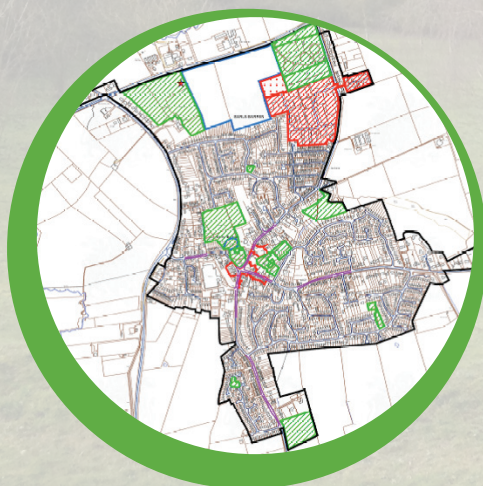




EARLS BARTON NEIGHBOURHOOD PLAN

2011-2031



Earls Barton Parish Council
June 2014

Earls Barton Neighbourhood Plan



Earls Barton Neighbourhood Plan - (2011-2031)

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Foreword

The 2011 Localism Act set the condition by which Neighbourhood Plans could be created by local communities. The National Planning Policy Framework states that *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.”* In this document written by the Neighbourhood Plan Project Group, supported by the Parish Council and consulted on by the people of Earls Barton, we have demonstrated the will of our local community.

The plan reflects a systematic approach by the people of this village to actively support sustainable development, where it is best placed to be delivered. It identifies the future housing needs for Earls Barton, to ensure that we support the growth of the village but in a way that makes sure important services and infrastructure are not overstretched and are protected. It also conforms to both the emerging North Northamptonshire Core Spatial Strategy and Wellingborough’s own local plan to ensure, as the NPPF states that the planning system is to, *“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.”*

This Plan represents the hard work of the people of Earls Barton including my predecessor the late Councillor Peter Wright, to give local residents a greater say in planning matters within the core principle of sustainable development.



Cllr Robert Gough
Neighbourhood Plan Project Group Chairman



i How this Plan is Organised

This plan has been divided into eight sections;

1: Introduction - this sets out:

A brief context and history of Earls Barton; The boundary of the Neighbourhood Plan area; The fit with other planning policy; What Neighbourhood Planning is; and A summary of the Sustainability Appraisal outcomes

2: About Earls Barton

Gives a brief overview of the village and how it compares to the wider District and National averages.

3: Sustainable Development for Earls Barton

Explains Earls Barton's approach to sustainable development

4: Vision and Objectives

Sets out the vision and objectives for the plan

5: Strategy and Key Proposals Map

Sets out the key elements of the plan in diagrammatic form

6: Neighbourhood Plan Policies

This section sets out policies to support the overall vision and objectives of the plan, including a site specific allocation policy for the main development site.

7: Plan Delivery and Implementation

How the plan will be delivered over the plan period, approach to developer contributions and other funding.

8: Monitoring and Review

How the plan will be monitored and reviewed over time.

Earls Barton Neighbourhood Plan

1. Introduction

The Neighbourhood Plan aims to create a clear vision for the Parish for the future establishing planning policies to realise this vision and build an even better place to live, work and visit for all. A Neighbourhood Plan Steering Group, led by the Parish Council was set up in January 2012 and a Project Group, made up of members of the community has developed the plan through a series of consultations with the community as a whole.

The Neighbourhood Plan will cover a 20 year period (2011-2031) and should be reviewed approximately every 5 years. The Plan has been developed and based on significant research and robust community engagement and consultation and therefore forms a reference point for stakeholders wishing to promote development within the village. The plan forms part of the statutory development plan and provides a basis for the determination of planning applications influencing where and how development takes place within the village.



'Beretun' was originally settled in early Saxon times before the Domesday Book, its name indicating that it was a barley growing region. The 'Earls' prefix was added from the long association with the Earls of Northampton and Huntingdon.

Traditional industries such as cloth production, rushmat and lace making developed mainly from cottage industries and supplemented agricultural activities within the Parish. Many of these cottage industries ceased by the 18th century. Hide tanning was established in the 13th century and helped to provide the right conditions for the growth of the boot and shoe industry here and in other parts of North Northamptonshire. The arrival of the railway to the village, the stop was outside the village boundary at what is now Dunkley's restaurant near the River Nene, brought about the gradual mechanisation of the boot and shoe industry. This saw the rapid development of the village and the building of New Barton, the Victorian terraces to the north of the village centre, in the 1870s and 80s.

Ironstone quarrying was carried out briefly within the village and Silica sand extraction for a longer time. The village's present and varied industries have developed on a compact industrial estate located on part of the former ironstone quarry. The Boot and Shoe industry has declined significantly and many factory closures have occurred including WJ Brooks Ltd or Divine Footwear as it became known and immortalised in the film 'Kinky Boots'. Footwear production is still carried out in the village and Barkers Shoes Ltd is located in a large factory with

1.1 Location and History

Earls Barton is located between Northampton and Wellingborough, within the county of Northamptonshire, on the slopes of the River Nene. The Parish extends to approximately 2,300 acres and the village of Earls Barton lies between the A4500 and A45. The latter provides quicker access to major national routes M1, A1 and A14.



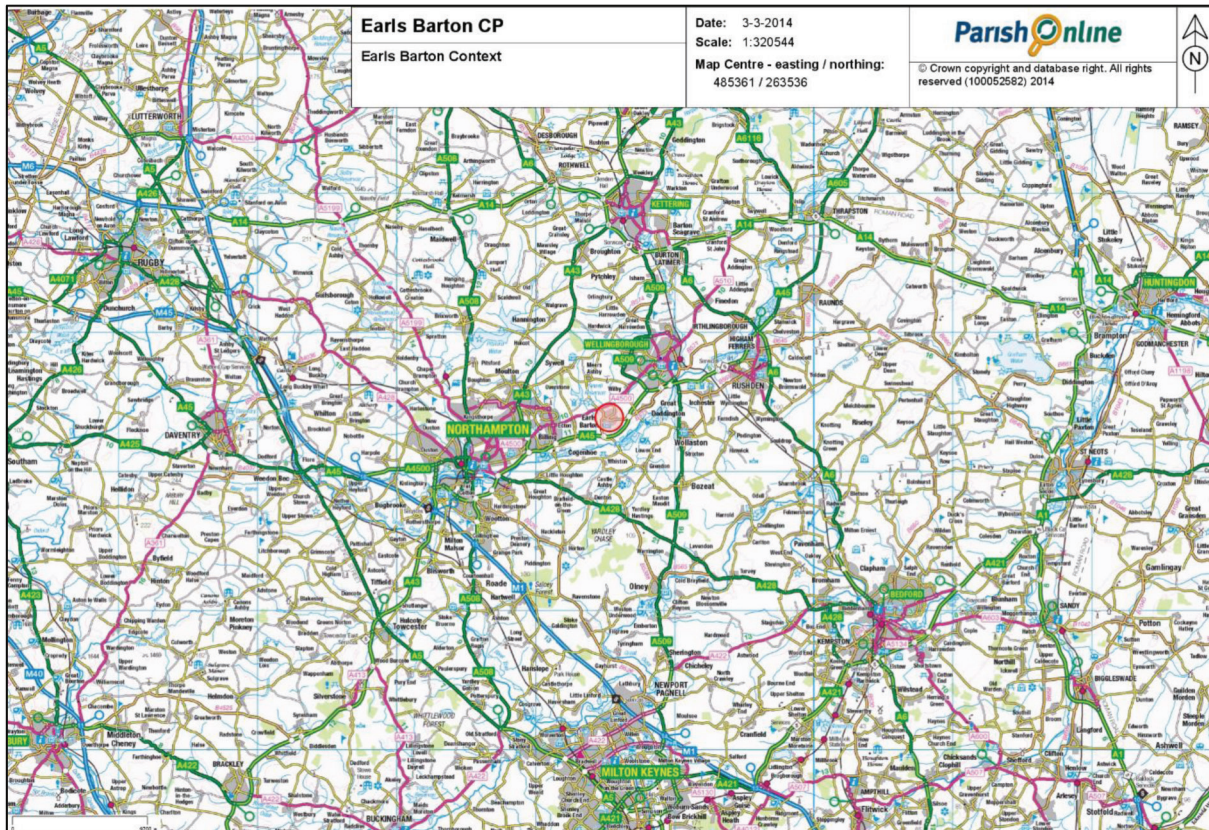


Fig 1 Location of Earls Barton

office accommodation on Station Road near to the village centre.

Further expansion of the village occurred during the inter and post-war periods although significant development happened during 1970s, 80s and 90s and Dowthorpe Hill was built to link Station Road to Doddington Road. The village now has a population of approximately 5,400 and the number of dwellings is 2,356.

1.2 Earls Barton Neighbourhood Plan Boundary

The boundary for the Neighbourhood Plan incorporates the entire Parish of Earls Barton which covers the main village. It also extends to the South beyond the A45 to the River Nene floodplain, in the west to the boundary of the Sywell Brook, to the East up to the access junction for the A45 and to the north just beyond the A4500 and the ribbon development along Mears Ashby Road. (See Fig. 2)

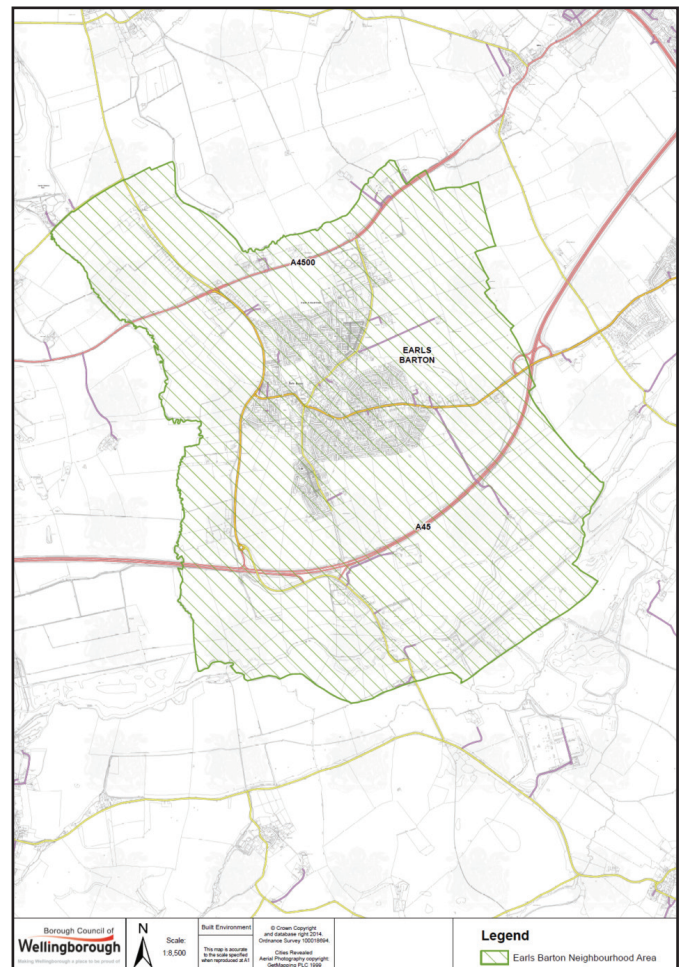


Fig 2 Earls Barton Neighbourhood area

Earls Barton Neighbourhood Plan

1.3 Neighbourhood Plan Requirements and Alignment with Current Policy

The Government's intention, set out in the Localism Act which became law in 2012, was for local communities to have a greater say in how their towns and villages developed through Neighbourhood Planning. However, these plans also have to be in line with higher level planning policy they cannot exist in a vacuum or isolation. This means that they must conform to European Union regulations on Environmental protection and Habitats conservation and have regard to national planning policy. The Neighbourhood Plan will be tested at examination against the:

- National Planning Policy Framework
- North Northamptonshire Core Spatial Strategy (2008)
- Saved Policies of the Wellingborough Local Plan (1999) as amended in 2004

In order to meet regulation requirements Neighbourhood Plans are obliged to demonstrate that certain '*Basic Conditions*' have been fulfilled in order that it can progress to a referendum of the local community. These Basic Conditions ensure that the Neighbourhood Plan has been properly conceived and produced and require that the Plan;

- must be appropriate having regard to national policy
- must contribute to the achievement of sustainable development
- must be in general conformity with the strategic policies in the development plan for the local area
- must be compatible with EU obligations including human rights requirements

Emerging policy is also a material consideration for the Neighbourhood Plan to evaluate and consider. The North Northamptonshire Core Spatial Strategy which covers the period 2001 – 2021 is currently under review and the Neighbourhood Plan has had full regard to this and the evidence base underpinning this work. The Wellingborough Local Plan is at the first stages of development, however, previous work including the Preferred Options Site Specific Proposals Development Plan Document and

the Saved Policies of the Wellingborough Local Plan 1999 as amended in 2004 have been fully considered.

While planning applications are still determined by the Borough Council of Wellingborough, once made the Neighbourhood Plan provides the local framework to guide where development should go and how it should be delivered according to the community's wishes.

1.4 What is the Neighbourhood Plan?

Although deciding where new development should go is an important part of the Plan, it is about much more than this. The Plan covers the Parish as a whole. It looks at a wide range of issues, including:

- The development of housing (location, type, tenure etc.)
- Local employment and opportunities for businesses to set up or expand their premises.
- Transport and access issues (roads, cycling, walking etc.)
- The provision of leisure facilities, schools, places of worship, health, entertainment, and youth facilities.
- The protection, enhancement and creation of important biodiversity assets as well as open spaces (nature reserves, allotments, sports pitches, play areas, parks and recreation areas)
- Protection of important buildings and historic assets.

1.5 Sustainability Appraisal

Neighbourhood Plans are not statutorily subject to sustainability appraisal although they are required to demonstrably achieve sustainable development. They do have to be in general conformity with the development plan which will have been subject to a sustainability appraisal in terms of the scale and distribution of growth planned.

Sustainable development is an important tenet which cascades from European and National policy down to local planning policy. It is important that sustainable development can be achieved and the Earls Barton Neighbourhood Plan can contribute towards this. It can do this by ensuring that its development policies and proposals will meet the

needs of people living and working in the parish.

The Earls Barton Neighbourhood Plan identifies the sustainability issues within the parish and sets out a framework within which these economic, social and environmental issues will be considered to determine the plan's detailed policies and proposals.

As part of the sustainability appraisal process a Strategic Environmental Assessment and Habitats Regulation Assessment screening exercise were undertaken to determine whether, under EU law, significant impacts were likely to accrue from the Neighbourhood Plan policies. Due to the scale and nature of the development proposed in the plan it was concluded and agreed by the statutory authorities that a Strategic Environmental Assessment was not necessary. The Habitats Regulations Assessment Screening report also concluded that there were no *Likely Significant Effect* arising from the plan providing the following policy measure were included within the plan;



- i strengthen the objective committing to the protection, enhancement and management of nationally and internationally protected sites.
- ii a policy to ensure the allocation of significant sports and leisure land as well as open space and strategic landscaping and buffered land to provide sufficient recreational space for new residents
- iii monitor the recreational use of land within and immediately adjacent to the Special Protection Area (SPA) and ensure appropriate mitigation measures are put into place if any detrimental impacts to the SPA are identified.



Earls Barton Neighbourhood Plan

2. About Earls Barton

Demographics – Age Profile

Table 1 shows that Earls Barton has slightly higher than average levels of people of school age (5-19) and also in those age ranges above 40. Conversely there are significantly less people represented in the village in the age group 20-39 than the national average. This demonstrates a higher aging profile for the village than is occurring nationally.

Table 1

	All Ages	0-4	5-19	20-39	40-59	60-79	80+
Earls Barton	5,387	334	984	1,118	1,582	1,105	264
%	100	6.2	18.3	20.7	29.4	20.5	4.9
W'boro	75,356	5,038	13,466	18,601	20,832	14,138	3,281
%	100	6.7	17.9	24.7	27.6	18.8	4.3
England	53,013,456	3,318,449	9,393,826	14,304,539	14,162,836	9,393,905	2,438,901
%	100	6.3	17.7	27.0	26.7	17.7	4.6

Population Change

Table 2

	1991	2001	2011	Change 1991-2011	%change
Earls Barton	4,764	5,353	5,387	623	13.1
W'boro	65,631	72,519	75,356	9,725	14.8
England & Wales	47,595,169	49,138,831	53,013,456	5,418,287	11.4

The percentage change in population over the last twenty years has been in line with growth in the Borough and higher than the national average. The total number of dwellings has increased from 1,896 to 2,356 during that period, an increase of 460.

Employment

There is one main employment area within the Parish which is located toward the North of the village which is approximately 8ha in size. The businesses represented on the industrial estate are mainly manufacturing or storage and logistics companies. There is also one remaining shoe manufacturer within the village, Barker Shoes which is located close to the village centre with access off Station Road. The number of people employed

within the company has declined over recent years as some production has been transferred out of the Country. The majority of employment for local people is to be found in the neighbouring towns of Northampton and Wellingborough although some people travel to London via the rail services from these towns. Unemployment is relatively low within the Parish compared to the Borough and national averages, 1.7% compared to 3.1% and 2.9% respectively. A high percentage of people within the Parish are employed in manufacturing jobs (20.4%) which is higher than the national average (14.8%). Other sectors which have a high representation of jobs for local residents are wholesale & retail trade, repairs (18.6%), real estate, renting and business activities (10.1%) and health and social work (10.7%).

Car Ownership and Public Transport

As a predominately rural Parish private car ownership and usage is the main mode of transport for most people and 37% of households have 2 or more vehicles which is higher than the national average. The village is served by two local bus services, the X46/47 Stagecoach which runs at least half hourly in peak hours from Northampton to Thrapston. The X4 Stagecoach service runs from Milton Keynes to Peterborough and is an hourly service. The nearest train stations are at Wellingborough (Midland Main Line) which is 5 miles away and Northampton (West Coast Main Line) 10 miles away.

Housing and Tenure Mix

Table 3 (below) shows that Earls Barton has higher than average home ownership with shared ownership as a tenure a very low percentage of all households as it is nationally. However, the Housing Needs Survey still identifies that all forms of rent and home ownership is unaffordable for the lower quartile income group although Housing Benefit helps the lowest income groups. All forms of rent become affordable with a median income however home ownership of open market housing still remains unaffordable for 3, 4 and 5 bedroom properties.

Crime

The crime rate in Earls Barton is relatively low compared to other neighbouring areas and the country as a whole.² Although there are minor fluctuations in different types of crimes overall total crime has remained relatively low and stable over the last 2 years. Anti-social behaviour and 'other' crimes are the most reported.

Services and Facilities

Earls Barton has a wide range of services and facilities that local residents can use. The size and the growing nature of the village has required the establishment and expansion of certain facilities such as the relocation of the Earls Barton Medical Centre to Aggate Way. Other facilities, such as the range and choice of shops and services such as banks, have declined over the last 30 years. (See Fig.6 for key village facilities).

Environment and Upper Nene Valley Gravel Pits Special Protection Area

The centre of the village is located just over a mile from an internationally designated site for wintering birds. The Special Protection Area runs from Peterborough to Northampton and is home to a variety of endangered species. Previous surface mine workings have formed lakes which now provide habitats for a range of species and improved biodiversity. This sensitive environment needs to be carefully managed especially in the light of considerable development pressure along the valley.

Table 3

	Earls Barton		W'boro		England	
All Households	2,297	100%	32,057	100%	22.063m	100%
Total owned	1,784	78%	21,286	66%	13.975m	63%
Shared Ownership	7	0.3%	315	1%	173,760	0.79%
Social Housing & Privately rented	489	21%	10,036	31%	7.619m	35%

Totals do not add up to 100% due to other forms of tenure not shown and rounding issues

3. Sustainable Development for Earls Barton

*'Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as people's quality of life.'*³

The NPPF also states that Neighbourhood Plans will be able to shape and direct sustainable development in their area subject to conformity with strategic policies. This Neighbourhood Plan is about directing and positioning growth within Earls Barton for the benefit of the whole community in locations which can maximise the vision which has been collectively developed.

There are three dimensions that constitute what sustainable development is in planning terms.

Economic – contributing to building a strong, responsive and competitive economy

Social – supporting strong, vibrant and healthy communities

Environmental – contributing to protecting and enhancing our natural, built and historic environment

In order to achieve this a more direct, positive engagement with the community as well as landowners and developers has been undertaken to identify where development will be acceptable. The overall plan provides for development which will meet the needs of the local community as well as contributing to the demands of the wider area. It is not against development, however, in order that development does not erode the very qualities that Earls Barton has or diminish it as an attractive place to live, it needs to be delivered in a way that does not undermine this or the sustainability of the village.

Determining a Housing Target for Earls Barton

The NPPF states that 'Neighbourhood Planning provides a powerful set of tools for local people to ensure they get the right types of development for their community.' It also requires that any plan should be aligned with the strategic needs and priorities of the wider area and that it 'should not promote less development than set out in the Local Plan ..'

The Earls Barton Neighbourhood Plan seeks to positively provide for the needs of its existing residents while also allowing a limited amount of expansion to provide for the wider needs and priorities of the local area. The emerging North Northamptonshire Joint Core Strategy will eventually confirm the strategic approach to housing growth in the plan area. In advance of the completion of the Core Strategy the task set for the Parish Council was to objectively identify and meet the development needs of Earls Barton through a positively prepared neighbourhood plan. This has been achieved through close joint working with both the North Northamptonshire Joint Planning Unit and the Borough Council of Wellingborough. In addition the plan has been informed by the emerging evidence base that will support the Core Strategy.

In summary, the quantum and mix of housing proposed in Earls Barton is informed by the following evidence:

- Identifying a Rural Housing Target for the Joint Core Strategy
- Rural Housing Targets for Wellingborough's Principal Villages
- Earls Barton Neighbourhood Plan: Determining a Housing Target
- Earls Barton Rural Housing Survey October 2012

The key report '*Earls Barton Neighbourhood Plan: Determining a Housing Target*', sets out the methodology used in arriving at a housing target for the plan and links together the other evidence sources set out above.

In total, it considers the emerging housing targets for Wellingborough to 2031, local needs and constraints and the ability to bring forward community benefits for the village through a comprehensively planned village extension. A total housing target of 397 (see appendix 3) including completions and existing commitments will result in a 17% increase in the size of the village which is similar, in absolute housing completions, to the previous 20 year period. While accommodating significant objectively identified housing need the plan also seeks to balance the effects of growth and maintain the rural character of the village which many residents greatly cherish.

Earls Barton Parish Council Approach to Sustainable Development

The Parish Council will support proposals that accord with the policies set out in this Neighbourhood Plan and elsewhere within the development plan. When commenting on development proposals the Parish Council will take a positive approach that

reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework; and will work proactively with applicants to find joint solutions which mean that proposals can be supported whenever possible, where they accord with the plan; and to secure development that improves the economic, social and environmental conditions in the area.

4. Vision and Objectives

The vision for Earls Barton Neighbourhood Plan has been developed and refined through consultation with the local community.

The vision is that ...

Earls Barton will be a thriving community delivering greater access to local facilities and services for a growing population while maintaining its rural, village character.

This will be achieved by:

- Encouraging and supporting a thriving village centre which provides a range of different services and facilities for local residents.
- Promoting a level of housing and employment growth to provide for the local needs of the community to help deliver additional facilities, including expanded sports and leisure provision.
- Maintaining a compact village where it is easy to walk and cycle and where sustainable development is promoted which minimises the impact on existing residential areas.
- Supporting appropriately located development of a scale which is proportionate to the future needs of the village and will not create adverse pressure on local facilities.
- Ensuring policies minimise the effects of development on the environment, such as climate change mitigation and reducing our carbon footprint.
- Maintaining and enhancing the high quality of the built and natural environment within the Parish.

Earls Barton Neighbourhood Plan

OBJECTIVES

Services:

Improve residents' quality of life by improving the facilities and services within Earls Barton

- Support Earls Barton's shops and services
- Develop sports and leisure facilities for all
- Create more community meeting space
- Support the redevelopment/expansion of the Infant and Junior schools

Development:

Allow limited housing and commercial development to meet local needs and increasing local employment opportunity while providing some degree of expansion.

- Allocate 280 new dwellings
- Focus growth of the village around 'The Grange'
- Promote in-fill development where appropriate - within the defined village envelope
- Provide a greater range of affordable and shared ownership housing
- Provide a range of different housing types across all tenures
- Maintain opportunities for small businesses within the village centre - promote a business centre for small and start-up businesses

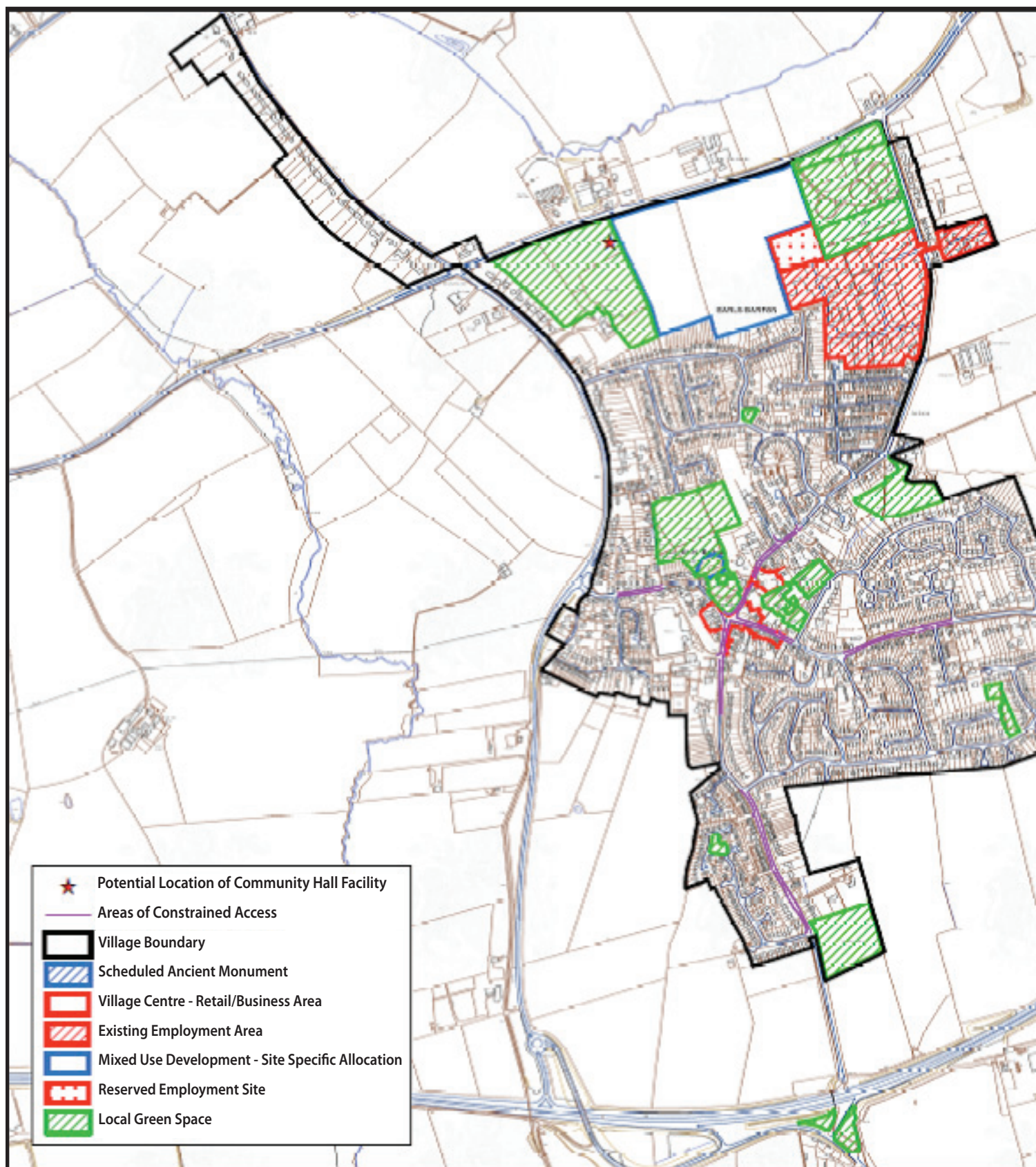
Design: Protect, conserve and enhance the natural, built and historic environment, including key landscapes, natural resources, areas of natural habitat or nature conservation value and both designated and non-designated heritage assets and promote high quality design in all new developments.

- Provide more open space sympathetically designed with new housing
- Protect existing heritage and village character
- New development should reinforce the character and quality of Earls Barton
- New Development should have an appropriate layout and density and minimise the impact on street parking.
- Protect and enhance the natural environment through improved management of national and internationally protected sites.

Access: Increase accessibility within Earls Barton and to other areas through improved transport links and provide better parking and access to the centre of Earls Barton

- Ensure that major new development has direct access to main roads to minimise traffic congestion
- Integrate new housing into Earls Barton and the surrounding area with good pedestrian, cycle and bus connections
- Ensure that car parking within the village supports the vitality and viability of the village centre
- Enhance public transport links promoting smarter choices as alternative modes of travel to better meet people's needs

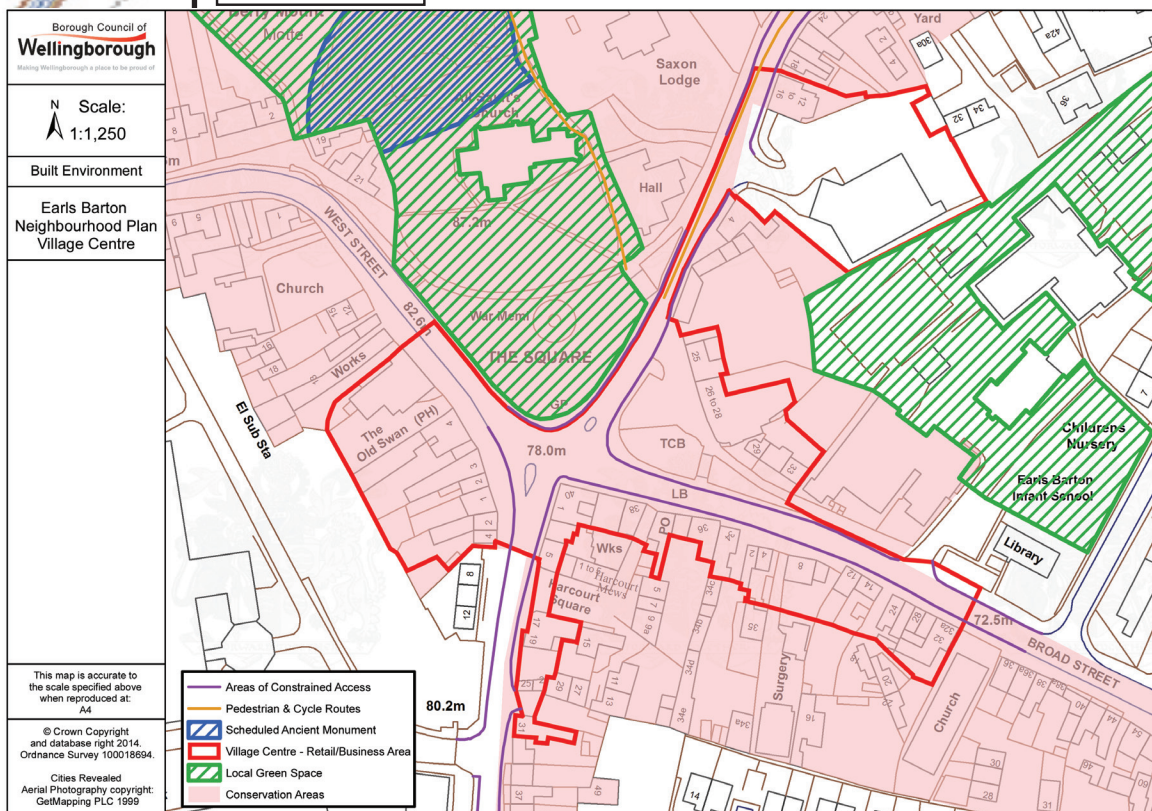
5. The Strategy and Key Proposals



Earls Barton Neighbourhood Plan Key Diagram (Fig 3)



<p>Borough Council of Wellingborough <small>Making Wellingborough a place to be proud of</small></p>	
<p>N ↑</p>	<p>Scale: 1:6,750</p>
<p>ICT Services</p>	
<p>Earls Barton Neighbourhood Plan</p>	
<p>This map is accurate to the scale specified above when reproduced at: A2</p>	
<p>© Crown Copyright and database right 2014. Ordnance Survey 100018694.</p>	
<p>Cities Revealed Aerial Photography copyright: GetMapping PLC 1999</p>	



Earls Barton Proposals Plan Village Centre Inset (Fig 4)

6. Neighbourhood Plan Policy Areas

6.1 Earls Barton Village Boundary

Settlement boundaries are a well utilised planning tool for guiding, controlling and identifying limits to development for an individual village. They form a line that is drawn on a plan around a village, which reflects its built form, this is also known historically as a 'village envelope'. Earls Barton's village boundary has been informed by the previous boundary identified for the Borough of Wellingborough Local Plan (1999) and the criteria used for defining this boundary have been adopted and slightly amended. The main allocation site has been included within the revised village boundary line and other minor amendments have been made to reflect changes which have occurred during the intervening years.

The village boundary for Earls Barton is set out on the Proposals Map (Fig 3) and is defined by the following criteria for identifying which land is within or outside the village envelope.

- A.** Existing employment and leisure uses on the edge of the village which are obviously detached from, or peripheral to, the main built up area will be excluded.
- B.** Free standing, individual or groups of dwellings, nearby farm buildings or other structures which are obviously detached from, or peripheral to, the main built up area will be excluded.
- C.** Local Green Space, Important Amenity Areas and Environmentally Important Open Space which are within or adjoining the built up area will be included.
- D.** The curtilages of dwellings will be included unless the land has the capacity to extend the built form of the village.
- E.** Proposed allocation of housing and sports and leisure land will be included.
- F.** Areas of land with unimplemented planning permission or undeveloped land on the edge of the village adjacent to the main built up area will be excluded.

A review of the village boundary line will be undertaken at the time that the plan is reviewed.

To aid understanding and to provide a clear framework for how the Neighbourhood Plan policies have been derived they have been set out in the following way.

Policy Area:

Objective:

Justification:

Policy:

Key Partners

Conformity with Policy:

Evidence:

Consultation Feedback:

* Evidence referred to after each policy can be downloaded from the Earls Barton Neighbourhood Plan website evidence base - www.earlsbartonneighbourhoodplan.org.uk

To assist with better identification the policies have also been given codes which are set out below:

EB.G Site Specific Development Allocation –
The Grange Site

EB.GD Windfall Sites/General Development

EB.D Environmental and Design

EB.OS Open Space

EB.LB Local Business

EB.E Employment

EB.T Transport and Parking

EB.DC Developer Contributions

6.2 Site Specific Development Allocation Policy – The Grange Site

Objective:

- Allow limited housing and commercial development to meet local needs and increase local employment opportunity while providing some degree of expansion.
- Improve resident's quality of life by improving the facilities and services within Earls Barton.
- Increase accessibility within Earls Barton and to other areas through improved transport links and provide better parking and access to the centre of Earls Barton

Justification:

Residents of Earls Barton accept that some housing development over the next 20 years is required to provide for local needs and also to accommodate for limited growth of people moving into the area as the village has done over previous plan periods. However, the community also values the compact nature of the settlement and village 'feel'. Through consultation on different growth options the community has clearly indicated that an allocation of one medium sized development area to the North of the village with access directly onto the A4500 would be the preferred growth scenario. This comprehensively planned infill site will enable and facilitate a holistic sustainable development that will create high quality places to live. It will also provide community infrastructure in the form of sports and leisure facilities which have been a long term aspiration for the village. The location of this development will also minimise the impact and pressure on existing road capacity and on street parking within the village centre and surrounding housing areas. The density of development at the 'Grange' at 34 dwellings per hectare is considered to be in keeping with the adjacent housing and a Design and Access Statement submitted in support of an application for the site demonstrates how a sustainable development will be delivered. An initial viability appraisal carried out by the Parish Council indicates that the scheme can provide a significant contribution of land (6ha) for sports and leisure facilities as well as meeting other planning obligations.



Existing commitments, sites which already have planning consent, and completed housing since 2011 indicate that overall the housing delivery to 2031 within the village will be approximately 400 dwellings. Through the consultation on options with the community and discussions between the Parish Council and Borough Council it is the unanimous view of the Parish Council and residents that this increase in the number of dwellings accords with the policies of the CSS through proactively identifying and then meeting local needs and that fulfils the village's obligation as a Principal Village in the draft Core Strategy. Accordingly no further significant expansion will be supported.

Earls Barton is located close to Northampton and Wellingborough with very good access provided by the A45 and falls within this wider travel to work area. As such many residents have employment outside of the village. An industrial area is located around Mallard Close to the north east of the village which contains predominantly manufacturing and warehousing operations. Further employment is provided at Titley Bawk Avenue and along the A4500 (Main Road) and within the village centre in a variety of different businesses. About 16% of economically active residents within the village are self-employed which is higher than the regional average and has increased by about a third since 2001. A percentage will work from home and future business accommodation may be required to sustain and grow these businesses. The Neighbourhood Plan will seek to retain existing businesses and encourage the creation of jobs in appropriate locations.

EB.G1

The Plan allocates 19.29ha of land between ‘the Grange’ and Earls Barton Industrial Estate as identified on the proposals map for mixed use development accessed from the A4500. The development will be permitted provided that the following criteria are met:

- up to 280 dwellings with an affordable housing contribution in line with policies elsewhere within the development plan and a range of house types dependent on need as suggested by an up to date Housing Needs Survey or other assessment of local need where available;
- 5.94 ha of land for Sports and Leisure facilities including sports pitches, changing rooms and parking provision;
- a potential location for a new community hall and facility in association with the Sports and Leisure facilities;
- 0.64 ha reserved employment site for B1 business uses and potential location for a small business centre (if after the mid-point of the plan there is insufficient demand, demonstrated by the developer through marketing evidence, consideration should then be given to the provision of live/work units or any alternative appropriate use if a need can be established),
- informal Open Space, Sustainable Urban Drainage systems, landscape buffering and screening around the Industrial Estate;
- pedestrian and cycle access through an enhanced link via the existing public footpath/Right of Way to Elizabeth Way and a new link via The Pyghtle to the village centre;
- sufficient vehicular access that will not exacerbate the local traffic situation along the A4500 at peak times and a scheme of parking provision that will minimise on-street parking and ensure safe and free movement of all vehicles throughout the development, including refuse vehicles and emergency services. A permissive right of way for pedestrians to cross the Sports and Leisure facility to access the bus stop on Northampton Road to maximise the use of public transport and reduce the reliance on private vehicles.
- All development on site should comply with all other policies of the development plan. In addition, the development should respect the amenity of existing residents on Elizabeth Way, Hornby Road and The Pyghtle bordering the site by way of avoiding overlooking and respecting privacy.

Key Partners: Developer, Landowners, Borough Council of Wellingborough, Highways Authority, Housing Associations, Community Amateur Sports Clubs (CASC)

Conformity with CSS (Policy Ref): Policy 1 –
*'Development adjoining village boundaries will only
 be justified where it involves the re-use of buildings
 or, in exceptional circumstances, if it can be clearly
 demonstrated that it is required in order to meet local
 needs for employment, housing or services'*

Policy 6 - Local Infrastructure

Policy 13 (d), (e), (j), (k), (l), (n) - Sustainable
 Development

Policy 15 - Sustainable Housing Provision

Conformity with NPPF

(Para Ref): 28, 37, 47, 70, 73, 75, 131, 155,

Evidence:

The number of new homes required over the lifetime of the Neighbourhood Plan has been derived through reference to the existing Core Spatial Strategy housing targets which extend to 2021, the Earls Barton Housing Needs Survey conducted in September 2012 and to emerging evidence developed by the North Northamptonshire Joint Planning Unit and Borough Council of Wellingborough. A summary of this work is set out in the supporting document 'Determining a Housing Target' and the housing figures are contained in Appendix 3.

Earls Barton Call for Sites – August 2012

Rural Housing Targets for Wellingborough's Principal Villages



Fig. 5 Illustrative layout of Grange Development

Earls Barton Neighbourhood Plan

Consultation Feedback:

The Strategic Options consultation (January 2013) provided most support (38%) for a medium scale growth option in this location and the Preferred Option consultation (October 2013) provided support (88%) for up to 250 dwellings between the Grange and the Industrial estate with the provision of sports and leisure facilities.

6.3 Windfall Sites/General Development Policy

Objective:

- Allow limited housing and commercial development to meet local needs and increase local employment opportunity while providing some degree of expansion.
- Protect, conserve and enhance the natural, built and historic environment, including key landscapes, natural resources, areas of natural habitat or nature conservation value and both designated and non-designated heritage assets and promote high quality design in all new developments.
- Increase accessibility within Earls Barton and to other areas through improved transport links and provide better parking and access to the centre of Earls Barton.

Justification:

The Neighbourhood Plan acknowledges the requirement to provide for the needs of Earls Barton residents and to contribute towards the overall housing supply for the Borough. Policy G1 provides



a significant and sufficient level of new housing for the village, however, small scale residential development within the village boundary, has and will continue to provide windfall development and will contribute towards housing needs and improve amenity for neighbours of derelict or redundant sites. These developments will be supported subject to the potential loss of amenity of neighbouring properties; through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking, and additional traffic resulting from the development. Saved Policy G4 of the Wellingborough Local Plan supports development within the village boundary lines where it does not individually or cumulatively have an adverse impact on the size, form, local character and setting of the village and environs.



The Neighbourhood Plan supports the delivery of affordable housing and local residents have expressed the desire that affordable housing should meet the needs of local people and those with a strong connection to Earls Barton. There is a high need for such housing with the Housing Needs Survey indicating that all housing apart from 1 and 2 bedroom properties remain unaffordable at a median income level. As such, in exceptional circumstances, the plan will consider the ability to deliver affordable housing through exception sites subject to them meeting criteria to protect the character of the village and amenity of neighbouring properties.

EB.GD1

Any proposals for residential development on infill sites within the village boundary, including redevelopments, will be permitted provided that all the following criteria are met:

- it is of a scale, massing, density and design in keeping with the local character of neighbouring buildings and the village generally;
- it does not result in an unacceptable loss of amenity for neighbouring uses through loss of privacy, loss of daylight or visual intrusion;
- the traffic generation and parking impact created by the proposal does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety;
- where a Design and Access Statement is required in support of the application, it can be demonstrated that the proposal meets the criteria set out in the North Northamptonshire Sustainable Design SPD checklist;
- it provides a beneficial net contribution, through the provision of a mix of dwelling types and sizes, towards meeting both the market and affordable housing needs of current and future households in Earls Barton in accordance with an up-to-date demonstration of need;
- it provides an on-site proportion of affordable housing, or an off-site contribution, in line with other policies of the development plan where this is practical or financially viable;
- development that does not meet this criteria will not be supported

EB.GD2

Any proposals to bring forward exception sites outside but abutting the village boundary where a local need for affordable housing can be demonstrated, will be permitted provided that all the following criteria are met:

- it be intended to meet an identified local need for affordable housing as identified through the Housing Needs Survey for the village, where market housing is proposed as part of the scheme, it is of the minimum level required to ensure the gross costs of the affordable housing element are covered;
- be small in scale (not more than 10 dwellings);
- it does not result in an unacceptable loss of amenity for neighbouring uses through loss of privacy, loss of daylight or visual intrusion;
- the traffic generation and parking impact created by the proposal does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety;
- where a Design and Access Statement is required in support of the application, it can be demonstrated that the proposal meets the criteria set out in the North Northamptonshire Sustainable Design SPD checklist;
- it comprises a succinct scheme of design that does not adversely affect the local character of the surrounding countryside or is incongruent with neighbouring building;
- when selecting exception sites, additional evidence will be required to demonstrate that the proposal is supported by the Parish Council and is on the most appropriate site available in the context of this policy.

Key Partners: Borough Council of Wellingborough, Landowners, Developers, Housing Associations, Northamptonshire Parking Partnership

Earls Barton Neighbourhood Plan

Conformity with CSS (Policy Ref): Policy1 – *'Development adjoining village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if it can be clearly demonstrated that it is required in order to meet local needs for employment, housing or services'*

Policy 6 – Local Infrastructure

Policy13 (d), (e), (j), (k), (l), (n) – Sustainable Development

Policy 15 – Sustainable Housing Provision

Conformity with NPPF (Para Ref): 28, 37, 47, 70, 73, 75, 131, 155,

Evidence:

North Northamptonshire Strategic Market Housing Assessment Update – August 2012
Earls Barton Rural Housing Survey - October 2012
Rural Housing Targets for Wellingborough's Principal Villages

Consultation Feedback

There is general support from the community for small scale development on in-fill sites which do not impact on surrounding areas. 79% responding to the preferred option consultation supported this sub-objective.

6.4 Environmental & Design Policy

Objectives:

• *Protect, conserve and enhance the natural, built and historic environment, including key landscapes, natural resources, areas of natural habitat or nature conservation value and both designated and non-designated heritage assets and promote high quality design in all new developments*

Justification:

Earls Barton has a historic core which dates back to Saxon times. All Saints Church is a Grade I listed building and the Berry Mount to the north a Scheduled Ancient Monument. A variety of Grade II listed buildings are found along the principle roads, West Street, High Street and Broad Street which radiate out from the cross

roads and village square. A Conservation Area Character Appraisal was adopted by the Borough Council of Wellingborough in 2003 and a Local List of Heritage Assets was adopted in 2013 both as Supplementary Planning Guidance. As well as a rich array of designated heritage assets, located more within the centre of the village, there are also non-designated heritage assets including areas such as New Barton which reflects the character and history of the boot and shoe industry. The Parish Council will explore the potential to expand the list of local community heritage assets, where appropriate, in collaboration with the Borough Council.

The village square is an important piece of open space for the community now providing an element of parking to the east but the slope in front of the Church also acts as a natural amphitheatre which is used for community events such as Christmas carols and the village carnival. The large recreation area behind and to the north of the church is available for active play and amenity. The Parish Council in recent years has added to the small children's play area and there is now provision for older children's play equipment, a skateboard ramp and hard court balls area.

The design and heritage of the village and the 'sense' that Earls Barton still functions as a village, even though in population terms it is closer to being a small town, is important to a large number of residents.

The EU designated Nene Valley Gravel Pits Special Protection Area for wintering birds and nationally allocated Site of Special Scientific Interest has part of its boundary within Earls Barton parish, to the South of A45. Access to the River Nene and the floodplain is already well provided for from pedestrian footbridges across the A45 via Mill Lane and from a footpath running adjacent to Northampton Road (B573). Access to the countryside in general is important to many residents and it is essential that any development that takes place does not adversely affect the existing environmental quality within the Parish and in particular impact on the Special Protection Area.

EB.D1

Any development proposals should be of a high standard of design and layout in keeping with local character and should seek to utilise sustainable building techniques and materials wherever practical. New development proposals will be supported in the event that they achieve all of the following:

- protect, conserve and enhance the natural, built and historic environment, including key landscapes, natural resources, areas of natural habitat or nature conservation value and both designated and non-designated heritage assets.
- demonstrably protect, conserve and enhance the setting and views of All Saints Church and its Saxon tower as well as other designated and non-designated heritage assets;
- minimise the loss of trees and hedgerows;
- prior to Jan 1 2016 achieves Code for Sustainable Homes level 4 unless this, cumulatively along with other requirements, can be demonstrated as making the scheme unviable and thereafter achieves Code for Sustainable Homes level 4 as standard;
- provide for sustainable drainage solutions designed in accordance with the National Standards for Sustainable Drainage and deemed acceptable by the relevant SuDS Approval Body (SAB) before development commences and preferably, and where reasonable, before permission is granted;
- perform well against all relevant locally adopted design guidance, including all of the criteria of the North Northamptonshire Sustainable Design Supplementary Planning Document.

Key Partners: Borough Council of Wellingborough, Landowners, Developers, Environment Agency, English Heritage



Earls Barton Neighbourhood Plan

Conformity with CSS (Policy Ref): Policy 13 (h), (i), (m), (o), (q),
Policy 14 a)i, b)ii,

Conformity with NPPF (Para Ref): 56, 58, 60, 93, 95,

Evidence:

Earls Barton Conservation Area Appraisal – November 2003

Kettering & Wellingborough Strategic Flood Risk Assessment (Update) – February 2011

EBNP SEA & HRA Screening Reports and Responses – October & December 2013

List of Listed Buildings – Borough of Wellingborough
North Northamptonshire Sustainable Design SPD

Consultation Feedback:

54% of people rated architectural character as an important characteristic of the village while 82% of respondents thought that the Conservation Area was important in maintaining the village appearance and 'feel'.



Justification:

Earls Barton has grown significantly over the last few decades and many previously open sites have been built upon through in fill and more major development.

Areas of open space that remain (land allocated for sports and leisure provision, allotments and other green spaces), provide for recreation and act as a relief from the built up areas, while also enhancing well-being and quality of life. These areas will also divert some of the pressure for recreation away from the Nene Valley and sensitive habitats for wintering birds. Should monitoring identify detrimental impacts on the Upper Nene Valley Gravel Pits SPA further mitigation measure may be required.

Residents have commented through consultation responses that maintaining the rural character of the village and its open spaces is important in contributing to its character and helping to underpin the sense that this is a village and not a densely urbanised area. Key sites around the village have been assessed in relation to their contribution towards providing open space and land for recreation and will be designated as Local Green Space to protect against future development.

6.5 Open Space Policy

Objectives:

- *Protect, conserve and enhance the natural, built and historic environment, including key landscapes, natural resources, areas of natural habitat or nature conservation value and both designated and non-designated heritage assets and promote high quality design in all new developments.*



EB.OS1

The areas listed below and identified on the proposals plan are designated as Local Green Spaces and will be protected from development due to their particular local significance and community value unless very special circumstances can be demonstrated:

- O1 Land surrounding All Saints Church and the Recreation Grounds
- O2 Playing Fields and recreation land surrounding Earls Infant and Junior Schools
- O3 Sports and Leisure pitches located around the Grange
- O4 Earls Barton Cemetery Land
- O5 Allotment land adjacent to Earls Barton Cemetery
- O6 Allotment land to the south of Station Road opposite Thorpe Road
- O7 Public realm land at the end of Compton Way
- O8 Public realm at The Knoll, Land between Corden Crescent and Dowthorpe Hill
- O9 Public realm land on the corner of Elizabeth Way and Manor Road
- O10 Open countryside land between High Street and Churchill Road
- O11 Earls Barton Pocket Park land South of A45

Key Partners: Borough Council of Wellingborough, Infant and Junior Schools, Allotment societies, local community

Conformity with CSS (Policy Ref): Policy 5, Policy 13 (g)

Conformity with NPPF (Para Ref): 76, 77

Evidence

A number of sites, particularly the recreation grounds and the land surrounding and setting the All Saints Church, have been assessed as part of the existing Local Plan and have protection through the Conservation Area or Scheduled Ancient Monument and listed building designations. An assessment of the sites in relation to the criteria for Local Green Space has been undertaken identifying each site as being valued and special to the community. Earls Barton Conservation Area Appraisal – November 2003

Methodology for Designating Sites as Environmentally Important Open Space - Background Report – August 2010
Earls Barton Neighbourhood Plan Local Green Space Assessment 2013

Consultation Feedback

62% of people felt that open spaces were an important characteristic of the village.

6.6 Local Business Policy

Objectives:

- *Improve resident's quality of life by improving the facilities and services within Earls Barton.*

Justification:

Earls Barton is located approximately 4 miles from Wellingborough and 6 miles from Northampton as the crow flies. This close proximity of two main town centres with excellent access provided by the A45, has limited the growth of retailing provision and services within the village. With a population of almost 5,500 people a wider range of shops and services might be expected.

Although there are limited shop vacancies and new businesses tend to take the place of ones that have closed there is a degree of turnover within the village. The decline of traditional High Street services such as

Earls Barton Neighbourhood Plan

the closure of Banks, as has occurred in other villages and towns across the Country, has also affected Earls Barton. Several of the village shops, however, are flourishing and have a loyal customer base and also attract visitors from outside of the village.

The village centre has a range of shops including a pharmacist which incorporates a gift shop and museum, a traditional butcher's, a Co-op supermarket, a sweet shop and costume hire shop. It also contains a post office, small library, two estate agents, a fish & chip shop and Indian restaurant although limited other eateries. A range of other community facilities are also present within the village. The continued use of premises within the heart of the village for retail and commercial purposes is crucial to maintain the vitality and viability of the village. (Fig. 6 sets out the key community facilities and services and their location within the village).

The North Northamptonshire Core Spatial Strategy seeks to concentrate retail development in the main growth towns. However, an element of additional convenience retail floorspace is projected to be

required which could strengthen the role of rural service centres. The emerging revised Core Strategy identifies Earls Barton as a Principal Village with its role to provide community infrastructure and services to meet day to day needs of residents and businesses in the rural area. The core central area of the village (see Fig 4 Proposals Plan Village Centre Inset) is the location which is most accessible and needs to remain vibrant and viable through the co-location of other businesses. This Plan therefore seeks to promote additional retail and service activity within the village centre to diversify and enhance the range and choice available to local residents. These activities may include:

- Independent and niche retailers for a wide range of products including crafts;
- Delicatessens, bistros, restaurants and other specialist food shops;
- Financial services and services for the community such as vets practice; and
- Office based services such as computer maintenance and alternative medical practices

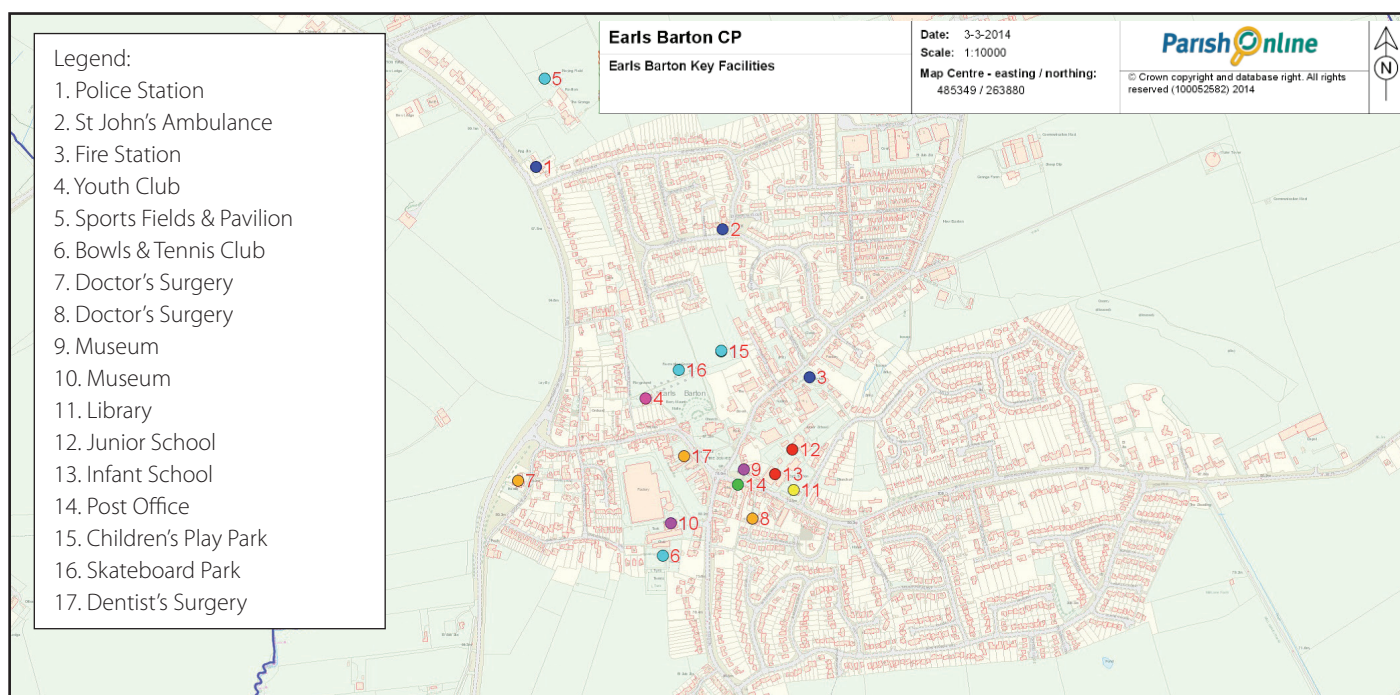


Fig 6. Key Community Facilities and Services

EB.LB1

Proposals within the village centre shopping and business area (as defined on the Proposal Plan inset Fig. 4) that diversify and enhance the range of local shops and services (A1-A5 Use Classes) and variety of local community facilities will be supported, subject to the following criteria being met:

- individual schemes will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- proposals will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway;
- access arrangements and off-street parking can be satisfactorily provided without impacting on adjoining residential and non-residential uses
- proposals that result in the loss of local retail , service provision, community assets and change of use will be resisted.

Key Partners: Borough Council of Wellingborough, local business community, Northamptonshire Parking Partnership

Conformity with CSS (Policy Ref): Policy 12

Conformity with NPPF (Para Ref): 28,

Evidence:

North Northamptonshire Market Towns and Rural Regeneration – May 2004
Rural Settlement Hierarchy, Background Report – Sept 2009

Consultation Feedback:

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic;

- 58% agreed that they wanted to see more jobs created in Earls Barton while 34% expressed no opinion.
- 43% of those responding wished to see more accommodation for shops and services as a way to increase employment within the village.

6.7 Employment Policy

Objectives: Allow limited housing and commercial development to meet local needs and increasing local employment opportunity while providing some degree of expansion.

Justification:

North Northamptonshire Core Spatial Strategy Policy 11 states that in rural areas new employment development will be directed to the rural and local service centres such as Earls Barton. The main focus for delivering new jobs (12,400 by 2021) in the Borough of Wellingborough will be through sites adjoining Wellingborough, within Urban Extensions or areas that presently have a low jobs/workers balance. Earls Barton is within the Northampton & Wellingborough Travel to Work Area and these settlements are the main towns to which residents travel for work. To increase sustainability the provision of additional land, for new companies to locate in the village or for the expansion of existing businesses, has been made adjacent to the main industrial estate and as part of the new allocated mixed use development. This allocated land is reserved for employment and will be reviewed as part of the Neighbourhood Plan if it is not taken up for this use. The nation has increased the stock of small businesses for the past 12 years⁴, year on year, and there are now 4.8m private businesses with 99% being classified as 'small' (up to 49 employees). The vast majority of these are micro businesses (under 10 employees) and the recent growth in businesses is fuelled by sole traders and companies without employees. Approximately 15% of residents run businesses from their homes or are self-employed within the village. To enable the growth of these businesses the right accommodation is necessary and Earls Barton has limited space for office based

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activities or shared facilities which might make up services or flexible accommodation found in a small business centre. The development of flexible, suitable premises that can accommodate small and medium sized businesses which might be seeking to expand and remain local will be supported.

Net job creation within the Borough of Wellingborough over the period 1998-2011 has been very poor with a loss of 1,371 jobs between 1998-2008 (an annualised loss of 201) as opposed to a target of 12,400 jobs to 2021. This poor performance is partly a result of a lack of available, serviced sites. Wellingborough has seen the largest job reduction in North Northamptonshire where other areas have been increasing their employment pool. In order to provide greater choice and availability of sites this plan seeks to promote employment uses in the most suitable locations within the parish to help to reverse this trend.



EB.E1 The Plan allocates 1 ha of land for employment (B1/B2/B8 use classes) uses adjacent to the existing industrial estate to act as expansion land with access to be provided from Mallard Close.

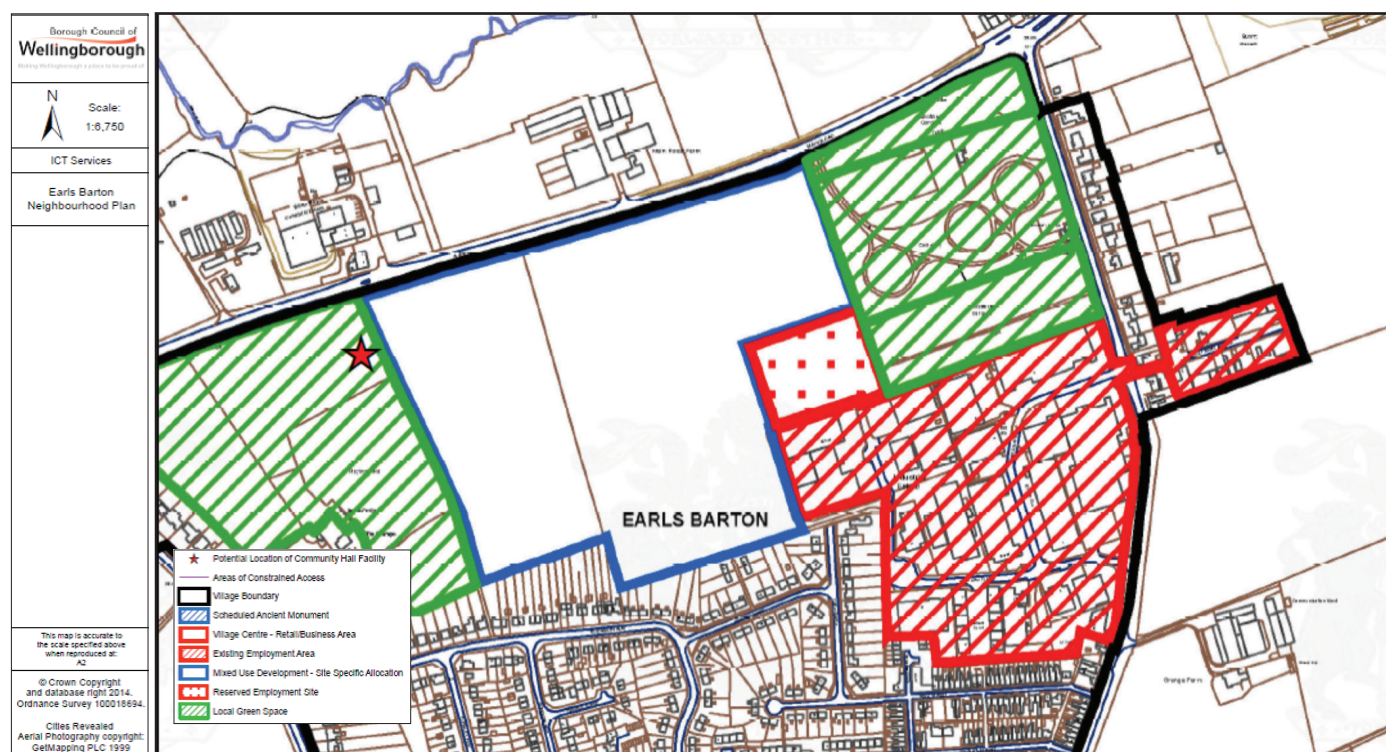


Fig. 7 Proposed Expansion area for Earls Barton Industrial Estate

EB.E2

The plan supports development of a small business centre in appropriate accommodation either upon the 0.64 ha of land allocated under Policy EB. G1 as part of the main development allocation or on an appropriate site elsewhere within the settlement policy area, subject to the following criteria being met:

- The traffic generation and parking impact generated by the proposal does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety.

Key Partners: Borough Council of Wellingborough, Landowners, Developers, Highways Authority, Northamptonshire Parking Partnership, local business community

Conformity with CSS (Policy Ref): Policy 8, 11

Conformity with NPPF (Para Ref): 28,

Evidence:

Northamptonshire Strategic Employment Land Assessment – November 2009 (10.8-10.10)
North Northamptonshire Annual Monitoring Report 2011-12

Consultation Feedback:

54% of people consulted agreed that they would like to see more jobs created in Earls Barton with only 7% not supporting further job creation.
63% of people supported the development of a small business centre or additional office space within the village and 50% felt it should be located within the main development area, whereas only 14% preferred it to be closer to the village centre.



The village is relatively well serviced by bus routes with twice hourly services between Northampton and Thrapston, the X46 and X47 run by Stagecoach. The X4 sub regional service between Peterborough and Northampton/Milton Keynes also stops at Earls Barton, opposite the Grange, providing a half hourly peak service which is also run by Stagecoach. The village is becoming more congested and this is of particular concern to local residents aligned to parking issues both in the village centre and in residential areas. Peak times around school drop off and pick up are particularly problematic and larger vehicles such as buses and lorries find it difficult to negotiate the narrower streets especially where parking is uncontrolled. For most residents living in the Parish the car has become the principal mode of transport even for some of the shortest journeys. Better connectivity and accessibility through footpaths and cycleways will assist in reducing the number of vehicle movements that need to take place within the village. New development which potentially exacerbates the problems of congestion and parking, especially in areas where the road width is narrow and parking is an issue, will need to clearly demonstrate that this problem is not increased. Parking surveys were undertaken in May 2014 to justify the location of the areas where parking pressures are acute.

6.8 Transport and Parking Policy

Objectives: Increase accessibility within Earls Barton and to other areas through improved transport links and provide better parking and access to the centre of Earls Barton

Justification:

Earls Barton is well situated just off the major East-West dual carriageway road artery of the A45 which connects the village directly to Wellingborough, Northampton and beyond. The A4500 to the north of the village also provides good East-West connections.

Earls Barton Neighbourhood Plan

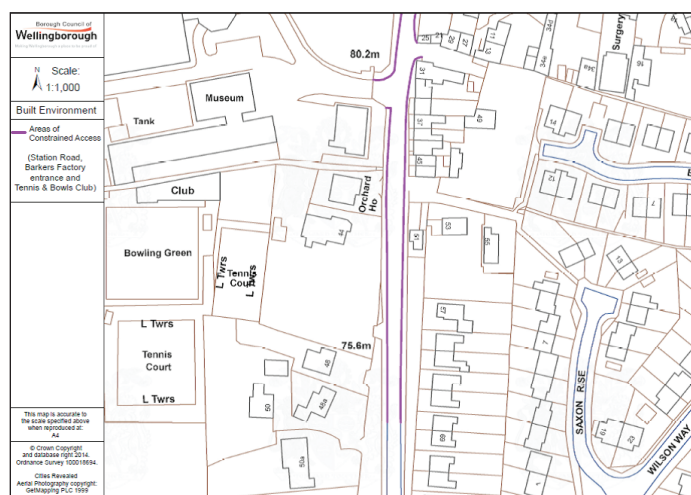
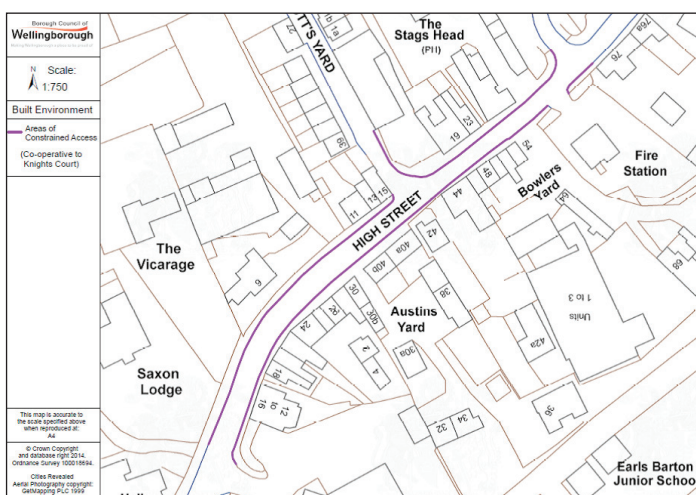
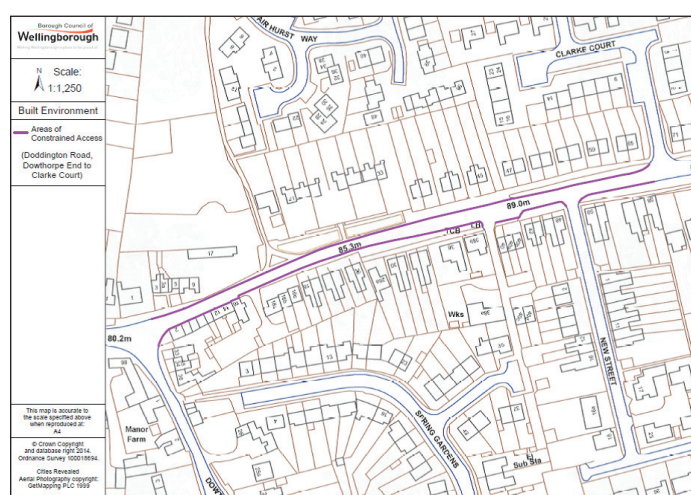
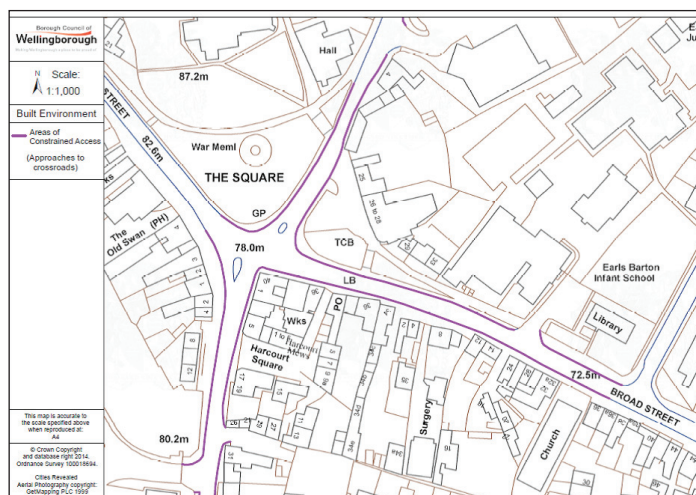
EB.T1

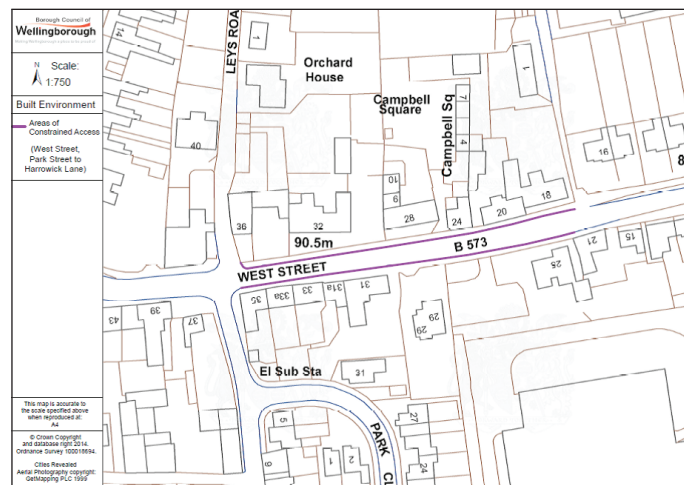
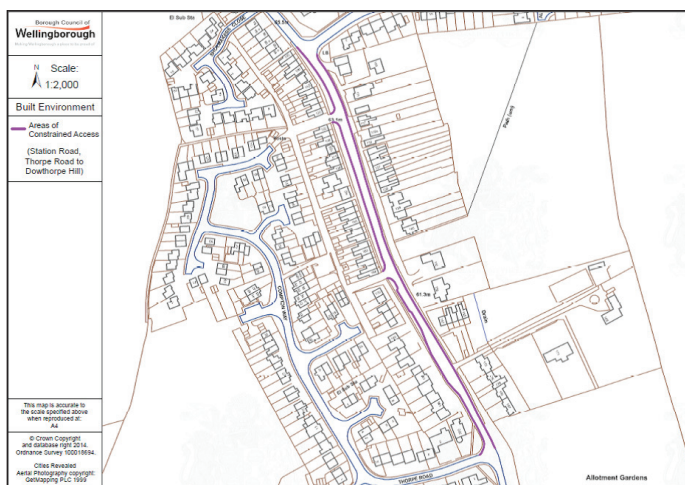
Proposals that comprise a traffic generating use and are located within the 'areas of constrained access' both listed below and identified on the proposal map will be permitted provided that they can adequately demonstrate that they will not create any additional requirement for on-street parking. The 'areas of constrained access' are:

- The approaches to the Crossroads of the village - Station Road, West Street, Broad Street and High Street,
- West Street - Park Street to Harrowick Lane
- Doddington Road - Dowthorpe End to Clarke Court
- High Street - Cooperative to Knights Close
- Station Road - Thorpe Road to Dowthorpe Hill and within 100 metres of the entrances to Barker's Factory and the Tennis and Bowls Club

Key Partners: Borough Council of Wellingborough, Highways Authority, Northamptonshire Parking Partnership, developers, local residents.

These plans show in more detailed form the Areas of Constrained Access from the Proposals Plan within the village as defined by Policy EB.T1





Conformity with CSS (Policy Ref): Policy 4 (d), 13 (d)

Conformity with NPPF (Para Ref): 32, 34, 41

Evidence:

Northamptonshire Parking Strategy - Fit for Purpose - January 2013

Northamptonshire Place and Movement Guide - December 2008

Northamptonshire Parking Supplementary Planning Guidance – March 2003

Earls Barton On Street Parking Survey Report - June 2014

Consultation Feedback:

The biggest concern for residents for expansion of the village has been the likely increase in congestion of vehicles and the impact on parking. 90% of those responding to the Housing Needs Survey stated that parking issues were their greatest concern with 84.5% indicating that congestion was their second biggest concern. 13% stated that walking was their main means of transport to work, training or study and 85% supported the improvement of pedestrian and cycle routes through the village especially from new developments.



Earls Barton Neighbourhood Plan

6.9 Developer Contributions Policy

Objectives:

- *Improve residents' quality of life by improving the facilities and services within Earls Barton*

Justification:

New development will have an impact on Earls Barton and will increase the demand on local facilities such as education, healthcare and leisure. There will also be increased pressure on infrastructure such as the highways network, public utilities and waste services. The NPPF sets out the framework within which Planning Obligation may be used to make otherwise unacceptable development permissible. Planning obligations should meet all of the following tests:

- Be necessary to make the development acceptable in planning term;

- Be directly related to the development; and
- Be fairly and reasonably related in scale and kind to the development.

Obligations have formerly been negotiated through s106 Agreements (Section 106 of the Town and Country Planning Act 1990). A new system is being introduced alongside s106 agreements; The Community Infrastructure Levy (CIL) which provides for a flat rate levy against development based on floorspace area. Certain obligations will still be able to be negotiated for site specific issues through s106 and the Parish Council will work with the Local Planning Authority to ensure that developer contributions are secured where appropriate to deliver sustainable developments within Earls Barton.

This policy sets out the priorities for community and leisure facilities for Earls Barton.

DB.DC1

In Earls Barton, new development will be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, more self-sufficient community. Financial contributions will be sought from developers through a combination of S106 Agreements and Community Infrastructure Levy contributions to a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities where additional need will be generated. Contributions for local community facilities gained through S106 Agreements or available CIL money will be focused on assisting the delivery of the following projects as a priority;

- a) A new community hall/indoor sports courts
- b) A 6 team changing room, small bar/meeting room, parking facilities
- c) Enhanced sports pitches and infrastructure
- d) Additional car parking provision associated with the village centre or the recreation grounds
- e) Environmental improvements towards enhancing open space and minimising the impact to the SPA
- f) Allotment provision and open space
- g) Young people's facilities

Key Partners: Borough Council of Wellingborough, Landowners, Developers, community groups

Conformity with CSS (Policy Ref): Policy 6

Conformity with NPPF (Para Ref): 203, 204, 205, 206

Evidence:

Planning Obligations Guidance and Framework (NCC) March 2011.
Borough Council of Wellingborough CIL s123 List

Consultation Feedback:

Consultation exercises with the residents of Earls Barton have consistently demonstrated that increased sports facilities within the village are supported. Additional parking to support the village centre and greater access to facilities for young people are regarded as priorities.

7. Plan Delivery and Implementation

The Earls Barton Neighbourhood Plan will be delivered over a long timescale, 2031 is the end date of the plan to tie into the emerging North Northamptonshire Core Spatial Strategy, although 5 year reviews will be implemented.

The plan will also be delivered by a variety of different stakeholders and it acts as a framework for change and development within the Parish rather than a rigid blue print. The Parish Council will be a key organisation in helping to facilitate and promote elements of the plan and it will work closely with the Local Planning Authority and other statutory agencies to ensure that proposals can come forward within the framework of the plan.

The Parish Council will work with landowners, investors and developers to ensure that private sector resources and investment is channelled into delivering the plan. The success of this can already be seen with collaborative working taking place to bring forward the major allocation site around the Grange delivering housing, employment uses and community sports and leisure facilities.

The Parish Council will also harness and coordinate public sector funds and investment where possible to bring forward elements of the plan that require additional resources. It will also work with the Local Planning Authority to prioritise s106 and Community Infrastructure Levy (CIL) contributions towards relevant parts of the plan.

The voluntary and community (third) sector will also have a strong role to play especially in supporting and delivering community infrastructure and the

Parish Council will work closely with all organisations to ensure that these efforts can be properly aligned to private and public sector resources.

8. Monitoring and Review

The Neighbourhood Plan should be actively managed over the plan period. The Plan will be reviewed periodically to ensure that it takes into account possible changes to national planning policy or to local policy in the form of the North Northamptonshire Core Strategy or Wellingborough Local Plan. Responsibility for providing leadership and direction for the Earls Barton Neighbourhood Plan will rest with Earls Barton Parish Council. The Parish Council will monitor the plan's implementation annually and a report to the Annual Meeting will detail any progress of the plan during the previous year and the likely implementations and impact of the plan for the forthcoming year.

The report will be uploaded to the Parish Council's website www.earlsbarton.gov.uk for residents' to access. Any other information relating to the plan or progress of it will also be posted on the website. The plan will have a thorough review at 5 year intervals - 2019 and 2024, which will be led by the Parish Council and a Steering Group which has representation from the wider community. The purpose of these reviews will be to guide the Parish Council in its delivery and monitoring of the plan, and to consider the need for amending or altering elements of the plan.

The plan should be monitored, where possible, against indicators which are compatible with the Annual Monitoring Report for the Core Spatial Strategy for the policies developed. For example, the impact of additional recreational pressure resulting from new development within the Earls Barton Neighbourhood Plan Area should be monitored through the wider local plan process as part of the cumulative impact of development on the Upper Nene Valley Gravel Pits SPA. In this way the performance of the Earls Barton Neighbourhood Plan can be compared and related to the higher level plans which it sits under. It is proposed that a limited number of indicators are used to populate the report and these are listed overleaf;

Earls Barton Neighbourhood Plan

Monitoring Indicator	Relevant EBNP Policy	Relevant CSS Policy	Indicator Target
% No. of houses developed	EB.G1/EB.GD1/EB.GD2	10	397
Net additional employment Land developed	EB.G1/EB.E1/EB.E2	11	1.64 ha
Gross affordable housing completions	EB.G1/EB.GD1/EB.GD2	15	30% of all housing development or as policy dictates
Building for Life Assessment of completed housing	EB.G1/EB.GD1/EB.GD2	13	75%
% of housing achieving Code for Sustainable Homes L4	EB.D1	14	100%
Completion of sports & leisure pitches & facilities at the Grange	EB.G1/EB.DC1	6	By 2020
Local Green Space lost within the village	EB.OS1	13	No reduction in 11 designated areas
Average parking provision of new development	EB.T1	13	1.5 places per dwelling

APPENDICES



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Appendix 1. Glossary of Terms

Acronym	Term	Explanation
	Adopted Local Plan	Existing Planning Policy Document which sets out both strategic policies and generic policies which apply to all development proposals in the local authority area as a whole. The Wellingborough Local Plan Saved Policies are relevant form this plan.
	Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing does not include low cost market housing.
	Affordable Rent	Affordable Rent is the main type of new housing supply funded by the Government and administered by the Homes and Communities Agency. Affordable rented homes will be made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing is at present. Landlords will have the freedom to offer Affordable Rent properties on flexible tenancies tailored to the housing needs of individual households.
CASC	Community Amateur Sports Club	An organisation established to promote the objectives of a sports club with certain tax advantages
CfSH	Code for Sustainable Homes	An environmental assessment method for rating and certifying the performance of new homes in England, Wales and Northern Ireland. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building.
CIL	Community Infrastructure Levy	A new levy that local authorities can choose to charge on new developments in their area based on floorspace. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. It can sit alongside site specific s106 contributions.
	Conservation Area	An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
CSS	Core Spatial Strategy	A Development Plan Document setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in a local authority area as a whole. The Core Strategy of Wellingborough is a joint plan for North Northamptonshire.
CLCA	Current Landscape Character Assessment	Northamptonshire's Landscape Character Assessment which forms part of the wider Northamptonshire Green Infrastructure Suite
	Curtileges	Planning term to define an area of land attached to a house and forming one enclosure with it.

	Habitats Regulations	The European Union Habitats Directive aims to protect the wild plants, animals and habitats that make up our diverse natural environment. The directive created a network of protected areas around the European Union of national and international importance. They are called Natura 2000 sites. If development is likely to affect a Natura 2000 site, an appropriate assessment under the Habitats Regulations is required.
	Housing Needs Survey	An assessment of housing need for local areas following government methodology and guidance.
LDF	Local Development Framework	The portfolio of Local Development Documents now being superseded by Local Plans.
LGS	Local Green Space	Areas of local open space defined within the National Planning Policy Framework (Para 76-77) which can be designated and protected through Neighbourhood or Local Plans
	Local Plan	A plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
LPA	Local Planning Authority	A public authority whose duty it is to carry out specific planning functions for a particular area.
	Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local areas
NPPF	National Planning Policy Framework	The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.
	National Standards for Sustainable Drainage	Provide developers and SuDs Approving Bodies with a consistent framework for drainage design, giving certainty and flexibility for their construction
	Principal Village	Term used in the emerging Core Spatial Strategy to define specific villages within the settlement hierarchy.
SAB	SuDs Approval Body	An organisation within County Councils and Unitary Authorities specifically established to deal with the design, approval and adoption of sustainable urban drainage systems (SUDS) within any new development consisting of two or more properties.

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SAM	Schedules Ancient Monument	A scheduled monument is a 'nationally important' archaeological site or historic building, given protection against unauthorised change under the Ancient Monuments and Archaeological Areas Act 1979.
S106	Section 106 Agreements	A planning obligations are created under Section 106 of the Town and Country Planning Act 1990. They are legally binding obligations that are attached to a piece of land and are registered as local land charges against that piece of land. Planning obligations enable a council to secure contributions to services, infrastructure and amenities in order to support and facilitate a proposed development.
SSSI	Site of Special Scientific Interest	A Site of Special Scientific Interest (SSSI) is one of the country's very best wildlife and/or geological sites which are designated and protected by Government
SPA	Special Protection Area	A Special Protection Area or SPA is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds.
SUDs	Sustainable Drainage Systems	SuDs are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. They seek to manage rainfall in developments that replicates natural drainage.
SEA	Strategic Environmental Assessment	Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans where required.
SFRA	Strategic Flood Risk Assessment	An assessment as part of the local planning process, as required by the NPPF. SFRA's are primarily produced by local planning authorities, in consultation with the Environment Agency, and are intended to form the basis for preparing appropriate policies for flood risk management at the local level.
SHMA	Strategic Housing Market Assessment	Assessments which are made to determine the housing needs of sub-regions which typically function as a housing market area. The assessment is normally used to underpin evidence for affordable housing needs within Core Spatial Strategies and Local Plans
SPD/SPG	Supplementary Planning Document/Guidance	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD. SPD's have now superseded SPG.
SA	Sustainability Appraisal	A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and can be used to assess the sustainability of Neighbourhood Plans.
40	Town & Country Planning Act	One of the key pieces of legislation which constitutes the planning system within the United Kingdom

	Windfall Sites	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most “windfalls” are referred to in a housing context.
	Use Classes	<p>The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’.</p> <p>A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.</p> <p>A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.</p> <p>A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.</p> <p>A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).</p> <p>A5 Hot food takeaways - For the sale of hot food for consumption off the premises.</p> <p>B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.</p> <p>B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</p> <p>B8 Storage or distribution - This class includes open air storage.</p>

Appendix 2. Acknowledgements

The Earls Barton Neighbourhood Plan Steering Group and Parish Council would like to dedicate the Neighbourhood Plan to Councillor Peter Wright who initiated and led the process with drive and enthusiasm and an inherent commitment to improve and better the village.

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Appendix 3. Housing Numbers

Core Spatial Strategy 2008		Requirement Net Dwellings 2001-2021
Wellingborough Rural Indicative Requirement		1,210
Wellingborough Rural Completions 2001 - 2013		951
Wellingborough Rural Commitments as at 31/3/2013		181
Wellingborough residual rural requirement as at 31/3/2013		71

Earls Barton Housing Needs Assessment*	Housing Requirement 2011-2031	Dwellings completed/with Planning Permission or to be allocated
Housing Requirement to 2031	250	
Dwellings completed between 2011 -2013		11
Commitments at Feb 2014		
Ryan Plastics, High Street, WP/2011/0142		5
30 Harrowick Lane, WP/2011/0184		2
2 Queen Street, WP/2011/0207		1
13 Tebutts Yard, WP/2011/0282		1
70 Broad Street, WP/2011/0405		2
3 Aggate Lane, WP/2011/0499		1
Land Adj 1 Harrowick Lane, WP/2012/0164		1
18 Mears Ashby Road, WP/2012/0198		0
Land at Rear 1-73 Compton Way, WP/2012/0443		65
117 Doddington Road, WP/2012/0509		1
Land at the rear of 11 Doddington Road, WP/2012/0561		7
12, The Square, WP/2013/0126		1
58 Bowlers Yard, WP/2013/0350		11
The Old Butchers Yard, 2 High Street, WP/2013/0401		8
Land South of A4500, 'The Grange', WP/2013/0510		280
Totals	250	397

* The Borough Council of Wellingborough's report 'Rural Housing Targets for Wellingborough's Principal Villages' sets out the minimum housing requirements for the principal rural settlements. A report has also been produced and submitted in support of the Neighbourhood Plan – 'Earls Barton Neighbourhood Plan: Determining a Housing Target' which sets out the methodology and provides an explanation of how the housing numbers were derived for the plan.

