
Gretton Neighbourhood Plan – Council response to Pre-Submission Draft

SYNOPSIS

This report updates members on progress with the Gretton Neighbourhood Plan and seeks Members endorsement of officer comments on the Pre-Submission version Gretton Neighbourhood Plan.

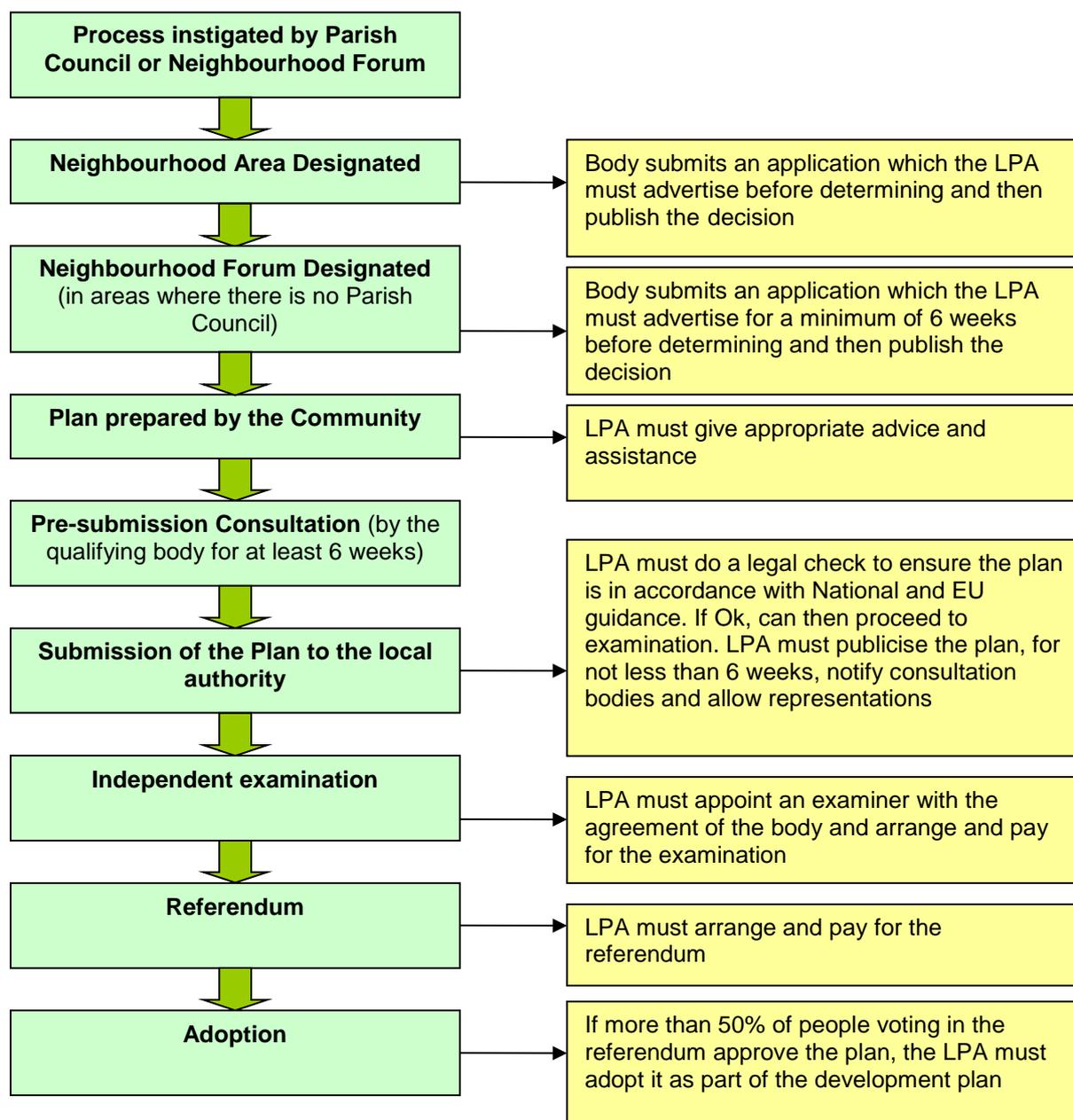
1. Background

- 1.1 The Localism Act 2011 introduced new rights to help communities shape development in their area. Parish or neighbourhood forums (in non-parished areas) can prepare neighbourhood plans. These set out general planning policies for the local area. The plans must be in line with national policy and help meet the strategic needs of the wider local area. Further information and guidance is available within the [North Northamptonshire Neighbourhood Planning Toolkit](#) produced by the North Northamptonshire Joint Planning and Delivery Unit and partners and also from [MHCLG](#).
- 1.2 In early 2016 Gretton Parish Council decided to investigate the possibility of producing a Neighbourhood Plan for Gretton. The Parish Council recognised the benefits of planning at the local level because it believes that the people of Gretton know best what local needs are and how they can be met. Once the Gretton Neighbourhood Plan is adopted the policies it contains will become part of the statutory development plan with equivalent weight and legal status as the Local Plan.
- 1.3 The neighbourhood planning legislation sets out a series of prescribed stages in the preparation of a neighbourhood plan. Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 requires that the draft plan is subject to at least six weeks public consultation. The Regulation 14 stage provides the main opportunity for the Council to make representations and comment on the Neighbourhood Plan in its draft (pre-submission) form.
- 1.4 It is therefore important for the Council to provide detailed comments on the Neighbourhood Plan at this stage. This will help ensure that the draft Plan is in general conformity with strategic Local Plan policies and accords with the Council priorities and aspirations.

2. Role of Corby Borough Council in the Neighbourhood Planning Process

- 2.1 Under the Localism Act 2011 Corby Borough Council has a statutory duty to provide advice and assistance to those communities choosing to undertake a Neighbourhood Plan.
- 2.2 Neighbourhood Plans are normally led by the Parish/Town Council or Neighbourhood Forum in the local area. Local Planning Authorities (LPAs) will designate neighbourhood areas, advise/assist communities in the preparation of a plan, check a submitted plan meets legal requirements, arrange the independent examination of the plan as well as bring the plan into force. In addition to this LPAs can supply other forms of support, such as give advice on funding streams and provide assistance with mapping. Figure 1 sets out the general Neighbourhood Plan process that should be followed. In March 2015 the Council agreed a report on 'Neighbourhood Planning Arrangements', which outlines these key stages in the neighbourhood planning process and establishes clear arrangements for the Council to meet its neighbourhood planning obligations. The agreed protocol is available to view on the Council's [website](#).
- 2.3 The level of advice and assistance that the LPAs will provide for preparing Neighbourhood Plans is summarised below in Figure 1.

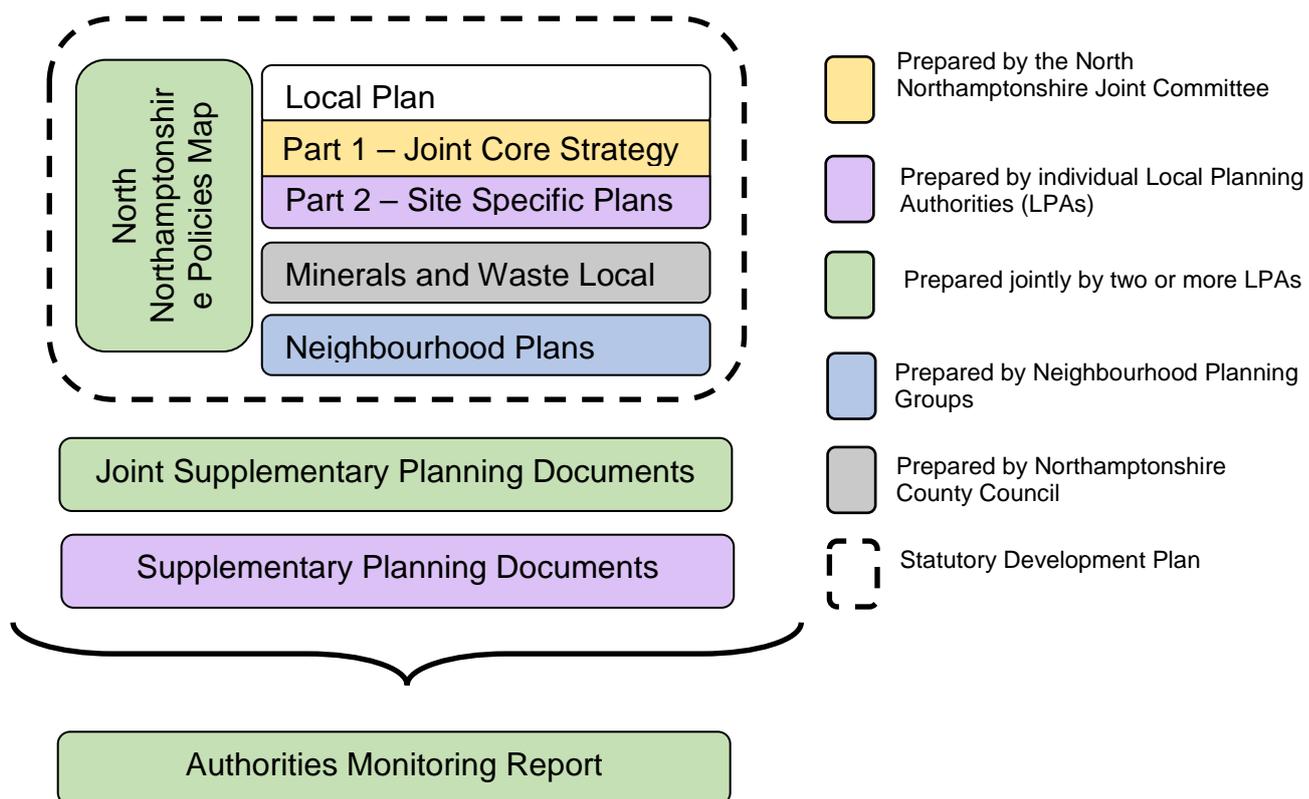
Figure 1: Neighbourhood Plan Process



3. How the Neighbourhood Plan fits in with the Local Plan for North Northamptonshire

- 3.1 The Planning framework for North Northamptonshire is set through the North Northamptonshire Local Plan. The North Northamptonshire Local Plan is the collection of development plan documents that set out the spatial strategy for North Northamptonshire.
- 3.2 The Joint Core Strategy (JCS) is the overarching/principal element of the Local Plan for North Northamptonshire and provides the 'big picture' on issues that need to be tackled across the four districts. It forms part 1 of the Local Plan.
- 3.3 All of the boroughs and districts are preparing part 2 Local Plans which provide local non-strategic policies. These add additional detail to the strategy in the JCS. In the case of Corby this is the Part 2 Local Plan for Corby
- 3.4 As well as the Local Plan, there is the Minerals and Waste Local Plan and a number of Neighbourhood Plans which collectively form the development plan. These are supported by a number of Supplementary Planning Documents that provide detailed guidance on various planning matters which explain and amplify the policies in DPDs.

Figure 2: Plan Making in North Northamptonshire



4. Gretton Neighbourhood Plan - timeline

4.1 The Parish Council started the exercise by circulating details of Neighbourhood Planning to all of Gretton's residents in the Spring 2016 Parish Newsletter. Volunteers formed a small Neighbourhood Plan Project Group and its first meeting was held in March 2016 chaired by local resident Mrs Jacki Lilley, assisted by Cllr Frances Woolston, a Parish Councillor who is responsible for reporting matters on a monthly basis to the Parish Council. Following the formal decision taken to proceed with the Neighbourhood Plan the Parish Council formally applied to Corby Borough Council to designate the Neighbourhood Plan Area (Appendix 3). The Neighbourhood Plan Group decided to apply to designate the whole of Gretton Parish as a Neighbourhood Plan Area as opposed to the village boundary. The application was accepted by Corby Borough Council and the consultation period ran from the 16 September to the 28 October 2016. On the 2 November 2016 the Council wrote to the Parish Council confirming that the application had been formally approved as presented in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012.

4.2 The first village event was held on the 3 March 2018 at Gretton Village Hall, to share ideas about the way forward and to begin the process of engaging the local community and wider stakeholders. A second village event was held on 24th November 2018 at the same venue. This event was to share the draft policies that were going into the Neighbourhood Plan. These policies were drafted using the information taken from the March event around three main work-streams:

- Sustainability: covering transport and road safety, schools, community assets, business and employment, footpaths and cycle ways;
- Housing and development: covering the design statement and potential development sites; and
- Natural and historic environment: covering listed buildings, sites of local community interest, heritage, environment and ecology.

4.3 Following this event, and with the assistance from Neighbourhood Plan consultants *YourLocale*, a Pre-Submission draft Neighbourhood Plan was prepared and published for public consultation between 1 October and 12 November 2019 (pursuant to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012). At this stage the role of the Borough Council is as a consultee.

5. The Gretton Neighbourhood Plan and what it sets out to achieve

5.1 The Gretton Neighbourhood Plan covers the period up to 2031, a timescale which mirrors that of the JCS and Part 2 Local Plan for Corby.

5.2 The main purpose of the Plan is not to duplicate national or district-wide (i.e. Corby) planning policies, but to sit alongside these, to add additional or more detailed policies specific to the Gretton Parish. Where there are national and district-wide planning policies that meet the needs and requirements of the Parish they should not be repeated in the Neighbourhood Plan. Instead, the Plan focuses on those planning issues which consultation shows matter most to the community of Gretton, and to which the Plan can add the greatest additional value. These include policies that:

- Ensure that development takes place in the most sustainable locations;
- Encourage the appropriate types of development that meet local needs;
- Protect important buildings and structures of historic and architectural interest;
- Protect important community facilities and shops;
- Promote high quality design in new developments;
- Protect the countryside and the special landscape; and
- Protect open spaces that are important to the community and the wildlife.

5.3 These locally formulated policies are specific to Gretton Parish and reflect the needs and aspirations of the community.

5.4 A copy of the Gretton Neighbourhood Plan has been placed in the Members Room. It is also available online at: <http://www.grettonparishcouncil.co.uk/community/gretton-parish-council-7885/neighbourhood-plan1/>

6. Appropriate Assessment

6.1 A number of 'Basic Conditions' must be met in order for a neighbourhood plan to be finalised. One of the basic conditions includes that the making of the plan "*does not breach, and is otherwise compatible with, EU obligations*". One of these obligations is to determine whether a Strategic Environmental Assessment (SEA) or Appropriate Assessment is required. Further useful information is available at <https://neighbourhoodplanning.org/wp-content/uploads/16-LOCALITY-Screening-neighbourhood-plans-SEA-HMJS-07.06.18.pdf>

6.2 Deciding whether an assessment is needed is a key stage in the neighbourhood planning process. Put simply there are three steps:

- Prepare a screening report;
- Request a screening opinion from the consultation bodies (a period of five weeks consultation is generally considered a suitable timeframe); and
- Determine whether the plan is likely to have significant effects on the environment and therefore require 'full' assessment.

6.3 In late September 2019 Corby Borough Council commissioned consultants AECOM to undertake a screening opinion on the Gretton Neighbourhood Plan in relation to whether a SEA process is required to accompany the development of the Gretton Neighbourhood Plan. A draft Screening Opinion has been provided to the statutory consultation bodies for SEA (Historic England, the Environment Agency and Natural England) for their opinion. At the time of writing Natural England and Historic England have responded to confirm their opinion that there are unlikely to be significant environmental effects from the proposed Neighbourhood Plan. Subject to the outstanding response from the Environment Agency, AECOM consider that the Gretton Neighbourhood Plan is not subject to the requirements of Directive 2001/42/EC, the 'SEA Directive' and associated regulations. As such, a SEA process meeting

the requirements of the SEA Regulations is not deemed to be required to accompany the development of the Gretton Neighbourhood Plan.

7. Key comments made by officers from Corby Borough Council

7.1 An officer response to the Pre-Submission Draft Neighbourhood Plan has been provided to the Neighbourhood Forum to meet the consultation deadline of 12 November 2019. This included comments from CBC's Local Plan, Housing Strategy and Environmental Health teams. A further response will be provided following this Committee to confirm that the responses have been endorsed by the Committee if agreed and/or any additional comments will be provided. Comments have been provided by way of a conformity checklist which looks at whether the Neighbourhood Plan policies are in general conformity with the JCS and NPPF (at Appendix 1) with a number of additional general comments and observations on the Plan provided at Appendix 2. In summary the main issues fed back to the Neighbourhood Forum include:

Conformity Checklist

- Policy H4 Affordable Housing Provision – requires greater level of affordable housing than JCS and adopts a more rigid approach to types of affordable housing which need to be justified. CBC Housing Strategy would prefer this to be discussed on a site by site basis
- Policy H5 Accessible Housing – requires a greater level of category 3 housing than JCS which need to be justified
- Policy ENV2 Protection of Sites of Natural and Historic Environment Significance – Policy wording could be strengthened by reference to existing policies and/or mitigation
- Policy ENV4 Buildings and Structures of Local Interest - Policy wording could be strengthened by reference to existing policies and/or mitigation and evidence to support policy could be clarified
- Policy ENV8 Footpaths and Bridleways – Policy fails to mention bridleways
- Policy ENV9 Renewable Energy Generation Infrastructure – Part of policy is negatively written and clarify evidence used to support policy
- Policy CF1 Retention of Community Facilities – Policy is negatively written
- Policy CF2 New or Improved Community Facilities – Policy is more stringent than NPPF in terms of location of community facilities and could be made more flexible
- Policy VC1 Broadband and Mobile Infrastructure – Clarify evidence used in drafting policy
- Policy T1 Traffic Management – Clarify evidence used in drafting policy
- Policy T2 Electric Vehicles – First half of Policy may not be required due to new building regulations coming into force in 2020 and clarify evidence used in drafting policy
- Policy BE1 Support for Existing Buildings & Employment Opportunities – Suggestion to extend period of marketing before commercial land or premises is allowed to undergo a change of use
- Policy BE2 Support for New Business and Employment and Policy BE4 Farm Diversification – potential to merge the two policies
- Policy BE3 Home Working – The Policy does not adequately reflect the need to consider the historic fabric of buildings within the conservation area and is not in general conformity with Policy 2 of the JCS
- Policy BE5 Tourism – Clarify evidence used in drafting policy

Additional Comments

- Page 21 - the final paragraph (labelled Para 62.) would be supported in respect of affordable housing, however CBC Housing are keen that the exact housing types should be discussed and agreed in conjunction with the Housing Strategy team who will have the most up to date information regarding local housing need, primarily from the 'Keyways' housing waiting list

- Page 22 - reference to Rural Exception Sites potentially delivering affordable housing is noted and welcomed
- Page 23 - note the positive response to the Housing Needs Surveys undertaken by Midlands Rural Housing and published in December 2017. The findings are then supported by the community in that they particularly would like to see 1 and 2 bedroomed properties, including low cost, social and affordable rented which is a good reflection of the survey
- Page 24 - Housing Allocations – CBC have published reference documents that developers should have regard to i.e. the Contaminated Land Developers Guide and the EMAQN Air Quality Guidance, both of which are available on the Council’s website under Environmental Services
- Page 24 - CBC welcomes the support from the Parish Council for housing requirements identified in the Housing Needs Survey even though the overall requirement to deliver homes in the rural areas of the Borough are already seen as met as per the JCS
- Page 26 - The term supersede the “Limits” set by CBC is used. Suggest this is referred to as: “development outside the established settlement boundary”, for consistency in terminology between plans
- Page 27 - Design guide – Design & Access statements are required on extensions to dwellings in a Conservation Area and single dwellings as part of the national validation checklist. Also regarding density – providing similar plot sizes to existing average plots sizes is likely to result in less provision for affordable housing
- Page 28 Policy H3 - Add text to end of bullet e.) “Applicants will be expected to provide a report to a professional standard to demonstrate these issues have been appropriately assessed and mitigated where necessary.”
- Page 29 Policy H5 - Policy states “and extensions”; the requirements of M4(2) and M4(3) are optional and must be conditioned when granting permission. The building regulations are that the above standards cannot be applied to existing buildings and potential extensions, only new buildings. Therefore a condition applied to the extension of an existing property to meet M4(2) would not be considered reasonable and likely to fail the 6 tests of conditioning.
- Page 29 Policy H6 - The Policy on windfall sites would split plots changing the character of the area, spacing and sky gaps, and reducing the overall curtilage of the dwellings, however in policy H3 the requirement for new homes to be placed on similar size plots to the immediate locality could contradict Policy H6 and result in larger plots and unaffordable housing – and Policy H4 which states the wish to see 50% affordable housing
- Page 33 – with regard to the reference of “nine criteria for Local Green Space” it is unclear what the source of these criteria are
- Page 57 – update figures regarding access to high speed internet capacity
- Page 58 Policy VC1 - Not all installations and masts require planning permission – a multitude of works can be completed under Prior Approval as set out in the GPDO 2015 as amended 2019 Schedule 2 Part 16 - Class A Communications – there are no consultations on works that fall under the GPDO permitted installations and alterations
- Page 63 Policy BE3 - Home working or businesses do not always require planning permission, until an intensification of a business is at a level that it constitutes a change of use from residential use class to a shared use class or full business use, which may or may not be suitable or considered acceptable in a predominantly residential area.

8. Next steps

- 8.1 Public consultation on the Gretton Neighbourhood Plan under Regulation 14 commenced on 1 October and concluded on 12 November 2019. Hard copies of the Plan were placed in key community facilities within the Village and the consultation was advertised on the Parish Council’s website and Gretton Village Facebook pages.
- 8.2 All comments received must be considered by the Neighbourhood Forum who will make a judgement as to whether any changes should be made to the Neighbourhood Plan and

prepare a record of the decisions taken in this regard. The Neighbourhood Planning Body will agree the modifications and once approved the Plan will be submitted to Corby Borough Council as the Local Planning Authority under Regulation 15 of the neighbourhood planning regulations.

- 8.3 After submission, responsibility for taking the process forward lies with the Local Planning Authority. Corby Borough Council must conduct a publication stage consultation on the Final Plan for six weeks under Regulation 16 and arrange for independent examination. This will consider whether the Gretton Neighbourhood Plan meets the basic conditions and other legal requirements.
- 8.4 If successful at the examination stage, with modifications if necessary, the Council will arrange for a neighbourhood plan referendum. If there is a majority yes vote, then the neighbourhood plan is made and becomes part of the statutory development plan for the area.

9. Issues to be taken into account:-

Policy Priorities

A neighbourhood plan attains the same legal status as the Local Plan once it has been approved at referendum. At this point it comes into force as part of the statutory Development Plan.

Financial

Councils are able to recover a proportion of the costs associated with supporting the Neighbourhood Planning Progress from MHCLG under section 31 of the Local Government Act 2003. For example, the Council received a one-off grant of £5,000 following the designation of the Neighbourhood Area to help cover the Council's expenses resulting from supporting the parish.

The Council would be required to fund the examination and referendum once the final Plan is submitted to the Council.

Under the current funding approach, a further grant of £20,000 will be received from the Government when the Council sets a date for the referendum, following a successful examination. This will contribute towards the costs of the examination and referendum.

Legal

The Localism Act and National Planning Policy Framework make provision for communities to prepare plans that influence planning and development in their area. The Neighbourhood Planning (General) Regulations 2012 (as amended) set out the procedures which govern the processes of Neighbourhood Planning.

Human Rights, Community Safety, Equalities and Sustainability

As part of the process of preparing neighbourhood plans they need to ensure they are not discriminatory.

Performance Information

None directly linked to this report.

Best Value

None directly linked to this report.

Risk Management

Failure to submit a response or withdrawal of the officer response would lose the opportunity to comment on the Plan at this crucial stage at which the Plan can still be influenced before it is formally submitted to the Council for publication.

There remains a risk that the Neighbourhood Planning Group will not be in a position to address the changes suggested by the Council or the Gretton Neighbourhood Plan will fail at referendum stage. The JCS and Part 2 Local Plan for Corby once adopted cover the whole of the Borough and will ensure continuing policy coverage in either eventuality, albeit without the degree of local coverage which is envisaged by a Neighbourhood Plan.

10. Recommendation

10.1 It is recommended that Members:

- Note progress in producing a Neighbourhood Plan for Gretton.
- Endorse the officer response provided by Corby Borough Council's Planning, Housing and Environmental Health teams set out at Appendices 1 and 2 as a response to the recent public consultation on the Gretton Neighbourhood Plan under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- Provide any further comments at or within seven days of the Committee meeting to be compiled and agreed by the Chairman of this Committee and passed on to the Neighbourhood Planning Group as an additional response to the public consultation on the Gretton Neighbourhood Plan under the same Regulations (please send comments by email to Localplans.Consultation@corby.gov.uk).

Appendices

Appendix 1 Gretton Neighbourhood Plan Pre-Submission Version Conformity Checklist

Appendix 2: Additional Comments on Gretton Neighbourhood Plan 2019-2031 Pre-Submission Version

Appendix 3 – Gretton Neighbourhood Plan Area

Officer to Contact

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Appendix 1 Gretton Neighbourhood Plan Pre-Submission Version Conformity Checklist

Policy	General conformity with the Joint Core Strategy, National Planning Policy Framework and other legislation	Sufficiency of the evidence which supports the proposals in the plan
POLICY H1: RESIDENTIAL SITE ALLOCATION	Yes. Policy simply allocates a parcel of land for up to 13 units	Yes, need identified through Housing Needs Survey; allocation supported by detailed site assessments at Appendix V
POLICY H2: LIMITS TO DEVELOPMENTS	Conforms to JCS Policy 11. A couple of amendments to wording suggested	Limits to Development are based on a justified methodology similar to that employed in the P2LP
POLICY H3: DESIGN POLICIES	Expands on JCS policies e.g. Policy 8. A couple of amendments to wording suggested	Supported by Design Guide at Appendix VI
POLICY H4: AFFORDABLE HOUSING PROVISION	Requires greater level of affordable housing provision than JCS. More rigid approach to tenure split and no mention of viability. NPPF states that policies may set out a lower threshold of 5 units or fewer in rural areas which may be an alternative approach.	Need to give more justification for difference based in Housing Needs Reports
POLICY H5: ACCESSIBLE HOUSING	Requires greater level of category 3 housing than JCS	Need for further references to show greater level is justified against evidence set out in JCS para. 9.46
POLICY H6: WINDFALL SITES	In conformity with JCS/NPPF	Applies to identified needs as set out in Housing Needs Report
POLICY ENV1: PROTECTION OF LOCAL GREEN SPACE	In conformity with paras. 99-100 of the NPPF as well as the JCS.	Evidence presented in Neighbourhood Plan.
POLICY ENV2: PROTECTION OF SITES OF NATURAL AND HISTORIC ENVIRONMENT SIGNIFICANCE	Consistent with Policy 2 (Historic Environment) and Policy 4 (Biodiversity and Geodiversity) of the JCS among others. Policy wording could be strengthened by reference to existing policies and/or mitigation.	Cross refers to sites identified by NCC, Historic England, local records.
POLICY ENV3: IMPORTANT OPEN SPACE	Consistent with Policy 7 (Community Services and Facilities) of the JCS.	Evidence provided in Appendix VII Environmental Inventory.
POLICY ENV4: BUILDINGS AND STRUCTURES OF LOCAL INTEREST	Consistent with Policy 2 (Historic Environment) of the JCS. Policy wording could be strengthened by reference to existing policies and/or	Evidence provided in Appendix VIII but not clear basis upon which they were selected or rejected. Does not tally with recommendations provided in

	mitigation. Consistent with NPPF paragraph 197.	Gretton Conservation Area Appraisal and Management Plan (October 2018)
POLICY ENV5: RIDGE AND FURROW	Consistent with NPPF paragraph 197 as defined as a non-designated heritage asset.	Figure 10.1 and figure 10.2.
POLICY ENV6: BIODIVERSITY, HEDGES AND HABITAT CONNECTIVITY	Consistent with JCS Policy 4 (Biodiversity and Geodiversity). Consistent with NPPF paragraphs 170, 174 and 175.	Figure 11 and figure 12.
COMMUNITY ACTION ENV1: BIODIVERSITY	N/A	N/A
POLICY ENV7: PROTECTION OF IMPORTANT VIEWS	Consistent with JCS Policy 2 (Historic Environment) and JCS Policy 3 (Landscape Character).	Appendix IX
POLICY ENV8: FOOTPATHS AND BRIDLEWAYS	Supported by the JCS and consistent with NPPF paragraphs 91, 102, 104 but policy does not mention bridleways despite title.	Figure 14.
COMMUNITY ACTION ENV2: FOOTPATHS	N/A	N/A
POLICY ENV9: RENEWABLE ENERGY GENERATION INFRASTRUCTURE	Consistent with JCS Policy 26 (Renewable and Low Carbon Energy) and NPPF but second paragraph is negatively written which should be avoided if possible.	Expand on evidence in introductory paragraph i.e. how was it determined that residents of the Plan area recognise the importance of renewable energy? Also justify preference for <i>vertical</i> ground source heat pump.
POLICY CF1: RETENTION OF COMMUNITY FACILITIES	Consistent with JCS Policy 7 (Community Services and Facilities) but suggestions given to reword to avoid policy being negatively written.	Assets clearly described at start of this section. Marker to add list remains after Policy CF1.
COMMUNITY ACTION CF1:	N/A but add title for consistency.	N/A
POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES	Criteria for support of new community facilities is more stringent than NPPF guidance paragraph 84 which states that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements. Consider rewording part d) of Policy to make it more flexible.	Clarify evidence source used in drafting policy. Unclear what 'Policy H' is referring to in part a).
POLICY VC1: BROADBAND AND MOBILE INFRASTRUCTURE	Adds local details to JCS Policy 10 (Provision of Infrastructure) and NPPF section 10.	Clarify evidence source used in drafting policy.

POLICY T1: TRAFFIC MANAGEMENT	Prioritises local traffic issues in line with NPPF.	Clarify evidence source used in drafting policy. A couple of minor points raised on policy drafting.
COMMUNITY ACTION T1: TRAFFIC MANAGEMENT	N/A	N/A
COMMUNITY ACTION T2: TRAFFIC CALMING	N/A. May duplicate COMMUNITY ACTION T1: TRAFFIC MANAGEMENT part (c).	N/A
COMMUNITY ACTION T3: PUBLIC TRANSPORT	N/A	N/A
POLICY T2: ELECTRIC VEHICLES	First half of policy may not be required due to new Building Control Regulations expected to come into force early 2020 which would require every new residential building with an associated car parking space to have a charge point. Second half of policy in line with NPPF.	Clarify evidence source used in drafting policy.
POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES	In line with JCS Policy 22 (Delivering Economic Prosperity) but suggest consideration of extending period of marketing prior to change of use to >6months.	Evidence presented from 2017 consultation.
POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT	Suggest Policy merges with BE4 Farm Diversification in line with JCS Policy 25 (Rural Economic Development and Diversification).	Evidence presented from 2017 consultation.
POLICY BE3: HOME WORKING	Policy does not adequately reflect the need to consider the historic fabric of buildings within the conservation area and is not in general conformity with Policy 2 (Historic Environment) of the JCS. In particular there is a need to avoid setting a planning precedent that home office extensions will generally be allowable.	Clarify evidence source used in drafting policy.
POLICY BE4: FARM DIVERSIFICATION	Suggest Policy merges with BE2 Support for New Businesses and Employment in line with JCS Policy 25 (Rural Economic Development and Diversification).	Clarify evidence source used in drafting policy.

POLICY BE5: TOURISM	Expands on NPPF para. 83a and JCS Policy 25 (Rural Economic Development and Diversification).	Clarify evidence source used in drafting policy.
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Appendix 2: Additional Comments on Gretton Neighbourhood Plan 2019-2031 Pre-Submission Version

Contents Page (1)			Suggest re-introducing section numbering
Contents Page (1)			Header "contents" duplicated at top of page
Contents Page (1)			"Appendices" at top of page not necessary as listed on next page
Contents Page (1)			Consistency with use of capital letters on this page
Contents Page (2)			Consistency with use of capital letters
Contents Page (2)			"Appendices" header use consistent font size as for "Contents" on previous page
Contents Page (2)			Appendices XI and XII could these form a single Appendix?
Page 5			Check left alignment for headers and paragraphs
Page 5	Para. 5		Expand on purpose of 'community actions' and include within contents page
Page 5	Para. 6	Line 1	How many attended and proportion of village this represented
Page 5	Para. 6	Line 3	Specify the theme groups
Page 5	Para. 6	Line 4	"...to reflect their <i>knowledge and</i> circumstances..."
Page 6	Para. 1	Line 3	delete "etc."
Page 6	Para. 3	Line 2	Delete "outs"
Page 6	Figure 1	Map	Suggest replacing this with revised map as per email from Peter Williams of 7 October 2019
Page 7			check alignment of titles and text
Page 7	Para. 6	Lines 2-4	Reword: "The preparation of the Plan has had regard to the NNJCS and the evidence gathered in the preparation of the Part 2 Local Plan for Corby, expected to be adopted in late 2020."
Page 8	Para. 2	Lines 1-2	Delete
Page 8	Para. 3		Reword: "Neighbourhood Plans need to conform to national planning policies and the strategic policies contained in the development plan. In the case of Gretton with lies within the Borough of Corby, this comprises the JCS which is the strategic Part 1 Local Plan", which covers Corby, Kettering, East Northamptonshire and Wellingborough"
Page 8	Para. after "The Plan and what we want it to achieve"		Reword: to "The Plan covers the period up to 2031, a timescale which deliberately mirrors that of the JCS, and also the Part 2 Local Plan for Corby when adopted"
Page 9			Suggest rearranging headings i.e. "a) Social" to keep in same order as NPPF which is consistent with order on previous page of the Neighbourhood Plan
Page 10			A couple of minor errors on this page regarding alignment and missing bullet point, punctuation
Page 11			Check alignment at top of page

Page 12			Check alignment at top of page
Page 12	Para. 4	Line 2	Explain acronym
Page 12	Paras. 4/5		Consistency in spacing "94metres" etc.
Page 12			Line space before paragraph starting "a geo-physical survey was...no conclusive evidence was obtained" although is this paragraph needed?
Page 13	Para. 2	Line 5	Spacing "self-sufficient"
Page 13	Para. 3	Line 1	"1870s"
Page 13	Para. 3		Check last sentence as meaning unclear?
Page 14			Rephrase second sentence under "Transport"
Page 14			Last sentence under "Quarrying" change reference to "men without work" to " <i>people</i> without work"
Page 14			Swap order of paragraphs under "Shops and Public Houses" so shops are discussed first?
Page 15			Note the issue around under-occupancy, particularly for elderly residents and the need to construct appropriate housing that would be age-friendly. Provision of such housing would enable local residents to remain in Gretton rather than having to move to another part of the Borough – thus this section would actively supports this aim and the requirements of Policy 30 of the JCS
Page 15			Check alignment of first heading
Page 15	Para. 5		What is level of social housing?
Page 15	Para. 5		Delete "which" in last sentence
Page 17			Refers to the community questionnaire and it is very pleasing to note that 76% support the provision of smaller homes in the village which would enable down-sizing and allow residents to remain in the locality
Page 17			Last para. consistency capital letter "Theme Group"
Page 17			Last sentence typo "at" not "a"
Page 18	Para. 2		"Parish Council's website" and state web address
Page 19			Check alignment at top of page
Page 19			first sentence "of" not "for the NNJCS"
Page 19			second sentence add "The Plan represents" to the start of sentence
Page 19			put the text which is the Vision into italics so it's clear what comprises the Vision
Page 19			sentence beginning "Businesses from home" reword to "Home based businesses"
Page 20			Title "Overview" or "Introduction" for consistency with later sections
Page 20	Para. 3	Line 3	Semicolon not comma in middle of sentence?
Page 21			the final paragraph (labelled Para 62.) would be supported in respect of affordable housing, however CBC Housing are keen that the exact housing types should be discussed and agreed in conjunction with the Housing Strategy team who will have the most up to date information regarding local housing need, primarily from the 'Keyways' housing waiting list
Page 21	Para. 2	Line 4	reword "There have been some considered designs where the conversion of existing buildings has in the main been architecturally sympathetic – the Village Farm and The Lodge on the High Street being examples"
Page 21	Para. 3	Line 1	the consultation more widely covered the update of the Conservation Area Appraisal and Management Plan
Page 21	Para. 3	Line 4	may be worth clarifying that not all of Gretton is included within the Conservation Area

Page 21	Para. 4		Reword at start "The NPPF (February 2019)...." And the rest of this page contains a lot of direct quotes from the NPPF, are they all needed?
Page 22			CBC Housing note the first two paragraphs are very supportive of addressing small scale housing to meet local needs – and in particular the local population not being opposed to future development
Page 22			reference to Rural Exception Sites potentially delivering affordable housing is noted and welcomed
Page 22	Para. 2		"in keeping" with? Sentence is not clear
Page 22	Para. 3		Update text "This Plan is in accordance with the local and strategic policies of CBC to quote the Part 2 Local Plan for Corby Publication Draft (Pre-submission) version...." Then update the text to that in this Plan (it's para. 8.3), then delete/replace the next two paras. in the Neighbourhood Plan (the text in italics) which is taken from the previous version of the Part 2 Local Plan
Page 22	Para. 6	Line 1	Is this referring to a review of the Neighbourhood Plan or Local Plan?
Page 22	Para. 6	Line 2	first word replace with "any future" and later in sentence "CBC or successor authority"
Page 22	Last para.		SHMA was 2012 (partially reviewed in 2015) not 2017
Page 22	Last para.	Line 3	New sentence for "This outlined...."
Page 23			Note the positive response to the Housing Needs Surveys undertaken by Midlands Rural Housing and published in December 2017. The findings are then supported by the community in that they particularly would like to see 1 and 2 bedroomed properties, including low cost, social and affordable rented which is a good reflection of the survey
Page 23	Para. 1	Line 2	New sentence "...Gretton. It was undertaken..."
Page 23	Para. 1	Line 4	semi colon after "received"
Page 23	Para. 2	Line 2	semi colon after "2031"
Page 23	Para. 2	Line 3	Consistency throughout report with use of apostrophes in dates ie. "1950s" or "1950's"
Page 23	Para. 2	Line 6	"approved" not "adopted" and give planning application number if known
Page 23	Para. 3	Line 4	delete first occurrence of "the"
Page 23	Para. 3	Line 4	give more precise references to Design Policy and Design Guide to distinguish between Neighbourhood Plan policy and document and JCS which also has the same
Page 23	Para. 5		Move up so paras. 4 and 5 are swapped
Page 23	Last para.	Line 6	Amend ".....and affordable rented or shared ownership properties and a"
Page 24			Housing Allocations – CBC have published reference documents that developers should have regard to i.e. the Contaminated Land Developers Guide and the EMAQN Air Quality Guidance, both of which are available on the Council's website under Environmental Services
Page 24			CBC Housing welcome the support from the Parish Council for housing requirements identified in the Housing Needs Survey even though the overall requirement to deliver homes in the rural areas of the Borough are already seen as met as per the NNJCS
Page 24	Para. 2	Line 3	"Housing Needs Survey"
Page 24			Title of map should be consistent see figure 1
Page 25			Check text alignment at top of page
Page 25	Para. 1	Line 2	"transport and other infrastructure"
Page 25	Para. 2	Line 3	"....is acceptable in principle subject to other development management policies, such as...."

Page 25	Para. 2	Last sentence	Also loss of land with high environmental/agricultural value
Page 25	Para. 3	Line 7	Same comment as above “subject to other development management policies”
Page 25	Para. 3	Last line	“open countryside”
Page 25	Para. 4	First line	
Page 25	Para. 4	Line 3	What is the source for this?
Page 25	Para. 4	Line 6	delete first occurrence of “the”
Page 25			under “Methodology” check “Housing Theme Group” against “Housing Themed Group” on previous page
Page 25		3 rd Line from bottom of page	Insert semi-colon after “principles”
Page 26	Policy H2		The term supersede the “Limits” set by CBC is used. Suggest this is referred to as: “development outside the established settlement boundary”, for consistency in terminology between plans.
Page 26			reword sentence before map “Land outside the Limits to Development will be treated as <u>open</u> countryside, where development <u>will be acceptable only in certain circumstances</u> in line with local and national planning policies” as this terminology will then be consistent with policy/supporting text wording in the JCS and emerging Part 2 Local Plan so as to provide greater clarity to potential developers
Page 27	Para. 4		“Residents in the Plan area want their communities to play their part in the sustainable development of the <u>Borough.</u> ”
Page 27	Para. 4		Check reference to 2011 Defra report in the NPPF as stated, is this correct?
Page 27	Policy H3 and Design Guide		Design guide – 1. Please note Design & Access statements are required on extensions to dwellings in a Conservation Area and single dwellings as part of the national validation checklist. 2. Observation – Density – providing similar plot sizes to existing average plots sizes is likely to result in less provision for affordable housing.
Page 28			We question the average house price figure of £495,000 in the penultimate paragraph as the current average price value on Zoopla is £343,109, thus it is extremely unlikely there has been such a massive change. To back this we interrogated the official HM Government selling prices in Gretton for the whole of 2018 which shows an average sales price of £318,799 (prices ranging from £180,000 to £575,000). For the year 2019 to date the average sales price is £362,167 (prices ranging from £187,500 to £625,000). Thus the £495,000 figure quoted is likely incorrect and should be amended – plus it is unclear which ‘Housing Needs Report’ this is referring to?
Page 28	Bullet e)		Add text to end of bullet e.) “Applicants will be expected to provide a report to a professional standard to demonstrate these issues have been appropriately assessed and mitigated where necessary.”
Page 28	Bullet g)		Slightly reword “Any security lighting should be operated by intruder....”. May also need to explain the acronym “LRERC” at end of bullet g.). NB. This is Leicestershire and Rutland guidance
Page 28	Bullet i)		insert “waste and recycling” after “accommodation”
Page 28			Last bullet is shown as a separate paragraph instead of bullet k.)?
Page 28			First para. under ‘Affordable Housing’ mixed use of single apostrophe and double apostrophe for quotations in paragraph

Page 28			First para. under 'Affordable Housing' check PPG reference 2a-022 and wording is correct; It would be useful to provide a link to relevant guidance
Page 28			Second para. under "Affordable Housing" third line insert comma after £215,000
Page 28			Sentences 5 & 6 of second para. under 'Affordable Housing' quote from Policy 30 of the JCS not the Part 2 Local Plan
Page 29	Para. 1	Line 2	refer to JCS affordable housing target not Part 2 Local Plan
Page 29	Para. 1	Last line	Rephrase "...units on sites of 11 units or more...."
Page 29	Policy H4	First sentence	Consider adding "subject to viability" – 50% will deter development. Linked to H3 plot sizes.
Page 29	Policy H4	Second para.	Second para. of this policy would be difficult to achieve such precise proportions of affordable housing types, see JCS wording for alternative - in respect of the tenure split within the affordable element CBC Housing would prefer that this was discussed with Housing Strategy team in the first instance, however they are supportive of rented and shared ownership housing with the required levels being identifiable within the Rural Housing Needs Surveys and current Keyways housing waiting list data
Page 29	First para. under "Standards of accessibility"		check consistent use of capitals (throughout report) when referring to "Parish" or "parish"
Page 29	Second para. under "Standards of accessibility"		Delete "given the financial problems being experienced by local government in this situation is expected to further worsen"; and further down also delete "through an expensive upheaval and move" and same sentence reword "Evidence from the community questionnaire suggests that several....." Then the following paragraph could be merged with the paragraph above by deleting "Evidence from the community questionnaire" so starting at "This position has worsened..."
Page 29	under "Standards of accessibility"		Delete "an ex-agricultural community" and start a new paragraph at "The HTG members..."
Page 29			On the last part of this page check the building control standards are quoted correctly – I think reference should be to M4(3) Cat 3 in most cases and also provide a footnote link to the SHMA study.
Page 29	Policy H5		Policy states "and extensions"; the requirements of M4(2) and M4(3) are optional and must be conditioned when granting permission. The building regulations are that the above standards cannot be applied to existing buildings and potential extensions, only new buildings. Therefore a condition applied to the extension of an existing property to meet M4(2) would not be considered reasonable and likely to fail the 6 tests of conditioning.
Page 30	Policy H6		The Policy on windfall sites would split plots changing the character of the area, spacing and sky gaps, and reducing the overall curtilage of the dwellings, however in policy H3 the requirement for new homes to be placed on similar size plots to the immediate locality could contradict Policy H6 and result in larger plots and unaffordable housing – and Policy H4 which states the wish to see 50% affordable housing
Page 30	Bullet h)		Check bullet h.) phrasing (doesn't follow from first sentence) and is first part of bullet h) sentence needed?
Page 31	Para. 2		quote reference for Natural England description given and same sentence amend to "English Midlands"
Page 31			Figure 4 title consistent format throughout report
Page 31			delete extra spacing after figure 4
Page 32	Para. 1	Line 5	semicolon after "Book"

Page 32	Para. 1	Line 5	Amend to "Gretton Manor House"
Page 32	Para. 2	Line 5	Amend to "Plantation"
Page 32	Para. 3	Line 1	Amend to "Parish"
Page 32	Para. 3	Line 2	colon after "...purposes)"
Page 32	Para. 3	Last sentence	amend to "...or Potential Wildlife Sites (NCC)"
Page 33			With regard to the reference of "nine criteria for Local Green Space" it is unclear where nine comes from. Paragraph 100 of the NPPF gives 3. CBC expands on these criteria in its Technical Guidance Note of May 2018 which is available at: https://www.corby.gov.uk/sites/default/files/files/Technical%20Guidance%20Note%20-%20Local%20Green%20Space%20Designation.pdf
Page 33			table 1 consistent use of full stops at end of sentences throughout table
Page 34	paragraph under Local Green Space		Define OSSR here rather than para. below and last sentence of this para. "historic" not "history"
Page 34			Last 3 paras. a couple of missing full-stops and spaces
Page 35			same comment regarding the 9 LGS criteria as 4 comments above; also it is not 9 criteria that are listed in Table 2
Page 35			Paragraph beginning "Two sites score..." replace "human environment" with "built environment" and in the description of St James Churchyard check the wording of the 2 sentences beginning "The Church has been..." and "High local biodiversity...."
Page 36			missing apostrophe 'human' sundial
Page 37			complete the references under Note 2
Page 38	Paragraph covering "The natural environment"	Line 4	Criteria c) is repeated, should be d)
Page 38	Following paragraph to that referred to above	Line 1	CBC policies not yet adopted, specify which NCC policies are being referred to, should this be JCS?
Page 38	Note 4	Line 3	Delete "-"
Page 38	Note 4	Line 4	avoid use of emotive language if possible
Page 39		Line 7	delete word 'fatal'
Page 39		Line 9	missing bracket
Page 39	Last para.	Line 2	should refer to "figure 6" not "figure 2"
Page 43	List of buildings and structures	1.Baptist Chapel, High Street	Amend to "Baptist Chapel and adjoining building, High Street"

Page 43	3 rd line under heading "Ridge and furrow"		Capitals "Welland Valley"
Page 43	Para. 2	Line 9	Capitals "Parish"
Page 43	Para. 3	Line 11	Where can survey referred to be found?
Page 44/45			Capitals/consistency in titles and source of Figure 10.1 and Figure 10.2
Page 45	End of first paragraph		Check NPPF page reference; it's now para. 197
Page 46	Last para.		Check punctuation last line and include reference/explanation of figure 11 here
Page 47/48	Figures 11 and 12		Figure 11 - the hedge map being on such a small scale could make it difficult to identify a specific hedge/hedge row? Figure 12 - the faded edge and small plan again make it difficult to see if a proposal is in or out of the defined wildlife corridor.
Page 47			Missing space between paras. in policy ENV6
Page 49		Line 2	comma after "significance"
Page 49		Line 4	delete "a"
Page 49	Policy ENV7 text		move reference to "Appendix IX" to supporting text and bullet 1 add full stop at end of sentence for consistency
Page 50	Figure 14		Key for the map? Which are bridle ways and which are foot paths?
Page 50	Bullet 5		reference to "notable" could be open to different interpretation
Page 50	Supporting text para. 3		Under "Footpaths and bridleways" reference to "protect existing routes" and "promoting the upkeep, recognition and safeguarding of others" is the same thing?
Page 50/51			reference to "cycle routes" in supporting text but not in subsequent policies
Page 51		Last sentence	Which policies are being referred to here?
Page 52		Line 5	State source is NPPF para. 148
Page 52		Bullet 1	"....(as outlined in Policy ENV9 and JCS Policy 26)..."
Page 52		Bullet 2	add "and" at send of sentence
Page 52			justification for why "vertical" systems are better than "horizontal"
Page 52			Delete second part of policy ENV9 starting "Large scale...." As it's written in a negative way which is generally discouraged
Page 53	Para. 1		full-stop at end of first paragraph
Page 53	Para. 1		delete extra space at end of first paragraph
Page 53	Paras. 1/2		clarify what is meant by "community assets"
Page 54	Para. 3		under "Religious establishments" check punctuation and phrasing
Page 54	All headings on page		check consistency with capitalisation

Page 54	Para. 1		under "Village Hall and Events" full stop end of paragraph
Page 54	first sentence after heading "Pubs, clubs and other community assets"		capital "M" in "Manor"
Page 54	second sentence after heading "Pubs, clubs and other community assets"		"Hatton Arms"
Page 54	Following paragraph from above	First sentence	Re-word "The Blue Bell Inn re-opened in April..."
Page 54	Also general comment throughout report		apostrophes within dates or not e.g. "1930s"
Page 54	2 nd para. from bottom of page	Line 2	What is reference source to "Tinker Joe" being famous?
Page 55			replace references to Lydia's Café with Lydia's Coffee Shop
Page 55			Check spacing between paras. on this page
Page 55	First para. under "Village Correspondence"		Amend "Facebook portal" to "Facebook page" and give web address
Page 55	Following line from above		"regarding" not "re"
Page 55	Following para. from above		delete duplicate "a"
Page 55	Following para. from above		check live link and spacing and split this sentence
Page 55	Second para. under "Outdoor spaces"		delete "miscellaneous"
Page 55	Last paragraph		Check spelling of "St James Church" and check punctuation in this para. e.g. delete "and" after "1914-1918" and replace with comma
Page 56	Para. 1	Line 1	semi-colon after "post"

Page 56	3 rd line under "Village allotments"		delete "of"
Page 56	Next para. from above	Line 1	Reword "The second setting is managed by CBC's commercial facilities department. The site is behind..." Then new para. after "Fullwell Avenue" to be clear previous sentence refers to both allotments.
Page 56	Next para. from above	Line 1	Suggestion to reword first sentence of Policy CF1 more positively "Where appropriate development should support and enhance community facilities. Existing community facilities should be safeguarded unless it can be demonstrated that:"
Page 56	Bullet b)		missing word "not" in first line
Page 56	first sentence after bullet points		list of community facilities is missing
Page 56	Community Action policy		check titles and fonts for consistency with other community policies
Page 56	Community Action policy		amend within community action policy "Lydia's Coffee Shop" and "Blue Bell Inn", also note Post Office has closed, also note "Chirpy Chicks <i>pre-school</i> "
Page 56	Last paragraph		could note date when bus service stopped
Page 57			Check bullet a) what is "Policy H"?
Page 57			Check spacing between paras. on page
Page 57	Para. 1		under Village Communications check phrasing of penultimate sentence
Page 57	Next para. from above		Reword "BT Open Reach have completed their installation of 'fibre to the cabinet'. This ensures the Gretton Community have workable good speed access to the Internet. With a decent standard of Internet connectivity, residents are able to stream videos, play games, work from home and operate multiple devices within a household."
Page 57	Next para. from above		"3% of UK" now 8% of UK from BBC News online 17/9/19 and note this target is "for all"
Page 58	Policy VC1		Not all installations and masts require planning permission – a multitude of works can be completed under Prior Approval as set out in the GPDO 2015 as amended 2019 Schedule 2 Part 16 - Class A Communications – there are no consultations on works that fall under the GPDO permitted installations and alterations
Page 58	bullet 2 under "Transport and Road Safety"		amend to "Earlstrees Industrial Estate"
Page 58	Next para. from above		North Northamptonshire change is 2021 not 2020; line 2 "are" not "is"; line 4 insert comma after A47
Page 58	Next para. from above		check phrasing of paragraph starting "The village has..." to make meaning of paragraph clearer
Page 59			amend sentence in middle of page to "NCC's Cycling Strategy"
Page 59	Paras. 1 and 2 under "Parking"		consistency with capitalisation "Recreation Ground", also "Blue Bell Inn" not "Public House"

Page 59	Bullet 2		clarify "policy H**"
Page 60			full stops after bullets 2 and 3 and b)
Page 60			rephrase bullet 3
Page 60			Community Action T2 duplicates Community Action T1 part c.)
Page 60	Line 2		under "Public Transport" state when subsidy was withdrawn
Page 60			under "Public Transport" after para. 2 amend line to "NCC's Bus Strategy can be found at...."
Page 61			the first part of the Policy may not be required under a change to building regulations from 2020
Page 61	2 nd para. under "Business and Employment"		Reword "94% of respondents to the Gretton 2017 consultation would welcome more..."
Page 61	Next para. from above		Reword first sentence "...such as Corby, Oakham, Leicester and Peterborough." And add "...Gretton House, a care home" to end of para.
Page 62	Policy BE2		The term "Limits of Development" is used. Suggest this is referred to as: "development outside the established settlement boundary", for consistency in terminology between plans.
Page 62	Bullet b)		at top of page: marketing campaign suggest 12 or 24 months in duration
Page 63	Policy BE3		Home working or businesses do not always require planning permission, until an intensification of a business is at a level that it constitutes a change of use from residential use class to a shared use class or full business use, which may or may not be suitable or considered acceptable in a predominantly residential area.
Page 65	Glossary		"JCS" and "NNJCS" is same document
Page 65	Glossary		PPG is duplicated "Planning Practice Guidance" is correct
Page 65	Glossary		SES is "site" not "sight"
Housing Needs Report October 2017			
			CBC Housing note that the Housing Needs Report, October 2017 prepared by YourLocale is rather outdated and heavily reliant upon the Census 2011 which is now 8 years old e.g. the residential sales data only includes up to 2016 including prices, volumes, etc. – due to the age of the data in this report it may be appropriate to only have a very limited reliance upon the data included - the Housing Needs Survey undertaken by Midlands Rural in December 2017 is probably a more reliable source of housing needs information that can be supplemented by more up to date data.
Page 8	Para. 1		"England" in full x2
Page 8	Para. 1		delete "and" line 3
Page 8	Para. 1		add "compared with" before "16% Eng"
Page 8	Last paragraph		line 2 comma after 48%; line 3 semi-colon after "sales"
Page 10			The figure "£20,750" is repeated on this page, same point being made?
Page 11			title of page and also a general point about this report; it is more a demographic and housing data baseline report rather than a "housing needs" report
Sustainable Site Assessment Framework			
Page 1	Para. 1.2		Suggest reword "A rural housing target for the Borough has been considered by Corby Borough Council (CBC) based upon a Borough-wide population and economic development increase in numbers and activity. In

			accordance with the overall spatial strategy, the Part 2 Local Plan for Corby will not allocate sites in the rural area where there is no requirement to make provisions for additional housing sites to ensure flexibility and contingency in the housing land supply as a result of the planning permissions granted and completions that have already taken place. Where no material harm will result in the character of the village nor the capacity of local infrastructure and services exceeded, Policy 11 of the JCS supports small scale infill developments and exceptions sites. The Housing Theme Group (HTG).....”
Page 1	Para. 2.1	Line 5	“Framework’s”
Page 1	Para. 2.2	Line 2	semicolon after “advisers”
Page 2	Para. 4.1	Line 4	typo “too”
Page 3			check text alignment in column G rows 3 and 5
Page 4			last column row 17 replace “501” with “500”, same comment next page rows 18 and 19
Page 5			a few issues regarding text alignment etc. on this page
Page 5		Row 21	last column missing word “site”
Page 5		Row 22	middle column add “some detriment to public right of way”
Page 5		Row 25	last two columns add “may be”
Page 5		Row 27	middle column add “may be” and last column add “mitigation may not be possible”
Page 6	Para. 5.2		add date of Open Event
Page 6	Para. 5.3	Line 3	semicolon after “reports”
Page 6	Para. 5.5		first line replace “in the following table” with “table 2”
Page 6	Table 2	Row D	typo “off”
Page 6	Row D(2)	Last column	clarify it’s “joint eighth” and ditto this column on next page
Page 7			Check spacing and alignment for paras. 5.7 and 5.8
Gretton Housing Design Guide			
Page 1			“Design code one” check consistency font etc. in this Appendix; also check spacing between paras. on this page
Page 2			check spacing is consistent between titles and paragraphs
Page 2	Sentence under “5. Utilities and waste”		full stop end of last sentence
Page 2	under “6. Accessibility”		building regulations M2 in full is M4(2) Category 2
Page 2	line 2 under “7. Connection with the countryside”		add “it” at end of line and next line “Design and Access <u>S</u> tatement”
Page 3			check spacing between titles and paras. on this page
Page 3		Line 1	“Design and Access <u>S</u> tatement” (and also under section 11”)
Page 3		Line 2	delete full-stop as this is a title
Page 3	Para. 10		specify “Larger developments”

Page 3	Bullet 2		give reference to guidance
Page 4			check spacing on this page, particularly in the first half
Page 4	Para. starting "Pigmented..."		insert "it" end of line 2
Page 5			check spacing and paragraph indents on this page
Page 5			Under paragraph title "Housing Design" missing full stop end of paragraph
Page 5			Under paragraph title "Roofs" missing full stop in middle of first sentence
Page 5			Under paragraph title "Chimneys" change comma in line 2 to semicolon
Page 6			First sentence, is UPVC Ok to fit outside of the conservation area?
Page 6			Design code 6 not clear why this applies to extensions and more than one unit of residential property, suggest it should apply to all extensions and new dwellings
Page 6			Check spacing on this page
Environmental Inventory			
All			No page numbers in this Appendix
All			label Appendix number to be clear it's start of Appendix VII
First page			check font sizes in table headers
First page			regarding the detailed text in the table check the comments for page 35 of the main report which appear to share the same text
First page			under Paddock Park "human sundial" is mentioned twice
First page			missing bracket in last column title
First page			last row states "TBC"
Second page			check spacing in first row
Second page			minor tidying of text in row 2
Third page			row 047 "ridge and furrow" duplicated
Fourth page			check spacing under row 014 & 015
Fifth page			check spacing first two rows
Fifth page			check last row for consistency with use of full-stops
Local Heritage Assets			
All			Name and number Appendix
All			Consider including page numbers
First page			"Group Value" should be "Blue Bell Inn"
First page			Goes from "1. Baptist Chapel, High Street" to "3. Caistor's Cottage, Caistor's Lane", where is "2."?
First page			Could start "3. Caistor's Cottage" on new page
Second page			Complete section "rarity"?

Second page			under "Historical Value", check format of "19 th Century"
Third page			Check spacing and font colour first paragraph after "5. Early 20 th century signposts"
Fourth page			typo "volunteer" and add text under "Historical Association"
Fifth page			delete extra space at top of page and complete the last two rows
Sixth page			complete "social & communal value" and delete extra space at bottom of page
Seventh page			correct spacing at top of page "anti-aircraft"
Seventh page			typo under "Social and Communal Value"
Eighth page			typo under "Social and Communal Value"
Ninth page			confirm outstanding issue at bottom of page
Tenth page			check paragraph indents and a few information gaps noted on this page
Eleventh page			extra space top of page and a few information gaps noted on this page
Twelfth page			information gaps on this page
Twelfth page			spacing issues in last paragraph
Thirteenth page			typo and outstanding issue in first row on this page and outstanding information further down page
Fourteenth page			check text alignment on this page
Fourteenth page			suggest delete the comment under "Social and Communal" as there is merit in stating this is a well-used community asset
Fourteenth page			complete outstanding sections on this page
Fifteenth page			information to be confirmed in first row under "17. Welland House, High Street"
Fifteenth page			typo under "Archaeological interest"
Sixteenth page			check text alignment on this page

Sixteenth page			Complete information under "18. West wells and standpipe, Clay Lane" or delete space
Sixteenth page			photo to be added at bottom of page
Seventeenth page			duplicate heading row at top of page
Seventeenth page			information to be added at bottom of page
Eighteenth page			add missing sections
Nineteenth page			add missing sections
Twentieth page			add missing sections
Important Views in Gretton			
			No comments
Statutory Designations, Historic Environment			
			No comments
TVAS Speed Sign Data			
			Add Appendix reference
Land Registry Price Paid Data			
			Add Appendix reference

Appendix 3.

