



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Ringstead Neighbourhood Plan

Consultation Statement

January 2021

**PLANIT-X TOWN AND COUNTRY
PLANNING SERVICES LTD**

21 New Road
Burton Lazars
Melton Mowbray
Leicestershire. LE14 2UU

t: 01664 568819
e: info@planit-x.co.uk
w: www.planit-x.co.uk

Registered company no 07387991 | Registered office address: Unit F Whiteacres Whetstone Leicester LE8 6ZG



Table of Contents

1. Introduction	1
Legal Requirements	1
Consultation Process	1
2. Neighbourhood Plan Area	3
Designation.....	3
3. Consultation Event.....	5
Overview	5
Who was consulted.....	5
How were people consulted.....	6
Issues, priorities and concerns raised	7
Likes	7
Don't Like	8
Future Needs	8
How the Issues, Priorities and Concerns have been considered.....	8
4. Parish Wide Questionnaire	9
Overview	9
Who was consulted.....	10
How were people consulted.....	10
Issues, priorities and concerns raised	10
How the Issues, Priorities and Concerns have been considered.....	13
5. Stakeholder Meeting.....	14
Overview	14
Who was consulted.....	14
How were people consulted.....	14
Issues, priorities and concerns raised	15
Environment.....	15
Social and Community.....	15
Economic	16
Development and Infrastructure.....	16
How the Issues, Priorities and Concerns have been considered.....	16
6. Drop In Session – Housing Site Options	17
Overview	17
Who was consulted.....	17
How were people consulted.....	17

Issues, priorities and concerns raised	17
How the Issues, Priorities and Concerns have been considered.....	18
7. Pre-Submission Consultation on the Draft Ringstead Neighbourhood Plan	19
Overview	19
Who was consulted.....	19
How were people consulted.....	20
Issues, Priorities and Concerns Raised.....	20
How the Issues, Priorities and Concerns have been considered.....	20
8 Conclusion	21
Appendix 1: Pre-submission Ringstead Neighbourhood Plan – Consultees	22
Appendix 2: Pre-Submission Ringstead Neighbourhood Plan – Representors.....	24
Appendix 3: Pre-submission Ringstead Neighbourhood Plan – Summary of Consultation Responses.....	25

1. Introduction

Legal Requirements

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

Consultation Process

- 1.2 Throughout the process of producing the Ringstead Neighbourhood Plan a more in-depth consultation process has been undertaken than the minimum standards set out in the Neighbourhood Planning (General) Regulations 2012.
- 1.3 The aims of the consultation process were to:
- 'Front-load' consultation and ensure that the Ringstead Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders.
 - Ensure that detailed consultation took place at all stages of the process, especially where key priorities needed to be set.
 - Engage with as broad a cross-section of the community as possible, using a variety of consultation and communication techniques.
 - Ensure consultation results were made publicly available and used to inform subsequent stages of the Neighbourhood Planning process.
- 1.4 Consultation and preparation of the plan has been led by Ringstead Parish Council supported by the Ringstead Parish Council Neighbourhood Plan Steering Group. The Steering Group is made up of Parish Councillors and residents who have volunteered to help. Independent professional support was provided by Planit-X Town and Country Planning Services.
- 1.5 The programme of consultations undertaken throughout the preparation of the Neighbourhood Plan, is summarised below.

Activity	Date
Young Persons Consultation	February 2018
Consultation Event	10 March 2018
Parish Wide Questionnaire	April 2018- May 2018
Stakeholder Workshop	5 July 2018

Activity	Date
Drop In Session	14 December 2019
Pre-Submission Consultation on the Draft Plan	17 July 2020 – 31 August 2020

- 1.6 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.
- 1.7 It should be noted that throughout the process, the Parish Council has received advice and assistance from East Northamptonshire Council, in accordance with the Neighbourhood Planning Protocol.

2. Neighbourhood Plan Area

Designation

- 2.1 The Neighbourhood Plan Area comprises the parish of Ringstead. It has been designated as a Neighbourhood Area following an application made by Ringstead Parish Council on 21 November 2017, under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 A map showing the area to be covered by the plan can be viewed below.
- 2.3 In accordance with Regulations 5/ 5A of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Ringstead Neighbourhood Area was formally designated by East Northamptonshire Council on 4 December 2017

3. Consultation Event

Date	10 March 2018, 10.00am to 5.00pm
Venue	Ringstead Village Hall
Format	Community Drop In Event
Publicity	Advertised on the parish council website. Poster displayed in the Parish Council noticeboard. Leaflet delivered to households. Banners displayed in the village.
Circulation	Parish Wide
Attendees	222

Overview

- 3.1 This was the first consultation event held as part of the process of preparing the Ringstead Neighbourhood Plan. This initial open meeting was primarily held to inform local people about the neighbourhood plan process and receive views on the key issues that the Plan needed to address.

Who was consulted

- 3.2 The aim was to engage and consult with as many members of the community as possible as well as local businesses. The event was advertised on the Parish website, the Parish Council noticeboard and four large banners displayed in prominent locations around the village. A leaflet publicising the event was also delivered to every household in the parish.



Village Banner advertising the Consultation Event

- 3.3 Prior to the event (during February 2018), young people at the Primary School and Youth Group were given an opportunity to put their views forward as to what should go in the Neighbourhood Plan. They were asked to complete a questionnaire and the responses received were used to inform the content of the consultation at this Community Event and help identify some of the key issues that the Neighbourhood Plan may need to address. The comments received are summarised below:

Like about Ringstead:

Parks and lake
School, clubs and church
Heritage
Mix of housing
Friendly community

Not Like about Ringstead:

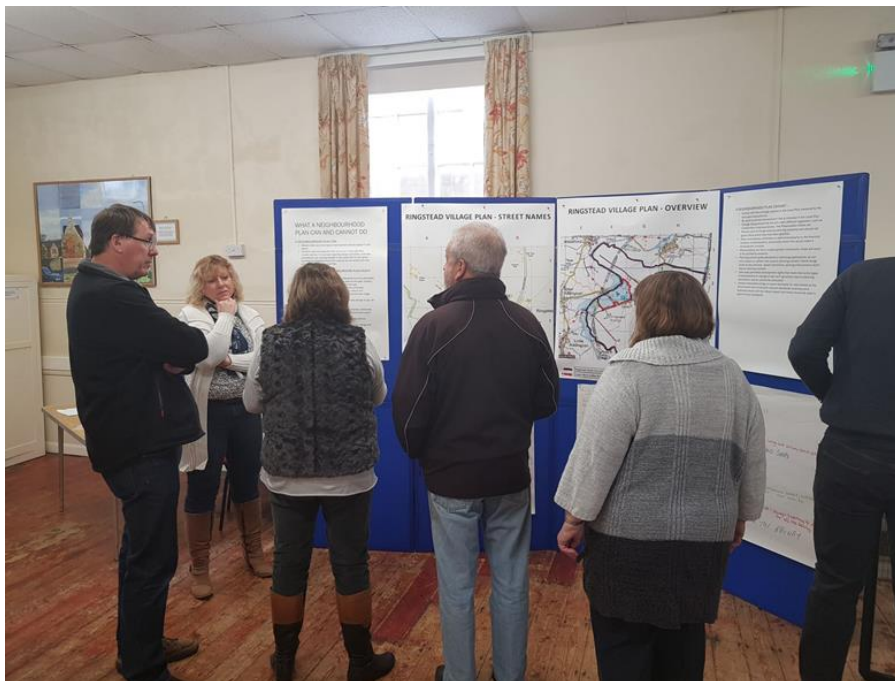
Litter
Narrow footpaths
Traffic and lack of parking
Lack of facilities for children
The amount of housing
Aroma from Dodson and Horrell

Future Opportunities/Improvements:

Greater number and range of services, e.g. library, cafes, play equipment
Indoor and outdoor activities and meeting areas
Activities for teenagers
Bigger school
Increase in no. of litter bins
More housing and flats
Employment opportunities

How were people consulted

- 3.4 The Neighbourhood Plan launch commenced with a presentation introducing the project. Members of the Parish Council were also on hand to provide a background to the event and the Neighbourhood Plan. A series of display boards were positioned around the room, focusing on different topics, and displayed relevant information, including maps. Attendees were also encouraged to make comments on what they liked and did not like about their parish, and to identify their future needs.



Local Consultation at Ringstead Village Hall

Issues, priorities and concerns raised

3.5 A total of 222 attendees participated in the community event. A summary of the comments received is provided below:

Likes

- The availability of local services and facilities

- The heritage and history
- Accessibility to the countryside, open spaces and green areas
- The village's separation from Raunds
- The mix of houses available
- New and limited levels of development has focused on infill sites
- The community, village life and tranquillity
- Cycle paths and footpath links
- Low levels of light pollution

Don't Like

- Speeding traffic, lack of traffic calming and parking problems
- New and overdevelopment of the village
- Local services and facilities at capacity and lack of some services
- Poor design and materials of housing
- Lack of new homes
- Poor condition of footpaths, pavements and roads
- Litter, vandalism and dog fouling
- Poor street lighting
- Untidy allotments
- Quarry
- Blackthorn Marina

Future Needs

- Protection and provision of new or more modern local services and facilities
- Provision of business units
- Green landscaping to be improved
- Additional parking and pedestrian friendly spaces
- Speed restrictions and traffic calming
- Resist/limit new development
- Protect the village character
- Improvement in bus services
- Faster broadband
- Infrastructure to support new development
- Affordable Housing

How the Issues, Priorities and Concerns have been considered

- 3.6 The responses were used to inform the preparation of the Neighbourhood Plan Residents Survey.

4. Parish Wide Questionnaire

Dates	April – May 2018
Format	Questionnaire with supporting information
Venues	Questionnaire Survey
Publicity	A questionnaire was distributed to all parishioners in the Neighbourhood Area.
Responses	165 Completed Questionnaires

Overview

- 4.1 In April 2018, a questionnaire survey of all parishioners was undertaken to explore in more detail some of the issues raised by the earlier consultation and to identify the keys issues that the neighbourhood plan needed to look at. It also provided an opportunity for local people to have a further say about the future of the parish.
- 4.2 The questionnaire was designed to give an opportunity to provide comment and identify views on matters and issued faced by the Parish. It focused on the following issues;
- Identification of the most important issues for the Neighbourhood Plan;
 - Nature Conservation – the potential for a buffer zone between Ringstead and Kinewell Lake, the protection of sites for nature conservation and the provision of facilities in the Nene Valley;
 - Areas of Separation;
 - Local Green Spaces and the identification of sites.
 - Heritage;
 - Housing – the amount of housing to be provided, the form of housing growth, housing priorities and need and affordable housing provision;
 - Settlement boundaries;
 - Transport – identification of parking problems, provision of parking problems and provision of footways and cycleways;
 - Communities services and facilities regarding their use, adequacy and importance;
 - Rural Economy – activities that would be supported, the possible location of new development and future business needs;
- 4.3 There was also opportunity to raise any additional issues not mentioned in the survey.

Who was consulted

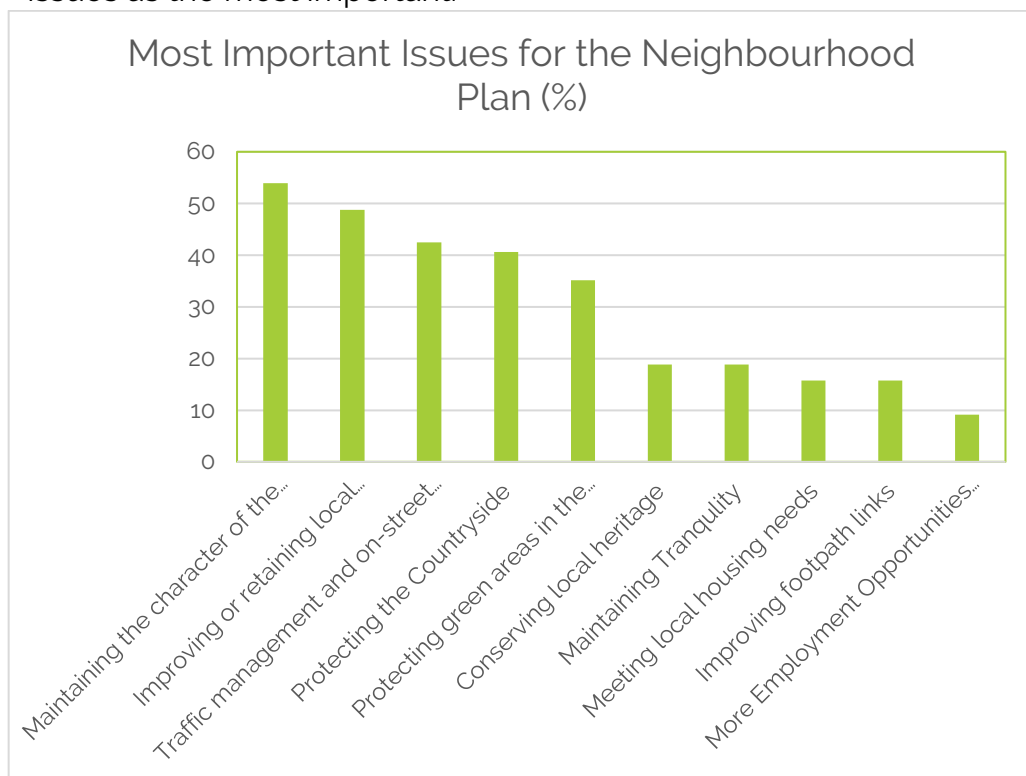
- 4.4 The aim was to engage and consult with as many members of the local community as possible. Therefore, a paper copy of the questionnaire was distributed to each resident of the parish.

How were people consulted

- 4.5 The questionnaire was prepared by the Ringstead Parish Council Neighbourhood Plan Steering Group. A paper copy of the questionnaire was delivered in April 2018 to every household in the Parish. All were encouraged to respond. There was also the option to complete the questionnaire online and this was encouraged. The closing date for responses was Friday 18 May 2018 and there were various locations in the village where the completed paper copies of the questionnaire could be returned.

Issues, priorities and concerns raised

- 4.6 A total of 165 completed questionnaires were received to this survey. Parishioners were asked to identify the three most important issues for the Neighbourhood Plan. These are detailed in Table 1 below and are ranked in order of the most popular response along with the percentage that identified each of the issues as the most important:



- 4.7 There was then strong support (82%) for the identification of a buffer zone between Ringstead Village and Kinewell Lane. In addition, several sites were identified as being worthy of protection for their nature conservation value. There was also support (78%) for the extensions of facilities at Woodford Mill/Willy Watt Marina as well as support (73%) for the extension of facilities at Blackthorn Lake Marina.
- 4.8 Most responses (95%) supported the designation of an Area of Separation. There was strong support for the designation of Local Green Spaces, at the following designations:
- Peace Park (91%)
 - Recreation Ground (87%)
 - St Mary's Churchyard (85%)
 - Community Garden (81%)
- 4.9 There was also support for several buildings to be protected for their heritage value.
- 4.10 A series of questions relating to housing development followed, the first relating to the number of new homes that should be planned for in the Neighbourhood Plan. The percentage of responses that supported each option are summarised below:
- None (14%)
 - 1-10 homes (16%)
 - 11-20 homes (13%)
 - 21-30 homes (32%)
 - 31-40 homes (14%)
 - 41-50 homes (5%)
 - More than 50 homes (6%)
- 4.11 There was greatest support for new housing to be in the form of brownfield development (74%), infill development (63%) or the conversion of rural buildings (56%). There was only limited support for greenfield development (14%).
- 4.12 With respect to who the new housing should be for, the highest level of support was for 2/3 bed bungalows to allow for downsizing (60%), 3 bed family housing (56%) and 2 bed housing (47%). This was then followed by 1/2 bed properties for elderly care (35%), 2 bed apartment/housing (24%), 1 bed apartments (22%) and 4 bed executive housing (22%).
- 4.13 The questionnaire raised the suggestion that a settlement boundary would be a good way of controlling development in Ringstead. This received positive feedback and was strongly supported (93%). Most

responses also agreed with the proposed settlement boundary for Ringstead.

- 4.14 When looking at the future housing needs of existing residents, 23 responses identified a need for either their whole household or part of their household, to move within the Parish within the next 20 years. Of these, 69% stated that the existing dwelling would be freed up if they were able to make such a move. The main reasons for such a move were due to the property being of an unsuitable size or that occupants wanted to live independently. When considering the tenure of housing, most interest was for market housing with a broad mix of housing sizes needed. However only just under half of the responses supported the provision of Rural Exception Sites.
- 4.15 Several questions focused on transport issues. Responses identified the streets where significant problems with on-street parking were experienced although the presence of on-street parking was identified as a means of reducing traffic speed in the village (65%). The provision of new cycleways/footways in several locations was supported.
- 4.16 There was overwhelming support for the protection of existing services and facilities. A substantial and wide-ranging list of additional services was suggested and there was support for the following:
- Better bus services (53%)
 - Healthcare (51%)
 - Facilities for Young People (42%)
 - School Playing Field (36%)
 - New Village Hall (27%)
 - Dentist (22%)
 - Another Pub (11%)
- 4.17 In terms of economic activities within Ringstead, there was support for the following:
- Homeworking (74%)
 - The re-use of rural buildings (74%)
 - Farm diversification (54%)
 - New, small scale buildings for business use (43%)
- 4.18 There was however very limited support for large scale business development (3%) and less than 50% considered it appropriate to direct new business to the existing employment area at the junction of Spencer Street/Denford Road.

- 4.19 In terms of existing businesses, 13% of respondents owned a business based on the parish, with the majority employing between 1 and 9 employees. The type of economic activity was mixed although for 70% their business premises was also their home. Most engaged in either e-commerce or had a website. However only 23% identified a need for additional business space in the next three years. In terms of further business set up in the Parish, only 3.5% suggested that this is something they would be looking to pursue.

How the Issues, Priorities and Concerns have been considered

- 4.20 The responses from the questionnaire were used to inform and help prepare the (Pre-Submission) Draft Version of the Ringstead Neighbourhood Plan.

5. Stakeholder Meeting

Date	5 July 2018, 4pm to 7pm
Venue	Ringstead Village Hall
Format	Stakeholder Workshop
Publicity	Local Key Stakeholders, including statutory consultation bodies, local businesses, community organisations and landowners were invited to the event
Attendance	21 attended the stakeholder meeting.

Overview

- 5.1 The main aims of this consultation workshop of key local stakeholders were to;
- Raise awareness of The Ringstead Neighbourhood Plan among key local stakeholders;
 - Identify opportunities and constraints related to the future development and delivery of services, facilities and infrastructure within the parishes;
 - Contribute to the core evidence base for the Ringstead Neighbourhood Plan;
 - Identify and explore key issues that the Neighbourhood Plan will need to consider;
 - Help to inform the ongoing consultation and engagement process required to produce the plan

Who was consulted

- 5.2 A comprehensive list of stakeholders were invited to the event, including statutory and local amenity groups, parish councils, local authorities and representatives from the development industry.

How were people consulted

- 5.3 Invites were sent to each of the stakeholder contacts. The workshop itself was divided into two parts. The first part consisted of several presentations, providing background and context to the project.
- 5.4 The next part of the workshop was more of an interactive process, with group working and discussions facilitated. The discussion took place within four groups, with each group asked to look at the key issues and opportunities for consideration within the Ringstead Neighbourhood Plan area. These were grouped under the four following headings: -
- Environment including heritage and nature conservation
 - Social including community groups
 - Economic including business development

- Development and Infrastructure



Focus Groups at the Stakeholder Meeting

Issues, priorities and concerns raised

- 5.5 A total of 21 stakeholders participated in the session and each of the 4 groups produced a SWOT (Strengths, Weaknesses, Opportunities and Threats) report, which was used to prepare of list of key issues for the Ringstead Neighbourhood Plan to consider. The key discussion points recorded under each heading have been summarised and provided below:

Environment

- 5.6 Several strengths were identified including the presence of a good range of services, the demographic mix of the parish, environmental amenities and the positive built form. Opportunities were the availability of brownfield land, the presence of local business units, local connections to surroundings and future housing and business development.
- 5.7 Weaknesses identified included the bus service, lack of some services and housing types, low turnover of properties and poor environmental quality. Future threats were large scale development, the expansion of Raunds, the future of Dodson and Horrell and negative environmental impacts.

Social and Community

- 5.8 Strengths were identified as including the provision of local services and amenities and the potential to improve and expand these. Opportunities included the suggestion for development to be plan led and positive for the village, to seek adequate parking provision, an increase in community spirit and the ability to plan for new family

housing which would make a positive contribution to the demographic profile.

- 5.9 The weaknesses identified the lack of volunteers to enable the running of Youth Groups, parking issues on the High Street, poor bus services and the costs associated with the maintenance of the playing fields. Threats were pressure on existing services, poor walking links to the recreation ground, lack of infrastructure and poor levels of public transport provision.

Economic

- 5.10 Strengths were identified as good road links, local knowledge, favourable rental and rate values, village location, and the presence of working farms. Opportunities included the redevelopment of Dodson and Horrell, the provision of outdoor amenity space, new housing development to support local services and the promotion of local businesses.

- 5.11 Weaknesses identified suggested broadband speeds, lack of parking in the villages, age of infrastructure, lack of businesses in the High street, poor public transport and petty crimes. Threats were the loss of Dodson and Horrell, loss of shop, loss of customers to use the local services, communications with Raunds and the lack of footpath links in certain areas.

Development and Infrastructure

- 5.12 Strengths were identified to include good transport links (road and rail), local services and facilities and amenity space. Opportunities allowed for engagement with developers and bring families to the village.

- 5.13 Weaknesses were considered to include a narrow High Street, sewerage system, the lack of youth facilities, bus services and employment opportunities. Threats included the imbalance in the age profile of the village, and in the housing stock, as well as the reluctance of local residents to engage.

How the Issues, Priorities and Concerns have been considered

- 5.14 The responses from the event were used to help inform and help prepare the (Pre-Submission) Draft Version of the Ringstead Neighbourhood Plan.

6. Drop In Session – Housing Site Options

Date	14 December 2019, 10am to 4pm
Venue	Ringstead Village Hall
Format	Drop In Session
Publicity	Advertised in the December/January Issues of the Ringstead Village News. Social Media. Email invitations
Circulation	Parish Wide
Attendance	30

Overview

- 6.1 The purpose of this drop in session was to explain the housing site selection process and the reasons for identifying the preferred housing site. It also provided an opportunity for developers to present their plans for the village.

Who was consulted

- 6.2 The event was open to all interested parties. It was advertised in the Ringstead Village News as well as social media (Facebook). Invitations were also sent out to housing developers, advising of the opportunity for them to present their plans.

How were people consulted

- 6.3 Information was made available on the housing site assessment undertaken and members of the Ringstead Neighbourhood Plan Steering Committee were available to answer any questions or queries. The event was also attended by five developers/landowners who provided visual presentation material and were available to answer questions. The format of the event was 'informal' and material was made available throughout the village hall, a mix of flat layouts on table and information on display boards.

Issues, priorities and concerns raised

- 6.4 The purpose of the event was to explain the site selection process rather than receive comments. However, some elements of the site selection process was queried which resulted in some minor revisions to this piece of work but no changes to the conclusions of the process.

How the Issues, Priorities and Concerns have been considered

- 6.5 The housing site assessment was used to inform and help prepare the (Pre-Submission) Draft Version of the Ringstead Neighbourhood Plan.

7. Pre-Submission Consultation on the Draft Ringstead Neighbourhood Plan

Consultation Date:	17 July 2020 – 31 August 2020
Format	Response form
Publicity	A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. Publicity flyers distributed to every household in the Parish. Advertised on the Parish Councils websites. Banner displayed in the village.
Responses	22 Representations

Overview

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

Who was consulted

- 7.3 The Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the Parish and provided a variety of mechanisms to both view the plan and to make representations.
- 7.4 The Parish Councils also formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. Appendix 1 sets out the bodies and organisations that were invited to make representations.

- 7.5 Representations from 22 individuals or organisations were received within the consultation period. A list and summary of these representations is attached in Appendix 2 and 3.

How were people consulted

- 7.6 A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. It provide a summary of the Pre-Submission Plan, explained the consultation process, how a copy of the Plan could be accessed and how to make representation.
- 7.7 Statutory consultation bodies and other key stakeholders were contacted individually and invited to make representations on the draft Neighbourhood Plan.
- 7.8 Representations on the draft Plan were invited using a standard representation form, available on the website. Responses could also be provided using emails or made in writing.

Issues, Priorities and Concerns Raised

- 7.9 The representations received have been reviewed and the detailed summary of representations (Appendix 3) provides an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 7.10 Several comments gave rise to changes to the Draft Neighbourhood Plan in relation to a range of issues. These have been incorporated into the Submission version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or proposals. The changes made can be summarised as amendments to policies, supporting paragraphs and mapping to provide detail, clarification or flexibility.

How the Issues, Priorities and Concerns have been considered

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

8 Conclusion

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

Appendix 1: Pre-submission Ringstead Neighbourhood Plan – Consultees

East Midlands Councils
Ringstead Ward Members
Ringstead Ward Member
Northamptonshire County Council
Historic England
Highways England
Environment Agency
Natural England
Denford Parish Council
Gt Addington Parish Council
Little Addington Parish Council
Thrapston Town Council
Raunds Town Council
Woodford Parish Council (Clerk)
NHS England
Nene CCG
Northamptonshire Police
Anglian Water
Wildlife Trust
Homes and Communities Agency
AFW (for National Grid)
The Mobile Operators Association
Nene Valley Community Action
Northamptonshire ACRE
Northamptonshire Archaeological Society
Welland Valley Partnership
CPRE
East Northamptonshire Council
Leicestershire County Council
Rutland County Council
Peterborough City Council
Cambridgeshire County Council
Buckinghamshire County Council
Oxfordshire County Council
Warwickshire County Council
Huntingdonshire District Council
Bedford Borough Council
North Northamptonshire
Wellingborough Borough Council
Kettering Borough Council
Corby Borough Council
Coal Authority

Network Rail
Health and Safety Executive
National Farmers Union (East Midlands Region)
Sport England
Western Power Distribution
Ancient Monuments Society
Midlands Rural Housing
British Gas Connections
Bletsoes
Gladman Developments
Paul Newman New Homes
Grace Homes
Lagan Homes
Ringstead Heritage Group
Shared Church
St Mary's Church
Raunds Fire Station
Mick George Ltd
Social Club
Ringstead C of E School
Amet Property
Blackthorn Marina
Kinewell Lake
Ringstead Scouts Association
Highways Agency
Homes and Communities Agency
Severn Trent Water

Appendix 2: Pre-Submission Ringstead Neighbourhood Plan – Representors

East Northamptonshire Council
Highways England
Leicestershire County Council
Bletsoes
Jeff Hornsey
Chris Jenkins
Andrew Saxton
Colin Mason
Janice Morris
Patrick Smith
Hayley Mellott
Peter and Angela Davis
Gladman
Amet Property
Anglian Water Services
Ringstead Church of England Primary School
Northamptonshire Primary School
Natural England
Paul Newman and Dodson & Horrell
Thomas and Margaret Darkin
James Evinson
Ringstead Business Centre

Appendix 3: Pre-submission Ringstead Neighbourhood Plan – Summary of Consultation Responses

Representor	Page	Paragraph	Policy	Representation	Response	Action
East Northamptonshire Council	0	General		Officers have reviewed the 1st draft (Regulation 14) version of the Ringstead Neighbourhood Plan. As a whole we consider this to be a robust and workable document; subject to consideration of the feedback that we have provided above. We hope that these comments are constructive and help you refine the Plan in advance of submission (Regulation 15 stage). We look forward to seeing the 2nd draft upon submission. Meanwhile, we are happy to continue to provide support and guidance to the Parish Council and Neighbourhood Planning Group, as the Plan progresses.	Noted	No change
Highways England	0	General		No comments	Noted	No change
Leicestershire County Council	0	General		No comments to make at this time; however, we would like to wish you every success with your plan.	Noted	No change
Roger Norman (Bletsoes)	0	General		I act on behalf of Mr Roger Norman of New Middlefield Farm, Ringstead. I am writing to lodge Representations on behalf of Mr Norman in connection with the Regulation 14 Version of the Neighbourhood Plan, which is currently out to Consultation. We have made Representations previously on behalf of Mr Norman seeking the allocation of land off Raunds Road, Ringstead for	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				residential development and we continue to promote this site, as edged in red on the attached plan, for inclusion within the Plan. I attach a completed Representation Form to which this letter relates.		
Jeff Hornsey	0	General		Firstly, I would like to congratulate all those on the drafting group and parish council on the very thorough job done. All important points have been covered with due regard to local opinion.	Noted	No change
Chris Jenkins	0	General		Please pass on my thanks to the committee for their hard work in producing this draft of the neighbourhood plan. It is clear that many, many hours of hard work have gone into producing it.	Noted	No change
Andrew Saxton	0	General		Thank you for providing us with a paper copy of the Draft consultation for Ringstead.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
Colin Mason	0	General		<p>Can I just mention the absence of hyperlinks to the various documents referred to here:</p> <p>"The Pre-Submission Neighbourhood Plan and supporting documents can be accessed here:</p> <ul style="list-style-type: none"> • Ringstead Neighbourhood Plan • Consultation Leaflet • Response Form • SEA Screening Statement • HRA Screening Statement" <p>Nor could I find them on using the site search facility. I did just manage to track down the Plan.</p>	All documents mentioned are available on the Parish Council's website. However, it is accepted that they could be made easier to find.	Neighbourhood Plan page of the Ringstead Parish Council website to be improved.
Colin Mason	0	General		<p>I am not sure when the consultants started writing this, but it must have been in informal draft during the lockdown. However, and unfortunately, the proposals may be out of date, having been overtaken by Covid. I am to sure how you deal with this. New issues include more working from home which might have an effect on the size of new homes.</p>	<p>The Draft Neighbourhood Plan was prepared largely before coronavirus lockdown. Some modification were made to reflect changes to bus service.</p> <p>Neighbourhood Plan paragraph 8.16 concerns home working.</p>	A new paragraph be added after paragraph 1.27: <i>The Government has been clear that all members of society are required to adhere to guidance to help combat the spread of</i>

Representor	Page	Paragraph	Policy	Representation	Response	Action
						<i>coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation.</i>
Janice Morris	0	General		I am in agreement with the proposals in the Draft Plan. They appear to retain the character of the village and the green spaces whilst allowing for a reasonable level of housing development.	Noted	No change
Patrick Smith	0	General		Firstly I would like to express my appreciation for the hard work, time and effort put in by the committee. I am very happy with the vast bulk of the report. Below are three further thoughts that I have had as I have read through it. To be able to find only three	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				points to raise in 89 pages seems to show what a good job has been done.		
Hayley Mellott	0	General		Just wanted to say thank you to the team that put the neighbourhood plan together. It is really good and takes into account preserving the look and feel of the village, the community spirit while still taking into account the need to accept new housing and growth etc.	Noted	No change
Peter and Angela Davis	0	General		<p>We have studied the Pre-submission Neighbourhood Plan for Ringstead and congratulate the team for such a detailed and informative document. We think you have accurately described the village and the needs of the village into the future. There are no points that we would wish the query or disagree with.</p> <p>It is our hope that the document, after so much work, is accepted and becomes the basis of future planning, and not the free-for-all that might result from some of the current government thinking/proposals for development without consultation.</p> <p>Again, thank you for all your work on behalf of the residents of the village.</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
Gladman	1	1.7		<p>As the Parish Council is aware, Gladman are promoting land in the neighbourhood area, land west of Denby Road, Ringstead. The site represents a suitable and sustainable location for housing located within walking distance to the village centre. The site offers the opportunity to deliver approximately 110 new homes, which alongside current consents would provide a more suitable level of growth to ensure the future vitality of the village and the prospect to stabilise the younger population within the Parish. We are seeking the allocation of this site through the neighbourhood plan and have included a site submission within these representations.</p> <p>Through these representations, Gladman provides an analysis of the RNP and the policy choices promoted within the draft Plan. Comments made by Gladman through these representations are provided in consideration of the RNP's suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>Planning Act 1990 (as amended) and supported by the Neighbourhood Plan chapter of the PPG1.</p> <p>We currently have concerns about the plan's ability to meet the basic conditions as drafted, which will be detailed below through under the following headings:</p> <ul style="list-style-type: none"> - Housing Need of Ringstead - Legal compliance; Strategic Environmental Assessment - National Planning Policy and Guidance 		
Gladman	1	1.7		<p>Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions, set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The Basic Conditions that the RNP must meet are as follows:</p> <ul style="list-style-type: none"> a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan; b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest 	<p>A Basic Conditions Statement will be prepared to accompany the Ringstead Neighbourhood Plan. It will explain how the proposed Ringstead Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 (as amended) (The Regulations) and</p>	<p>A Basic Conditions Statement be prepared.</p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>that it possesses, it is appropriate to make the order;</p> <p>c) Having regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order;</p> <p>d) The making of the neighbourhood plan contributes to the achievement of sustainable development;</p> <p>e) The making of the neighbourhood plan is in general conformity with the strategic policies contained within the development plan for the area of the authority; and</p> <p>f) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.</p> <p>g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.</p>	<p>how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 have been met.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Gladman	1	1.7		<p>In accordance with PPG ID: 11-027, the preparation of Neighbourhood Plans may fall under the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) that require a Strategic Environmental Assessment (SEA) to be undertaken where a Plan's proposals would be likely to have significant environmental effects. The SEA is a systematic process that should be undertaken at each stage of a Plan's preparation. It should assess the effects of a Neighbourhood Plan's proposals and whether they would be likely to have significant environmental effects and whether the Plan is capable of achieving the delivery of sustainable development when judged against all reasonable alternatives.</p> <p>Having considered the Screening Assessment in support of the RNP consultation Gladman are concerned with the conclusions that a full SEA is not required as the RNP allocates a site for development. The PPG is clear that in situations like this a SEA is likely to be required. It is the responsibility of the Council to ensure that all regulations appropriate to the nature</p>	<p>A screening opinion has been prepared to fulfil the statutory SEA requirements, as set out in the Environmental Assessment of Plans and Programmes Regulations 2004. It concludes that the Ringstead Neighbourhood Plan is subject to the requirements of Directive 2001/42/EC, the 'SEA Directive' and accompanying regulations.</p> <p>It is also considered that further stages in the HRA process are required with respect to an Appropriate Assessment as the Ringstead Neighbourhood Plan is considered to have an impact on the</p>	<p>The recommendations of the Strategic Environmental Assessment and Habitat Regulation Assessment of the Ringstead Neighbourhood Plan be incorporated in the Submission version of the Ringstead Neighbourhood Plan.</p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>and scope of the neighbourhood plan have been met.</p> <p>When considering the statutory consultees consultation responses, it is clear Natural England agree with the conclusions of the Screening Report.</p> <p>When considering the conclusions that there is the potential for environmental effects and potential significant effects on the Upper Nene Valley Gravel Pits SPA and the SSSI located within in, Natural England's agreement with this conclusion would logically suggest that a full SEA should be undertaken.</p> <p>Gladman therefore suggest that this issue is rectified as a matter of urgency with public consultation on such an SEA ahead of submission of the RNP to ENC under Regulation 15. Without rectifying the issue there is the real risk that the neighbourhood plan may fail when examined.</p>	<p>Natura 2000 network of protected sites.</p> <p>A Strategic Environmental Assessment of the Ringstead Neighbourhood Plan is being undertaken.</p> <p>A Habitat Regulation Assessment (HRA) for the Pre-submission Ringstead Neighbourhood Plan has been undertaken.</p>	
Chris Jenkins	2	Maps		<p>I have one concern 2 of the maps used to show clarity are massively out of date versions of OS maps, these are maps 1 and 5, they are the ones that use a scale of 1:25000. I frequently use a 2006 copy of this scale of OS map and the consultation uses a much earlier version. The difference is that</p>	<p>Parish Online has been used to provide the digital maps needed for its Neighbourhood Plan. Parish layers have been prepared using OS MasterMap</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>several streets in the village (I know of 3) of at least 15 years of existence are not shown on the used version even though they are on my 2006 version, so how can the used maps show clarity. My house is over 30 years old and the street is not even shown. This may seem picky but I would hate for there to be a problem in planning further down the line simply because outdated maps have been used in this plan.</p>	<p>Topography Layer® which is the most detailed and accurate view of Great Britain's landscape – from roads to fields, to buildings and trees, fences, paths and more.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Gladman	3	1.12		<p>Following the publication of the NPPF (2018), the Government published updates to its Planning Practice Guidance (PPG) on 13th September 2018 with further updates being made in May 2019. The updated PPG provides further clarity on how specific elements of the Framework should be interpreted when preparing neighbourhood plans.</p> <p>Although a draft neighbourhood plan must be in general conformity with the strategic policies of the adopted development plan, it is important for the neighbourhood plan to provide flexibility and give consideration to the reasoning and evidence informing the emerging Local Plan which will be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested against. For example, the neighbourhood planning body should take into consideration up-to-date housing needs evidence as this will be relevant to the question of whether a housing supply policy in a neighbourhood plan contributes to the achievement of sustainable development. Where a neighbourhood plan is being brought</p>	<p>A Basic Conditions Statement will be prepared to accompany the Ringstead Neighbourhood Plan. It will explain how the proposed Ringstead Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 (as amended) (The Regulations) and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 have been met.</p>	<p>A Basic Conditions Statement be prepared.</p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>forward before an up-to-date Local Plan is in place, the qualifying body and local planning authority should discuss and aim to agree the relationship between the policies in the emerging Neighbourhood Plan, the emerging Local Plan and the adopted Development Plan. This should be undertaken through a positive and proactive approach working collaboratively and based on shared evidence in order to minimise any potential conflicts which can arise and ensure that policies contained in the neighbourhood plan are not ultimately overridden by a new Local Plan. It is important that the neighbourhood plan sets out a positive approach to development in the plan area by working in partnership with local planning authorities, landowners and developers to identify their housing need figure and identifying sufficient land to meet this requirement. Furthermore, it is important that policies contained in the neighbourhood plan do not seek to prevent or stifle the ability of sustainable growth opportunities to come forward. Indeed, the PPG</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>emphasises that; "...blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence" Accordingly, the RNP will need to ensure that it takes into account the latest guidance issued by the SoS so that it can be found to meet basic conditions (a) and (d).</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
East Northamptonshire Council	3	1.14		<p>The following are mainly clarifications/ amendments to the text:</p> <p>The new Local Plan Part 2 will not be finalised until 2020 <i>adopted until summer 2021, at the earliest. and is likely to be affected by the creation of a unitary authority for North Northamptonshire. Nonetheless, we have been working</i> <i>However, we will continue to work with East Northamptonshire Council and the successor North Northamptonshire unitary authority (which comes into being on 1st April 2021) to produce complementary Neighbourhood Ringstead Neighbourhood Plan : 1st Draft (Regulation 14) Consultation and Local Plans. However, once a new Local Plan is finalised The new unitary authority is likely to commence a review of the North Northamptonshire Joint Core Strategy (Local Plan Part 1/ strategic policies) from 2021/22, so when this is completed we may still have then need to review the Neighbourhood Plan to make sure it is in general conformity with the former.</i></p>	Noted.	<p>Paragraph 1.14 be modified to: <i>The new Local Plan Part 2 will not be adopted until summer 2021, at the earliest. However, we will continue to work with East Northamptonshire Council and the successor North Northamptonshire unitary authority (which comes into being on 1st April 2021) to produce complementary Neighbourhood and Local Plans. The new unitary authority is likely to commence a review of the North Northamptonshire</i></p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
						<i>e Joint Core Strategy (Local Plan Part 1/ strategic policies) from 2021/22, so when this is completed we may then need to review the Neighbourhood Plan to make sure it is in general conformity with the former.</i>
Gladman	3	1.8		On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework (NPPF2018). This publication forms the first revision of the Framework since 2012 and implements changes that have been informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and the draft NPPF2018 consultation. This version was itself superseded on the 19th February 2019, when MHCLG	Noted. A Basic Conditions Statement will be prepared to accompany the Ringstead Neighbourhood Plan. It will explain how the proposed Ringstead Neighbourhood Plan has been prepared in accordance with the Neighbourhood	Paragraph 1.8 be modified to: <i>The revised National Planning Policy Framework was updated on 19 February 2019 and sets out the Government's planning policies for England and how these are expected to be</i>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>published a further revision to the NPPF (2019) which implements further changes to national policy, relating to the Government's approach for Appropriate Assessment as set out in Paragraph 177, clarification to footnote 37 and amendments to the definition of 'deliverable' in Annex 2.</p> <p>The NPPF (2019) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements of the preparation of neighbourhood plans within which locally-prepared plans for housing and other development can be produced. Crucially, the changes to national policy reaffirms the Government's commitment to ensuring up to date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, paragraph 13 states that:</p> <p>"The application of the presumption has implications for the way communities engage in neighbourhood</p>	<p>Planning General Regulations 2012 (as amended) (The Regulations) and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 have been met.</p>	<p><i>applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012 and revised in July 2018.</i></p> <p>A Basic Conditions Statement be prepared.</p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”</p> <p>Paragraph 14 further states that: “In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:</p> <ul style="list-style-type: none"> a. The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made; b. The neighbourhood plan contains policies and allocations to meet its identified housing requirement; c. The local planning authority has at least a three-year supply of deliverable housing sites (against its five-year supply requirement, including the appropriate buffer as set out in paragraph 73); and 		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>d. The local planning authority's housing delivery was at least 45% of that required over the previous three years."</p> <p>The NPPF (2019) also sets out how neighbourhood planning provides local communities with the power to develop a shared vision for their area in order to shape, direct and help deliver sustainable development needed to meet identified housing needs. Neighbourhood plans should not promote less development than set out in Local Plans and should not seek to undermine those strategic policies. Where the strategic policy making authority identifies a housing requirement for a neighbourhood area, the neighbourhood plan should seek to meet this figure in full as a minimum. Where it is not possible for a housing requirement figure to be provided i.e. where a neighbourhood plan has progressed following the adoption of a Local Plan, then the neighbourhood planning body should request an indicative figure to plan for, taking into account the latest evidence of housing need, population of the neighbourhood area and the most recently available</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>planning strategy of the local planning authority.</p> <p>In order to proceed to referendum, the neighbourhood plan will need to be tested through independent examination in order to demonstrate that it is compliant with the basic conditions and other legal requirements before it can come into force. If the Examiner identifies that the neighbourhood plan does not meet the basic conditions as submitted, the plan may not be able to proceed to referendum.</p>		
Gladman	3	1.8		<p>On the 6th August, Government published the Planning for the Future White Paper setting out proposals for how it is seeking to 'radically reform' the planning system. The proposals are seeking to streamline and modernise the planning process.</p> <p>Consultation is currently underway on these proposals and it will be important that the Parish Council keeps abreast with the implementation of these changes and the implications this may in turn have on the preparation of the RNP. Timescales remain uncertain however subject to the outcomes of this process the Government has</p>	<p>The Planning for the Future white paper, published for consultation, praises neighbourhood planning as "an important means of community input" and says it wants to keep the process going forward.</p> <p>The Parish Council is also aware of the Government consultation setting out proposals for</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>signalled its intent to make rapid progress toward this new planning system through the swift introduction of new legislation to implement the changes.</p> <p>More importantly, a further consultation is running on immediate changes to the current planning system. Of significant note is a proposed revised standard method for calculating local housing need, which when implemented will be used as the basis for plans created prior to any changes outlined in the White Paper. Introduction of the revised methodology, which proposes to incorporate a percentage of existing stock as the baseline of the calculation, is likely to see an increase in the housing requirement for East Northamptonshire, which in turn would logically lead to an increase in Ringstead. The Parish Council should be mindful of these changes and the potential impact to the RNP as it progresses.</p>	<p>measures to improve the effectiveness of the current planning system, including changes to the standard method for assessing local housing need.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Gladman	3	1.9		<p>To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared in conformity with the strategic policy requirements set out in the adopted Development Plan.</p> <p>Ringstead falls within the administrative area of East Northamptonshire Council and the Neighbourhood Plan will be tested against the North Northamptonshire Joint Core Strategy 2011-2031 (Local Plan Part 1) which was adopted 14th July 2016. The Joint Core Strategy (JCS) does not set a specific housing requirement for Ringstead but states that 820 dwellings should be delivered across the rural areas of East Northamptonshire. Additionally, the Plan states that rural housing requirements should be accommodated in the Part 2 Local Plan and/or Neighbourhood Plans.</p> <p>The Council have been working towards a new Local Plan Part 2, which sets out a vision for East Northamptonshire and should read alongside the North Northamptonshire Joint Core Strategy 2011-2031 (Local Plan Part 1). The emerging Plan</p>	<p>Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.</p> <p>The Ringstead Neighbourhood Plan must support the strategic development needs set out in the North Northamptonshire Joint Core Strategy (also known as the "Core Strategy") 2011-2031 (the Local Plan Part 1), including policies for housing development.</p> <p>The Core Strategy's housing requirement for East</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>underwent a 'focused changed' consultation between 10th February and 23rd March 2020 with a Regulation 19 consultation anticipated this year. The RNP is progressing at a time of uncertainty for housing needs across East Northamptonshire. To ensure longevity of the RNP and to safeguard the effectiveness of the policies of the RNP for the duration of the plan period the policies should be drafted with sufficient flexibility to ensure any potential conflicts are minimised. and ensure the RNP is capable of being effective over the duration of its plan period and not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004.</p>	<p>Northamptonshire equates to 8,400 dwellings (420 dwellings per year) over the period 2011-2031. Of this, the rural housing requirement for the district is 820 dwellings over the plan period. Ringstead parish provides for 7.2% of the current housing stock in the district's rural area. Applying the same proportion to the 820 dwellings planned for rural East Northamptonshire would suggest that a reasonable provision for Ringstead would be around 60 homes for the period 2011 to 2031. In November 2018, East Northamptonshire Council published a Draft Replacement</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>Local Plan for consultation. While the rural housing requirement has already been delivered, the Draft Local Plan includes indicative housing "targets" to provide a basis for allocating future housing sites in neighbourhood plans. The indicative target for Ringstead is also 60 dwellings. 30 new homes have been built in Ringstead over the period 2011 to 2019 and another two were in the pipeline (at 31 March 2019). Taking account of these, the residual requirement that we would need to plan for would be around 25 new homes. It is a level of growth that is suitable for the</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>level of services and facilities in Ringstead and allows the village to respond positively to identified housing need issues- especially the need for housing for older people and first-time buyers. It is a level of growth that has village support.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Gladman	6	1.27		<p>Following the impact of COVID-19, the government introduced new legislation through the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020. This legislation came into force on 7 April 2020. In the Planning Practice Guidance the government explains how the legislation impacts upon Neighbourhood Plans:</p> <p>What changes have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic. The government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation. This planning guidance supersedes any relevant aspects of current guidance on neighbourhood planning, including in paragraphs 007, 056, 057, 061 and 081 until further notice.</p> <p>Referendums: All neighbourhood</p>	<p>The Government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation. The Neighbourhood Planning (General) Regulations 2012 require neighbourhood planning groups and local planning authorities to undertake publicity in a manner that is likely to bring it to the attention of</p>	<p>A new paragraph be added after paragraph 1.27: <i>The Government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation.</i></p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>planning referendums that have been recently cancelled, or are scheduled to take place, between 16 March 2020 and 5 May 2021 are postponed in line with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 until 6 May 2021.</p> <p>...</p> <p>Paragraph: 107 Reference ID: 41-107-20200513 Revision date: 13 05 2020</p> <p>A referendum for the Ringstead Neighbourhood Plan therefore won't be able to happen until at least 6 May 2021 in accordance with the legislation. This will be approaching five years after the NNJCS was adopted and therefore it is inevitable that ENC's housing need will be assessed and revised upwards.</p> <p>Ringstead Parish should look review how it can contribute to accommodating the need arising the whole of district from the Standard Method otherwise the plan risks becoming out-of-date just after it has reached referendum.</p>	<p>people who live, work or carry on business in the neighbourhood area at particular stages of the process. It is not mandatory that engagement is undertaken using face-to-face methods. However, to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access, the Parish Council has used more targeted methods including by making a hardcopy version of the Neighbourhood Plan available on request.</p> <p>All neighbourhood planning referendums have been postponed.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Amet Property	9	2.4		Under key issues the feedback from the community consultation identified 10 key issues that the Ringstead Neighbourhood Plan needed to address. The 10th key issue stated that more employment opportunities for local people are required. As this is a key issue we are struggling to understand why the Dodson and Horrell site which is the largest employer in Ringstead is able to have their site allocated for housing and it is not required to be kept in employment use.	Although a key issue for the Parish, only 9% of respondents to our 2018 Questionnaire Survey identified 'More employment opportunities for local people' as one of their top three issues. Further, local businesses now have access to high-quality offices and workshops and first-rate business support at a new purpose-built enterprise centre, which is located at nearby at Warth Park in Raunds. Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. The loss	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					of jobs was an important consideration in deciding the best option.	
East Northamptonshire Council	10	3.4		The village expanded considerably in size "over during the 20th century...Duplication	Agreed	The first sentence of paragraph 3.4 be modified to read: <i>The village expanded considerably in size during the 20th century with the development of both public and private housing.</i>
Amet Property	18		R2	We note the comment that the design of new developments should respond to the local characteristics of Ringstead however we feel the requirements of the windows as 'timber, sash/casements with glazing bars and painted white' is an unnecessary burden as now composite windows can look like timber and do not require the extensive maintenance of painting. It also makes assumptions about the	To support the National Design Guide, we want to ensure that that schemes should be locally inspired and clearly take account of local vernacular, architecture and materials. White painted timber	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				style of new properties and maybe inappropriate to certain designs.	sash/casement windows are a common feature of traditional buildings in the village. Policy R2 expects these features to be reflected in new development but is not overly prescriptive.	
Anglian Water Services Limited	19		R3	<p>There is an existing surface water sewer located within Peace Park which is proposed to be designated as a Local Green Space.</p> <p>Therefore we would welcome clarification in the wording of the policy that infrastructure provided by Anglian Water for our customers would not be considered to be an exceptional use in the context of this policy.</p>	Part 17 of the Second Schedule of the General Permitted Development Order allows water companies (among others) to carry out certain works without having to make a planning application. These permitted development rights are not affected by the Local Green Space designation.	No change
Ringstead Church of England Primary School	24	4.13		Thank you very much for consulting with Ringstead CE Primary School. I forwarded these details on to our CEO of the Academy Trust and both he and	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				are happy with what is written about the School on page 24.		
East Northamptonshire Council	24	4.13		(3rd sentence): With a school role of around 95... Typo: should be "roll" (as in roll call).	Agreed	The last sentence of paragraph 4.13 be modified to read: <i>With a school roll of around 95, it is much smaller than the average primary school.</i>
Colin Mason	25	4.19		I cannot see any consideration of the effect of growth on local services. Let's speculate that the delivery of 36 new homes results in 72 more children. Would they be capable of being accommodated in the village school?	To enable new housing development to take place, there will need to be improvements to village services and facilities. Policy R6 requires new development to be supported by the provision of new or improved infrastructure, together with financial contributions to improvements at	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					Ringstead Church of England Primary School where appropriate.	
Colin Mason	25	4.19		Have the local medical centres confirmed that they can absorb an increase in patients? From memory I understand that the surgeries in Thrapston are not taking new patients.	NHS England and the NHS Nene Clinical Commissioning Group have been consulted on the Neighbourhood Plan proposals.	No change
Northamptonshire County Council	26		R6	Any new housing coming forward during the Plan period may place additional pressure on the demand for and availability of school places across Early Years, Primary, Secondary and Sixth Form ages. As such, developer contributions (such as section 106 planning obligations if applicable) may be required to support investment in new, enhanced and/or improved infrastructure in order to effectively mitigate the impact of new development and ensure that demand for services is met to support long term sustainability. Such mitigations may include a requirement for planning obligations towards local education infrastructure in order to ensure there is sufficient	Any new housing coming forward during the Plan period may place additional pressure on the demand for and availability of school places. Therefore, Policy R6 makes provision for developer contributions towards the improvement, remodelling or enhancement of Ringstead Church of England Primary School.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				capacity to accommodate pupil yields arising from new housing development alongside projected population growth figures arising from any increase in birth rates and inward migration. The County Council will work with the relevant School, the Education Funding and Skills Agency, and other partners to ensure that suitable provision is available to accommodate all existing and potential future pupils in the area, and to secure section 106 planning obligations where appropriate to support this.		
Northamptonshire County Council	26		R6	Thank you for your letter regarding the Regulation 14 consultation on the draft of the Ringstead Neighbourhood Plan 2011-2031 (the Plan). I am responding on behalf of Northamptonshire County Council Key Services (Education, Libraries, Broadband) and on behalf of Northamptonshire Fire and Rescue Service (NFRS), on which development designated in the Plan would have an impact. Other County Council service areas may respond separately. This response is based on the County Council's adopted Planning Obligations Framework and Guidance Document "Creating Sustainable Communities –	Policy R6 requires new development to be supported by the provision of new or improved infrastructure, together with financial contributions for off-site infrastructure requirements.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>Jan 2015". This sets out the County Council's approach to Section 106 planning obligations and sets out the level and type of contributions that would usually be expected to be provided by developers towards the cost of delivering infrastructure (provided by the County Council) that is necessary to make development viable and sustainable.</p> <p>A copy of the document is available to download from the Council's website: www.northamptonshire.gov.uk/managinggrowth</p>		
Northamptonshire County Council	26		R6	<p>Northamptonshire Fire and Rescue Service (NFRS) has identified that new developments and associated infrastructure within Northamptonshire equates to an increase in population as well as traffic movements. This will inevitably lead to an increase in the spread of community risk which places additional demands on Fire and Rescue Service resources to ensure safe places are maintained, consistent with national Government expectations and guidance.</p> <p>NFRS sets out its criteria for responding to incidents within its Standards of Operational Response (SOR). The</p>	Policy R6 requires new development to be supported by the provision of new or improved infrastructure, together with financial contributions for off-site infrastructure requirements.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>standards outline how the Service will respond to different incident types which fall within its statutory responsibilities under the Fire and Rescue Services Act 2004. The projected collective growth of the county will impact on the Service's ability to maintain Standards of Operational Response. For example:</p> <p>1. Increased community risk from fire: It is important to note that fire and rescue service provision is made on the basis of mitigating risk. In this regard, national and local statistics show that residential properties pose the highest risk to life from fire related incidents. Initial target attendance times for life risk incidents have been agreed at 8 minutes from time of call to arrival at scene on 75% of occasions, and it is this target that the county needs to maintain going forward.</p> <p>2. Increased community risk from road traffic collisions (RTC): Under the Fire and Rescue Services Act 2004, Northamptonshire Fire and Rescue Service have a statutory responsibility to respond to Road Traffic Collisions (RTCs). The impact of growth on NFRS is not</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>limited to that within actual residential and commercial developments. Additional growth will create an increase in vehicles and traffic movements that will lead to an increase in risk and activity for the Service. Coupled with an increase in linear growth the Service will need to implement resources accordingly to ensure response standards to RTCs are maintained.</p> <p>The demands on fire and rescue resources as a result of collective growth manifest themselves in a variety of forms, dependent on the scale and nature of the proposed development, including the need for the Service to:</p> <ul style="list-style-type: none"> • introduce new types of fleet (e.g. smaller 'rapid response' initial intervention vehicles); • add new bays to existing fire stations to accommodate additional vehicles; • relocate or provide new response facilities (e.g. fire stations); • introduce new types of equipment; • reduce risk and demand through the provision of fire suppression systems (sprinklers) in appropriate developments 		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards Fire and Rescue service buildings and equipment will be required through s106 planning obligations. The county council will work with developers, the local planning authority and Northamptonshire Fire and Rescue to respond on site specific requirements as new planning applications come forward, and to identify opportunities for strategic infrastructure improvements to meet growing demand.		
Northamptonshire County Council	26		R6	<p>Libraries</p> <p>Where a new major development will generate additional need and library space requirement, the County Council requires contributions towards the costs of providing new, extended and/or improved library facilities to support the delivery of growth and to ensure that established national and local levels of service delivery can be maintained.</p> <p>The County Council has adopted the National Library Tariff formula produced by the Museums Libraries</p>	Policy R6 requires new development to be supported by the provision of new or improved infrastructure, together with financial contributions for off-site infrastructure requirements.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>and Archives Council (MLA). This includes:</p> <ul style="list-style-type: none"> • A minimum standard of 30 sq metres of new library space per 1,000 Population. • A construction and initial equipment cost on a per sq metre basis (adjusted to reflect Northamptonshire building costs), based on BCIS building costs for public libraries. <p>Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards Library facilities, services, buildings and equipment will be required through s106 planning obligations. The county council will work with developers, the local planning authority and the Library service to respond on site specific requirements as new planning applications come forward, and to identify opportunities for strategic infrastructure improvements to meet growing demand.</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
Northamptonshire County Council	26		R6	<p>Broadband</p> <p>The vision for the county to be at the leading edge of the global digital economy. To meet this challenge we've set an ambitious target of 40% full fibre connectivity across the county by December 2023. To deliver on this, it is essential that new developments (both housing and commercial) are served by high quality full fibre networks. Access to the speeds, 1 gbps or faster, delivered by this technology will bring a multitude of opportunities, savings and benefits. It also adds value to the development and is a major selling point for potential residents and occupiers.</p> <p>In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable full fibre connectivity for all new developments. To help developers, some fibre based broadband network providers such as Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help. There are also a</p>	Superfast broadband is available throughout Ringstead village.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>variety of other suppliers operating in the area such as: Gigaclear, CityFibre and Glide. Further details of each of these as well as others can be found at the below web address: http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx Early registration of development sites is key to making sure the people moving into your developments get a full fibre broadband service when they move in. More information can be found in the links below: BT Openreach: https://www.ournetwork.openreach.co.uk/property-development.aspx Virgin Media: http://www.virginmedia.com/lightning/network-expansion/property-developers It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts. These documents can be found at: http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm For further information on the project please visit www.superfastnorthamptonshire.net Email us at: bigidea@northamptonshire.gov.uk</p>		
East Northamptonshire Council	27		R7	<p>Policy R7: Development that is likely to generate, or reduce the availability of, on-street parking on the streets... Redundant commas</p>	Agreed	The second sentence of Policy R7 be

Representor	Page	Paragraph	Policy	Representation	Response	Action
						modified to read: Development that is likely to generate, or reduce the availability of on-street parking on the following streets will not be supported:
Jeff Hornsey	27		R7	PARKING which you will know i found from my own experience is a 'no win' problem. Back lane should be added to the list of problem areas. I don't know of a solution but at least it should be on the list to prevent any further deterioration. It has already exceeded the point at which emergency vehicles would be unable to access properties along the road at peak times.	Most properties on Back Lane have off-street parking space. In other parts of the village e.g. Gladstone Street, Rosebery Street and Spencer Street, there are Victorian terraced properties with no off-street parking, so on-street parking can be a necessity.	No change
East Northamptonshire Council	29		R8	Policy R8: Housing in accordance with Rural Exceptions Policy: Policy 13 of the North Northamptonshire Joint Core Strategy Clarification of reference	Policy R8 cross-references Policy R14 which makes provision for Rural Exception Housing in	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					accordance with North Northamptonshire Joint Core Strategy Policy 13;	
Gladman	29		R8	<p>Policy R8 states that development will only be supported outside the Ringstead village boundary provided it complies with the criteria listed within this policy, limiting residential development to within the village boundary and that proposed within Policies R14 and R15.</p> <p>Gladman do not consider the use of development limits to be an appropriate planning tool if they would limit the ability of sustainable development opportunities from coming forward. Indeed, the approach taken is highly restrictive towards development outside the Development Limit as it fails to take into consideration the site characteristics and the benefits of development providing only a narrow set of circumstances where development will be supported. The Framework is clear that development which is considered sustainable should go ahead without delay in accordance with the</p>	<p>To clarify where development would be acceptable, our Neighbourhood Plan defines a village boundary taking into account the character and built form of the village. In our 2018 questionnaire survey, 93% of respondents agreed that the settlement boundary was a good way to manage development. Outside the Ringstead Village Boundary, in accordance with the Joint Core Strategy and NPPF, new build residential development will not</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				presumption in favour of sustainable development. Accordingly, Gladman recommend that this policy should be modified so that it allows for a greater degree of flexibility, especially in light of our comments around the housing needs of the parish.	normally be supported.	
Anglian Water Services Limited	29		R8	<p>The policy as drafted includes a requirement for 'other uses' including that proposed by Anglian Water to demonstrate that alternative sites have been considered as part of a site selection process. It is unclear on what basis Anglian Water would be required to demonstrate the consideration of alternative sites particularly as there is existing water supply and sewerage infrastructure located outside of the settlement boundary.</p> <p>We therefore consider the Neighbourhood Plan should be amended to state that the principle of development which is proposed by Anglian Water as an infrastructure provider within the designated</p>	Agree	<p>Criterion J of Policy R8 be modified to read: <i>Other uses, including utilities infrastructure, which justify and are compatible with a countryside location.</i></p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>countryside is supported subject to other development plan policies.</p> <p>It is therefore proposed that the final sentence of Policy R8 be amended as follows:</p> <p>'I. Minor extensions to existing dwellings and to other buildings that are subordinate in scale and appearance to the existing building; or J. Other uses including utilities infrastructure which justify and are compatible with a countryside location.'</p>		
East Northamptonshire Council	29			Our ENC Tree Officer is in agreement with Section 6: Countryside and Countryside Access.	Noted	No change
Patrick Smith	35	6.20		Proof reading: ". . .Area of Separation which aims to check. . ."?	Agreed	Paragraph 6.20 be modified to read: Our 2018 Questionnaire Survey showed that 95% of respondents supported the identification of an Area of

Representor	Page	Paragraph	Policy	Representation	Response	Action
						<i>Separation to check potential encroachment from Raunds and help to safeguard the scale, setting and special character of Ringstead village.</i>
Roger Norman (Bletsoes)	35		R10	Firstly, we wish to object to Policy R10, and in particular the inclusion of the land edged in red on the attached plan, within what is designated as the Ringstead Area of Separation. We can see no basis for the designation of this land, for such treatment. The land is an enclosed parcel of land, and we would respectfully suggest that there are other Policies within the Plan and elsewhere within the Development Plan, which control the use and development of land outside of the village boundary. In particular, Policy R8 of the Neighbourhood Plan, restricts and controls development outside the settlement boundary, and other policies elsewhere within the Development Plan deal with design	Our 2018 Questionnaire Survey showed that 95% of respondents supported the identification of an Area of Separation aims to check potential encroachment from Raunds and help to safeguard the scale, setting and special character of Ringstead village. Policy R10 does not place a blanket restriction on development in the	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>matters pertaining to those forms of development which are acceptable in the Open Countryside. A Policy which provides a blanket designation, is in no way justified or reasonable. The supporting text makes it clear that the Policy is mainly designed to prevent encroachment of development, rather than as a consequence of the intention to designate land which has any special landscape value. The issue of encroachment is a matter of development control, which as stated above, can be addressed through other Policies of the Plan. There has been no landscape assessment to suggest that this is important land, and as such, no special designation is warranted.</p>	<p>Area of Separation. The Policy simply controls the construction of new buildings which adversely affect the Area of Separation or the character and setting of Ringstead village.</p>	
<p>Anglian Water Services Limited</p>	35		R10	<p>We note that reference is made to new buildings and the inappropriate use of land not being supported where it adversely affects the character and setting of Ringstead.</p> <p>There is an existing water main located within the designated Area of Separation. Therefore we welcome clarification in the wording of policy that infrastructure provided by Anglian Water for our customers would not be</p>	<p>Infrastructure that does not adversely affect the Area of Separation or the character and setting of Ringstead village is not prevented by Policy R10.</p>	<p>No change</p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				considered to be an inappropriate use in the context of this policy.		
Jeff Hornsey	35		R9	IMPORTANT VIEW POINTS P 34. Local walkers will tell that the best view of the village is from just north of Top Lodge on footpath NR3. I feel that this should be added to the list.	Footpath NR3 between Ringstead and Ringstead Grange crosses field west of the cemetery. The Public Right of Way is subject to a temporary minerals diversion.	Policy R9 be modified by adding: 4. Views of Ringstead Village from footpath NR3 Map 5 and the Policies Maps be amended accordingly.
Patrick Smith	35		R9	Might I suggest that that there is another important view, which I have only discovered since "lock down"! The view from the public footpath which is signposted from Station Road and goes diagonally across the fields towards Raunds has a superb view back across the village. OS grid reference 979746 approximately.	Footpath NR3 between Ringstead and Ringstead Grange crosses field west of the cemetery. The Public Right of Way is subject to a temporary minerals diversion.	Policy R9 be modified by adding: 4. Views of Ringstead Village from footpath NR3 Map 5 and the Policies Maps be amended accordingly.

Representor	Page	Paragraph	Policy	Representation	Response	Action
Natural England	37			<p>Natural England has previously commented on this proposal and made comments to the authority in our letter dated 9th March, 2020 in response to our Tracker entry 310283 (copy attached).</p> <p>The advice provided in our previous response applies equally to this plan.</p> <p>Should the plan be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended plan, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
Patrick Smith	38	6.29		I think that two categories of species have gotten scrunched together: plants and butterflies, scabious and carline are herbaceous plants not butterflies.	Noted	The species list at paragraph 6.29 be corrected.

Representor	Page	Paragraph	Policy	Representation	Response	Action
Paul Newman and Dodson & Horrell	39		R15	<p>We commend the Parish Council for taking a proactive approach to identifying and providing for housing needs within the parish by formally allocating land for residential development in the Neighbourhood Plan.</p> <p>Paul Newman New Homes has a proven track record for providing exemplary bespoke developments that respond to local vernacular and which will mature sympathetically with their surroundings.</p> <p>Policy R15: We endorse the policy aspirations set out on page 49. We have one comment to make in respect of R15: H - which is that Paul Newman New Homes will be developing the site in two overlapping phases. The 1st Phase will be served off Raunds Road, with the 2nd Phase being served off Spencer Street. PNNH will apply all due diligence relating to technical and construction requirements - with particular reference to ground investigations, contamination assessment and safe remediation of any contamination that may be found</p>	<p>We are keen to ensure that new residents, particularly in Phase 1, will not for an indefinite period, be neighbours to a noisy, dusty, animal feeds business and/or a demolition site. We also want to ensure that development takes place in a comprehensive manner.</p>	<p>Criterion H of Policy R15 be modified to read: <i>The Dodson & Horrell complex shall be cleared, and any contamination present safely remediated to protect the safety and amenity of future residents; and</i></p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>on each phase. Accordingly, all requisite technical matters required under pre-commencement and pre-occupation conditions in respect of each phase will be agreed and discharged by applications to the Local Planning Authority in the usual manner. As currently drafted Policy R15: H is set out in an overly prescriptive manner that may conflict with the proper and appropriate development sequencing. Phasing is common practice on sites of 30 or more dwellings especially when served from more than one access point, as in this case.</p> <p>In the interest of securing the delivery of development in a technically proficient manner in collaboration and consultation with the Local Planning Authority through the application process and discharge of conditions, we would respectfully suggest that more flexibility should be allowed to facilitate phasing of delivery of infrastructure and development and that any pre-occupation conditions required should relate to the appropriate specific phases.</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
East Northamptonshire Council	41		R13	General comment: The Tree Officer would have expected to see something about the benefit of trees, specifically along the lines of increasing net tree and woodland cover (all trees, not just lone ancient and veteran) and in built up areas. Also, the Plan should recommend the careful incorporation of trees into any new developments, to maximise the benefits of trees and woodlands for people and wildlife.	Woodland cover is limited in Ringstead Parish, however there are many significant mature trees in the village and these all play a role in framing key buildings, softening the built fabric and enhancing the special character of the village.	A new policy and supporting text be added concerning the protection of Trees and Hedges.
Colin Mason	43	7.3		36 homes isn't a lot and there is pressure from central government to expand in order to reduce the spiralling cost of home provision.	Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need. The Ringstead Neighbourhood Plan must support the strategic	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>development needs set out in the North Northamptonshire Joint Core Strategy (also known as the "Core Strategy") 2011-2031 (the Local Plan Part 1), including policies for housing development.</p> <p>The Core Strategy's housing requirement for East Northamptonshire equates to 8,400 dwellings (420 dwellings per year) over the period 2011-2031. Of this, the rural housing requirement for the district is 820 dwellings over the plan period.</p> <p>Ringstead parish provides for 7.2% of the current housing stock in the district's rural area. Applying the same proportion to the 820 dwellings</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>planned for rural East Northamptonshire would suggest that a reasonable provision for Ringstead would be around 60 homes for the period 2011 to 2031.</p> <p>In November 2018, East Northamptonshire Council published a Draft Replacement Local Plan for consultation. While the rural housing requirement has already been delivered, the Draft Local Plan includes indicative housing "targets" to provide a basis for allocating future housing sites in neighbourhood plans. The indicative target for Ringstead is also 60 dwellings. 30 new homes have been built in</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>Ringstead over the period 2011 to 2019 and another two were in the pipeline (at 31 March 2019). Taking account of these, the residual requirement that we would need to plan for would be around 25 new homes. It is a level of growth that is suitable for the level of services and facilities in Ringstead and allows the village to respond positively to identified housing need issues- especially the need for housing for older people and first-time buyers. It is a level of growth that has village support.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Colin Mason	43	7.3		<p>This relies on very outdated information. We have had several changes of leadership in the period and there is more pressure to deliver housing. It's no good relying on a local plan which commenced in 2011. There are likely to be challenges from developers. Furthermore, we are witnessing an avalanche of illegal immigration which the Government seems powerless to control, but relies upon local authorities providing accommodation. This means that, at some stage in the not too distant future, there will be a wave of movement out from the towns and cities and into more rural areas such as ours and there will be pressure to provide even more land for housing, with a knock-on pressure on local facilities and services. There needs to be an identification, even if only on a contingent basis, of other suitable land. Looking at the village boundary, there seem to be other areas of land which would result in a rounding off of the red line and it may be necessary to re-think the limits accordingly.</p>	<p>Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need. The Ringstead Neighbourhood Plan must support the strategic development needs set out in the North Northamptonshire Joint Core Strategy (also known as the "Core Strategy") 2011-2031 (the Local Plan Part 1), including policies for housing development. The Core Strategy's housing requirement for East</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>Northamptonshire equates to 8,400 dwellings (420 dwellings per year) over the period 2011-2031. Of this, the rural housing requirement for the district is 820 dwellings over the plan period.</p> <p>Ringstead parish provides for 7.2% of the current housing stock in the district's rural area. Applying the same proportion to the 820 dwellings planned for rural East Northamptonshire would suggest that a reasonable provision for Ringstead would be around 60 homes for the period 2011 to 2031.</p> <p>In November 2018, East Northamptonshire Council published a Draft Replacement</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>Local Plan for consultation. While the rural housing requirement has already been delivered, the Draft Local Plan includes indicative housing "targets" to provide a basis for allocating future housing sites in neighbourhood plans. The indicative target for Ringstead is also 60 dwellings. 30 new homes have been built in Ringstead over the period 2011 to 2019 and another two were in the pipeline (at 31 March 2019). Taking account of these, the residual requirement that we would need to plan for would be around 25 new homes. It is a level of growth that is suitable for the</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					level of services and facilities in Ringstead and allows the village to respond positively to identified housing need issues- especially the need for housing for older people and first-time buyers. It is a level of growth that has village support.	
Colin Mason	43	7.3		In any event, I do not think the limit of 60 homes (half of which have already been built) is sustainable. It needs rethinking. The proposal for 36 new homes already exceeds the current limit and implicitly will invite other developers to challenge that limit as unsustainable. They will be assisted in this by other towns in the vicinity seeking to reduce pressure on their boundaries and housing stock, even if they have large areas of brownfield land, since they will want to encourage jobs first, by the retention of brownfield sites, and then to limit pressure on their local services. Furthermore, when we become part of North Northants (or	The new Local Plan Part 2 will not be adopted until summer 2021, at the earliest. However, we will continue to work with East Northamptonshire Council and the successor North Northamptonshire unitary authority (which comes into being on 1st April 2021) to produce complementary Neighbourhood and	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				whatever it may called) and East-Northants ceases to exist, I would expect a newly-merged planning department to have a close look at this and how to distribute housing, industry and services across the new local authority. That may entail a quite radical re-think.	Local Plans. The new unitary authority is likely to commence a review of the North Northamptonshire Joint Core Strategy (Local Plan Part 1/ strategic policies) from 2021/22, so when this is completed we may then need to review the Neighbourhood Plan to make sure it is in general conformity with the former.	
Amet Property	43	7.4		It is noted that the indicative target for Ringstead is 60 dwellings and 30 new homes have been built in Ringstead over the period 2011 to 2019.	Noted	No change
Northamptonshire County Council	43	7.4		It is noted that the Plan builds on the housing allocations established through the adopted North Northamptonshire Joint Core Strategy 2011-2031 (the Local Plan Part 1) which states that the scale of development in an individual village (excluding the four largest in the area) will be led by locally identified employment, housing,	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>infrastructure and service requirements, and be dependent upon the form, character and setting of the village and its proximity to larger settlements.</p> <p>In November 2018, East Northamptonshire Council published a Draft Replacement Local Plan for consultation which provided an indicative housing target for Ringstead of 60 no. dwellings. Over the period 2011 to 2019, 30 new homes have been built in Ringstead, with a further two additional units also in the pipeline (at 31 March 2019); taking these into account the Plan sets out there would be a need for around 30 new homes.</p> <p>The Ringstead Neighbourhood Plan 2011-2031 seeks to address the residual housing need (as identified through the housing needs questionnaire 2018) by allocating sites for development at Ringstead to provide "around 30 new homes of the right size, mix and price would help meet local housing need" whilst also ensuring that community facilities are safeguarded and, where possible, improved.</p> <p>It is also noted that one specific site allocation has been proposed in the</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				Plan to accommodate housing development within the village boundary, with capacity to provide around 36 dwellings.		
Gladman	43	7.4		Gladman have appointed consultants Savills to provide an assessment of housing need in Ringstead to determine the suitable level of housing required in the parish, this is located at Appendix 2 of this representation. Savills have produced four alternative scenarios to understand future population growth in Ringstead and the impact on the demography and affordability within the parish. At present Ringstead boasts a good range of services in the village to meet the day to day demands of the local population. Each scenario highlights how the population of Ringstead may change in response to varying levels of new housing development and how much housing is required to establish different levels of population change. Assuming no additional residential development occurs, other than the already completed or consented dwellings (26 dwellings in total), would result in a 10% drop in the population of Ringstead with a significant fall of	Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need. The Ringstead Neighbourhood Plan must support the strategic development needs set out in the North Northamptonshire Joint Core Strategy (also known as the "Core Strategy") 2011-2031 (the Local Plan Part 1), including	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>approximately 59% in the number of pre and primary school aged children. This would have significant consequences on the viability of children's services in the village alongside increasing the pressure of the local primary school which is currently under capacity by 28 pupils.² Furthermore, applying the indicative requirement for Ringstead included within the Draft Local Plan would have similar affects albeit to a slightly lesser effect but with a further reduction in younger aged school children. Application of the various top-down apportioned scenarios, including affordable housing need discussed in Appendix 2, would result in a population growth of 10%, totalling a population of 1,611 persons which is only 4.7% higher than the population in 2008 (1,539 persons). Yet, the requirement of 147 dwellings considered under this scenario would not stabilise the younger population with the population of people aged between 2 and 18 still significantly reducing. Scenario 4 suggests that the number of homes required to stabilise the younger population in the parish is</p>	<p>policies for housing development. The Core Strategy's housing requirement for East Northamptonshire equates to 8,400 dwellings (420 dwellings per year) over the period 2011-2031. Of this, the rural housing requirement for the district is 820 dwellings over the plan period. Ringstead parish provides for 7.2% of the current housing stock in the district's rural area. Applying the same proportion to the 820 dwellings planned for rural East Northamptonshire would suggest that a reasonable provision for Ringstead would be around 60 homes for the period 2011 to 2031.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>262 dwellings, which would represent a significant population growth of 31% in Ringstead.</p> <p>In summary, Savills propose that between 140 - 262 new dwellings over the plan period (2011-2031) is required to ensure the vitality of the village is maintained and enhanced. Gladman assert that to support children's services and the local primary school, alongside other demographic objectives and affordable housing needs, Ringstead can and should accommodate further housing growth.</p>	<p>In November 2018, East Northamptonshire Council published a Draft Replacement Local Plan for consultation. While the rural housing requirement has already been delivered, the Draft Local Plan includes indicative housing "targets" to provide a basis for allocating future housing sites in neighbourhood plans. The indicative target for Ringstead is also 60 dwellings. 30 new homes have been built in Ringstead over the period 2011 to 2019 and another two were in the pipeline (at 31 March 2019). Taking account of these, the residual requirement that we</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					would need to plan for would be around 25 new homes. It is a level of growth that is suitable for the level of services and facilities in Ringstead and allows the village to respond positively to identified housing need issues- especially the need for housing for older people and first-time buyers. It is a level of growth that has village support.	
Patrick Smith	44	7.10		I suspect that the survey which was carried out into housing needs is inherently biased. I know of two households living in "Local Authority or Housing Association housing" who	If there were to be a proven local need for additional affordable homes in the future, North	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				have literacy problems and are therefore very unlikely to have filled in the survey form. This is not a criticism of the process – given the constraints of money and time what was done was fine – it is a request to recognise that it has limitations and that you try to make allowances for the probable under estimation of demand.	Northamptonshire Joint Core Strategy Policy 13 makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites'.	
Thomas and Margaret Darkin	45	7.14		What does 'individual dwellings of exceptional quality or innovative design; ' mean.	A design of exceptional quality should be truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
Thomas and Margaret Darkin	45	7.14		What is the definition and limits for 'dwellings for rural workers' and what are the controls for maintaining this planning definition. i.e. can this dwelling be converted to a standard dwelling in the future.	There are specific functional, financial and viability tests which need to be satisfactorily met in order for an isolated rural workers' dwelling to be acceptable. Any planning permissions for rural workers dwellings will have an Agricultural Occupancy Condition.	No change
Thomas and Margaret Darkin	45	7.14		What is the definition of 'Rural Exception Sites'	These are small sites used for affordable housing in perpetuity on sites which would not normally be used for housing.	No change
Amet Property	47	7.15		Paragraph 7.15 states that several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes and most of these were identified by East Northamptonshire Council in its Strategic Housing Land Availability Assessment. The	All documents mentioned are available on the Parish Council's website. However, it is accepted that they could be made easier to find.	Neighbourhood Plan page of the Ringstead Parish Council website to be improved.

Representor	Page	Paragraph	Policy	Representation	Response	Action
				Neighbourhood Plan further states that basic information was gathered for each site and appraised for its suitability, availability and achievability using a defined sustainability criteria, please can we have a copy of the appraisal.		
Gladman	47	7.15		<p>The Parish Councils is aware of Gladman's land interest in Land west of Denford Road, Ringstead, a location plan is attached as Appendix 1. The site represents a suitable and sustainable location for housing located within walking distance to the village centre. The site offers the opportunity to deliver approximately 110 new homes, which alongside current consents would provide a more suitable level of growth to ensure the future vitality of the village and the prospect to stabilise the younger population within the Parish.</p> <p>Having considered the Site Profile of the site in support of the RNP Gladman disagree with each of the reasons against the site:</p> <ul style="list-style-type: none"> • The site would not accommodate a significantly higher quantum of development than anticipated, Gladman have submitted evidence in 	Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. Most were identified by East Northamptonshire Council in its Strategic Housing Land Availability Assessment (SHLAA). Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>support of a higher housing requirement in the RNP. To achieve this level of housing it is inevitable that some greenfield development will be required.</p> <ul style="list-style-type: none"> Concerns around the need to move the speed limit and junction visibility issues are not supported by evidence. Gladman suggest there is a highways solution available and are confident that development can be satisfactorily accommodated within the existing highways network. <p>The site is well-related to the existing urban edge of Ringstead and well-contained within the landscape. Development of this site would represent a logical extension to Ringstead with an overall positive affect on Ringstead. In this regard, we submit that the evidence suggests that the site is suitable for allocation in the RNP.</p>	<p>Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.</p> <p>In December 2019, residents were provided with an opportunity to set out their views on the various housing site options. A 'drop-in' session was held at the Village Hall on 14 December 2019, where members of the public could find out more about the proposed housing sites and the site selection process.</p> <p>In November 2018, East Northamptonshire Council published a Draft Replacement Local Plan for consultation. While</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>the rural housing requirement has already been delivered, the Draft Local Plan includes indicative housing "targets" to provide a basis for allocating future housing sites in neighbourhood plans. The indicative target for Ringstead is also 60 dwellings. 30 new homes have been built in Ringstead over the period 2011 to 2019 and another two were in the pipeline (at 31 March 2019). Taking account of these, the residual requirement that we would need to plan for would be around 25 new homes. The land west of Denford Road, Ringstead, would deliver approximately 110</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>new homes- well in excess of this requirement. As part of this assessment, the Qualifying Body consulted the Highway Authority. The Highway Authority highlighted to following issues concerning the land west of Denford Road:</p> <ul style="list-style-type: none"> • A major risk to delivery of this site is the requirement to move the speed limit – in the first instance it would be worth making an application to the NCC Speed limit review Panel to ascertain whether they would support this. 	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<ul style="list-style-type: none"> • Junction visibility issues as on the inside of a bend • Needs footway linkage to the rest of Denford Road heading back to the Town Centre 	
Roger Norman (Bletsoes)	47	7:15		<p>With this in mind, we would urge the Council to reconsider the allocation of land for residential development, and we would further promote the land shown edged in red on the attached plan, which ranked second to the Dodson & Horrell site, in the sustainability testing that the Council carried out. This site would be deliverable, and achievable within the Development Plan period, and we maintain that it is a more suitable site than the chosen allocation.</p>	<p>Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. Most were identified by East Northamptonshire Council in its Strategic Housing Land Availability Assessment (SHLAA). Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.</p> <p>In December 2019, residents were provided with an opportunity to set out their views on the various housing site options. A 'drop-in' session was held at the Village Hall on 14 December 2019, where members of the public could find out more about the proposed housing sites and the site selection process.</p> <p>Our site profile highlights the following issues with the development of the site west of Raunds Road:</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<ul style="list-style-type: none"> • Greenfield site • Potential highway constraints in terms of accessing the site and speed of traffic when entering Ringstead • Challenging site topography 	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Gladman	47		R14	<p>This policy sets out that the additional housing provision required for Ringstead up to 2031 is approximately 30 dwellings, limiting this development to be met by the only housing allocation in Policy R15. The policy highlights that's development outside the Ringstead settlement boundary will be limited to the restricted criteria listed within the policy. Firstly, Gladman remind the Steering Group that it is not in the remit of the neighbourhood plan to determine planning applications. Therefore, it is recommended that the reference to 'permission' is deleted or amended.</p> <p>Furthermore, Gladman contend that a greater housing growth must be delivered in the village to ensure the vitality of Ringstead and it's role as the service provider for the surrounding rural areas. The Joint Core Strategy (JCS) does not disaggregate housing need to individual settlements, while the draft Local Plan Part 2 identifies an indicative requirement for Ringstead of between 51 dwellings and 60 dwellings over the plan period (2011-2031). Since 2011 only 26 dwellings have been completed or consented in Ringstead,</p>	<p>The proposed modification to Policy R14 is agreed. In November 2018, East Northamptonshire Council published a Draft Replacement Local Plan for consultation. While the rural housing requirement has already been delivered, the Draft Local Plan includes indicative housing "targets" to provide a basis for allocating future housing sites in neighbourhood plans. The indicative target for Ringstead is also 60 dwellings. The Draft Local Plan meets the requirements of NPPF paragraph 65 which requires strategic policy-making authorities to</p>	<p>Second paragraph of Policy R14 be modified to read: <i>Outside the Ringstead Settlement Boundaries, housing development will be limited to:</i></p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>yet the draft Local Plan considers that the rural housing requirement (820 dwellings across 57 villages) up to 2031 has already been met.</p> <p>East Northamptonshire Council have not assessed whether the existing consent, nor proposed Neighbourhood Plan allocation, are sufficient to meet the needs of the village, which the Council recognises as an important service hub for the rural area. However, the JCS states;</p> <p>"...Neighbourhood Plans may test higher levels of growth to address local needs and opportunities. The distributions of housing between villages will respond to local circumstances and needs and ensure that housing is located where it will enhance the vitality of rural communities"</p> <p>In this regard, Gladman refer to the report our consultants Savills have produced which assesses housing needs of Ringstead to determine the suitable level of housing required, this is located at Appendix 2 of this representation. In summary, Savills propose that between 140 - 262 new dwellings over the plan period (2011-</p>	<p>establish a housing requirement figure for their whole area. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.</p> <p>30 new homes have been built in Ringstead over the period 2011 to 2019 and another two were in the pipeline (at 31 March 2019). Taking account of these, the residual requirement that we would need to plan for would be around 25 new homes.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
				2031) is required to ensure the vitality of the village is maintained and enhanced.		
Thomas and Margaret Darkin	48	7.19		'The proposal has been promoted by Paul Newman Homes and is expected to provide for around 36 dwellings.' Is there a limitation to the 'around 36 dwellings.	'Around 36 dwellings' is an indicative quantum of development for this site. It is not a maximum or a minimum target.	No change
Amet Property	48	7.2		Paragraph 7.20 states that no designated heritage assets are directly affected by the proposal therefore it	There are no listed buildings within the allocated site.	Criterion F of Policy R15 be

Representor	Page	Paragraph	Policy	Representation	Response	Action
				fails to acknowledge that Derelict Cottage, 5,7 and 9 Denford Road is a Grade II listed property and will be heavily impacted by any development.	Criterion F of Policy R15 ensures that the design of the development should take account of the setting of Ringstead House and Slade Farmhouse. This can be extended to include reference to 5, 7 and 9, Denford Road.	modified to read: <i>The design of the development should reflect the distinctive and traditional character of Ringstead in accordance with Policy R2 and take account of the setting of 5, 7 and 9 Denford Road, Ringstead House and Slade Farmhouse. Particular attention should be given to the design of the existing entrance to the Dodson & Horrell site at the junction of Denford Road and Spencer Street as a locally inspired landmark;</i>

Representor	Page	Paragraph	Policy	Representation	Response	Action
James Evinson	49	R15		<p>I have read through the neighbourhood plan and it raises the point about the development of land next to my property. I am aware that this was going to happen in the future and I am not opposed to it.</p> <p>My only concerns are and have been. The possible right of way through the access to my property and driveway for new dwellings.</p> <p>Paul Newman have said they do not want to do this but it could happen at worst depending on planning issues, for no more than two other houses. This was put into writing when I exchanged contracts.</p> <p>I do feel as I have lived here for 2 years now that the access can be quite dangerous.</p> <p>This would worsen with more than just one household using it.</p>	<p>Criterion F of Policy R15 ensures that the design of the development should take account of the setting of Ringstead House.</p> <p>There is no public Right of Way across the site. However, Policy R15 can be amended to ensure that there is no access to the allocated site through Ringstead House.</p>	<p>Criterion C of Policy R15 be modified to read:</p> <p><i>Access shall be via Raunds Road and Spencer Street but there should be no vehicular link between Raunds Road and Spencer Street. Access to Old Slade Farmhouse and Slade Farm shall be retained. There shall be no access via Ringstead House;</i></p>
Paul Newman and Dodson & Horrell	49	R15		<p>We fully support the proposed housing allocation - land at Spencer Street and Raunds Road, Ringstead - as shown at Map 7 (page 46) and Policies Map: Village (page 88).</p> <p>Paul Newman and Dodson & Horrell confirm the availability of the site for</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				development and are happy for the site to be allocated under policies R14 (page 47) and R15 (page 49).		
Mark Truslow (Bletsoes)	49		R15	Object to the draft allocation of the existing Dodson & Horrell Site and field to the south for residential development of 36 dwellings. The site is an existing employment site, providing jobs to the people of Ringstead and the surrounding area, whilst the field to the south is open countryside, where there is a presumption against development. Mr Truslow's site on Carlow Road is an existing farmyard with a range of agricultural buildings and a farmhouse. This brownfield site is within the settlement boundary of the village and could accommodate the desired 36 dwellings the village requires. Mr Truslow's site has been granted planning permission for residential development back in November 2001 and the planning permission was renewed in 2004 and is therefore viewed by the planners as an acceptable residential development site. By supporting the redevelopment	Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. Most were identified by East Northamptonshire Council in its Strategic Housing Land Availability Assessment (SHLAA). Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>of the farmyard within the Neighbourhood Plan, it would ensure the retention of an existing employment site within Ringstead (Dodson & Horrell site), providing jobs during this difficult economic time. It would also prevent development encroaching onto the open countryside, which national planning policy does not support.</p> <p>Carlow Road is an established residential area and the site is within close proximity to a range of services within the village including the school and public open space. By allowing the redevelopment of the farmyard, it would have a positive impact on the visual amenity of the surrounding area and this would be a positive for the residents. Access to the site would not be an issue, with clear visibility in both directions. In addition to this, the relocation of an active farmyard from within a village would result in a positive highway safety implication, as this would result in no agricultural machinery travelling to and from the farmyard.</p> <p>To conclude, Mr Truslow's farmyard redevelopment would accord with the</p>	<p>and facilities, heritage, nature conservation and landscape have been considered.</p> <p>In December 2019, residents were provided with an opportunity to set out their views on the various housing site options. A 'drop-in' session was held at the Village Hall on 14 December 2019, where members of the public could find out more about the proposed housing sites and the site selection process.</p> <p>The preferred housing site is at the Dodson & Horrell factory on Spencer Street. The proposal concerns the redevelopment of the feed manufacturing site</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>policies within both the draft Neighbourhood Plan and existing planning policies. The redevelopment of the farmyard, a brownfield site, would have a positive impact on the visual amenity of the area, improve highway safety, not encroach into the open countryside and importantly, ensures the retention of an existing employment site, which provides jobs to the people of Ringstead and the surround areas</p>	<p>and the development of adjoining fields to the south. The existing business plans to relocate. Most of the site is brownfield and the proposed development has good access to local services including the primary school, village hall, post office, general store, social club, recreation ground, open space and bus services. Our site profile highlights the following issues with the development of the site at West Farm, Carlow Road:</p> <ul style="list-style-type: none"> • Greenfield • Junction visibility issues and associated 	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>demolition of building</p> <p>English Nature expressed a preference for sites located further away from the Upper Nene Valley Gravel Pits Special Protection Area (SPA).</p> <p>Outline planning permission for residential development was granted in 2001 (Ref: 01/00656/OUT) and renewed in 2004 (Ref: 04/02236/VAR). Permission has now lapsed. However, the permitted site is smaller than that proposed by the developer. Indeed, the site that benefitted from the previous planning permission lies within the Ringstead Settlement</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					Boundaries where, in accordance with Policy R14, housing development will be supported where it meets the other policies of the Neighbourhood Plan.	
Amet Property	49		R15	The Neighbourhood Plan states that the preferred housing site is at the Dodson and Horrell factory on Spencer Street. The proposal concerns the redevelopment of the feed manufacturing site and the development of adjoining fields to the south. Under the ten key issues it states that villagers want to keep employment and under housing it states that where there is to be new development it should be on brownfield sites. It is difficult to accommodate both but developing Dodson and Horrell and surrounding greenfield land meets neither! As far as keeping Ringstead a viable centre for small business and maintain local	Although a key issue for the Parish, only 9% of respondents to our 2018 Questionnaire Survey identified 'More employment opportunities for local people' as one of their top three issues. Further, local businesses now have access to high-quality offices and workshops and first-rate business support at a new	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				facilities e.g. fish & chip shop, post office, shop, hair dressers etc retaining the largest employment centre is key and so greenfield development has to be considered more carefully.	purpose-built enterprise centre, which is located at nearby at Warth Park in Raunds. Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. The loss of jobs was an important consideration in deciding the best option.	
Gladman	49		R15	Policy R15 proposes a residential allocation at the land at Dodson & Horrell for the development of around 36 dwellings. Firstly, and as highlighted in response to Policy R14, Gladman assert that Ringstead can and should provide a greater level of housing growth than proposed within Policies R14 and R15 to ensure the future vitality of the village. In addition, the Steering Group state in Paragraph 8.5 of the draft Neighbourhood Plan,	Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. Most were identified by East Northamptonshire Council in its Strategic Housing	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>"...we want to support economic growth in Ringstead to create jobs and prosperity, reduce the need for people to travel to work by car, and provide opportunities for the expansion and growth of local enterprise."</p> <p>The village has limited employment opportunities, yet, the Plan proposes to allocate the parishes most significant employment site for residential purposes. This is in direct contradiction to the supporting text contained within paragraph 8.5 and the vision of the Neighbourhood Plan which seeks to deliver a prosperous local economy for Ringstead in 2031. Indeed, Dodson & Horrell are vacating the premises and relocating to a site in Islip, this reduces the limited employment opportunities in the village even further.</p> <p>In this regard, to allocate this site for residential development would be detrimental to the vitality of the village and instead the Plan should look to support the site for continued employment opportunities.</p> <p>Furthermore, Gladman highlight the significant costs associated with the development of previously developed land which may impact the viability of</p>	<p>Land Availability Assessment (SHLAA). Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.</p> <p>In December 2019, residents were provided with an opportunity to set out their views on the various housing site options. A 'drop-in' session was held at the Village Hall on 14 December 2019, where members of the public could find</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>the schemes and thus the scale of developer contributions required to be provided. Indeed, national policy guidance highlights that an applicant can demonstrate such circumstances at the application stage through a viability assessment detailing the inability to meet certain cost implications of policy requirements, planning obligations and where relevant Community Infrastructure Levy charges⁷. The costs identified in the viability assessment may include numerous circumstances, such as; "...abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value"</p> <p>The decision maker will then give weight to this assessment with regard to all the circumstances in the case. In this instance there is a very real prospect that the Parish will receive lesser community benefits from the proposed allocation than the Steering Group may anticipate. Gladman are also concerned with the apparent</p>	<p>out more about the proposed housing sites and the site selection process. The preferred housing site is at the Dodson & Horrell factory on Spencer Street. The proposal concerns the redevelopment of the feed manufacturing site and the development of adjoining fields to the south. The existing business plans to relocate. Most of the site is brownfield and the proposed development has good access to local services including the primary school, village hall, post office, general store, social club, recreation ground,</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>conflict with the approach of seeking to allocate the land at Dodson & Horrell for residential development with the strategic policies of the NNJCS. Policy 22 - Delivering Economic Prosperity sets a target of an increase of 31,000 jobs across the plan area. To help achieve this existing employment sites will be safeguarded unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose. Without such evidence it may well be the case that the approach of the RNP would undermine the strategic policies and objectives of the NNJCS directly conflicting with basic condition (e).</p>	<p>open space and bus services. The loss of jobs was an important consideration in deciding the best option. Paul Newman and Dodson & Horrell confirm the availability of the site for development.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Roger Norman (Bletsoes)	49		R15	Secondly, we would wish to object to Policy R15, which allocates 36 houses to land which primarily encompasses the existing Dodson & Horrell premises off Spencer Street. Whilst we would support Policy R14, which recognises scope and need for residential development in the village, we do not feel that Policy R15, is the appropriate means of delivering this development. Indeed, the site which has been allocated, is largely in active use at present, and there can be no guarantee that the proposed housing development will be delivered within the Plan period. Furthermore, no consideration has been given to the potential loss of employment arising from the redevelopment of this site for a residential use. Even if Dodson & Horrell were to cease their activities, there is potential that the site could be used for other employment purposes. The failure to consider this potential loss of employment, runs contrary to Policy 22 of the North Northamptonshire Joint Core Strategy, which recognises the need to safeguard existing and committed employment sites for employment use	Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. Most were identified by East Northamptonshire Council in its Strategic Housing Land Availability Assessment (SHLAA). Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>unless it can be demonstrated by an applicant that there is no reasonable prospect of the site being used for that purpose. Unless and until Dodson & Horrell have marketed the site to demonstrate that there is no alternative employment use for their site, then it will fail to comply with this Policy of the Development Plan. As such, it is our view that Policy R15 of the Neighbourhood Plan, provides no guarantee of housing delivery, and has the potential to run contrary to existing employment policies in the Development Plan.</p>	<p>In December 2019, residents were provided with an opportunity to set out their views on the various housing site options. A 'drop-in' session was held at the Village Hall on 14 December 2019, where members of the public could find out more about the proposed housing sites and the site selection process. The preferred housing site is at the Dodson & Horrell factory on Spencer Street. The proposal concerns the redevelopment of the feed manufacturing site and the development of adjoining fields to the south. The existing</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>business plans to relocate.</p> <p>Most of the site is brownfield and the proposed development has good access to local services including the primary school, village hall, post office, general store, social club, recreation ground, open space and bus services.</p> <p>The loss of jobs was an important consideration in deciding the best option.</p> <p>Paul Newman and Dodson & Horrell confirm the availability of the site for development.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Anglian Water Services Limited	49		R15	<p>We welcome the requirement to prepare foul and surface water drainage strategy for the above allocation site in consultation with the relevant infrastructure bodies including Anglian Water. For clarity it would be helpful to set out which bodies are being referred to in this context Anglian Water and Lead Local Flood Authority (currently Northants County Council).</p> <p>It is therefore proposed that Policy R15 include the following wording in the policy and that additional text is also included in the supporting text:</p> <p>' I. Surface water and foul water drainage strategies shall be devised in consultation with the relevant infrastructure bodies (Anglian Water and the Lead Local Flood Authority) prior to any construction and this should incorporate an appropriately designed, constructed and maintained sustainable drainage system.'</p>	The existing text is sufficiently clear and appropriate given the proposed administration changes.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
Anglian Water Services Limited	49		R15	<p>As noted in the supporting text there is an existing foul sewer located within the boundary of this site allocation and it is important that Anglian Water can continue to access this asset for maintenance purposes.</p> <p>It is therefore proposed that Policy R15 include the following wording in the policy and that additional text is also included in the supporting text:</p> <p>'J. There is an existing foul sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. (Policy wording).'</p> <p>'This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. If this is not possible a formal application to divert Anglian Water's existing assets may be required. (Supporting text).'</p>	Agreed	<p>Paragraph 7.22 be modified to read: Anglian Water have advised that there is a surface water sewer adjacent to site boundary and a foul sewer crosses the site. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. If this is not possible a formal application to divert Anglian Water's existing</p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
						<p><i>assets may be required.</i></p> <p>A new paragraph be added after 7.22 to read: <i>The developer should take account of several crude sewage/grey water incidents have occurred in the area.</i></p> <p>Policy R15 be modified by the addition of a new criterion to read: <i>There is an existing foul sewer in Anglian Water's ownership within the boundary of the site and the site layout should be</i></p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
						<i>designed to take this into account.</i>
Janice Morris	49		R15	Most of the area has been in-filled over the years . However, if the Dodson and Horrell and the Ringstead Business Centre sites are redeveloped for housing I think there should be consideration given to in some way to maintaining the link to Ringstead's heritage, possibly by using names for any new roads/closes that relate to footwear manufacture and Dodson and Horell. This for instance has been done	Agree	A sentence be added to paragraph 7.20 to read: <i>We encourage the maintenance of links to Ringstead's heritage through the street-naming of the</i>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				in Thrapston on the former Smith and Grace foundry site.		<i>new development.</i>
Paul Newman and Dodson & Horrell	51	R17		Policy R17: We endorse the Council's support for the redevelopment of Previously Developed Brownfield land.	Noted	No change
Paul Newman and Dodson & Horrell	52	R18		Policy R18: We support the Parish Council's desire to address local housing needs - in the text at 7.33 to 7.38, we note the Parish Council's desire to see affordable housing delivered in a sub-tenure that supports affordable routes to home ownership, rather than the traditional affordable housing through the provision of affordable rented housing delivered by RSL's.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
East Northamptonshire Council	53	7.34		<p>Based on the informal data reported in the Neighbourhood Plan, the Council's Housing Strategy Team are of the opinion that for a detailed assessment of affordable housing need, A full Rural Housing Needs survey should be undertaken.</p> <p>Whilst the Parish survey does provide some useful information regarding the views of residents towards housing in the village (a good starting point for a Housing Needs survey), a dedicated Housing Needs survey would be necessary to reach a broader group and establish real need, including those not resident but with a local connection. They also involve a more detailed assessment of the need of those who identify themselves as seeking housing, particularly regarding affordability, size and type of accommodation. For example respondents may indicate an interest in a particular tenure (such as affordable routes into low cost home ownership, market housing or private rented). However, by asking more targeted, detailed questions about income, savings and affordability - a housing needs survey can conclude that their</p>	<p>A Rural Housing Needs Survey is unnecessary. In April 2018, a questionnaire was distributed to parishioners inviting them to set out their views on the future of the Parish. A total of 165 completed questionnaires were received. The findings of the surveys are available on the Ringstead Parish Council website.</p> <p>The questionnaire included 9 questions relating to housing needs. These questions reflect those in surveys undertaken by Northamptonshire Rural Housing. Although there were no questions relating to savings and</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				realistic tenure (and size of property) may be something different from what they have responded - and thus be a more accurate indicator of housing need.	incomes, we have had regard to the minimum household income required to access lower quartile (entry level) as set out in Neighbourhood Plan Appendix 3 and in accordance with Planning Practice Guidance. The response rate to our questionnaire is much higher than typically achieved by Northamptonshire Rural Housing.	
East Northamptonshire Council	53	7.34		Paragraph 7.9 of their draft Plan states that only 3 in their survey indicated that they wanted Local Authority or Housing association housing. Paragraph 7.34 states that their housing need can be best met by affordable routes into home ownership. Paragraph 7.37 states that on the basis of their survey findings, the Dodson and Horrell site (Policy R15) could meet the limited need for affordable homes and that there will be no requirement	A Rural Housing Needs Survey is unnecessary. In April 2018, a questionnaire was distributed to parishioners inviting them to set out their views on the future of the Parish. A total of 165 completed questionnaires were	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>for planning permission to be granted for affordable housing on an exception site. A dedicated Rural Housing survey would provide a more thorough indication of the true extent of affordable housing need in the parish and a more detailed assessment of the tenures required to meet need. It should be noted that the Council's Housing Register indicates that there are currently 19 households with a stated village connection who are seeking social and affordable rented housing in that area.</p>	<p>received. The findings of the surveys are available on the Ringstead Parish Council website.</p> <p>The questionnaire included 9 questions relating to housing needs. These questions reflect those in surveys undertaken by Northamptonshire Rural Housing.</p> <p>Although there were no questions relating to savings and incomes, we have had regard to the minimum household income required to access lower quartile (entry level) as set out in Neighbourhood Plan Appendix 3 and in accordance with Planning Practice Guidance.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>The response rate to our questionnaire is much higher than typically achieved by Northamptonshire Rural Housing.</p> <p>The Government is committed to making the dream of home ownership a reality for everyone and it recognises that for many this simply feels out of reach.</p> <p>The provision of affordable housing in Ringstead in the form of affordable routes to home ownership is consistent with nation housing policy and the preferences of local people.</p> <p>The results of our 2018 Questionnaire identify a need for local affordable housing, but this need can be best</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>met by affordable routes to home ownership. There was only one household that said that their housing needs could only be met by Local Authority or Housing Association property to rent or shared-ownership.</p> <p>The Council Housing Register is noted, but this is largely irrelevant as households with a local connection to Ringstead are not prioritised in the allocation of affordable housing for rent. Further, Ringstead may not be the preferred location of choice for the 19 households on the Register nor is it clear whether they</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					have a qualifying local connection.	
East Northamptonshire Council	53	7.34		If the Parish Council do not feel it would be appropriate to commission a housing needs survey at present (as it has indicated recently), in light of this consultation they are currently undertaking, they could defer this for now. However, it should be acknowledged in the Neighbourhood Plan that a more detailed assessment of housing needs would be required in order to more accurately indicate the tenure, size and type of affordable housing needed. Based on the informal household survey, there is a danger of underestimation of the real extent of housing need and the type of affordable tenure which is required. The inclusion of this recurring statement (as a footnote) is not supported: "✓ Local housing needs are met"	The representation suggests that a Local Housing Needs Survey would be superior to our Questionnaire survey. We do not accept that assumption. Our 2018 questionnaire included 9 questions relating to housing needs. These questions reflect those in surveys undertaken by Northamptonshire Rural Housing. Although there were no questions relating	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>to savings and incomes, we have had regard to the minimum household income required to access lower quartile (entry level) as set out in Neighbourhood Plan Appendix 3 and in accordance with Planning Practice Guidance.</p> <p>The response rate to our questionnaire is much higher than typically achieved by Northamptonshire Rural Housing. Meeting the housing needs of local (Ringstead) people is an important Neighbourhood Plan objective. Policies R14-R19 make a significant contribution to meeting this objective so the "✓</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					Local housing needs are met" is entirely appropriate.	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Andrew Saxton	54	7.39		<p>The plan states in 7.39 that the permanent Gypsies and Travellers site is well managed and that the Gypsies and Travellers are an accepted part of the local community. It goes on to say in 7.40 that a maximum of 15 pitches is conducive to a comfortable environment. Given the figure of 15 pitches, and the fact that there are 24 caravans, does this mean that the site is uncomfortable for the travellers? It also states that the Hilltop Farm traveller site is 'quite large, relative to Ringstead village and to make sure the G & T continue to have a good relationship with the settled community the expansion of the site should be controlled'. I agree that the expansion of the site should be controlled, and also that the expansion of the village should be controlled, however I question whether a controlled expansion of the G & T site should endanger relationships between the permanent residents of the site (who are also part of the 'settled community') and the rest of the village, any more than the building of more houses in Ringstead would endanger relationships with gypsies and</p>	<p>A pitch is an area of land on a site that is generally home to one household. A pitch can vary in size and have varying caravan numbers. Licenses are a legal requirement for all caravan sites. The council may put conditions on the licence including:</p> <ul style="list-style-type: none"> • how the site should be laid out • what type of caravans are allowed • what toilet and washing facilities should be provided <p>Government planning policy for traveller sites requires local planning authorities to ensure that sites in rural areas respect the scale of, and do</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>travellers.</p> <p>Can I clarify whether it is being suggested that there are too many travellers? Or is it being suggested that the traveller community should not be allowed to grow, but that the rest of the village should be allowed to grow?</p> <p>Policy R20 gives proposals for the 'intensification' of the site and states that 'the extension of the site will not be supported'. In these circumstances, how can travellers' families stay at Hilltop Farm if they want to stay together into the next generation? Can you explain what 'intensification' is, and can you say how the site will remain comfortable when there are already nine pitches more than is optimum?</p> <p>Also, can you assure me that the Gypsy and Traveller community have been consulted about this and that you will listen to their voices through this consultation?</p> <p>I know that there are always sensitivities about planning and traveller sites, but it appears to me in the time I have lived in the village that there has been no trouble between different parts of the community. Given that we are lucky to have such a</p>	<p>not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure. East Northamptonshire Council is required to identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.</p> <p>The consultation leaflet was circulated to households at the traveller site and prior to that they were invited to complete our questionnaire.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
				positive experience between all sections of the village, and that Hilltop Farm is such a well-kept site, I think it is wrong to suggest that this good relationship is dependent on there being no expansion in the traveller community. A good community is not a one-way street, and I am concerned that local gypsies and travellers should have provision for future generations, just as with local people who live in houses.		
Paul Newman and Dodson & Horrell	54	R19		PNNH will work constructively with the Parish Council to deliver the appropriate percentage of affordable housing via this innovative model in accordance with the proposed Policy R19: Affordable Housing.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
East Northamptonshire Council	54		R19	<p>Policy R19: based on the informal Parish household survey sets the priority on affordable route into home ownership. Also in Policy R19, a priority is set for people with a local connection to be prioritised for affordable housing and through use of a local connection cascade. This would only automatically apply to exception sites, not allocated sites and local connection criteria would have to be specified in a Section 106 Agreement, to justify the local need. This justification would be difficult to prove based on a need identified in a Parish survey of only 3 households. So again, a more thorough Housing Needs Survey, which identifies the full extent of local housing need, would provide a robust study to support this policy.</p>	<p>Our 2018 Questionnaire included questions on housing need. The results identify a need for local affordable housing, but this need can be best met by affordable routes to home ownership. There was only one household that said that their housing needs could only be met by Local Authority or Housing Association property to rent or shared-ownership. To help meet these needs we want to ensure that new affordable housing will be allocated to people with a local connection, including those living, working or with close family ties in Ringstead.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					Unlike social rented properties, local connection criteria can be applied to affordable routes to home ownership. Paul Newman and Dodson & Horrell support the delivery of affordable housing using the proposed model.	
East Northamptonshire Council	55		R20	The Housing Delivery Team have no comments on the proposed Gypsy and Traveller accommodation Policy R20 which, it is felt, appears to represent a reasonable approach and is justified by the text.	Noted	No change
Ringstead Business Centre (Amet Property)	56	8.3		In the Business section under paragraph 8.3 it states that there are around 20 individual rated properties at Ringstead Business Centre. The figures being quoted are from November 2017 and at present there are eight tenants in the offices renting 12 of the 15 rated rooms and in the warehouse there are six tenants renting eight of the possible 12 rated spaces.	Noted	First bullet point of paragraph 8.3 be modified to read: <i>There are eight tenants in the offices renting 12 of the 15 rated rooms and in the warehouse, there are six tenants renting</i>

Representor	Page	Paragraph	Policy	Representation	Response	Action
						<p><i>eight of the possible 12 rated spaces.</i></p> <p>Paragraph 8.14 be modified to read: <i>On 22 September 2020 planning permission was granted for the demolition of the Old Factory (workshop/warehouse) and the construction of three dwellings (Ref 20/00884/FUL).</i></p>
Thomas and Margaret Darkin	57	8.8		Concerns about access through the village of large canal boat transporters to and from Blackthorn marina. Also the adequacy of the access to the marina with regards to increased vehicular use of the lower end of Station Road.	Criterion D of Policy R21 provides for improved highway access and addresses the impact of development on the local road network	No change
Amet Property	57		R14	Policy R14 states the housing will be met by the allocation of a housing site in accordance with Policy R15.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
Amet Property	58	8.11		<p>The Neighbourhood Plan states that they want to support economic growth in Ringstead to create jobs and prosperity, reduce the need for people to travel to work by car and provide opportunities for the expansion and growth of local enterprise.</p> <p>As Dodson and Horrell are the largest employer in Ringstead it seems very contradictory to allow this site to be allocated for housing losing a large number of jobs from the village. The visitors to the Country Store and Dodson and Horrell staff utilise the other facilities in the village helping them to be viable. As the site is worth a considerable amount of money if sold as a housing development there is no incentive for the company to stay in Ringstead therefore making a number of local staff to commute out of the village to work. It should also be noted that there is no reference to the Dodson and Horrell site in the Employment Land Review undertaken by Aspinall Verdi.</p>	<p>Although a key issue for the Parish, only 9% of respondents to our 2018 Questionnaire Survey identified 'More employment opportunities for local people' as one of their top three issues.</p> <p>Further, local businesses now have access to high-quality offices and workshops and first-rate business support at a new purpose-built enterprise centre, which is located at nearby at Warth Park in Raunds.</p> <p>Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. The loss</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					of jobs was an important consideration in deciding the best option.	
Amet Property	58	8.12		The Neighbourhood Plan seems to want to limit opportunities for small land owners making them retain unviable businesses/premises whereas the largest employer in the village is able to close the business and relocate as their site is allowed to be redeveloped for housing, it therefore makes the Ringstead Neighbourhood Plan very contradictory.	Although a key issue for the Parish, only 9% of respondents to our 2018 Questionnaire Survey identified 'More employment opportunities for local people' as one of their top three issues. Further, local businesses now have access to high-quality offices and workshops and first-rate business support at a new purpose-built	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
					<p>enterprise centre, which is located at nearby at Warth Park in Raunds.</p> <p>Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. The loss of jobs was an important consideration in deciding the best option.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
Ringstead Business Centre (Amet Property)	58	8.13		<p>In the Neighbourhood Plan there is a section about Ringstead Business Centre at paragraph 8.13 and paragraph 8.14.</p> <p>Paragraph 8.14 refers to the Employment Land Review that was undertaken by Aspinall Verdi on behalf of East Northamptonshire Council which states at Chapter 3 that there are a number of small business centres located throughout the district, most of which are dated. The report further states that office occupiers require good road connectivity and to be reasonably close to a town centre and supporting amenities as well as access to car parking and broadband. The report also stated that there is limited demand in Rural East Northamptonshire for offices.</p> <p>In the report under Chapter 7 it identified Ringstead Business Centre (ENE18) as being an existing employment site that should be safeguarded in the short term. It further stated that 'the buildings have a dated exterior but the office interior has recently been refurbished. There are</p>	<p>Local businesses now have access to high-quality offices and workshops and first-rate business support at a new purpose-built enterprise centre, which is located at nearby at Warth Park in Raunds.</p> <p>On 22 September 2020 planning permission was granted for the demolition of the Old Factory (workshop/warehouse) and construction of three dwellings (Ref 20/00884/FUL). Planning permission had previously been granted for the construction of a detached dwelling following the demolition of a former scout hut now in use as an office</p>	Delete Policy R22.

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>some serviced office suites currently being advertised but overall vacancy in the estate is low. But the units are in a secondary location within Ringstead and even with refurbishment, they are not of modern specification. In the short term, the site should be safeguarded for employment uses but should the current occupiers vacate it should be considered for managed release.'</p> <p>In Aspinall Verdi's report there is no consideration to the planning permission granted under 17/00424/FUL (now application number 20/00086/FUL) as the plan identifying Ringstead Business Centre under ENE18 includes the area of land with planning permission for a residential dwelling. If the area of land with planning permission was excluded there may have been a different conclusion in the review especially as it was noted under offices and general industrial market that car parking is a major consideration.</p> <p>In the Neighbourhood Plan there is reference to part of the site being subject to a planning application</p>	<p>building (Ref 20/00086/FUL). There is little prospect of retaining the whole of the Ringstead Business Centre site for employment use and therefore Policy R22 should be deleted.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>19/01655/FUL to demolish the existing workshop/warehouse and construct three new dwellings (ref: 19/01655/FUL) however there is no reference to the planning permission granted under 17/00424/FUL (now application number 20/00086/FUL). When this planning permission is implemented there will be a loss of access from Denford Road which will limit the site's future use as all vehicular access onto the site will be off Spencer Street which is narrow with no space for cars to pass each other and the parking area will be limited to approximately 390 square metres. There is also no reference to the prior approval of the demolition of the Old Factory at 1 Spencer Street (ref: 20/00351/PND) in the Neighbourhood Plan.</p> <p>Policy R22 relates directly to the Ringstead Business Centre and states that 'Ringstead Business Centre will be safeguarded for employment development in accordance with the North Northamptonshire Joint Core Strategy Policy 22. The expansion of existing businesses together with new</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>employment development within the site will be supported.'</p> <p>Currently Ringstead Business Centre has fourteen tenants in the office building of which six are on half rents to help them through the current financial situation, there are five vacant and four offices are due to be vacated in 2020 as long-term tenants are choosing not to renew their tenancies. In the last five months there have been no enquiries leading to offices being let and with the opening of the new East Northants Enterprise Centre's units in Raunds it is now even less likely that new tenants will be found.</p> <p>In the office market conclusion of the Aspinall Verdi report it states that the office market in East Northamptonshire is very small with limited demand matching the small amount of stock. The market is considered to be in balance and the low vacancy figures are due to occupiers staying in the same premises for long periods of time. Agents/developers believe there is enough existing stock and development opportunities already in</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>the pipeline to satisfy demand over the plan period i.e. for at least the next 10-15 years. Also in order for employment locations to be sustainable there should be public transport nearby. Ringstead only has two bus routes that run daily. Route 266 that arrives in Ringstead from Raunds at 07.10 or 11.34 and from Kettering at 11.11. The other bus route is from Rushden Lakes and does not arrive in Ringstead until 14.15. Due to bus timetables it would be difficult for tenants and staff to use public transport to access the site.</p> <p>In the Neighbourhood Plan there is very little reference to Dodson and Horrell's employment site and there is no reference to their site in the Aspinall Verdi report. As Dodson and Horrell are the largest employer in Ringstead it seems very contradictory to allow this site to be allocated for housing losing a large number of jobs from the village. The visitors to the Country Store and Dodson and Horrell staff utilise other facilities in the village helping them to be viable. As the site is worth a considerable amount of money if sold to a housing developer there is no</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>incentive for the company to stay in Ringstead therefore making a number of local staff commute out of the village to work.</p> <p>Furthermore in the ten key issues highlighted by Ringstead residents there was a need for more employment opportunities for local people. It appears that the draft Neighbourhood Plan wants to limit opportunities for small land owners making them retain unviable businesses/premises whereas the largest employer in the village is able to close the business and relocate.</p> <p>In conclusion we do not feel that it is reasonable to put a policy on Ringstead Business Centre to keep the site for employment development especially when the largest employment site in the village has been allowed to be allocated for housing development.</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Action
East Northamptonshire Council	60	8.14	R22	<p>Paragraph 8.14: Policy R22: Ringstead Business Centre, 1 Spencer Street Ringstead.</p> <p>Updates to paragraph: To replace existing paragraph:-</p> <p>"Application no. 19/01655/FUL was refused on 16.03.20 the refusal was due to the loss of the building that was deemed a non designated heritage asset.</p> <p>The applicant subsequently submitted a prior notification application for a determination as to whether prior approval would be required for demolition of the building. It has been determined that the building could be demolished under permitted development and the applicant has submitted details of the method of demolition and restoration of the site which were the prior approval matters. The applicant has now submitted a further planning application 20/00884/FUL for the demolition of the building and erection of three terraced houses. This scheme is more sympathetic to the style of the original factory building with valley roof features and window features which hark back to the original building.</p>	<p>Local businesses now have access to high-quality offices and workshops and first-rate business support at a new purpose-built enterprise centre, which is located at nearby at Warth Park in Raunds.</p> <p>On 22 September 2020 planning permission was granted for the demolition of the Old Factory (workshop/warehouse) and construction of three dwellings (Ref 20/00884/FUL). Planning permission had previously been granted for the construction of a detached dwelling following the demolition of a former scout hut now in use as an office</p>	Delete Policy R22.

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>The applicant now has the fall back position for this and subsequent applications that the building could be demolished without permission and that the Conservation Officer and Historic England did not deem the building worthy of listing either nationally, locally or by means of an Article 4 direction.</p> <p>It is considered that as the Dodson and Horrell site has been proposed as a housing allocation in the draft Ringstead Neighbourhood Plan and that the applicant has demonstrated that they cannot find a viable use for the site in its current form, that residential development is likely to be supported here."</p>	<p>building (Ref 20/00086/FUL). There is little prospect of retaining the whole of the Ringstead Business Centre site for employment use and therefore Policy R22 should be deleted.</p>	
Amet Property	60		R22	<p>Policy R22 in the Neighbourhood Plan relates directly to safeguarding Ringstead Business Centre for employment development in accordance with North Northamptonshire Joint Core Strategy Policy 22 however the Employment Land Review from Aspinall Verdi has stated that the site should be considered for managed release due to its location therefore this policy is</p>	<p>Local businesses now have access to high-quality offices and workshops and first-rate business support at a new purpose-built enterprise centre, which is located at nearby at Warth Park in Raunds.</p>	Delete Policy R22.

Representor	Page	Paragraph	Policy	Representation	Response	Action
				contradictory to the Employment Land Review.	On 22 September 2020 planning permission was granted for the demolition of the Old Factory (workshop/warehouse) and construction of three dwellings (Ref 20/00884/FUL). Planning permission had previously been granted for the construction of a detached dwelling following the demolition of a former scout hut now in use as an office building (Ref 20/00086/FUL). There is little prospect of retaining the whole of the Ringstead Business Centre site for employment use and therefore Policy R22 should be deleted.	

Representor	Page	Paragraph	Policy	Representation	Response	Action
East Northamptonshire Council	61	8.16		Paragraph 8.16 Home Working: Suggest that this sentence is added:- "As the Local Planning Authority, the Council is responsible for determining whether or not a proposal to work from home requires a change of use application, on a case by case basis."	This doesn't add value to the existing text.	No change
East Northamptonshire Council	62	Appendix 1		Review list of non-designated/local heritage assets: "while it is very useful that the parish have produced a list, and have included a good amount of information with each entry, the list is larger than what I would expect. I would recommend that they review the list and whittle it down so as to select only the buildings/sites that retain a higher degree of significance, such as the Axe and Compass PH and the Wesleyan Chapel." Example: in respect of site no.17 (Gidding's Newsagents) it states that "the appearance of this building bears no resemblance to the original shop that stood in this location, it's conversion into a private house has not respected its heritage." Whilst he has not reviewed this building personally, the Conservation Officer has advised that, on the basis of this description,	The list has been prepared using East Northamptonshire Council's 'Points System for Determining Inclusion on Local List of Buildings'.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				this building is probably not worthy of inclusion in the final list		
Janice Morris	62	Appendix 1		<p>I wondered whether in Appendix 1 - Features of Local Heritage- the Tilcroft area of the village should be mentioned.</p> <p>This area is closely linked to Ringstead's history of boot and shoe manufacture. Gladstone, Rosebery and Spencer Street were developed to house the "artisan classes" at the time when the Britannia Co-operative boot factory on Denford Road was built 1895. Without going into too much detail, Mr Stockburn of Kettering was involved in building the factory. He was a prominent person in Kettering at the time and had already developed an area in that town.</p> <p>An auction was held in 1894 with First and Second Tilcroft being divided into building plots. The terraced and semi-detached houses in the three streets</p>	<p>Britannia House was constructed as a shoe factory by Mr. H. Lovell of Raunds in 1895. The building was commissioned by the Britannia Co-operative Society Ltd whose name is proclaimed on the roundel on the front wall. It is an impressive red brick building and the last example of a shoe factory remaining in the village. Although it has now been converted to flats the exterior look of the building is largely unaltered. The</p>	<p>Appendix 1 be modified by the inclusion of Britannia House.</p>

Representor	Page	Paragraph	Policy	Representation	Response	Action
				<p>are dated from the end of the nineteenth century. In Gladstone Street for instance in 1898, 1899 and 1902. The latter being the semi-detached Coronation Cottages (Numbers 13 and 15). Rosebery and Spencer Streets have small terraces of that era. Some of the houses still have the outside shoe worker's workshops at the end of the garden. The Britannia factory has been retained and is important as a piece of the history not only of the village, but this part of Northamptonshire. There was a further factory in Spencer Street (Fox's, heeling making) which is now part of Dodson and Horrell and the Ringstead Business Centre. Dodson and Horrell have played a significant part in the village's history since 1939 plus having Royal Warrants. (If a more detailed list is required, as with the properties already described in Appendix 1, I will draw one up).</p>	<p>factory was officially opened on 15th October 1895 with workers and Co-operative Society members treated to a cold buffet in celebration. The building was constructed close to what was known as the Tilcroft area of the Village, this area is closely linked to Ringstead's history of boot and shoe manufacture. Gladstone, Rosebery and Spencer Street were developed to house the "artisan classes" at this time. An auction held in 1894 led to the division of the first and second Tilcroft into building plots. The terraced and semi-detached houses in the three</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Action
					streets are dated from the end of the 19th Century and early 20th Century (circa 1898 – 1902).	
Hayley Mellott	64	Appendix 1		I have noticed however on page 64, I think, you've listed 56 High Street as Yeomans Farmhouse. I live at number 58 High Street and we are part of the terrace cottages that run from 54 to 68. Apologies if I have it incorrect.	Yeomans Farm is 52 High Street	Appendix 1, Ref 8 address to read: 52 High Street
East Northamptonshire Council	79	Appendix 3		Appendix 3 sets out some definitions of affordable housing. Some of these seem to be taken from Annex 2 of the Glossary of the National Planning Policy Framework (NPPF) – if so, it should reference this. It does not however include a definition of affordable housing for rent as set out in	Policy R19 requires that the provision of affordable housing in Ringstead should take the form of affordable routes to home ownership.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Action
				the NPPF and seems to define low cost home ownership tenures. A local connection cascade is included which it would appear intends to be applied to affordable housing. It is not clear how this will be applied as currently a cascade is applied to properties allocated for the housing register and these are usually rented houses (which are not included in the appendix 3 definition) and only then in a section 106 Agreement.	There is little demonstrated need for Local Authority or Housing Association property to rent in the Parish and therefore no need to include a definition of affordable housing for rent. The housing register is only of relevance to socially rented properties.	