in an updated Mitigation Strategy that is being prepared to help address development related recreational disturbance and incremental loss of Functionally Linked Land beyond the SPA boundary.</i>
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	41		GA5	There are a number of policies which simply refer to local planning policy and do not provide any further guidance or discussion on how they should be applied within Great Addington, in particular policies: GA1: 'Parking Standards' and GA5 'Upper Nene Valley Gravel Pits Special Protection Area Mitigation Strategy', simply	The policies of the Neighbourhood Plan serve a clear purpose and avoid the unnecessary duplication of policies that are already in the development plan. Nonetheless, in accordance with Planning Practice	No change

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				reiterate Local Planning Policies. It is a matter of planning law that guidance at a higher policy level, including national and local planning policy documents, are read as part of suite of planning policy documents and therefore the inclusion of such policies is unnecessary and detracts from the core message that the GANP is trying to convey.	Guidance, it is important for neighbourhood plans to acknowledge local plan policies that they relate to. Policy GA5 is supported by Natural England which has the statutory purpose of ensuring that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.	
Anglian Water	43		GA6	Anglian Water supports the policy objectives of prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing areas green and blue infrastructure. Anglian Water has made a corporate	Noted	No change

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				commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land. As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Local Nature Recovery Strategy for North Northamptonshire as this will identify priority actions for nature and map specific areas for improving habitats for nature recovery.		
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	43		GA6	Policy GA6 'Ecology and Biodiversity' does not go as far as Policy 4 of the NNJCS. Under recent legislative changes, most developments are required to provide a Biodiversity Net Gain (BNG), which is reflected in Policy GA6, however the wording as currently shown would imply that an ecological survey is only required within the Nene Valley Nature Improvement Area, this is not the case and the wording	Where an applicant believes the development would be subject to the biodiversity gain condition, the application must be accompanied by minimum information set out in Article 7 of The Town and Country Planning (Development Management	A new paragraph be added after 5.27 as follows: <i>Most planning applications must be accompanied by minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure)</i>



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				<p>should be amended to ensure that ecological surveys are provided when the specific criteria are met. Ecological surveys should be provided when it is suitable to do so based on the nature and scale of the proposed development or if it is reasonable to think it will be a material consideration in the determination of the application as set out in the statutory tests contained within Section 62(4A) of the Town and Country Planning Act 1990 and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015.</p> <p>Proposed Change: Policy GA6 should be amended to state that ecological surveys will be required if development could have a significant impact on the biodiversity or the ecology of the area and should be proportionate to the size of the proposed development.</p>	<p>Procedure) (England) Order 2015. If this information has not been provided, the local planning authority will likely refuse to validate the application.</p> <p>The requirement set out in the last paragraph of Policy GA6 is unnecessary as the submission of appropriate ecology information is a legal requirement for most developments.</p>	<p><i>(England) Order 2015. If this information has not been provided, the local planning authority will likely refuse to validate the application.</i></p> <p>Policy GA6 be modified by deleting the last paragraph.</p>

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Molly Raven, Hugh Raven, Beatrice Raven and Freddie Raven	43	5.28		There are areas where trees and hedges are not under special protection (e.g. the Spinney), and I think these should be protected as part of the preservation of the rural aspect of the village and to retain biodiversity. For example the red kite nest in the elm trees at the back of GA House and in the Spinney.	95% of respondents to our 2023 Questionnaire Survey thought that the Neighbourhood Plan should try to retain existing trees and hedgerows of arboricultural or amenity value. The Spinney is specifically mentioned at paragraph 5.28 and will benefit from the protections offered by Policy GA6. There are many trees within Great Addington that are subject to Tree Preservation Orders (TPOs) which protects and preserve trees for public enjoyment, environmental and aesthetic purposes. Although some trees or woodlands may merit protection on	No change

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					<p>amenity grounds it may not be expedient to make them the subject of an TPO. For example, it is unlikely to be necessary to make a TPO in respect of trees which are under good arboricultural or silvicultural management.</p> <p>It may be expedient to make a TPO if there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area.</p> <p>Only North Northamptonshire Council can make Tree Preservation Orders. A TPO cannot be made by the Neighbourhood Plan.</p>	

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Environment Agency	45	5.31		We support the wording in paragraph 5.31 which says 'The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. These national policies are well-established, so there is no need for the Neighbourhood Plan to duplicate them'.	Noted	No change
Environment Agency	45	5.33		The commentary on flood risk in paragraph 5.33 is correct in that parts of the Parish are within flood zones 2 and 3. The watercourse flowing through the village is not main river and the modelling for this watercourse was produced based on national scale generalised modelling and not from local scale detailed modelling. We are therefore unable to provide detailed	It would be useful to include reference to the updating of flood mapping.	At the end of paragraph 5.33 add the following: <i>Map 7 shows the most recent flood risk map for the area. This flood mapping information is currently being updated and due to be published later in 2024/25.</i>

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				information such as flood levels. The national scale generalised modelling covers all watercourses with a catchment greater than 3km <sup>2</sup> . It also includes dry valleys so the flood map may show a flood extent where there is no watercourse. This flood mapping information is currently being updated and due to be published later in 2024/2025 in line with the new national model. The modelling produced for the Middle Nene covering the main river in this area shows that the adjacent fields are within flood zone 3b the functional floodplain. This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood.		
Anglian Water	47		GA8	Criterion B Anglian Water is supportive of the measures to address surface water run-off, including the preference for this to be managed using Sustainable	Local planning authorities have the option to set additional technical requirements exceeding the minimum standards	No change

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				<p>Drainage Systems (SuDS) in accordance with the drainage hierarchy.</p> <p>Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development.</p> <p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p>	<p>required by Building Regulations in respect of water efficiency. These can be set through Local Plans but not Neighbourhood Plans.</p>	

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				<p>It has been the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. We welcome this policy to ensure SuDS measures are incorporated within new developments, until such time the Schedule is formally implemented and the necessary measures are in place.</p> <p>We suggest the accompanying Design Guide could specify ensuring that permeable surfaces (pavements and other areas of hard standing such as vehicle parking areas) are used in the design of new developments to reduce surface water run-off.</p> <p>Criterion C</p> <p>As a region identified as seriously water stressed, we encourage plans to include measures to improve water efficiency of new development</p>		

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				<p>through water efficient fixtures and fittings, including through rainwater/ storm water harvesting and reuse. Measures to improve water efficiency standards and include opportunities for water reuse and recycling (rainwater harvesting and greywater recycling) also reduces the volume of wastewater needed to be treated by our water recycling centres. This will also help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>Policy 9 (Sustainable Buildings) of the adopted North Northamptonshire Core Strategy requires new development to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. It states all residential development should</p>		



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				<p>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.</p> <p>The Defra Integrated Plan for Water supports the need to improve water efficiency and the Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress.</p> <p>Given the proposed national approach to water efficiency,</p>		

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				<p>Anglian Water encourages this approach.</p> <p>Anglian Water suggests that further details to promote water efficiency could be included within the Design Guide, promoting positive design features such as water efficient fixtures and fittings, and through rainwater/storm water harvesting and reuse, and greywater recycling.</p>		
Historic England	50			<p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p>	<p>Nine Listed Buildings have already been designated in Great Addington Parish under relevant legislation within the Neighbourhood Area. When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local</p>	No change

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					planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.	
Molly Raven, Hugh Raven, Beatrice Raven and Freddie Raven	55	6.27		Specific mention should be made for the requirement to preserve the ridge and furrow fields in the village. One in the glebe land north of Cranford Road (at the back of Great Addington House), one in the field at the back of the Manor House are two which I know of.	Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. Large areas of ridge and furrow remain in	No change

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					and around the Neighbourhood Area. Ridge and furrow sites are non-designated heritage sites of archaeological interest protected by Policy GA9.	
Sport England	57			Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities, has produced 'Active Design' (2023), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the	The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.	No change

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				<p>planning system to promote healthy communities through good urban design. The document can be downloaded via the following link: <a href="http://www.sportengland.org/active-design">http://www.sportengland.org/active-design</a>. Active Design complements the ten characteristics of well-designed places set out in the National Design Guide.</p> <p>Sport England would welcome the inclusion of reference to our Active Design guidance within the design section of the plan.</p>		
Mr and Mrs W and J Brown	58	6.33-6.34		<p>In producing a scheme for the development of Site C due regard would be taken of the guidance contained in this recently drafted publication. Although Site C is a distinct site in relation to the more historic core of the village, there are a variety of design themes that can be applied in order to retain and reflect the local architectural vernacular and ensure that the 'arrival</p>	Site C: South of Cranford Road is not allocated for housing development in the Great Addington Neighbourhood Plan.	No change

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				experience' in visual terms is reflective of the village as a whole. The checklist of general design guidelines in Section 4 would inform the development.		
Sport England	59		GA10	Policy GA4 (Public Rights of Way Network), which seeks to protect existing rights of way and support the development of new footpaths and cycle ways, and the Design Guidance, which seeks to ensure new development integrates with existing paths and networks and provides adequate open space, are welcomed	Noted	No change
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	59		GA10	The Great Addington Design Guide has effectively been bought into policy through GANP Policy GA10 'Design'. Policy GA10 in itself is rather vague and provides little details on the key design features of the village and the areas where enhancement would be beneficial. The Design Guide provides a useful addition to the	The Great Addington Design Guide form the design guidelines that any development within Great Addington Parish should follow. The Guide is based on effective community engagement and reflects local aspirations for the	No change

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				<p>Neighbourhood Plan and does not appear overly onerous. It will provide a useful starting point for architects and designers who are seeking development within the village. Notwithstanding this, each development should be judged on its own merits and the individual nuances of each site should be carefully considered. It is our understanding that the Design Guide seeks to provide more information and is a starting point rather than a policy document based on robust evidence. For the avoidance of doubt, we consider that it would be appropriate to state this within Policy GA10, this could be done by rewording the policy and making it more positive in its stance for good design, for example:</p> <p>Proposed Wording:  “Developments that facilitate the creation of high quality,</p>	<p>development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.</p>	

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				beautiful and sustainable buildings and places will be supported. Guidance on the parishes expectations on design are contained within The Great Addington Design Guide.”		
Anglian Water	61		GA11	<p>The policy designates the Addingtons playing field area as an area of LGS and that development is restricted to very special circumstances. Anglian Water does have assets forming part of our water and water recycling network (e.g., sewers) located in the vicinity of this designated area. We consider that the policy provides scope for Anglian Water to undertake operational development to maintain and repair any underground network assets that may be within these areas, such as mains water pipes, and which would be consistent with this policy test. Whilst we do not consider that any operational works or</p>	Part 17 of the Second Schedule of the General Permitted Development Order allows water companies (among others) to carry out certain works without having to make a planning application. These permitted development rights are not affected by the Local Green Space designation.	No change



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				<p>enhancements to our assets should be prevented by this policy, it would be helpful if it was clarified that this relates to national policy on the Green Belt as set out in the NPPF (2023), as operational works are permitted to be undertaken to ensure our network is maintained.</p> <p>For information, maps of Anglian Water's assets detailing the location of our water and water recycling infrastructure are available at:  <a href="http://www.utilities.digdat.co.uk">www.utilities.digdat.co.uk</a></p>		
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	61		GA11	<p>Policy GA11 'Local Green Space' is another example of a restrictive policy. There is a missed opportunity to enhance the Addingtons Playing Field should the opportunity arise in the future. In its current form this policy seeks to stop any form of development on the playing field. In the future it could be beneficial to add additional facilities such as</p>	<p>National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. In our 2023 Questionnaire Survey we invited local</p>	No change

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				<p>additional parking facilities, play equipment, club houses etc, and as such the following amended wording is suggested: Proposed Wording: 'The Addingtons Playing field, identified on Map 10, will be protected for recreational purposes and enhanced where possible and appropriate to do so'.</p> <p>In its current form, policy GA11 directly conflicts with Policy GA13 which states that diversification and improvements are supported on the Addingtons Playing Field. Arguably Policy GA11 could be included within GA13, particularly if all of the community services and facilities were marked on a plan. This would enhance Policy GA13, remove the potential conflict between the two policies and make the GANP more concise. Proposed Change: Combine Policies GA11 and</p>	<p>people to identify Local Green Spaces for protection. 93.55% of respondents said that the Playing Field should be declared a 'Local Green Space'. Designation is supported by the Addingtons' Playing Field Association.</p>	

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				GA13 and include a plan which clearly identifies all of the identified community facilities and their boundaries.		
Sport England	66	8.11		Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with	National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. In our 2023 Questionnaire Survey we invited local people to identify Local Green Spaces for protection. 93.55% of respondents said that the Playing Field should be declared a 'Local Green Space'. Designation is supported by the Addingtons' Playing Field Association.	No change

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				community facilities is important. Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Paragraphs 102 and 103. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.		
Sport England	68			Sport England works with local authorities to ensure their Local	The North Northamptonshire	No change

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				<p>Plan is underpinned by robust and up to date evidence. In line with Paragraph 102 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the</p>	<p>Greenway is a proposed strategic rural network of safe, largely traffic-free routes suitable for walking, wheeling, cycling and horse riding, connecting settlements, employment, leisure and tourism destinations across North Northamptonshire and beyond. Policy GA4 supports the creation of an off-road cycle/footpath link between Great Addington and Raunds as part of a new high-level route crossing between Burton Latimer and Raunds.</p>	

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				<p>Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p>		

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				If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.		
North Northamptonshire Council	68		GA13	<p>For Policy GA13 I would recommend a minor change to the wording for consistency as follows:</p> <p><i>The following facilities will be protected and development which assists their diversification and improvement is will be supported in accordance with North Northamptonshire Joint Core Strategy 2011-2031 Policy 7:</i></p>	Agree	Policy GA13 be modified by replacing 'is' with 'will be'.
Sport England	68		GA13	Paragraph 103 of the NPPF offers clear advice on how sport facilities and playing fields should be considered in the planning system. Policies GA11 and GA13 seek to protect the Addingtons Playing Field, this is welcomed. Policy GA11 which designates the	National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special	No change

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				<p>Addingtons Playing Field as Local Green Space is in accordance with paragraph 106b of the NPPF which enables the designation of Local Green Space where an area is demonstrably special to a local community because it holds a particular local recreational value (including a playing field). It will, however, be important to ensure that the designation does not have unintended consequences in preventing development which relates to the sporting and recreational use of the site, for example provision of facilities for outdoor sport.</p> <p>The Neighbourhood Plan group may wish to consider whether some additional wording could be added to the supporting text to address this.</p>	<p>circumstances. In our 2023 Questionnaire Survey we invited local people to identify Local Green Spaces for protection. 93.55% of respondents said that the Playing Field should be declared a 'Local Green Space'. Designation is supported by the Addingtons' Playing Field Association.</p>	
North Northamptonshire Council	69		GA14	<p>Whilst Policy G14 is appropriate I don't see the need to qualify the context of what the policy</p>	Agree	Policy GA14 be modified by



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				<p>seeks to achieve, therefore the following para is superfluous and can be deleted:</p> <p><i>Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.</i></p> <p>Or alternatively you could amend as follows:</p> <p><del><i>Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.</i></del></p>		deleting the final paragraph.

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Sport England	69		GA14	Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.	Policy GA14 ensures that new development will be supported by the provision of new or improved infrastructure, together with financial contributions for off-site infrastructure requirements. The allocated housing site north of Cranford Road (opposite Rushwell Close) will provide a new community recreation area.	No change
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	69		GA14	Policy GA14 is welcomed and clearly demonstrates the areas that require funding within the village and will enable resources to be directed towards the areas that are most	Agree	Modify part C of Policy GA14 to include traffic speed reduction measures.

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				needed. Based on the survey results, and the themes running through both the comments and the GANP, it is suggested that speed reduction measures are also included within the list of potential areas for financial contributions. Proposed Change: Include speed reduction measures within policy GA14.		
Mr and Mrs W and J Brown	71	9.1-9.5		To meet the needs of the wider community, the plan seeks to provide a range of housing types including for the older population who may be looking quality housing for downsizing or meeting a specialist need through care and extra care provision. The plan recognises the need to provide for aspirational choice and the variety of demand and need across the district, from predominantly smaller properties in the rural north to larger properties in the south. It also considers those	The housing requirement for Great Addington Neighbourhood Area for the period 2021 to 2040 is for approximately 11 to 20 dwellings. This will be met by: A. Existing committed developments; B. The allocation of land North of Cranford Road, Great Addington for the development of approximately 16 dwellings in	No change

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				<p>who wish to be more proactive in designing the type of home they wish for through exciting opportunities such as custom build.</p> <p>The Joint Core Strategy sets out an overall rural housing requirement for 820 dwellings for East Northamptonshire. This district-wide requirement is expected to be delivered through small scale infill development, 'rural exceptions' schemes and/or Neighbourhood Plan allocations.</p> <p>Although this requirement has been met by current allocations and developments, the Local Plan also provides indicative housing targets to assist parish and community groups in planning for future proposals through Neighbourhood Plans. The indicative rural housing need target set out in the Plan (Table 16) for Great Addington is in the range 11-20 dwellings.</p>	<p>accordance with Policy GA17; and</p> <p>C. Windfall development in accordance with Policy GA16.</p> <p>Site C: South of Cranford Road is not allocated for housing development in the Great Addington Neighbourhood Plan and is not needed to meet the housing requirement.</p>	

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				<p>Paragraph 69a of the National Planning Policy Framework requires that land to accommodate at least 10% of the housing requirement is provided on sites no larger than 1 hectare (small and medium sized sites). And Paragraph 70 indicates that Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.</p> <p>Great Addington is recognised in the Adopted Local Plan as a small freestanding village.</p> <p>Neighbourhood Plans may seek to promote growth as a way to sustain or improve local services and development will be limited to small scale infill developments and/ or 'rural exceptions' affordable housing schemes.</p>		

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				<p>Policy EN1: Spatial development strategy provides that;</p> <p><i>2. Freestanding Villages</i>  <i>To help maintain and strengthen local services infill development opportunities within the existing built up areas as defined through Policy EN2 and the supporting text, or a made Neighbourhood Plan, will be supported.</i>  <i>'Rural exceptions' affordable housing schemes (Policy EN3) or other small-scale employment and community-based proposals will also be supported. Further development beyond the extent of the built-up area will be resisted, unless allocated through a Neighbourhood Plan.</i></p> <p>Policy EN2 Development Principles sets out the broad criteria as follows:</p>		

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				<p><i>(i) The site is allocated in the Local Plan or a made Neighbourhood Plan, or;</i></p> <p><i>(ii) Infill development within a built-up area (as defined in the supporting text) or within a settlement boundary, where that is defined by a neighbourhood plan, will be supported where the site is:</i></p> <p><i>(a) well-related to the principal built-form of the settlement (existing or committed) and is not protected for any other use;</i></p> <p><i>(b) clearly distinct from the surrounding countryside, both physically and visually;</i></p> <p><i>(c) bounded by existing or committed development on at least two sides, which should be adjoined by a highway and such that developing it would not extend the built form away from a highway to create a “backland” form of development.</i></p>		

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				<p><i>(iii) They would not harm the settlement's character, form, or the surrounding countryside, including the need to avoid comprising key views, heritage assets and their settings, respect the importance of open, greenspace areas within the built up form of the settlement and seek to conserve special landscape designations; and</i></p> <p><i>(iv) They would not be disproportionate to the settlement's size, form and range of facilities available.</i></p> <p>Site C provides a small site of just less than 1ha that in principle fulfils the various policy criteria established in the adopted Local Plan.</p> <p>These various criteria were applied, in addition to a range of other considerations, in the sites assessment made by the Steering Group resulting in a broadly positive assessment in</p>		



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				relation to the other sites shortlisted.		
Molly Raven, Hugh Raven, Beatrice Raven and Freddie Raven	72	9.7		The need for housing is determined at 11-20 dwellings. Whilst this was determined as 8/9 level of important by the village survey, the need to provide housing for the county is unavoidable. I am generally against building on greenfield sites and agricultural land, given the need to conserve our environment and produce more food in the UK. However I recognise the need for housing to sustain the population of the village and preserve numbers in the village school. If development needs to take place outside the boundary and on greenfield site, it should be restricted to that site only.	The housing requirement for Great Addington Neighbourhood Area for the period 2021 to 2040 is for approximately 11 to 20 dwellings. This will be met by: A. Existing committed developments; B. The allocation of land North of Cranford Road, Great Addington for the development of approximately 16 dwellings in accordance with Policy GA17; and C. Windfall development in accordance with Policy GA16. Beyond the Settlement Boundaries new built residential	No change

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					<p>development will not generally be supported. However, housing proposals may be supported where:</p> <ul style="list-style-type: none"> <li>▪ it is for rural exception affordable housing scheme in accordance with Joint Core Strategy Policy 13;</li> <li>▪ it meets an essential need for a rural worker in accordance with Joint Core Strategy Policy 13;</li> <li>▪ it is a replacement dwelling in accordance with East Northamptonshire Local Plan Policy EN4;</li> <li>▪ in accordance with the National Planning Policy Framework:</li> </ul>	

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					<ul style="list-style-type: none"> <li>the development would represent the optimal viable use of a heritage asset in accordance with the National Planning Policy Framework;</li> <li>the development would re-use a redundant or disused building and enhance its immediate setting;</li> <li>the development would involve the subdivision of an existing residential building; or</li> <li>the design is of exceptional quality.</li> </ul>	
<b>North Northamptonshire Council</b>	72		GA15	The East Northamptonshire Local Plan Part 2 provides an indicative housing requirement	Table 16 of the East Northamptonshire Local Plan sets out a	No change

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				<p>for the plan of between 11-20 dwellings, though this is for the period between 2011 and 2031 not 2021 to 2040 as set out in Policy GA15, so needs to be amended.</p> <p>This figure obviously takes into account any previous development within that period. However, I think it is sensible and proactive to propose a housing allocation, which will provide greater certainty in respect of the strength of the development policies for the area in the immediate future. Therefore, the overall policy approach here is welcomed.</p>	<p>rural housing need for Parish Council areas of a particular scale in terms of population. The figures are intended as indicative guidance for potential/ emerging Neighbourhood Plans in terms of helping meet future housing need, as opposed to a policy requirement. The indicative housing requirement for Great Addington is 11-20 dwellings. So, as there is no policy requirement to provide 11-20 dwellings, over the period 2011-2031, the Parish Council has adopted the 11-20 dwellings as an indication of future housing requirement to 2040.</p>	

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Natural England	72		GA15	Chapter 9 of the GANP, and Policy GA 15 Housing Requirement, identifies a housing requirement for Great Addington Neighbourhood Area, for the period 2021 to 2040, of approximately 11 to 20 dwellings. This will be delivered through Policy GA17: Land North of Cranford Road, Great Addington, an allocation lying within 1km of the UNVGP SPA. Policy GA 15 also identifies the requirement for windfall development to be delivered in accordance with Policy GA 16: Infill.	Noted	No change
Jennifer Thornton	72		GA15	Regarding proposals for development of houses in the Neighbourhood Plan- I am concerned by further increases in traffic using the village. Traffic using these narrow country roads is already a problem. The infrastructure is poor and any	The most important issue for Great Addington's residents is traffic. The responses to our 2023 Questionnaire Survey showed that 82% of respondents felt that speeding and the	No change

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				further increase in traffic increases risks of accidents. There is no alternative bus service for this village.	<p>volume of traffic was one of their biggest dislikes about living in the village.</p> <p>The housing requirement for Great Addington Neighbourhood Area for the period 2021 to 2040 is for approximately 11 to 20 dwellings. This will generate a very modest increase in traffic movement.</p> <p>The allocated site north of Cranford Road (opposite Rushwell Close) has good access the village's services and facilities without the need to travel by car. The site is located on the Cranford Road where the principal road network can be accessed without the</p>	

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					need to travel through the village. Criterion H of Policy GA17 requires the development to include speed reduction measures on the Cranford Road approach to the village.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	72		GA15	The GANP does not adequately plan for the supply of housing required to meet the needs of the present and future generations and it does not demonstrate how it will improve the economic growth of the village.	The Great Addington Neighbourhood Plan must be in general conformity with the strategic policies of the Joint Core Strategy and it should not promote less development or undermine its strategic policies by planning for major growth. Table 16 of the East Northamptonshire Local Plan sets out a rural housing need for Parish Council areas of a particular scale in	No change

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					<p>terms of population. The figures are intended as indicative guidance for potential/ emerging Neighbourhood Plans in terms of helping meet future housing need, as opposed to a policy requirement. The indicative housing requirement for Great Addington is 11-20 dwellings.</p> <p>The Local Plan's housing requirement has been the subject of independent public examination. Although the Parish Council does not need to plan for 11-20 dwellings, it is mindful that we want to plan beyond 2031 and the opportunities for young people to live in the village are limited and</p>	



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					unaffordable. Further some more homes are needed to improve the viability of the village especially as the Censuses show that the resident population of Great Addington parish has declined from 327 in 2011 to 299 in 2021. Our 2023 Questionnaire Survey showed that most residents felt that the Neighbourhood Plan should make some provision for more housing.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	72		GA15	There is no clear evidence of housing need or assessment of future growth requirements for the villages other than agreement to an indicative figure provided by NNC on the 4th January 2023 which does not appear to be underpinned by any up-to-date work. The conclusion to support	The Great Addington Neighbourhood Plan must be in general conformity with the strategic policies of the Joint Core Strategy and it should not promote less development or undermine its strategic	No change

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				<p>allocations for 11-20 dwellings to 2041 is not properly evidenced.</p> <p>The submitted evidence base does not include a local housing needs survey to inform the scale of growth; nor is there any reference to the district-wide growth agenda going forward. It is important that the plan is prepared positively to support development, that it does not seek to hinder or thwart strategic development objectives in the local planning authority area, but adds an additional layer of local detail to policies in the local plan and/or has locally distinctive policies relevant to the neighbourhood plan area. The East Northamptonshire Local Plan Part 2 empowers smaller villages, such as Great Addington, to dictate where they wish to see development within their communities and we are pleased to see that the GANP</p>	<p>policies by planning for major growth.</p> <p>Table 16 of the East Northamptonshire Local Plan sets out a rural housing need for Parish Council areas of a particular scale in terms of population. The figures are intended as indicative guidance for potential/emerging Neighbourhood Plans in terms of helping meet future housing need, as opposed to a policy requirement. The indicative housing requirement for Great Addington is 11-20 dwellings.</p> <p>The Local Plan's housing requirement has been the subject of independent public examination.</p>	

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				<p>has recognised the opportunity to provide approximately 11 to 20 dwellings. Given the plan period is 20 years, this represents an increase of between 0.55 and 1 dwelling per year. The Neighbourhood Plan states that there are currently 299 residents living in 125 households, as such, even at the highest level of predicted growth, there would only be a 16% increase in the size of Great Addington after 20 years. Within the minutes of the Neighbourhood Plan Steering Group meeting held on the 4th January 2023 it is stated that North Northants Council said that the village should accommodate between 11-20 dwellings within the next 5 years. No allowances are made for any future development beyond this five year period. The National Planning Policy Guidance (NPPG) states: "A policy in a neighbourhood plan</p>	<p>Although the Parish Council does not need to plan for 11-20 dwellings, it is mindful that we want to plan beyond 2031 and the opportunities for young people to live in the village are limited and unaffordable. Further some more homes are needed to improve the viability of the village especially as the Censuses show that the resident population of Great Addington parish has declined from 327 in 2011 to 299 in 2021. Our 2023 Questionnaire Survey showed that most residents felt that the Neighbourhood Plan should make some provision for more housing.</p>	

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				<p>should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.” (National Planning Practice Guidance Para 041).</p> <p>Proposed Change: Clear and robust evidence should be provided for the current housing need and allowances made for future housing provision over the entirety of the plan period.</p>		
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	72		GA15	Policy GA15: Housing Requirement: There is no actual evidence put forward by the parish or district council to underpin this indicative figure of	The Great Addington Neighbourhood Plan must be in general conformity with the strategic policies of the	No change

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				<p>11-20 homes. It is clear that at some point North Northants Council has confirmed that the village requires 11-20 dwellings in a five year period, however this appears to have been in January 2023, meaning that 18 months of the five years have already passed. If the intention is 11 – 20 dwellings every 5 years, then this could require some 44-80 dwellings. At this point in time we are unable to see the robust evidence that backs up the figure of 11-20 and are unable to identify if this includes the permitted dwellings at our clients' land or if these are in addition to the housing requirement.</p> <p>Evidence and justification should be provided for the actual level of housing required in addition to the level of affordable housing required. This should be seen as a minimum level to meet the needs of the village at the</p>	<p>Joint Core Strategy and it should not promote less development or undermine its strategic policies by planning for major growth.</p> <p>Table 16 of the East Northamptonshire Local Plan sets out a rural housing need for Parish Council areas of a particular scale in terms of population. The figures are intended as indicative guidance for potential/ emerging Neighbourhood Plans in terms of helping meet future housing need, as opposed to a policy requirement. The indicative housing requirement for Great Addington is 11-20 dwellings.</p>	

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				<p>moment, with future growth or infrastructure delivery then considered and the housing requirements adapted accordingly. Similarly, the justification for starter homes and housing mix needs to be clearly presented.</p> <p>If the figure of 11-20 dwellings only covers the five year period, then the GANP fails to meet one of the core objectives which is to meet the local housing needs for the plan period. Without the clear and robust evidence backing up the housing requirement, we are unable to know if the housing need is being met.</p> <p>The PPG is clear that proportionate, robust evidence should support the choices made and the approach taken. Where neighbourhood plans contain policies relevant to housing supply, these policies should take account of the</p>	<p>The Local Plan's housing requirement has been the subject of independent public examination.</p> <p>Although the Parish Council does not need to plan for 11-20 dwellings, it is mindful that we want to plan beyond 2031 and the opportunities for young people to live in the village are limited and unaffordable. Further some more homes are needed to improve the viability of the village especially as the Censuses show that the resident population of Great Addington parish has declined from 327 in 2011 to 299 in 2021. Our 2023 Questionnaire Survey showed that most residents felt that the</p>	

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				<p>latest and up-to-date evidence of housing need.</p> <p>There is currently insufficient evidence to underpin the scale of housing growth being considered. This should be provided to enable the proposed level to be properly examined.</p> <p>Furthermore, flexibility should be built into the plan to enable the GANP to be relevant during its plan period to the emerging Strategic Local Plan changes. In terms of the Housing Supply, we feel that there has been a missed opportunity for the inclusion of redevelopment of Brownfield Land / Previously Developed Land (PDL). Such sites offer a sustainable form of development and are encouraged through national planning policy. An additional policy should be included within the GANP which seeks to reuse PDL and help provide much needed housing. Such sites</p>	<p>Neighbourhood Plan should make some provision for more housing.</p> <p>The former bus depot site has been the subject of a planning application for the demolition of Existing Buildings and Erection of five detached two-storey dwellings, detached car barn and replacement vehicular access (E/22/01504/FUL) which was refused by notice dated 14 February 2023. The subsequent planning appeal (APP/M2840/W/23/3318249) was dismissed on 1 December 2023. The appeal inspector concluded that the proposed development would have an adverse</p>	

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				<p>should be considered prior to the development of greenfield sites.</p> <p>Proposed wording for an additional policy: "Policy XX: Previously Developed Land: Developments proposed on previously developed sites will be supported where they meet the identified housing needs of the village."</p>	<p>effect upon the character and appearance of the surrounding area and would be inappropriately located. The scheme would conflict with the development plan taken as a whole.</p>	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	74	9.12		<p>Roebuck Land and Planning has been engaged by Mr and Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd) to promote their land interests in Great Addington. Our clients own the former bus depot on Cranford Road. This previously developed land offers an opportunity to provide much needed homes in a sustainable location.</p>	<p>The former bus depot site has been the subject of a planning application for the demolition of Existing Buildings and Erection of five detached two-storey dwellings, detached car barn and replacement vehicular access (E/22/01504/FUL) which was refused by notice dated 14 February 2023. The subsequent planning appeal</p>	No change



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					(APP/M2840/W/23/331 8249) was dismissed on 1 December 2023. The appeal inspector concluded that the proposed development would have an adverse effect upon the character and appearance of the surrounding area and would be inappropriately located. The scheme would conflict with the development plan taken as a whole.	
Mr and Mrs W and J Brown	74			The purpose of a Settlement Boundary is to ensure that sufficient housing and employment land is available in appropriate locations that can be supported by existing infrastructure and avoid impinging into the local countryside. It is national and local planning policy that	Settlement boundaries, or planned limits of development, have long been used to manage development around the periphery of built-up areas to prevent the sprawl of development into the countryside and to protect the landscape	No change

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				<p>development in the countryside should be carefully controlled. The parish is predominately rural in nature with the built-up area surrounded by open and attractive countryside. In planning terms, land outside a defined Settlement Boundary, including any small groups of buildings or small settlements, is treated as countryside. Defining a settlement boundary for Great Addington will help ensure that development is focused upon sustainable locations as well as helping to maintain the special character of the Parish in accordance with the aims and objectives of the Neighbourhood Plan. Any housing land allocations should be brought within the settlement boundary.</p>	<p>setting of settlements. The Rural North, Oundle and Thrapston Plan defined a Settlement Boundary for Great Addington, but this has been replaced by the East Northamptonshire Local Plan Part 2 which no longer defines settlement boundaries but allows for neighbourhood plans to decide their own.</p> <p>Our 2023 Questionnaire Survey shows that 76% of respondents think that a Settlement Boundary is a good way of managing housing development, therefore the Neighbourhood Plan defines a new Great Addington Settlement Boundary</p>	

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					to help identify opportunities for infill development. Beyond the Settlement Boundaries new built residential development will not generally be supported. Site C: South of Cranford Road, lies outside the proposed Settlement Boundaries for Great Addington.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	74	9.12		Many of the policies within the GANP focus mainly on limiting or restricting development and keeping the areas beyond the built-up area open and free from development.	Beyond the Settlement Boundaries new built residential development housing proposals may be supported where: <ul style="list-style-type: none"> <li>▪ it is for rural exception affordable housing scheme in accordance with Joint Core Strategy Policy 13;</li> <li>▪ it meets an essential need for a rural</li> </ul>	No change

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					<p>worker in accordance with Joint Core Strategy Policy 13;</p> <ul style="list-style-type: none"> <li>▪ it is a replacement dwelling in accordance with East Northamptonshire Local Plan Policy EN4;</li> <li>▪ in accordance with the National Planning Policy Framework: <ul style="list-style-type: none"> <li>▪ the development would represent the optimal viable use of a heritage asset in accordance with the National Planning Policy Framework;</li> <li>▪ the development would re-use a redundant or disused building</li> </ul> </li> </ul>	

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					<p>and enhance its immediate setting;</p> <ul style="list-style-type: none"> <li>the development would involve the subdivision of an existing residential building; or</li> <li>the design is of exceptional quality.</li> </ul>	
North Northamptonshire Council	75		GA16	I think Policy GA16 fits better being covered in Policy GA15 rather than as a single line of policy standing alone.	The Council's preference is noted, but with no other objections to the current approach the Parish Council does not wish to make a change.	No change
Mr and Mrs W and J Brown	75	9.14		<p>The following key benefits are identified for the development of housing on site C. These are discussed further in this statement.</p> <ul style="list-style-type: none"> <li>Site C provides a small site of just less than 1ha that fulfils the various planning policy criteria</li> </ul>	The starting point for the identification of potential housing sites was the North Northamptonshire Council's assessment of land availability. Local Planning	No change

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				<p>established in the recently Adopted Local Plan.</p> <ul style="list-style-type: none"> <li>• The site has a small, contained area that will enable housing development within the parameters established in the Neighbourhood Plan, and no more.</li> <li>• The site is well related to the settlement but outside the village core, thereby avoiding impacts on the character of the village resulting from infill cramming.</li> <li>• There would be no impact upon views of All Saints Church from this location.</li> <li>• The indicative rural housing need target for Great Addington set out in the Adopted Local Plan is in the range 11-20 dwellings. Site C can accommodate a development within this range.</li> <li>• The three most important priorities for housing in the Parish are considered to be:</li> </ul>	<p>Authorities are required to prepare a strategic Housing and Economic Land Availability Assessment (HELAA) that provides evidence on the potential supply of housing and economic land. As part of developing a new HELAA, North Northamptonshire Council conducted a Call for Sites consultation between 12 January and 25 April 2022 (although sites could be submitted until the end of May 2022). This allowed interested parties to submit potential sites for consideration. A local 'call for sites' was also undertaken by Great Addington Parish</p>	

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				<ul style="list-style-type: none"> <li>- 3-bed houses (e.g. for families with children)</li> <li>- 2-bed houses (e.g. for couples, smaller families, single parents, singles with child access and frequent visitors)</li> <li>- 2/3bed bungalows for downsizing older people</li> <li>• Site C offers the potential for developing a mix of properties on a single site to help address the identified priorities for the Parish.</li> <li>• Typical floorspace sizes would be in the order of:               <ul style="list-style-type: none"> <li>- Bungalow (75-80m<sup>2</sup>)</li> <li>- 2 bed house (75-100m<sup>2</sup>)</li> <li>- 3 bed house (100-140m<sup>2</sup>)</li> </ul> </li> <li>• It is a requirement of the Adopted Joint Core strategy that for schemes in excess of 11 dwelling in rural areas the local planning authority will seek the provision of 40% affordable housing of total dwellings.</li> <li>• In producing a scheme for the development of Site C due regard would be taken of the</li> </ul>	<p>Council between 1 August and 30 September 2023. A total of three sites were put forward by landowners and developers in Great Addington.</p> <p>Basic information was gathered for each site and each option was appraised for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered. One of the sites was discarded as being unsuitable and on Saturday 27 January 2024, residents, landowners and</p>	

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				<p>guidance contained in this recently drafted Great Addington Design Guide. The checklist of general design guidelines in Section 4 would inform the development.</p> <ul style="list-style-type: none"> <li>• The Governments' National Minimum Space Standards would be applied.</li> <li>• Accessibility requirements and future adaptability would also be incorporated.</li> <li>• Energy efficiency systems and building materials would be utilised.</li> <li>• The development of this site may enable the 30mph zone to be extended westward with the potential for traffic calming measures to be introduced as part of the scheme.</li> </ul> <p>The parcel of land identified as Site C extends to 0.9Ha (2.2acres) and is located to the west of the village, south of Cranford Road, between the properties occupying Rushwell</p>	<p>developers were invited to attend a drop-in session that set out the results of the site assessment process and invited comments on the remaining two sites. The preferred housing site is to the north of Cranford Road, opposite Rushwell Close. The site will provide around 16 dwellings together with a community recreation area. The merits of Site C: South of Cranford Road were considered objectively. However, the site is not allocated for housing development in the Great Addington Neighbourhood Plan and it is not needed to</p>	



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				<p>Close to the east and 'The Willows' to the west. Opposite to the north are the range of buildings and residential property comprising Rush Glen Farm, which is also home to two commercial enterprises. A storage yard area extends westward on the north side of Cranford Road. The land is level grazing land, bounded by hedgerows to the west and along the Cranford Road. Some hedging and established fencing is present along the other boundaries. A track leading to Patch Lodge runs along the western boundary. There are no public rights of way within or adjoining the land.</p>	meet the housing requirement.	
Mr and Mrs W and J Brown	75	9.14		<p>In the time available for a response in January 2024 it was not possible to generate a detailed scheme for the site. Nor is this a requirement at this stage, given that the</p>	The starting point for the identification of potential housing sites was the North Northamptonshire Council's assessment of land availability.	No change

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				<p>Neighbourhood Plan is concerned (amongst other things) with land allocation to meet local needs. However, consideration has been given to the general form and nature of a scheme for the site in principle. There is evidently a mixed pallet available in terms of external materials that can be drawn for local properties: ranging from rendered finishes through red brick to dressed stone; from slates to pantiles.</p> <p>This offers the opportunity for a variety of differing finishes to adjacent properties that will assist in offering a visually sympathetic appearance, as distinct from a uniform group of dwellings all in the same materials. A varied layout, with distinct variations in roof line and building articulation would assist in producing an interesting scheme. The photographs used in this submission present a not</p>	<p>Local Planning Authorities are required to prepare a strategic Housing and Economic Land Availability Assessment (HELAA) that provides evidence on the potential supply of housing and economic land. As part of developing a new HELAA, North Northamptonshire Council conducted a Call for Sites consultation between 12 January and 25 April 2022 (although sites could be submitted until the end of May 2022). This allowed interested parties to submit potential sites for consideration. A local 'call for sites' was also undertaken by Great</p>	

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				<p>dissimilar location to Site C forming an extension to a linear village on a roughly rectangular site containing some 16 dwellings in an irregular layout that looks outward toward the countryside as much as possible. A Building line has been established, set back from the road, with a frontage wall that might be just as appropriate in Great Addington, given the historic walls so highly regarded by local residents.</p> <p>The access point from the Cranford Road into Site C would need to be subject to a detailed assessment. However, the illustrative scheme below (also at Appendix 3) indicates that there is sufficient frontage to enable a suitable entrance to be provided. A short connection to the existing public footpath is also achievable.</p> <p>The development of Site C would also present an opportunity to consider the</p>	<p>Addington Parish Council between 1 August and 30 September 2023. A total of three sites were put forward by landowners and developers in Great Addington.</p> <p>Basic information was gathered for each site and each option was appraised for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered. One of the sites was discarded as being unsuitable and on Saturday 27 January 2024, residents,</p>	

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				<p>repositioning of the 30mph zone for the village that may provide a means of bringing vehicle speeds down earlier. Traffic calming measures might also be considered in the form of psychological calming techniques, or village gateway formats (examples below). The land referred to as site 'C' in this submission presents an ideal opportunity to satisfy Parish's aspirations for future housing need.</p> <p>The site is well related to the village and can be developed without impacting the existing settlement and its various historic assets.</p> <p>The site is of sufficient size to deliver a mix of housing types in line with the stated aspirations of the draft Plan.</p> <p>A Development Brief approach would be a realistic and helpful means of ensuring that the site's development accords with the aims and objectives of the</p>	<p>landowners and developers were invited to attend a drop-in session that set out the results of the site assessment process and invited comments on the remaining two sites (including Site C: South of Cranford Road).</p> <p>The preferred housing site is to the north of Cranford Road, opposite Rushwell Close. The site will provide around 16 dwellings together with a community recreation area.</p> <p>The merits of Site C: South of Cranford Road were considered objectively. However, the site is not allocated for housing development in the</p>	

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				<p>Neighbourhood and Local Plan policies.</p> <p>The published design guide can inform the format and building styles adopted within any scheme, which can be delivered; as evidenced from the example shown in this submission.</p> <p>There are opportunities to introduce beneficial elements for the village as a whole; for example traffic calming measures.</p> <p>Site 'C' is therefore proposed for inclusion within the Neighbourhood Plan as a potential future housing site; subject to the various development and design guidance which can properly control the manner in which this site may be brought forward in the future.</p>	Great Addington Neighbourhood Plan and it is not needed to meet the housing requirement.	
North Northamptonshire Council	76		GA17	For the housing site Policy GA17 I would recommend some amendments.	Criterion Cc makes it clear that the proposed recreation area can contribute to on-site	No change

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				<p>Criterion C c delete reference to BNG, this has already been covered in C a</p> <p>Criterion D be deleted as this is already covered in guidance, repeating it here does not therefore add anything and is not required.</p> <p>Criterion E, add wherever possible.</p> <p>Criterion F as worded is subjective, how will this be assessed? I would suggest deleting unless there is something specific. Issues relating to residential amenity eg distance, overlooking etc are already covered by legislation and policies.</p> <p>Criterion H Suggest rewording as follows: speed reduction measures will be supported on the Cranford Road approach to the village.</p>	<p>mandatory biodiversity net gain, rather than it being an additional requirement.</p> <p>Criterion D is a specific requirement of Natural England which has the statutory purpose of ensuring that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>The undergrounding of overhead electricity lines across the site will provide an environmental enhancement and was a consideration in the site selection process.</p> <p>Criterion F protects the residential amenities of adjoining properties</p>	

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					and is an important consideration for the development of this site. The most important issue for Great Addington's residents is traffic. The opportunity to speed reduction measures on Cranford Road was an important consideration in the site selection process.	
Anglian Water	76		GA17	Anglian Water notes the inclusion of criterion B under this policy requiring "A sustainable drainage system with suitable surface water and foul water drainage strategies devised in consultation with the relevant infrastructure bodies". Anglian Water supports requiring new development to be served by sustainable infrastructure provision and that does not result in a detrimental impact on	Noted	No change

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				<p>existing infrastructure, including sewers and surface water and watercourse flooding. Developers are, therefore, encouraged to engage in early discussions with Anglian Water's predevelopment team Developing (anglianwater.co.uk), so that connections or any upgrades to our network are addressed for when planning applications are submitted to the local planning authority.</p> <p>We will always recommend that SuDS are prioritised to manage surface water on site, to ensure that connections to a surface water sewer are only considered as a last resort, and any modelling and necessary upgrades are undertaken at the developer's expense.</p>		
Environment Agency	76		GA17	We note there is only one reference to foul drainage in the Plan. This is in Policy GA17, specifically relating to land	Anglian Water has been consulted.	No change



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				<p>North of Cranford Road, Great Addington.</p> <p>It is considered that more needs to be included on this topic in general.</p> <p>Related to this, we see from page 6 of the AECOM SEA Environmental Report that our previous recommendation that Anglian Water Services (AWS) are consulted on the Neighbourhood Plan to see whether there are any Water Recycling Centre (WRC) capacity issues, in terms of serving new development, has been passed to the Neighbourhood Plan group.</p> <p>We should be grateful if you could engage in discussions with AWS. It is advisable for you to adhere to any recommendations from AWS regarding capacity and any additional burden on the sewage system. Depending on what they say, there may be</p>		

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				<p>wording from them that you can include in the Plan.</p> <p>Any new developments should also consider connecting to the public sewage network in the area, as this is crucial for ensuring that foul water is properly treated by the WRC.</p> <p>Finally, on this topic, we welcome the reference in Policy GA8 water efficiency. This will help reduce the amount of foul drainage from developments within the Neighbourhood Plan area and lessen any pressure on WRCs.</p>		
Historic England	76		GA17	<p>Having reviewed the information provided, we note that the proposed housing allocation site on land to the north of Cranford Road has the potential to impact upon the setting of the Grade II* listed Church of All Saints. This is highlighted within the supporting documentation- Strategic Environmental Assessment (SEA) for the Great</p>	Agreed	<p>The recommendations of the Strategic Environmental Assessment (SEA) Environmental Report be incorporated into the submission version of the Neighbourhood Plan.</p>

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				<p>Addington Neighbourhood Plan Report (May 2024).</p> <p>In particular, paragraph 9.26 of this document, which notes that-</p> <p>The site allocation policy does not make specific stipulations for the historic environment. Whilst the site is broadly removed from heritage constraints, it is noted that developing the site could impact upon views from a Grade II* listed structure; therefore, impacting upon its special qualities.</p> <p>..... and goes on to advise that-</p> <p>It is recommended that a stipulation is included within the site allocation policy to reduce any potential visual impacts to and from the asset. This could include landscaping to screen development from the feature. We support this view and recommend that Policy GA17 within the neighbourhood plan</p>		<p>An additional criterion be added to Policy GA17 to read:</p> <p><i>The proposal should be supported by a Heritage Statement that includes an appraisal of the likely impact of the design, materials, layout, scale, height and mass of the development on the setting of All Saints' Church. In particular, the development should seek to retain key views of the Church tower.</i></p>

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				is amended to reflect the comments within the SEA report, in order to reduce any potential visual impacts to and from the highly graded listed building.		
Natural England	76		GA17	<p>Natural England welcomes the requirement, set within Policy GA17, for the development of around 16 new homes on land north of Cranford Road to mitigate any adverse effects on the SPA, to Natural England's satisfaction, prior to planning permission being granted. The HRA recommends strengthening the current policy wording so that it reads as follows:</p> <p>The proposal must demonstrate to the satisfaction of Natural England that there is an adequate solution to mitigate the effects of development on the Upper Nene Valley Gravel Pits SPA to ensure no adverse effects on the integrity of the</p>	Agree	<p>Criterion D of Policy GA17 be modified as follows:</p> <p><i>The proposal must demonstrate to the satisfaction of Natural England that there is an adequate solution to mitigate the effects of development on the Upper Nene Valley Gravel Pits SPA, through recreational pressure and/or impacts to functionally linked land, to ensure no adverse effects on</i></p>

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				<p>Habitats Site prior to any grant of planning permission.</p> <p>Whilst we generally support the above proposed policy wording our advice is that this should be strengthened further, along the following lines, to provide more robust protection to the UNVGP SPA:</p> <p>The proposal must demonstrate to the satisfaction of Natural England that there is an adequate solution to mitigate the effects of development on the Upper Nene Valley Gravel Pits SPA, through recreational pressure and/or impacts to functionally linked land, to ensure no adverse effects on the integrity of the Habitats Site prior to any grant of planning permission.</p> <p>Subject to the inclusion of policy wording, in accordance with our advice above, Natural England will have no objection to the GANP.</p>		<p><i>the integrity of the Habitats Site result prior to any grant of planning permission.</i></p>

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Sport England	76		GA17	<p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood</p>	As set out in paragraph 1.26, when considering a development proposal, all the relevant policies of the Neighbourhood Plan will be applied. This includes Policy GA10: Design and Policy GA18: Housing Mix.	No change

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				plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.		
Headland	76		GA17	<p>We fully support the inclusion of Land North of Cranfield as a housing allocation.</p> <p>The land will provide material benefit to the village through sizeable public open space at the heart of the village, which is something that is only available some distance out of the village at the playing fields. Further, it will provide a range of types and sizes of housing across market and affordable tenures, allowing first time buyers and downsizers to remain in the village.</p> <p>Through the proactive selection of this site for development in the Neighbourhood Plan, the future</p>	Confirmation that the allocated housing site is available, deliverable, and suitable for development is welcomed.	No change

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				<p>sustainability, viability and vitality of village services will be protected.</p> <p>Availability</p> <p>The Land is owned in a single clean title, held in trust, with Headland Developments having an agreement to promote the land for high quality development.</p> <p>The Landowner has been involved with the proposals and is willing and able to release the land for development, with no tenancies in place which would constrain this, and shares Headland's ambition to see high quality development on this land. It has been in their family since their ancestors' ownership of the Manor House, with the development on this site contributing to an important legacy of stewardship for the area.</p> <p>Headland Developments is a private SME property company based in North Northants. The</p>		



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				<p>business mission is to deliver small scale, low density and high quality homes of architectural merit that reflect the local vernacular in excellent villages such as this. Our collective experience of over 30 years in the industry allows us to overcome the many obstacles that are presented with planning and development to deliver high quality homes for all to be proud of.</p> <p>The land is therefore available for development.</p> <p>Achievability</p> <p>Whilst the detail of all technical considerations will be demonstrated through an outline planning application in due course, there are no significant physical constraints that would stop this land from being developed. It is remarkably well contained and unconstrained, being outside of flood zones,</p>		

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				<p>surface water risk areas, no footpaths, possessing suitable potential access points, is low in ecological and landscape interest, has no listed assets in its vicinity and has utility assets within or adjacent to the boundary.</p> <p>To deliver the green space, it will be laid out during the development and then passed via long lease to a management company which will be responsible for maintaining the space. The maintenance will be funded by an estate charge which will be levied on the new dwellings that form part of the planning application, at no cost to the wider village or Parish Council. This ensures the village does not have the liability of looking after the space in perpetuity.</p> <p>Headland Developments is confident in the developments ability to achieve the requirements of the Design</p>		

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				<p>Code, in order to deliver an in-keeping development. We enclose an illustrative layout and indicative street scenes that were exhibited at the public consultation event.</p> <p>Once the Neighbourhood Plan passes referendum, Headland will prepare an outline planning application to be submitted to North Northamptonshire Council for their consideration. This will involve consultation with the Parish and village prior to its approval and will be reviewed by the case officer for its compliance with the adopted policy in the Neighbourhood Plan. The land is therefore achievable for the proposed development.</p> <p>Suitability</p> <p>The proposal for a mix of dwellings types and sizes, including affordable housing and approximately half of the gross land area being green</p>		

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				<p>space, is in accordance with the findings of the Village Questionnaire. It therefore meets the needs identified by residents which highlighted a lack of such housing for downsizers and first time buyers.</p> <p>The site is also located close to the centre of the village, allowing future residents to use walking and cycling modes of transport to support the Primary School, Church, Village Hall and Public House.</p> <p>The site is therefore suitable for the aims and ambitions of the Neighbourhood Plan.</p> <p>Conclusion</p> <p>In summary, Headland and the Landowner are fully supportive of the draft Neighbourhood Plan and Policy GA17. The land is available, deliverable, and suitable for development in accordance with the proposed policy and will provide lasting benefits to the</p>		

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				sustainability and vitality of Great Addington.		
Molly Raven, Hugh Raven, Beatrice Raven and Freddie Raven	76		GA17	If the development of 16 dwellings on north Cranford Road goes ahead, will that a) restrict any further development to 4 dwellings in the next 15 years and b) ensure that no other development can take place outside of the village boundary. My concern with the plans for North Cranford Road is Headland Developments originally indicated their intention to build 40 houses on the site. They have now reduced this to 16, however, over time it is usual for the developer to increase the footprint, once they have the infrastructure in place. The letter dated 30th January 2024 from Headland Developers causes concern in their request to allocate the whole 1.3ha inside the boundary. I am strongly against this and would ask the Parish council to restrict	Policy GA17 makes it clear that of the 1.4 hectare site, 0.61 hectares is for housing development and the remainder being green space.	No change

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				<p>the area to be included in the boundary for development to the 1.5 acres (drawn in red in the first diagram) and retain the area in blue outside of the boundary and therefore ensure it is not eligible for development at any time.</p> <p>I support the plans for the recreational park (Rev C 300124) as part of the plan for the whole area, but am concerned about how the PC can enforce this under planning permission.</p>		
North Northamptonshire Council	79		GA18	Policy GA18 I am not clear what this policy adds to existing guidance?	In planning for new homes, there should be a mix of housing to meet the needs of people living locally. Policy GA18 provides for a housing mix that takes account of the North Northamptonshire Housing and Economic Needs Assessment	No change

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					and local characteristics.	
North Northamptonshire Council	81		GA19	<p>Policy GA19 The focus on first homes should be clearly evidenced, based on a housing needs study. I would like to have discussed this a bit more but wanted to get the response back to you today. Therefore, it would be helpful to discuss this policy with the council's housing strategy and enabling officer Dez Tanser.</p> <p>Further, a local connections test should only be applied to affordable housing as part of a cascade approach whereby if there is nobody with a local connection the properties can be offered to those from further afield. A narrow local connections test would severely restrict the marketing potential of dwellings and would no doubt affect the ability of potential owners to obtain mortgages. This would likely make the delivery of market housing to</p>	<p>First Homes has been the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. However, the Government is seeking views on its proposed approach to revising the National Planning Policy Framework. The proposals include removing the prescriptive requirements relating to affordable home ownership products. Nonetheless, our 2023 Questionnaire Survey indicates that affordable home</p>	No change

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				meet the needs of local people even more difficult to achieve contrary to the aims of the plan. Other neighbourhood plans in the North Northants area (e.g. Wollaston) have sought instead to encourage developers to offer the market housing for sale locally first for an agreed period of time. This approach is more justifiable.	ownership is the preferred means of providing for those in need of affordable housing. Policy GA19 ensures that new affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in the Great Addington Neighbourhood Area. It does not prevent houses being offered further afield if there is no local take-up. The policy simply prioritises people with a local connection.	
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	86		GA21	The support provided to businesses is very welcomed however we would recommend one relatively minor amendment to Policy GA21 'Business Conversion of Rural Buildings'.	National Planning Policy Framework paragraph 115 makes it clear that development should only be prevented or	Criterion E of Policy GA21 be modified to: <i>The proposed development would not have an</i>



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				We recommend limb E is amended as follows: Suggested Change: "E. The proposed development would not result in severe harm <del>generate traffic of a type or amount harmful</del> to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and"	refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.	<i>unacceptable impact on highway safety, or the residual cumulative impacts on the road network would not be severe, or require improvements which would detrimentally affect the character of such roads or the area generally; and</i>
Mr & Mrs M Bowness and Mr R Hammond (Hammond Interiors Ltd)	87			Appendix 1: Locally Important Views provides slightly more details on the selected views. This section requires further clarity and should include an assessment of the value each 'locally important view' provides, and further information should be given on the evidence and justification for each view. Proposed Change: Further	Appendix 1 provides sufficient justification for the identification of Locally Important Views. The evidence supporting the choices made and the approach taken is proportionate and robust.	No change

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				assessment and justification of the locally important views.		