



West Northamptonshire Joint
Core Strategy

Habitats Regulations
Assessment Addendum Report

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**West Northamptonshire Joint
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1 Introduction

This report forms an addendum to the Appropriate Assessment Report (ENVIRON February 2011) for the West Northamptonshire Pre-Submission Joint Core Strategy January 2011¹. The West Northamptonshire Pre-Submission Joint Core Strategy and accompanying AA Report were subject to six weeks' consultation. The West Northamptonshire Pre-Submission Joint Core Strategy received a number of consultation responses, which have been taken into account by the West Northamptonshire Joint Planning Unit (WNJPU) in setting out the Proposed Changes. This addendum accompanies the Proposed Changes to the Pre-Submission version of the West Northamptonshire Joint Core Strategy (WNJCS) and sets out the assessment of the Proposed Changes to the WNJCS.

This report is structured as set out below:

- Chapter 1 – Introduction;
- Chapter 2 – Background;
- Chapter 3 – Review of the Proposed Changes to the Pre-Submission WNJCS Methodology; and
- Chapter 4 – Results of the Habitats Regulations Assessment and Conclusions.

¹West Northamptonshire Joint Planning Unit (2011) West Northamptonshire Joint Core Strategy, Pre-Submission. Available from:

<http://www.westnorthamptonshirejpu.org/gf2.ti/f/278178/6794117.1/PDF/-/WNPSJCS.pdf>

2 Background

The Emergent Joint Core Strategy (JCS) was consulted on during Summer 2010. All of the feedback on the Emergent JCS consultation was used to inform the policy direction and proposed development areas detailed in the next version of the JCS, known as the 'Pre-Submission Joint Core Strategy'. The Pre-Submission JCS, accompanied by an AA Report prepared by ENVIRON, was subject to a formal stage of consultation in February and March 2011. The amount of development proposed in the Pre-Submission JCS was significantly reduced from that proposed in the Emergent JCS which reflected changes to the economic landscape, results of detailed studies and consultation responses.

Following the formal stage of consultation on the Pre-Submission, in light of the representations received and changes to national planning policy the Joint Strategic Planning Committee has recommended further changes be made to the Pre-Submission JCS. These 'Proposed Changes' are considered necessary to ensure the Strategy is sound. The vast majority of the changes are simply to factually update the plan or to correct minor drafting errors and these are termed minor changes. The changes proposed do not alter the vision and the spatial strategy. The more significant changes proposed are set out below.

2.1 A new Objective 16

The Proposed Changes identify an additional objective to the JCS. Objective 16 refers to the need to conserve and where possible enhance important heritage assets. Whilst heritage is mentioned in Objective 15 it was considered reference to heritage and the need for its appropriate protection should be expanded in an additional and separate objective.

2.2 The Spatial Strategy

The Spatial Strategy remains unchanged other than minor rewording to update the section and to update the housing, retail floorspace capacity and employment figures it contains. Revised housing figures take account of new planning consents since the Pre-Submission version was first published which reduces the remaining housing requirement from 21,370 homes to 19,810 homes. The job numbers are increased from 16,000 to 19,000 (as explained under the heading Economic Advantage below). Retail floorspace capacity is reduced largely due to a reduction in available spending, although the Grosvenor Centre redevelopment remains unchanged and is a key element for delivery within the plan.

The hierarchy of towns and centres and the distribution of the development between these places remains unaltered in the JCS. This includes maximising the use of land and buildings within the existing urban areas of the towns and by developing new Sustainable Urban Extensions (SUEs).

2.3 Sustainable Development

The overall aim of the Pre-Submission JCS is to deliver sustainable development and this aim continues and is supported by Proposed Changes which ensure the policy basis is robust and in line with the new National Planning Policy Framework. Proposed Changes include some rewording of the Pre-Submission JCS Policy on Sustainable Development Principles (Policy S10) including reference to development being designed to improve environmental performance, energy efficiency and adapt to a changing climate over its lifetime. A new policy titled Low Carbon and Renewable Energy (Policy S11) is introduced

via the Proposed Changes which requires major development to contribute to reductions in carbon emissions.

2.4 Connections

The Proposed Changes add further detail to the delivery of improvements to the A45 between Junction 15 of the M1 and the Great Billing Junction at Northampton. Reference is also made to A43 Kettering to Northampton Improvements at Policy C3 titled Strategic Connections.

2.5 Economic Advantage

A central and continuing theme for the JCS is to secure economic stability for the area and a range of job opportunities.

Since the consultation on the Pre-Submission JCS Northampton has been awarded an Enterprise Zone. The Northampton SEMLEP Waterside Enterprise Zone will support the regeneration of Northampton town and bring with it some 7,000 new jobs. Northampton University has recently announced its intention to move to the Waterside area of Northampton. Due to this new focus of employment opportunities and higher level education provision the Proposed Changes envisage the location of a Technology Realm within the Enterprise Zone which will benefit from this synergy. Hence the reference to a Technology Realm located at Northampton North Sustainable Urban Extension will no longer be sustainable and the Proposed Changes take this into account.

The Proposed Changes make provision for 19,000 new jobs increasing the number of jobs by 3,000 from the figure stated in the Pre-Submission JCS version. This increase seeks to ensure a range of jobs are provided and to acknowledge that although Northamptonshire has remained reasonably resilient to the recent economic downturn, some jobs have been lost.

There is no change proposed to the need to protect existing employment sites and the town centres of Northampton and Daventry will continue to be the focus of regeneration, renewal and jobs growth. The strategic role of Daventry International Rail Freight Terminal (DIRFT) and Silverstone Circuit is maintained within the JCS, and SUEs in all four of the West Northamptonshire towns will continue to provide for local employment opportunities.

2.6 Housing

The Proposed Changes to the housing section of the JCS reflect the updated housing numbers as in the Proposed Changes to the Spatial Strategy. Further Proposed Changes are made in relation to affordable housing requirements to take account of the Government's announcement of a new affordable rent model. This allows Registered Providers of affordable housing to charge rents on new build developments and relets. The Affordable Rent tenure has now been included within the definition of affordable housing set out in the National Planning Policy Framework and the Strategic Housing Market Assessment (SHMA) was consequently updated to reflect the Affordable Rent tenure.

Policy H2 of the JCS deals with the proportion of affordable housing required on development sites. Proposed Changes to this policy include the introduction of a revised percentage of affordable housing requirements for developments in rural and urban areas

and revised requirements for affordable housing and site size thresholds to reflect the results of the updated SHMA.

Policy H3 refers to the provision of housing in rural areas as rural exceptions sites. Proposed Changes to this policy are as a consequence of the provisions of the National Planning Policy Framework which encourages Local Planning Authorities to consider the provision of market housing where this would ensure the delivery of affordable housing to support rural exception schemes.

2.7 Built and Natural Environment

The Built and Natural Environment section of the JCS contains a range of policies covering topics such as biodiversity, green infrastructure, landscape, heritage assets, water, pollution and ground instability.

There are some significant Proposed Changes to policies within this section including changes to the Upper Nene Valley Gravel Pits Special Protection Area where further assessment has resulted in the definition of a defined protection zone shown on a new Figure 7 included within the JCS.

The Proposed Changes divide policy BN7 titled Flood Risk into two policies covering Flood Risk and a new policy BN7A titled Water Supply, Quality and Wastewater Infrastructure. The new policy seeks to ensure new developments take full account of the need for an adequate water supply and waste water infrastructure and to ensure that as far as practicable water quality is protected or improved.

2.8 Infrastructure

A major concern of local communities is to ensure that facilities and services are provided to meet future growth. A key requirement of the JCS is to secure appropriate levels of funding to ensure that supporting infrastructure (such as highway improvements, public transport provision, schools, healthcare facilities, local shops, leisure facilities and green spaces) is provided at an appropriate level and in a timescale where it is able to support development from the outset. The Proposed Changes to the Pre-Submission JCS update the information in relation to known infrastructure requirements and a new appendix 4 Infrastructure Requirements to the JCS is included. This updates detailed information in relation to the Key Primary Infrastructure Projects included at Table 7 of the JCS.

2.9 Sustainable Urban Extensions (SUEs)

The JCS approach to locating new development continues the concept of Sustainable Urban Extensions (SUEs). These are located around Northampton, Daventry, Towcester and Brackley and will accommodate the housing needs of each area. There are however some detailed Proposed Changes to the land use requirements for some of the SUEs as set out below.

The Technology Realm is relocated from Northampton North SUE to the Northampton SEMLEP Waterside Enterprise Zone (as described above).

Northampton Kings Heath SUE (known as Dallington Grange) is reduced from 3,500 dwellings to 3,000 dwellings in recognition of some site constraints including archaeology and ecology.

Daventry North East SUE (also known as Churchfields) will deliver around 2,000 dwellings to 2026 instead of 2,500 dwellings although the overall development remains at 4,000 dwellings. The slower delivery of houses in the period to 2026 is anticipated due to the slowing of the economy and house building rates generally that are anticipated in the early part of the plan period.

Towcester South SUE will still deliver 1,500 dwellings in the period to 2026 but the overall size of the SUE will be reduced by 300 dwellings to 3,000 in recognition of prevailing market conditions.

Brackley East SUE is reduced by 30 dwellings to 350 dwellings to reflect the most up to date detailed information on the development of the site.

There are also some Proposed Changes that apply to all SUEs for example reference to Park and Ride provision is deleted from all SUEs. Northamptonshire County Council as highway authority considers that even on the busiest corridors delivering Park and Ride within the period to 2026 will be unlikely and a viable business case for establishing a Park and Ride bus service has not been established from any of the identified SUEs.

Proposed Changes also provide for a greater degree of flexibility in relation to the retail provision at new Local Centres within the SUEs. However, these will still be subject to impact assessment over 1,000 sqm.

2.10 The Rural Areas

Much of West Northamptonshire is rural in nature with a dispersed network of almost 190 villages and hamlets. The rural communities account for approximately one-third of West Northamptonshire's population. In Daventry and South Northamptonshire districts the percentage of people living in rural communities is as high as 75%.

Policy R1 of the Rural Areas section refers to the Spatial Strategy for the Rural Areas. Proposed Changes to this policy seek to clarify the scale of growth that is required in the rural areas and to provide greater flexibility for local decision making in recognition of the introduction of Neighbourhood Plans in the Localism Act.

The Proposed Changes specify that within the rural area of Daventry District an additional 1,355 dwellings will be built and that South Northamptonshire's rural area should deliver an additional 1,790 dwellings over the remaining years of the plan period. They also enable the local authorities, in consultation with their local communities, to determine a settlement hierarchy for the rural area and the scale of development that will be accommodated by individual settlements.

3 Methodology

The review of the Proposed Changes to the Pre-Submission WNJCS followed a transparent process, firstly screening the changes to the JCS in order to determine whether they could result in any Likely Significant Effects (LSEs) on any European designated sites (e.g. housing number alteration) or if they were simply presentational (e.g. paragraph number changes). Secondly the altered policies were reviewed against the January 2011 HRA findings to ensure that the measures put forward to avoid effects on European designated sites were still reflected within the JCS. The summary of the review of policies is documented within Section 4 of this addendum report. A table setting out the screening of the changes to the JCS is presented within Annex A of this addendum report.

Policy BN7a is the only new policy which was not included within the February 2011 Pre-Submission JCS which was subject to HRA. Policy BN7a has been subject to HRA screening and the findings are presented in Annex A of this addendum report.

4 HRA findings and Conclusions

4.1 Introduction

The Proposed Changes to the Pre-Submission policies have largely been in relation to clarifications and updates as a result of consultation and/or the publication of the National Planning Policy Framework (NPPF). The nature of these changes has for the most part been negligible. Sub-section 4.2 sets out a summary of the results of the screening exercise, identifying the element of the JCS that the change relates to and whether any LSEs have been identified.

4.2 Results of the screening exercise

Spatial Strategy New Paragraph.5.41: The increase in job numbers is not considered likely to have an effect on any designated sites as the distribution of the employment locations has not changed.

Policy S8 and Policy E3: The eastern perimeter of the SEMLEP is approximately 1.5 km from the Upper Nene Valley Gravel Pit SPA. There is potential for the SEMLEP Enterprise Zone designation to increase the traffic on the A45 (Nene Valley Way) to the north and east of the site through redevelopment. The effects of this may be increased road noise, NOx and PM10 emissions and pollution from water runoff of the road. Parts of the SEMLEP Enterprise Zone could be in hydraulic connectivity with the Upper Nene Gravel Pit SPA and Ramsar as many of them are located on the banks of the river Nene. Therefore construction and operational activities have the potential to adversely affect water quality in the river Nene. However Policies S10, BN4, BN7a and BN9 provide adequate protection with relation to pollution control, maintaining water quality and protection of the Upper Nene Valley Gravel Pit SPA and Ramsar.

Policy S10: The deletion of the requirement to achieve Code Level 4 for all residential developments and BREEAM Very Good could reinstate an adverse effect on Rutland Water and the UNGP sites which was identified at the Emergent Core Strategy stage and mitigated for by the inclusion of the requirement within Policy S10 to maximise water efficiency and for all development to achieve, as a minimum standard, Code for Sustainable Homes Level 4 within in the Pre-Submission Joint Core Strategy Stage. However this requirement has been moved to Policy S11 so there is no LSE.

Policy BN4: The 250 m zone of the SPA shown in Figure 7 of the JCS has been included within the policy to address the building height and sightlines issue identified within the AA of the Pre-Submission Joint Core Strategy. The previous AA also highlighted that the South East Extension had not been included within the Pre-Submission Joint Core Strategy and that Policy BN4 had added “no new development (resulting in a net gain of units) will be permitted within 900m of the potential special protection area boundary”. This 900m buffer has been removed because it relates to pet predation for residential properties as part of the Proposed Changes, however it is considered that this will not result in an LSE as the removal of the South East Extension means that the only residential development likely to take place in the plan period will be small scale and this will be primarily within the existing residential development to the north of the SPA which is separated from the SPA by the river Nene and the A45. Text has also been added to paragraph 10.30 to reflect an impact avoidance measure identified previously in the HRA.

Policy BN7a: The supporting text to Policy BN7a directly references the Upper Nene Valley Gravel Pit SPA “New developments will need to have the necessary means of water supply but this must not affect the water levels at the Upper Nene Valley Gravel Pits Special Protection Area (SPA) or overall water quality”. The policy wording does not include this detail however policy BN4 should provide suitable protection. The policy wording could be strengthened so that it is consistent with the supporting text highlighted above.

Paragraph 12.27: The Northampton North SUE is retained within the JCS, however, no effects have been identified previously in relation to this SUE in the January 2011 HRA. No LSE is identified.

Appendix 4 Infrastructure Delivery: The list provided in Appendix 4 has been provided for clarity, and is for reference purposes only as it will be updated annually as development occurs. It is therefore unlikely that the list itself would have an adverse effect on European sites. The exact nature of impacts of development will only become clear through detailed assessment once the form of the development is known. However, in order to ensure impacts on European sites are considered it is suggested that the wording is amended to include a clause specifying that all developments will need to be in compliance with the Habitats Regulations.

4.3 Results of avoidance measures / mitigation review

The review of impact avoidance measures previously proposed has identified that there are no outstanding measures to be included within the JCS.

4.4 Conclusions

The screening of the Proposed Changes to the Pre-Submission JCS has not identified any LSEs on any European designated sites. No previous impact avoidance measures put forward are outstanding. It is therefore possible to conclude that **the Proposed Changes to the Pre-Submission JCS will not result in adverse effects on European designated sites**. However, there are two opportunities to improve the JCS in light of the HRA. Recommendations are therefore made, as follows:

Appendix 4: For completeness and in order to ensure impacts on European sites are considered it is suggested that the wording is amended to include a clause specifying that all developments will need to be in compliance with the Habitats Regulations.

Policy BN7a could be strengthened so that it is consistent with the supporting text which directly references the Upper Nene Valley Gravel Pit SPA “New developments will need to have the necessary means of water supply but this must not affect the water levels at the Upper Nene Valley Gravel Pits Special Protection Area (SPA) or overall water quality”.

Annex A

Table A1: Chapter 5 - Spatial Strategy					
Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
PC028/S	Spatial Strategy	Existing Para 5.35 (New Para.5.41)	Add a new sentence at the end of the paragraph as follows: <u>"The JCS is committed to make good any such losses, with a corresponding increase to the 19,000 jobs reference value."</u>	Commitment required by the National Planning Policy Framework to provide contingency for job losses through corresponding increase in jobs provision.	The previous assessment has not identified the potential for LSEs on any of the European Designated Sites and therefore the increase in job numbers is not considered likely to have an effect on any designated sites as the distribution of the employment locations has not changed.
PC032/S	Spatial Strategy	Existing Para 5.39 (New Para.5.45)	Add new sentences to the end of the paragraph as follows: <u>"The SEMLEP Northampton Waterside Enterprise Zone commenced in April 2012 bringing financial incentives and a simplified planning system to business within it. The SEMLEP Northampton Waterside Enterprise Zone will drive the delivery of 120 hectares of employment land in town-centre, edge of centre, and urban locations providing skilled jobs in manufacturing, research and development, and office sectors of the West Northamptonshire economy including High Performance Technology. Jobs created in the SEMLEP Northampton Waterside Enterprise Zone are incorporated within the minimum jobs</u>	Factual update to reflect the designation of the SEMLEP Northampton Waterside Enterprise Zone since the Pre-Submission JCS.	The eastern perimeter of the SEMLEP is approximately 1.5 km from the Upper Nene Valley Gravel Pit SPA. There is potential for the SEMLEP Enterprise Zone designation to increase the traffic on the A45 (Nene Valley Way) to the north and east of the site through redevelopment. The effects of this may be increased road noise, NO _x and PM ₁₀ emissions and pollution from water runoff of the road.

Table A1: Chapter 5 - Spatial Strategy					
Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
			requirement for West Northamptonshire."		Parts of the SEMLEP Enterprise Zone could be in hydraulic connectivity with the Upper Nene Gravel Pit SPA and Ramsar as many of them are located on the banks of the river Nene. Therefore construction and operational activities have the potential to adversely affect water quality in the river Nene. However policies S10, BN4, BN7a and BN9 provide adequate protection with relation to pollution control, maintaining water quality and protection of the Upper Nene Valley Gravel Pit SPA and Ramsar.
PC039/SS	Spatial Strategy	Policy S8	<p>Add a new second bullet point in the first section of Policy S8 as follows:</p> <p>"INDUSTRIAL/ MIXED/ OFFICE LAND (102HA) WITHIN THE SEMLEP NORTHAMPTON WATERSIDE ENTERPRISE ZONE INCLUDING ..."</p> <p>Add a new sub second bullet point:</p> <p>"INDUSTRIAL LAND (INCLUDING RESEARCH/ LIGHT INDUSTRY/ GENERAL INDUSTRY) "</p> <p>Delete the third bullet point as follows:</p> <p>"PROVISION OF A TECHNOLOGY REALM AS SET</p>	To take account of the SEMLEP Northampton Waterside Enterprise Zone, ensuring the Technology Realm framework supports the Enterprise Zone; the employment land supply pipeline; and to clarify the nature of the cluster at Silverstone Circuit.	as above for PC032/SS

Table A1: Chapter 5 - Spatial Strategy					
Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
			<p>OUT IN POLICY E3".</p> <p>Add a new fifth bullet point as follows:</p> <p>"DEVELOPMENT WITHIN EXISTING BUSINESS AREAS INCLUDING SWAN VALLEY, LODGE FARM, MOULTON PARK AND BRACKMILLS".</p> <p>Add "PERFORMANCE" to the second bullet of third paragraph in relation to South Northamptonshire as follows:</p> <p>"HIGH PERFORMANCE TECHNOLOGY MOTORSPORT CLUSTER AT SILVERSTONE CIRCUIT AS SET OUT IN POLICY E5;"</p>		
PC067/S	Spatial Strategy	Policy S10	<p>Amend Policy S10 as follows:</p> <p>"POLICY S10 - SUSTAINABLE DEVELOPMENT PRINCIPLES</p> <p>IN ORDER TO ACHIEVE THE OVERARCHING GOALS OF SUSTAINABILITY DEVELOPMENT WILL:</p> <ul style="list-style-type: none"> • <u>ACHIEVE THE HIGHEST STANDARDS OF SUSTAINABLE DESIGN INCLUDING IN RELATION TO INCORPORATING SAFETY AND SECURITY CONSIDERATIONS AND A STRONG SENSE OF PLACE;</u> • <u>BE DESIGNED TO IMPROVE ENVIRONMENTAL PERFORMANCE, ENERGY EFFICIENCY AND ADAPT TO CHANGES OF USE AND A</u> 	<p>To strengthen policy S10 in terms of sustainable design, adaptation, resources and recycling, energy, water resources, environmental assets and pollution.</p> <p>The changes reflect evidence from the Water Cycle Study, the national Biodiversity Strategy, the emerging approach to Zero Carbon Homes and the NPPF approach to renewable energy.</p>	<p>The deletion of the requirement to achieve Code level 4 for all residential developments and BREEAM Very Good could reinstate an adverse effect on Rutland Water and the UNGP sites which was identified at the Emergent Core Strategy stage and mitigated for by the inclusion of the requirement within Policy S10 to maximise water efficiency and for all development to achieve, as a minimum standard, code for sustainable homes level 4 within in the Pre-Submission Joint Core Strategy Stage. However this</p>

Table A1: Chapter 5 - Spatial Strategy					
Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
			<p><u>CHANGING CLIMATE OVER ITS LIFETIME;</u></p> <ul style="list-style-type: none"> • <u>MAKE USE OF SUSTAINABLY SOURCED MATERIALS;</u> • <u>MINIMISE RESOURCE DEMAND AND THE GENERATION OF WASTE AND MAXIMISE OPPORTUNITIES FOR REUSE AND RECYCLING;</u> • <u>BE LOCATED WHERE SERVICES AND FACILITIES CAN BE EASILY ACCESSED BY WALKING, CYCLING OR PUBLIC TRANSPORT;</u> • <u>MAXIMISE USE OF SOLAR GAIN, PASSIVE HEATING AND COOLING, NATURAL LIGHT AND VENTILATION USING SITE LAYOUT AND BUILDING DESIGN;</u> • <u>AIM TO MAXIMISE THE GENERATION GENERATE A MINIMUM OF 10% OF ITS ENERGY NEEDS FROM DECENTRALISED AND RENEWABLE OR LOW CARBON SOURCES;</u> • <u>MAXIMISE WATER EFFICIENCY AND PROMOTE SUSTAINABLE DRAINAGE;</u> • <u>PROTECT, CONSERVE AND ENHANCE NATURAL AND BUILT ENVIRONMENT AND HERITAGE ASSETS;</u> • <u>PROMOTE THE CREATION OF GREEN INFRASTRUCTURE NETWORKS, ENHANCE BIODIVERSITY AND REDUCE THE</u> 	<p>A 10% target for renewable energy is inflexible in relation to zero carbon homes and fabric first approaches.</p> <p>To separate detailed standards in policy S10 from overall cross cutting sustainable development principles and strengthen the link between the energy parts of the standards to a new policy on low carbon and renewable energy.</p>	<p>requirement has been moved to Policy S11 so there is no LSE.</p>

Table A1: Chapter 5 - Spatial Strategy					
Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
			<p><u>FRAGMENTATION OF HABITATS; AND</u></p> <ul style="list-style-type: none"> <u>• MINIMISE POLLUTION FROM NOISE, AIR AND RUN OFF.</u> <p>UNLESS IT CAN BE DEMONSTRATED THAT IT WOULD NOT VIABLE:</p> <p>THE MINIMUM CODE FOR SUSTAINABLE HOMES LEVEL FOR ALL SUSTAINABLE HOMES LEVEL FOR ALL RESIDENTIAL DEVELOPMENTS WILL BE:</p> <ul style="list-style-type: none"> • 2011 TO 2016: LEVEL 4 • 2016 TO 2021: LEVEL 5 • 2021 TO 2026: LEVEL 6 <p>NON-RESIDENTIAL DEVELOPMENTS IN WEST NORTHAMPTONSHIRE OVER 500M² GROSS INTERNAL FLOORSPACE WILL BE REQUIRED TO ACHIEVE A RATING OF AT LEAST BREEM (BRE ENVIRONMENTAL ASSESSMENT METHOD) VERY GOOD (OR EQUIVALENT)."</p>		
PC076/SS	Spatial Strategy	Policy S11	Amend Policy S11 as follows:	To reflect wider approach to renewable energy ,and	The changes to this policy mitigate for the changes made to policy

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			<p>“POLICY S11 - <u>LOW CARBON AND RENEWABLE ENERGY</u></p> <p>APPLICATIONS FOR PROPOSALS TO GENERATE ENERGY FROM RENEWABLE SOURCES (INCLUDING ANY ASSOCIATED TRANSMISSION LINES, BUILDINGS AND ACCESS ROADS) WILL BE EXPECTED TO:</p> <ol style="list-style-type: none"> 1. BRING WIDER ENVIRONMENTAL, ECONOMIC AND SOCIAL BENEFITS AND CONTRIBUTE TO NATIONAL RENEWABLE ENERGY PRODUCTION TARGETS IN TERMS OF ADDRESSING CLIMATE CHANGE; 2. HAVE NO SIGNIFICANT ADVERSE IMPACT ON THE HISTORIC AND NATURAL LANDSCAPE, LANDSCAPE CHARACTER, TOWNSCAPE OR NATURE CONSERVATION INTERESTS; 3. HAVE NO SIGNIFICANT ADVERSE IMPACT ON THE AMENITY OF THE AREA IN RESPECT OF FLICKER, GLARE, NOISE, DUST, ODOUR AND TRAFFIC GENERATION; AND 4. PROVIDE FOR THE REMOVAL OF THE FACILITIES AND REINSTATEMENT OF THE SITE, SHOULD THEY CEASE TO BE 	link to energy standards in residential and non-residential buildings	S10.

Table A1: Chapter 5 - Spatial Strategy					
Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
			<p>OPERATIONAL.</p> <p><u>MAJOR DEVELOPMENT AND SUSTAINABLE URBAN EXTENSIONS SHOULD CONTRIBUTE TO REDUCTIONS IN CARBON EMISSIONS AND ADAPT TO THE EFFECTS OF CLIMATE CHANGE THROUGH THE SUSTAINABLE DEVELOPMENT PRINCIPLES (POLICY S10), SO AS TO MINIMISE ENERGY USING SUSTAINABLE DESIGN AND CONSTRUCTION, MAXIMISE ENERGY EFFICIENCY AND THE PROVISION OF LOW CARBON AND RENEWABLE ENERGY, INCLUDING WHERE FEASIBLE AND APPROPRIATE, PROVISION OF DECENTRALISED ENERGY.</u></p> <p><u>PROPOSALS SHOULD BE SENSITIVELY LOCATED AND DESIGNED TO MINIMISE POTENTIAL ADVERSE IMPACTS ON PEOPLE, THE NATURAL ENVIRONMENT, BIODIVERSITY, HISTORIC ASSETS AND SHOULD MITIGATE POLLUTION. IN ADDITION, THE LOCATION OF WIND ENERGY PROPOSALS SHOULD HAVE NO SIGNIFICANT ADVERSE IMPACT ON AMENITY, LANDSCAPE CHARACTER AND ACCESS AND PROVIDE FOR THE REMOVAL OF THE FACILITIES AND REINSTATEMENT AT THE END OF OPERATIONS.</u></p>		

Table A1: Chapter 5 - Spatial Strategy					
Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
			<p><u>ALL NEW RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE) ARE REQUIRED TO ACHIEVE A MINIMUM OF LEVEL 4 STANDARD IN THE CODE FOR SUSTAINABLE HOMES AND TO ACHIEVE THE ZERO CARBON STANDARD FROM 2016 OR NATIONAL EQUIVALENT STANDARD, INCLUDING WHERE APPROPRIATE A CONTRIBUTION TO COMMUNITY OR PRIVATE ENERGY FUNDS.</u></p> <p><u>ALL NEW NON-RESIDENTIAL DEVELOPMENTS OVER 500M² GROSS INTERNAL FLOORSPACE ARE REQUIRED TO ACHIEVE A MINIMUM RATING OF AT LEAST BREEAM (BRE ENVIRONMENTAL ASSESSMENT METHOD) VERY GOOD STANDARD (OR EQUIVALENT) OR ANY FUTURE NATIONAL EQUIVALENT ZERO CARBON STANDARD FROM 2019.</u></p> <p><u>THESE REQUIREMENTS WILL APPLY UNLESS IT CAN BE DEMONSTRATED THAT THEY WOULD MAKE THE DEVELOPMENT UNVIABLE.”</u></p>		

Economic Advantage

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
PC009/E	Economic Advantage	Policy E3	<p>Amend heading and text of policy as follows: <u>POLICY E3 - TECHNOLOGY REALM, SEMLEP NORTHAMPTON NORTH WATERSIDE ENTERPRISE ZONE</u></p> <p><u>A 7 HECTARE SITE FOR A TECHNOLOGY REALM IS ALLOCATED AS PART OF THE NORTH NORTHAMPTON SUSTAINABLE URBAN EXTENSION. THE SITE WILL MAKE PROVISION FOR:</u></p> <ul style="list-style-type: none"> • <u>START UP UNITS WILL BE NEEDED WITHIN THE RANGE OF 125-500 SQM B1 (OFFICE, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRY) AND 200-1,000 SQM B2 (INDUSTRIAL)</u> • <u>HIGH QUALITY AND INNOVATIVE DESIGN AND LANDSCAPING INCLUDING A GATEWAY FEATURE ON THE A43 FRONTAGE</u> <p><u>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.</u></p>	<p>Revise policy to reflect the priorities of learning & skills partners such as Northampton Economic Partnership/South East Midlands Local Economic Partnership, take account of the NPPF, and the designation of the SEMLEP Northampton Waterside Enterprise Zone including the need for synergy with the Technology Realm.</p>	<p>The eastern perimeter of the SEMLEP is approximately 1.5 km from the Upper Nene Valley Gravel Pit SPA. There is potential for the SEMLEP Enterprise Zone designation to increase the traffic on the A45 (Nene Valley Way) to the north and east of the site through redevelopment. The effects of this may be increased road noise, NO_x and PM₁₀ emissions and pollution from water runoff of the road.</p> <p>Parts of the SEMLEP Enterprise Zone could be in hydraulic connectivity with the Upper Nene Gravel Pit SPA and Ramsar as many of them are located on the banks of the river Nene. Therefore construction and operational activities have the potential to adversely affect water quality in the river Nene. However policies S10, BN4, BN7a and BN9 provide</p>

			<u>THE LOCAL PLANNING AUTHORITY WILL SEEK TO NEGOTIATE A RANGE OF BUSINESS UNIT SIZES WITHIN THE SEMLEP NORTHAMPTON WATERSIDE ENTERPRISE ZONE TO ENABLE THE START-UP AND ENCOURAGE THE GROW-ON OF BUSINESSES.</u>		adequate protection with relation to pollution control, maintaining water quality and protection of the Upper Nene Valley Gravel Pit SPA and Ramsar.
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Built and Natural Environment

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
PC023/BN	10.0 Built and Natural Environment	New paragraph 10.28	Add a new paragraph as follows: "10.28 In order to minimise disturbance to protected species when planning new development, dialogue will be encouraged between Northampton Borough Council, Natural England, developers, the SPA owners, Wildlife Trust and Environment Agency in order to utilise developer contributions to establish suitable site and access management plans."	To reflect advice contained in the HRA.	None
PC025/BN	10.0 Built and Natural Environment	New paragraph 10.30	Add a new paragraph as follows: "10.30 During the winter period Golden Plover and Lapwing use the Northamptonshire Washlands for resting and roosting; however they rely on supporting habitat including arable and pasture land outside of the Special Protection Area for feeding habitat and it is important that sufficient areas are maintained to support the populations of Golden Plover and	To clarify the nature of impacts on the SPA.	None

			Lapwing."		
PC027/BN	10.0 Built and Natural Environment	Policy BN4	<p>Amend the policy as follows:</p> <p><u>"NEW DEVELOPMENT WILL NEED TO DEMONSTRATE THROUGH THE DEVELOPMENT MANAGEMENT PROCESS THAT THERE WILL BE NO SIGNIFICANT ADVERSE IMPACTS EFFECTS UPON THE INTEGRITY OF THE POTENTIAL SPECIAL PROTECTION AREA AND RAMSAR SITE AND THE SPECIES FOR WHICH THE LAND IS DESIGNATED INCLUDING THE LOSS OF SUPPORTING HABITAT AND IMPACTS NO SIGNIFICANT ADVERSE IMPACTS ON ASSOCIATED EUROPEAN PROTECTED SPECIES DUE TO WATER RUNOFF, WATER ABSTRACTION OR DISCHARGES FROM THE FOUL DRAINAGE SYSTEM EITHER AS A DIRECT RESULT OF THE DEVELOPMENT ALONE OR IN COMBINATION.</u></p> <p><u>NEW DEVELOPMENT WILL NEED TO DEMONSTRATE THAT THE IMPACT OF ANY INCREASED RECREATIONAL ACTIVITY (INDIRECT OR DIRECT) ON THE NENE VALLEY POTENTIAL SPECIAL PROTECTION AREA AND RAMSAR SITE WILL NOT HAVE A DETRIMENTAL IMPACT, AND THAT ALL NECESSARY MITIGATION INCLUDING RETENTION OF SUPPORTING HABITAT WILL BE INCORPORATED. ANY DEVELOPMENT THAT WILL LEAD TO AN INCREASE IN RECREATIONAL ACTIVITY ON THE SPECIAL PROTECTION AREA WILL BE REQUIRED TO INCLUDE NECESSARY MITIGATION INCLUDING DEVELOPMENT OF AND IMPLEMENTATION OF HABITAT AND ACCESS MANAGEMENT PLANS.</u></p> <p><u>IN ORDER TO PROTECT SIGHTLINES FOR BIRDS INCLUDED WITHIN THE SPECIAL PROTECTION</u></p>	<p>To reflect the SA/ SEA, HRA and new evidence and provide for impacts on the Special Protection Area. To provide greater clarity within the policy.</p>	<p>The 250M zone of the SPA shown in figure 7 of the JCS has been included within the policy to address the building height and sightlines issue identified within the AA of the Pre-Submission Joint Core Strategy.</p> <p>The previous AA also highlighted that <i>the South East Extension has not been included within the Pre Submission Joint Core Strategy and policy BN4 has been added which states "no new development (resulting in a net gain of units) will be permitted within 900m of the potential special protection area boundary"</i>. This 900m buffer has been removed as part of the proposed changes however it is considered that this will not result in an LSE as the removal of the South East Extension means that the only residential development likely to take place will be small scale and this will primarily be within the existing residential development to the north of the SPA which is separated from the SPA by the river Nene and the A45.</p> <p>Text has also been added to paragraph 10.30 (above) to reflect an impact avoidance measure</p>

			<p><u>AREA AND RAMSAR SITE DESIGNATIONS, NEW DEVELOPMENT WITHIN A 250 METRE ZONE OF THE SPECIAL PROTECTION AREA SHOWN IN FIGURE 7 OF THE JOINT CORE STRATEGY MUST UNDERTAKE AN ASSESSMENT TO DEMONSTRATE THAT IT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON BIRDS WITHIN THE CLIFFORD HILL BASIN OR, IF DIRECTLY ADJACENT TO EXISTING BUILDINGS, SHOULD REFLECT SURROUNDING BUILDING HEIGHTS.</u></p> <p><u>NO NEW DEVELOPMENT (RESULTING IN A NET GAIN OF UNITS) WILL BE PERMITTED WITHIN 900 METRES OF THE POTENTIAL SPECIAL PROTECTION AREA BOUNDARY.</u></p>		<p>identified previously in the HRA.</p>
PC053/BN	10.0 Built and Natural Environment	New Policy BN7a	<p>Add a new policy as follows:</p> <p><u>"POLICY BN7A WATER SUPPLY, QUALITY AND WASTEWATER INFRASTRUCTURE</u></p> <p><u>NEW DEVELOPMENT PROPOSALS WILL ENSURE THAT ADEQUATE AND APPROPRIATE WATER SUPPLY AND WASTEWATER INFRASTRUCTURE IS AVAILABLE TO MEET THE ADDITIONAL REQUIREMENTS PLACED UPON IT AND TO ENSURE THAT WATER QUALITY, AS FAR AS IS PRACTICABLE, IS PROTECTED OR IMPROVED.</u></p> <p><u>DEVELOPMENT PROPOSALS WILL ENSURE THAT ADEQUATE WASTEWATER TREATMENT CAPACITY IS AVAILABLE TO ADDRESS CAPACITY AND ENVIRONMENTAL CONSTRAINTS.</u></p> <p><u>DEVELOPMENT SHOULD USE SUSTAINABLE DRAINAGE SYSTEMS, WHEREVER PRACTICABLE, TO IMPROVE WATER QUALITY, REDUCE FLOOD RISK AND PROVIDE</u></p>	<p>To reflect the results of the West Northamptonshire Water Cycle Study and bring together all water related policy in the JCS.</p>	<p>The supporting text to Policy BN7a directly references the Upper Nene Valley Gravel Pit SPA "New developments will need to have the necessary means of water supply but this must not affect the water levels at the Upper Nene Valley Gravel Pits Potential Special Protection Area (pSPA) or overall water quality".</p> <p>The policy wording does not include this detail however policy BN4 should provide suitable protection. The policy wording could be strengthened so that it is consistent with the supporting text highlighted above.</p>

			<p><u>ENVIRONMENTAL AND ADAPTATION BENEFITS.</u></p> <p><u>TO ENSURE ALL NEW HOUSING IS WATER EFFICIENT ALL NEW DEVELOPMENT WILL BE REQUIRED TO ACHIEVE THE EQUIVALENT OF MINIMUM LEVEL 4 STANDARDS FOR WATER CONSERVATION IN THE CODE FOR SUSTAINABLE HOMES OR ANY NATIONAL EQUIVALENT STANDARD FROM 2016."</u></p>		<p>The changes to policy S11 mitigate for the changes made to policy S10 which provide mitigation for any potential issues with relation to water supply and water level management. The non-inclusion of the link road and the south east urban extension means that there is no adverse effect on water quality.</p>
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Northampton

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
PC005/N	12.0 Northampton	Policy N1	<p>Amend the first, third, fourth, fifth and sixth bullet points of Policy N1 as follows:</p> <ul style="list-style-type: none"> • <u>"A FOCUS ON NORTHAMPTON'S TOWN CENTRE AND CENTRAL AREA FOR OFFICE, RETAIL, LEISURE AND SERVICE DEVELOPMENT PROVIDING HIGH QUALITY URBAN DESIGN AND PUBLIC REALM AND RETAINING PROTECTING ITS HERITAGE ATTRIBUTES ASSETS AND HISTORIC CHARACTER THROUGH MANAGED CHANGE (POLICY N2 REFERS);</u> • <u>EMPLOYMENT DEVELOPMENT BY REGENERATION AND REDEVELOPMENT AT</u> 	<ol style="list-style-type: none"> 1. To better reflect national policy on heritage protection and to add clarity. 2. Factual update to reflect the designation of the SEMLEP Northampton Waterside Enterprise Zone and the reallocation of the Technology Realm to the Enterprise Zone. 3. Rewording for clarity 4. To acknowledge that 	<p>The eastern perimeter of the SEMLEP is approximately 1.5 km from the Upper Nene Valley Gravel Pit SPA. There is potential for the SEMLEP Enterprise Zone designation to increase the traffic on the A45 (Nene Valley Way) to the north and east of the site through redevelopment. The effects of this may be increased road noise, NOx and PM₁₀ emissions and pollution from water runoff of the road.</p>

			<p><u>EXISTING EMPLOYMENT SITES AND SEMLEP NORTHAMPTON WATERSIDE ENTERPRISE ZONE, WITH MAJOR OFFICE AND SERVICE DEVELOPMENT FOCUSED ON THE CENTRAL AREA AND THE ALLOCATION OF A TECHNOLOGY REALM SITE (POLICIES E1, E3 AND N2 REFER);</u></p> <ul style="list-style-type: none"> • <u>PROVISION OF LOCAL SHOPPING, SERVICES AND SUPPORTING FACILITIES AT WITHIN IDENTIFIED SUSTAINABLE URBAN EXTENSIONS (POLICES S9, N3 TO N9 REFER);</u> • <u>ADDRESSING FACTORS OF DEPRIVATION AT WITHIN THE COMMUNITIES OF SPRING BOROUGHS, KINGS HEATH/ SPENCER, EASTFIELD AND NORTHAMPTON EAST (POLCY N11 REFERS); AND</u> • <u>IMPROVEMENTS TO THE TRANSPORT NETWORK, PUBLIC TRANSPORT, CYCLING, AND WALKING FACILITIES WITHIN THE TOWN NORTHAMPTON TO IMPROVE CONNECTIVITY, SAFETY AND JOURNEY RELIABILITY (POLICY N12 REFERS)."</u> 	<p>regeneration will need to be supported by transport improvements which will deliver better connectivity, safety and journey reliability and to acknowledge the need for improvements to the wider transport network as well as public transport, walking and cycling facilities.</p>	<p>Parts of theSEMLEP Enterprise Zone could be in hydraulic connectivity with the Upper Nene Gravel Pit SPA and Ramsar as many of them are located on the banks of the river Nene. Therefore construction and operational activities have the potential to adversely affect water quality in the river Nene. However policies S10, BN4, BN7a and BN9 provide adequate protection with relation to pollution control, maintaining water quality and protection of the Upper Nene Valley Gravel Pit SPA and Ramsar.</p>
PC007/ N	12.0 Northampton	Policy N2	<p>Amend the second and third paragraphs of Policy N2 as follows:</p> <p>"MAJOR OFFICE, LEISURE AND CULTURAL DEVELOPMENT WILL TAKE PLACE IN THE NORTHAMPTON CENTRAL AREA. RETAIL PROVISION WILL BE ACCOMMODATED FIRSTLY WITHIN THE TOWN CENTRE FOCUSED PRIMARILY ON THE REDEVELOPMENT OF THE GROSVENOR CENTRE AND TOWN CENTRE SITES AS SET OUT IN THE NORTHAMPTON CENTRAL AREA ACTION PLAN AND THEN ON OTHER</p>	<p>1. To clarify that although major office leisure and cultural development will be take place in Northampton Central Area, that the sites on which these uses outside the town centre are considered appropriate will be set out in the Central Area Action Plan.</p> <p>2. To reflect updated</p>	<p>No effects identified as these are minor procedural issues.</p>

			<p><u>IDENTIFIED CENTRAL AREA SITES IDENTIFIED IN THE CENTRAL AREA ACTION PLAN.</u></p> <p>THE NORTHAMPTON CENTRAL AREA ACTION PLAN WILL MAKE PROVISION FOR A NET INCREASE OF:</p> <ul style="list-style-type: none"> • <u>A MINIMUM OF 45,000 SQM 37,500SQM (NET) COMPARISON (NON-FOOD) SHOPPING FLOORSPACE FOR THE PERIOD 2010 TO 2026 2021;</u> • <u>IN THE REGION OF 3,000SQM (NET) CONVENIENCE (FOOD) SHOPPING FLOORSPACE FOR THE PERIOD 2010 TO 2026: AND</u> • <u>OFFICE DEVELOPMENT IN THE REGION OF 100,000SQM OF FLOORSPACE</u> <p><u>DEVELOPMENT OF ADDITIONAL RETAIL FLOORSPACE WITHIN THE TOWN CENTRE IN EXCESS OF THE ABOVE FIGURES WILL BE ACCEPTABLE WHERE IT IS DEMONSTRATED THAT THERE WILL BE NO UNACCEPTABLE ADVERSE IMPACT ON THE VITALITY OR VIABILITY OF OTHER TOWN CENTRES.</u></p> <p><u>CENTRAL AREA PROPOSALS MUST INCLUDE APPROPRIATE FLOOD RISK MANAGEMENT SOLUTIONS AND SEEK TO DELIVER A REDUCTION IN FLOOD RISK WHERE POSSIBLE."</u></p>	<p>evidence base on retail capacity forecasting and to appropriately manage the growth of the centre over the plan period in line with the provisions in the National Planning Policy Framework.</p> <p>3. As comparison floorspace figures are now expressed as a minimum there is a need to ensure that the other centres are appropriately protected.</p> <p>4. To reflect the importance of appropriate Flood Risk management and the need to seek betterment, helping Northampton central area to adapt to climate change</p>	
PC010/ N	12.0 Northampton	Para. 12.27	<p>Delete the existing paragraph 12.27 relating to the use of land for a Northampton Technology Realm and replace with the following:</p> <p><u>"The allocated site will provide for a mixed use development of homes, jobs, community facilities including school provision, retail and leisure and green</u></p>	<p>The SEMLEP Northampton Waterside Enterprise Zone will make provision for jobs in the technology, research and development sector. As such the Technology Realm site within the</p>	<p>The Northampton North SUE is retained however, no effects have been identified previously in relation to this SUE in the January 2011 HRA. No LSE is identified.</p>

			<p>open space. Employment uses within the sue must be of an appropriate scale to ensure that major office expansion and leisure development within Northampton Central Area is not prejudiced."</p>	<p>Northampton North SUE is no longer required. It is still appropriate however for a mix of uses to be provided to support the sustainable development of the site.</p>	
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Appendix 4

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Potential adverse effect/s
PC001/A4	Appendix 4	Introductory (Page 201)	<p>Replace the existing introductory text with the following:</p> <p>“Appendix 4 – West Northamptonshire Infrastructure Delivery Plan - Schedule Extract</p> <p>The purpose of the West Northamptonshire Infrastructure Delivery Plan (IDP) is to identify the strategic priorities for the delivery of key infrastructure needed to support the scale of growth put forward in the West Northamptonshire Joint Core Strategy. This Appendix includes the infrastructure schedules taken from the IDP Update 2012 and is for reference purposes only as the IDP and its associated schedules will be updated annually as development occurs, identified infrastructure is delivered and further details on infrastructure requirements are presented. For full clarity the schedules should be read with the</p>	<p>To reflect the IDP update 2012 and improve clarity.</p>	<p>The list provided in Appendix 4 has been provided for clarity, and is for reference purposes only as it will be updated annually as development occurs. It is therefore unlikely that the list itself would have an adverse effect on European sites.</p> <p>The exact nature of impacts of development will only become clear through detailed assessment once the form of the development is known. However, in order to ensure impacts on European sites are considered it is suggested that the wording is amended to include a clause specifying that all developments will need to be in</p>

		<p>accompanying text in the IDP.</p> <p>The IDP 2012 covers the strategic provision of the following types of infrastructure:-</p> <ul style="list-style-type: none"> • Transport • Health • Education • Community and Leisure • Open space and Green Infrastructure • Utilities <p>The transport schedule comprises identified highway improvements, public transport improvement and walking and cycling facilities associated with strategic growth and for individual developments such as SUEs where known. Further detailed transport assessments will be required for development proposals which may highlight further transport improvements of a more local nature to mitigate the impact of development. These will only become clear through detailed assessment once the form of the development is known. There are a number of Primary Key Infrastructure Projects identified for transport infrastructure within the schedules which are also identified in the JCS at Table 7.</p> <p>Health provision is identified as primary health care requirements. Acute healthcare provision is revenue funded by the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare</p>		<p>compliance with the Habitats Regulations.</p>
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		<p>infrastructure is beyond the control of the partner authorities and developers within West Northamptonshire.</p> <p>Information on education provision is provided by Northamptonshire County Council as education provider. The schedule includes requirement for both primary and secondary education and their anticipated timing set against housing growth. Education provision will be funded jointly by the developer and provider.</p> <p>Community and leisure provision covers a number of different types of infrastructure including community halls/centres, emergency services, cultural development such as libraries, museums and galleries, indoor and outdoor sports provision, and public realm improvements.</p> <p>Community facilities in the form of halls or other meeting spaces are generally included in proposals for local centres. Typically, the expectation is that these facilities will be provided in shared buildings which also provide space for other uses, such as leisure, emergency services and libraries.</p> <p>Open space and green infrastructure are identified at a strategic level. Facilities such as play spaces and community open space will be required to be provided to serve specific developments such as SUEs. These will be determined in detail through masterplanning</p>		
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		<p>exercises and provided on site by the developer. As such they do not form itemised entries in the IDP schedules.</p> <p>Utilities infrastructure covers energy supply through electricity and gas, water infrastructure through water supply and waste water treatment and telecommunications infrastructure.</p> <p>The Water Cycle Study (September 2011) concludes that Anglian Water Services (AWS) through their strategic infrastructure and resource planning are currently undertaking and have planned for the future a number of capital schemes that will support the proposed growth within the study area until 2035. For planned growth (such as SUEs) local reinforcements will be required and are provided for through the normal requisition process whereby the developer pays AWS to provide the necessary pipes and connections. The requisition process is triggered by development, and is therefore entirely dependent on the timing of the individual developments. The cost of connections will be determined through the requisition process and is not therefore included within the schedule. Likewise for connection to waste water, electric and gas infrastructure network, these costs are borne by the developer and are also requisitioned from the provider. As normal development costs determined at the point of requisition these connections are not included in the schedule.</p>		
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			There are a number of Primary Key Infrastructure Projects identified for waste water infrastructure which are also identified on the schedules and at Table 7 in the JCS.”		
PC002/A 4	Appendix 4	Tables (pages 202 to 222)	Delete the schedule and replace with the schedules as attached below. [See the Minor Proposed Changes Schedule]	The Infrastructure Delivery Plan (IDP) has been updated in consultation with service providers and partner authorities and in the light of new evidence base. The IDP Update 2012 contains revised infrastructure schedules which provide an updated position on infrastructure provision. The revised schedules are included in the IDP Update 2012. However, the IDP as a living document will continue to be updated.	