



KETTERING CENTRAL NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

May 2026

*Published by Kettering Town Council under the
Neighbourhood Planning (General) Regulations 2012 (as amended)*

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1. INTRODUCTION

The Neighbourhood Plan

- 1.1 This Statement has been prepared by ONH Planning for Good on behalf of Kettering Town Council (“the Town Council”) to accompany its submission of the Kettering Central Neighbourhood Plan (“the KCNP”) to North Northamptonshire Council (“the local planning authority”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2 The Neighbourhood Plan has been prepared by Kettering Town Council, the qualifying body for the designated Kettering Central Neighbourhood Area. The neighbourhood area was designated by North Northamptonshire Council on 24 October 2024. The area does not coincide with the parish boundary; it includes Kettering town centre and the residential areas immediately to the north and east.

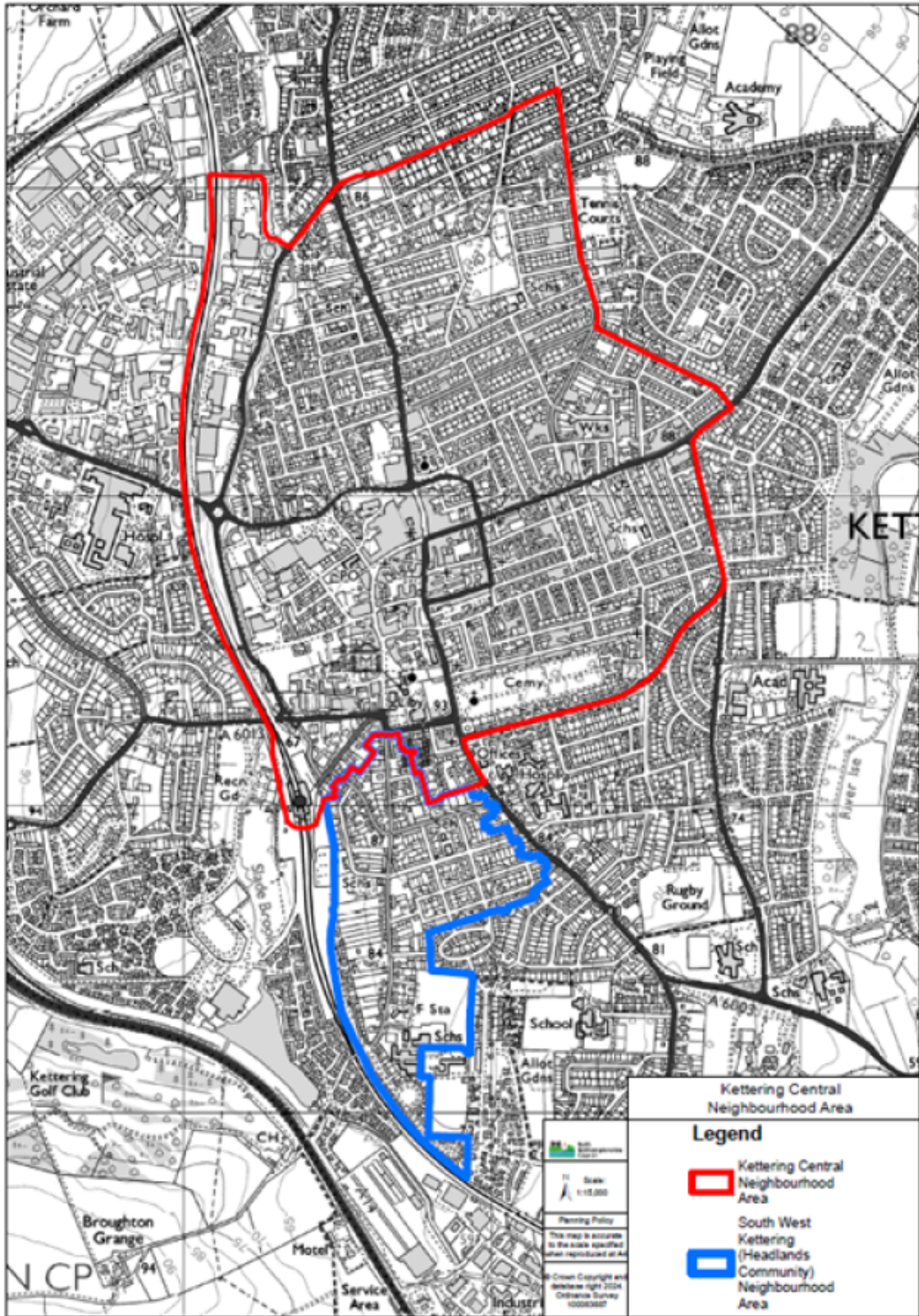


Figure 1 Designated Kettering Central Neighbourhood Plan Area

- 1.3 ONH Planning for Good has provided professional planning advice and support to Kettering Town Council throughout the preparation of the Neighbourhood Plan, alongside input from officers of North Northamptonshire Council (NNC)
- 1.4 The Neighbourhood Plan contains 12 land use policies, with a Policies Map identifying the land or locations to which specific policies apply. Those policies fall within the scope allowed by s38B(A1) of the Planning & Compulsory Purchase Act 2004, and none relate to excluded development as defined by s61K of the Town and Country Planning Act 1990. The Plan period is 2024 to 2045 and the Plan relates to one designated neighbourhood area only.

- 1.5 Per s38B(2B) of the 2004 Act:

So far as the qualifying body considers appropriate, having regard to the subject matter of the neighbourhood development plan, the plan must—

(a) be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change, and

(b) take account of any local nature recovery strategy, under section 104 of the Environment Act 2021, that relates to all or part of the neighbourhood area, including in particular—

(i) the areas identified in the strategy as areas which—

(A) are, or could become, of particular importance for biodiversity, or

(B) are areas where the recovery or enhancement of biodiversity could make particular contribution to other environmental benefits,

(ii) the priorities set out in the strategy for recovering or enhancing biodiversity, and

(iii) the proposals set out in the strategy as to potential measures relating to those priorities.

- 1.6 The Town Council considers that the Neighbourhood Plan does not contain policy proposals that would undermine the development and use of land in the neighbourhood area contributing to the mitigation of, and adaptation to, climate change. The KCNP embeds climate change mitigation and adaptation throughout its vision, objectives and policies, including:

- Supporting energy efficiency and carbon reduction
- Promoting sustainable transport and reduced car dependency
- Enhancing green infrastructure and biodiversity
- Planning for flood risk and resilience to extreme weather

- 1.7 Furthermore, per that same provision, the Town Council has taken into account the North Northamptonshire Local Nature Recovery Strategy (2025) as relevant to the scope of the KCNP, integrating its priorities into local policy and promoting habitat connectivity and biodiversity enhancement.
- 1.8 Per s38B(2C) of the 2004 Act, the Town Council considers that none of the Neighbourhood Plan policies are inconsistent with or (in substance) repeat any national decision making or development management policy.

The Basic Conditions

- 1.9 The statement addresses each of the four ‘Basic Conditions’, which are relevant to this plan, required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act. It is noted that these provisions were amended by s99 of the Levelling Up & Regeneration Act 2023 which came into force on 25 March 2026.
- 1.10 Paragraph 8 (as amended) defines the Basic Conditions thus:

A. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan;

B. The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;

EA. The making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made;

F. The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, assimilated obligations;

FA. Any requirements imposed in relation to the Neighbourhood Development Plan by or under Part 6 of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports) have been complied with; and

G. Prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

2. BACKGROUND

- 2.1 The decision to prepare a neighbourhood plan for Kettering Central was made by Kettering Town Council in February 2024. The key purpose of the Plan has been to provide a positive vision and planning framework for Kettering town centre and the surrounding central neighbourhoods, addressing the vitality of the town centre, heritage, brownfield regeneration, green spaces, energy efficiency, biodiversity, active travel and housing balance. Kettering is a large, urban town with a unique heritage founded on shoe manufacture.
- 2.2 The Plan has been prepared through a structured process of evidence gathering, community engagement and committee oversight. The key project teams included an Advisory Group made up of community representatives, and a Neighbourhood Planning Committee comprising of town councillors. Both groups had delegated authority, with the advisory group having delegation to make day-to-day decisions and the Committee financial and governance responsibilities. Some meetings were held jointly with both groups present. However, as the qualifying body, the Town Council approved the publication on the Pre-Submission Plan in January 2026; and of the Submission Plan on the 20th May 2026.
- 2.3 The Town Council has consulted extensively with the local community and relevant stakeholders throughout plan preparation. It has also engaged with landowners of buildings and sites specifically referred to in the Plan and has worked with North Northamptonshire Council since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the Local Plan. The nature and outcome of these various publicity and consultation exercises are set out in the separate Consultation Statement.

3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY – CURRENT NPPF

- 3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the PPG in respect of formulating Neighbourhood Plans. As demonstrated in Table A, this plan has taken to opportunity to revise development plan policies to reflect the amendments to the Use Classes Order introduced in September 2020 as they apply to this Area (PPG 13-009c). In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded.

General Paragraphs

- 3.2 The Town Council believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in local plans ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13). It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without

undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies” (§29).

- 3.3 The Town Council considers that its Neighbourhood Plan has provided its communities the power to develop a shared vision for the Area that will shape, direct and help to deliver sustainable development, albeit in a modest way, by influencing local planning decisions as part of the statutory development plan. The Neighbourhood Plan contains no site allocation proposals nor any other policies that will result in less development than set out in the strategic policies for the area (as proposed in the Local Plan Review) (§30). In this regard, the NPPF provisions of meeting local housing needs (as per §69/§70) are therefore not relevant to this Neighbourhood Plan. Instead, the plan supports residential-led and mixed-use redevelopment in sustainable central locations, especially through KET1, KET2 and KET6.

Specific Paragraphs

- 3.4 Each policy engages one or more specific paragraphs of the NPPF (2024, amended February 2025). Those that are considered to be of the most relevance and substance are identified in Table A below. Table A2 has also been prepared, set out in the same format, to show conformity with the draft NPPF (published for consultation December 2025.) Whilst the Plan may be examined against the current NPPF, the additional table has been prepared in the event that the new NPPF is published over the coming weeks and no transitional arrangements are put in place. It demonstrates how the Plan is consistent with the Plan Making and Decision-Making policies contained therein.

Table A: Neighbourhood Plan & NPPF (2024) Conformity Summary

| Policy No. | Policy Name | Key NPPF paragraphs and commentary |
|------------|--------------------------|---|
| KET1 | Key Buildings | <p>The retention of heritage buildings, some Listed, at all sites, for community and mixed use is at the heart of policy KET1 and aligns with §203, which requires plans “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats...” as well as the desirability of “sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;”</p> <p>Additionally, the policy considers the need for an appropriate mix and tenure of housing for town centre use and local needs, according with §63 as well as §129-130 on achieving appropriate housing densities through plan policies that “ensure land is used efficiently while also creating beautiful and sustainable places”.</p> <p>Individual policy requirements for each Key Building align with policy §135, which states that planning policies and decisions should ensure developments will function well and add to the overall quality of the area, and establish a strong sense of place, as well as considering long term functionality, visual attractiveness, being sympathetic to “local character and history”, optimizing the potential of the site to “to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”, and create places that are “safe, inclusive and accessible”.</p> <p>Additionally, many of the sites are in the defined town centre area, and it is appropriate to make use of policy §90d to allocate a “range of suitable sites in town centres... meeting anticipated needs... should not be compromised by limited site availability.” As well as §90f which recognises “that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”</p> |
| KET2 | Town Centre Land Use Mix | <p>This policy has direct regard to §90 which require planning policies to define town centre areas and “promote their long-term vitality and viability...” by allowing them to grow and diversify as well as making “clear the range of uses permitted in such locations, as part of a positive strategy for the future...”.</p> <p>The policy supports evening economy uses in Market Place is consistent with §98 which requires that the plan provide the “social, recreational and cultural facilities and services the community needs” and should plan positively for an “integrated approach to considering the location of housing, economic uses and community facilities and services.”</p> |

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| | | <p>The policy allows some changes to active ground floor frontages in line with §98d “ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community”</p> <p>Overall, the policy plans positively for the future of the town centre and addresses §86d which requires that, in order to build a strong competitive economy policies should seek to address “potential barriers to investment, such as... a poor environment”</p> |
| KET3 | Conservation Area Design | <p>This policy has direct regard to §203, which requires plans “set out a positive strategy for the conservation and enjoyment of the historic environment...” and the desirability of “of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation... the wider social, cultural, economic and environmental benefits that conservation... can bring... new development making a positive contribution to local character and distinctiveness; and... the contribution made by the historic environment to the character of a place.”</p> <p>The policy sets out detailed instructions on ways in which new development can positively contribute to, rather than detract from the conservation area. This is in line with §219 “...look for opportunities for new development within Conservation Areas... to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”</p> <p>The policy fulfils §132 by setting out, at the most appropriate level “a clear design vision and expectations”</p> <p>The policy's support at clause B for energy efficiency retrofitting in the conservation area reflects §167, which requires planning to support improvements to existing buildings in order to support the transition to a low-carbon future. The guidance on Secured by Design at clause C reflects §135f on creating safe and accessible places.</p> <p>Where parking standards are considered, this complies with §112, as the setting and accessibility of the site have been considered.</p> |
| KET4 | Areas of Special Character | <p>The Areas of Special Character designated under this policy are not conservation areas but are areas that the community has identified as having sufficient local architectural and historic interest to warrant recognition. This is consistent with §132 which recognises that “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development... through their own plans...”</p> <p>In identifying these areas, the policy also provides local detail to §216” The effect of an application on the</p> |

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| | | significance of a non-designated heritage asset should be taken into account in determining the application” |
| KET5 | Shopfronts | <p>This policy has regard to §131-141 on achieving well-designed places.</p> <p>The policy seeks to address poor quality shopfronts for economic benefit of the town centre, addressing §86d which requires that in order to build a strong competitive economy policies should seek to address “potential barriers to investment, such as... a poor environment”</p> <p>The policy links to Appendix B Shopfront guidance, which sets out a “clear design vision... grounded in an understanding and evaluation of each area’s defining characteristics” in relation to §132. Additionally, §134 which supports the use of design guidance and codes to underpin development management decisions.</p> <p>Finally §135 talks about the importance of planning policies “function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development... are visually attractive as a result of good architecture, layout and... landscaping... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change... establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...”</p> |
| KET6 | Brownfield Development | <p>This policy has regard to paragraph §124, which sets out that planning policies should promote an effective use of land in meeting the need for homes and other uses, and that planning decisions should (§125c-d) give substantial weight to the value of using suitable brownfield land.</p> <p>The policy's application of Building for a Healthy Life principles is consistent with §135(f). The height limits, active frontage requirements and design standards in clause A are consistent with §131–§134 on good design and paragraph §135 on what well-designed places should deliver. Clause C, which supports smaller dwellings as alternatives to HMOs, reflects §63 on delivering a mix of housing types and tenures to meet local need.</p> |
| KET7 | Local Heritage Assets | <p>This policy has direct regard to §216, which states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining planning applications.</p> <p>The sixteen buildings and structures designated under KET7 have been assessed using Historic England's methodology, which is consistent with national guidance. The four criteria against which proposals affecting local heritage assets are assessed — understanding significance, respecting historic form and fabric, achieving high-quality design, and promoting viable use — directly reflect the principles set out in §202 “Heritage assets range from sites and buildings of local historic value to those of the highest significance...”</p> |

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| KET8 | Houses in Multiple Occupation | <p>This policy has regard to §63, which requires planning policies to identify the size, type and tenure of homes needed in particular locations, reflecting local demand. The management of HMO concentration through a 10% threshold within a 100-metre radius reflects the NPPF's requirement to achieve appropriate densities, that these meet the identified need, and also take into account “the availability and capacity of infrastructure and services - both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use... [and] the desirability of maintaining an area’s prevailing character and setting... [and] the importance of securing well-designed, attractive and healthy places.” All of which are negatively impacted by overly high densities of HMOs. The policy also reflects §135(f) “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”</p> <p>The exceptional circumstances provisions at clause B, which preserve capacity for supported accommodation operated by registered providers, ensure the policy does not disproportionately restrict the supply of accommodation for vulnerable groups, consistent with the social dimension of sustainable development in §8 and §63.</p> |
| KET9 | Energy Efficiency | <p>This policy has direct regard to §161, which requires planning to support the transition to a low-carbon future in a changing climate, and to encourage the reuse of existing resources, including the conversion of existing buildings. §162 states that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. The requirement for a Post-Occupancy Evaluation report at clause B to address the performance gap is consistent with . §163 and reflects the government's expectation that local planning authorities will go further than building regulations where this is justified by local circumstances. The requirement for a Climate Change Statement and Whole Life-Cycle Carbon Assessment for major developments at clause E is consistent with §164 and with the government's net-zero carbon commitments. The BREEAM minimum standards in clause D are consistent with §164, which encourages planning authorities to set standards for the sustainability of buildings.</p> |
| KET10 | Biodiversity | <p>This policy has direct regard to §187-193 on conserving and enhancing biodiversity. §187a requires planning decisions to protect and enhance biodiversity and geodiversity. Paragraph §189e requires development to be designed to incorporate biodiversity improvements, including green infrastructure. §193 requires development to achieve measurable net gains for biodiversity. The designation of the Kettering Green and Blue Infrastructure Network is consistent with §192, which requires planning policies to identify and map ecological networks and promote their protection and enhancement. The requirement at clause D for swift bricks to be incorporated into all new dwellings directly reflects §187d as an option to support priority or threatened species. The Slade Brook Green Infrastructure corridor project referenced at clause F is consistent with NPPF paragraph §187e which supports the restoration or enhancement of rivers.</p> |

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| KET11 | Local Green Spaces | <p>This policy has direct regard to §106, which sets out the criteria for the designation of Local Green Spaces. §107 requires that Local Green Spaces are in reasonably close proximity to the community they serve, demonstrably special to a local community and local in character. The twelve spaces designated under KET11 have each been assessed against all three criteria, consistent with the guidance provided at paragraph §107 and in the Planning Practice Guidance. The exclusion of the southeast corner of Meadow Road Park to allow for a potential access road and Slade Brook works demonstrates a proportionate and justified approach to the designation, consistent with the flexible application of the criteria anticipated by the NPPF.</p> |
| KET12 | Movement and Connectivity | <p>This policy has direct regard to §109, which requires planning policies to pursue opportunities to promote walking, cycling and public transport use, and to provide supporting infrastructure. The Active Travel Network and the improvements identified at clause C reflect §111c-d, which requires planning authorities to protect and enhance public rights of way and to take opportunities to provide better facilities and access. The requirement at clause B that development adjacent to LCWIP routes must avoid measures that would prevent their implementation is consistent with §111c and e. The support for e-scooter and e-bike parking, cycle hangers, and reduced car reliance in the town centre is consistent with §111d and the objective at §8 of the NPPF to achieve sustainable development.</p> |

4. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY – DRAFT NPPF

- 4.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the current National Planning Policy Framework (NPPF) and is mindful of the PPG in respect of formulating Neighbourhood Plans. In overall terms, there are two draft NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

General Paragraphs

- 4.2 The Town Council believes the Neighbourhood Plan “plan(s) positively for their area(s) by identifying and addressing community priorities that can be met or supported through the planning system” (PM5.1.). It considers the Neighbourhood Plan does “not promote less development than provided for in other parts of the development plan for the area.” (PM5.2.). It considers that the Neighbourhood Plan sets out more “policies which address particular local issues... relate to site specific matters or, where appropriate, may cover wider issues” including “the provision of infrastructure and community facilities, regeneration opportunities, design requirements (including design codes), local environmental improvements and the conservation of local heritage assets” (PM5.1.b).
- 4.3 The plan does not “Not duplicate, substantively restate or modify the content of national decision-making policies unless directed by other policies in this Framework” (PM6.1.c.) and has engaged positively with communities and other key stakeholders in making the plan, as detailed in the Consultation Statement. (PM6.1.d.). The plan has been published in a searchable digital format as a text-based webpage <https://ketteringcentralplan.co.uk> that complies with applicable defined data standards. (PM6.1.f.)
- 4.4 The Town Council considers that its Neighbourhood Plan has provided its communities the power to develop a shared vision for the Area that will shape, direct and help to deliver sustainable development, albeit in a modest way, by influencing local planning decisions as part of the statutory development plan. It contains no site allocation proposals nor any other policies that will result in less development than set out in the strategic policies for the area (PM5:2) The Plan is underpinned by relevant and up-to-date evidence. This is considered to be adequate and proportionate, focused tightly on supporting and justifying the policies concerned (PM6.1).

Specific Paragraphs

- 4.5 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A2 below.

Table A2: Neighbourhood Plan & draft NPPF (2026) Conformity Summary

| Policy No. | Policy Name | Key draft NPPF policies and commentary |
|------------|---------------|--|
| KET1 | Key Buildings | <p>The draft introduces National Decision-Making Policies as a distinct category. The policy has been expressly drafted to apply National Decision-Making Policy TC2 (town centre uses) and HE9 (heritage and conservation area design), DP1 (A strategy for design) allows for locally-specific design policies. The draft's continued emphasis on well-designed, healthy and sustainable communities at DP3 (Key principles for well-designed places) reinforces the application of Building for a Healthy Life principles.</p> <p>TC2 — requires support for uses that sustain town centre vitality. KET1 designates specific buildings for mixed uses including retail, community, leisure and residential. No conflict.</p> <p>HE9 — requires development affecting conservation areas to preserve or enhance character. KET1 (C) (iii) retains the Gala Bingo art-deco façade; KET1 (A) (iv) retains the historic Market Street frontage. No conflict.</p> <p>DP1 — requires development to create safe, inclusive and accessible environments. The application of Building for a Healthy Life principles to residential uses at KET1 (A) and KET1 (C) is consistent with this requirement. No conflict.</p> <p>HE4 – requires heritage assets be conserved and enhanced in a manner appropriate to their significance. KET1 describes appropriate conservation approaches for each key building.</p> <p>DP3 — requires well-defined streets and active frontages. The requirements for active frontages, outdoor amenity space and public realm improvements at KET1 (A) and KET1 (F) are consistent with DP3. And L3.2: Achieving appropriate densities. No conflict.</p> <p>HO1.2 — requires a mix of tenures informed by local housing need. KET1 (A) (i) and KET1 (C) (vii) both require open market and affordable apartments, with tenure mix evidenced by local need. No conflict.</p> <p>TR1 — requires priority for pedestrian and cycle movement. KET1 (A) (vi) requires active travel prioritisation, car club spaces, secure cycle parking and EV charging. No conflict.</p> <p>HC1.1e – requires identifying opportunities to prevent ill-health and support social interaction through “spatial strategy and...strengthening town centres, locating development where it will support walking and cycling and</p> |

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| | | promoting mixed-use developments.” |
| KET2 | Town Centre Land Use Mix | <p>The policy has been drafted to apply National Decision-Making Policy TC2, which the draft NPPF introduces to manage town centre uses in decision-making. KET2(C) accommodates residential change of use on secondary frontages where retail viability cannot be demonstrated, which is consistent with TC2.</p> <p>TC1 — requires a sequential approach to main town centre uses. KET2 identifies the town centre boundary and directs appropriate uses to defined locations within it. No conflict.</p> <p>TC2 — expressly applied by this policy. KET2(A) protects active ground floor frontages in primary shopping streets. KET2(C) permits ground floor residential change of use on secondary streets only where town centre use is no longer viable, consistent with TC2's recognition of flexibility in less central locations. No conflict.</p> <p>HE9 — expressly applied by KET2(E), which requires all development within or adjoining the Conservation Area to reflect its historic character. No conflict.</p> <p>DP3 — KET2(D) encourages public realm improvements to increase dwell time, consistent with DP3's requirement for well-designed streets and spaces. No conflict.</p> |
| KET3 | Conservation Area Design | <p>The policy has been drafted to apply National Decision-Making Policy HE9 (conservation areas). HE9 sets out specific considerations for development within and affecting the setting of conservation areas, which the design criteria in clauses (i) to (xi) of KET3 have been structured to address. The emphasis on local character and design quality in KET3 is consistent with DP3.</p> <p>HE9 — the primary policy applied by KET3. The eleven design criteria covering scale, mass, materials, plot boundaries, street frontage alignment, shopfront rhythm, building height, advertising and public realm have been structured to articulate the characteristics of the Kettering Conservation Area for the purposes of applying HE9. No conflict.</p> <p>HE2 — requires applicants to conserve and enhance the significance of conservation areas. KET3's requirement that proposals respond to the key characteristics set out in paragraph 3.17 is consistent with this. No conflict.</p> <p>HE4 — addresses the setting of heritage assets. This is shown throughout the policy, for example in KET3(x)'s requirement to sensitively manage the transition between the town centre and the Heritage and Civic Quarter. No conflict.</p> |

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| | | <p>HE5 — addresses substantial harm to designated heritage assets. KET3's resistance to development harming the conservation area reflects this framework proportionately. No conflict.</p> <p>DP1 — addresses the importance of planning policy setting out a clear strategy for design, particularly in areas of change (eg town centres) No conflict</p> <p>DP3 — KET3(D) requires public realm materials and street furniture to enhance conservation area character, consistent with DP3's requirement for well-designed streets. KET3(C) requires integration of Secured by Design principles where compatible with conservation policy, with heritage considerations taking precedence where conflict arises. addresses tall buildings. KET3(viii) limits new development to three storeys to avoid competing with the Parish Church spire, consistent with DP4. No conflict.</p> <p>CC1 — KET3(B) supports energy efficiency retrofitting in the conservation area, attributing significant weight to those benefits balanced against heritage significance, consistent with CC1. No conflict.</p> |
| KET4 | Areas of Special Character | <p>The policy has been drafted to apply National Decision-Making Policy DP3, on key principles for well-designed places, and HE7, on decisions affecting non-designated heritage assets. Both policies are expressly referenced in the policy wording. HE7 in the draft requires decision-makers to take a balanced judgment having regard to the scale of any harm or loss and the significance of the heritage asset, which is consistent with the proportionate approach the policy adopts.</p> <p>DP3 — expressly applied by this policy. KET4 requires proposals within the five designated Areas of Special Character to demonstrate full regard to the characteristics that contribute to their local architectural and historic interest, consistent with DP3's requirement for development to respond to local character. No conflict.</p> <p>HE7 — expressly applied by this policy. KET4's proportionate approach — raising awareness of local character without imposing conservation area-level protection — reflects precisely the balanced judgement required by HE7 for non-designated heritage assets. No conflict.</p> <p>HE9 — where Areas of Special Character abut the Conservation Area, proposals also engage HE9. The policy is consistent with the hierarchy of protection established by the draft NPPF. No conflict.</p> |
| KET5 | Shopfronts | The draft maintains the strong emphasis on design quality and the use of design codes and guidance, and the |

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| | | <p>approach of directing applicants to supplementary design guidance is expressly supported in the draft's National Decision-Making Policies DP2.</p> <p>DP1 — requires development to respond to local character. The requirement for shopfront proposals to comply with the Kettering Shopfronts Guidance is consistent with DP1's requirement to reinforce locally distinctive patterns of development. No conflict.</p> <p>DP2 — supports the use of design codes and guidance in decision-making. KET5 directs applicants to the Shopfronts Guidance at Appendix B, which functions as design guidance for the purposes of DP2. No conflict.</p> <p>DP3 — requires active frontages contributing to street liveliness. Shopfront design is directly relevant to the quality and animation of street frontages. No conflict.</p> <p>HE9 — shopfronts within the Conservation Area engage HE9. Within the conservation area, the Shopfronts Guidance is read alongside KET3, ensuring full consistency with HE9.</p> |
| KET6 | Brownfield Development | <p>The draft NPPF increases the emphasis on brownfield development, with new provisions requiring significant weight to be attached to the benefits of delivering homes on previously developed land.</p> <p>L1 2 — requires that a proactive role should be taken in identifying making the fullest possible use of brownfield sites. KET6 gives strong support to brownfield redevelopment across the neighbourhood plan area, consistent with PM3's direction. No conflict.</p> <p>DP1 — KET6 requires all brownfield development to demonstrate high-quality urban design reflecting the planned vision for a vibrant and safe town centre, consistent with DP1. No conflict.</p> <p>DP3 — KET6(A) and (B) require development to respond to established urban morphology, street pattern and architectural rhythm, and to provide active frontages, directly consistent with DP3. KET6(A) (i) limits town centre development to three storeys except where justified by townscape appraisal; KET6(B) (ii) indicates two storeys generally in the wider area, with up to four storeys where compatible with the townscape, consistent with DP3. No conflict.</p> <p>HO1 — KET6(C) supports smaller dwellings as alternatives to HMOs for single persons and couples, consistent with HO1's requirement to deliver a housing mix that responds to identified local need. No conflict.</p> <p>TR1 — KET6(A) (v) and (vi) require low-car or car-free living, active travel prioritisation and a minimum of one secure cycle space per unit in the town centre. KET6(B) (iv) makes equivalent provision in the wider area. No</p> |

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| | | <p>conflict.</p> <p>CC1 — KET6(B) (ix) requires reuse of former factory and warehouse buildings wherever possible, reducing the carbon impact of demolition, consistent with CC1's resource efficiency objectives.</p> |
| KET7 | Local Heritage Assets | <p>The policy expressly applies National Decision-Making Policy HE7, on decisions on non-designated heritage assets, which the draft introduces. HE7 requires decision-makers to take a balanced judgement proportionate to the significance of the asset. The policy wording has been structured to reflect precisely this requirement.</p> <p>HE7 — expressly applied by this policy. The four assessment criteria in KET7 — understanding significance, respecting historic form and fabric, achieving high-quality design, and promoting viable use — implement HE7's requirement for a balanced, proportionate judgement on proposals affecting non-designated heritage assets. No conflict.</p> <p>HE3 — KET7 (i) requires applicants to demonstrate a thorough understanding of the significance of the affected asset, including the contribution of setting, consistent with HE3. No conflict.</p> <p>DP3 — KET7 (iii) requires proposals to achieve high-quality design that is respectful of heritage significance and makes a positive contribution to local character, consistent with DP3.</p> |
| KET8 | Houses in Multiple Occupation | <p>H01 — requires policies to identify the mix of housing types needed to meet local demand. KET8 manages HMO concentration, where there is evidence of harm, without preventing HMO development. The exceptional circumstances provision at KET8(B) ensures supported accommodation by registered providers continues to be accommodated, consistent with H01. No conflict.</p> <p>DP3 — the cumulative impacts of HMO overconcentration — parking stress, waste storage and pedestrian safety — are matters relevant to DP3's requirement for safe, inclusive environments. KET8 manages those impacts appropriately. No conflict.</p> <p>TR1 — KET8(D) encourages cycle parking, bin storage and car club spaces in HMO proposals, consistent with TR1.</p> |
| KET9 | Energy Efficiency | <p>CC1 — the primary policy applied by KET9. KET9(A) requires all development to be zero-carbon ready by design, addressing layout, orientation, massing and landscaping at the outset, directly implementing CC1's requirement to minimise energy use through design. No conflict.</p> <p>CC2 — KET9's requirement for whole life-cycle carbon assessment at clause E and the cross-reference to Sustainable Urban Drainage in the supporting text are consistent with CC2's broader climate resilience objectives. No conflict.</p> |

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| | | <p>DP3 — the Post-Occupancy Evaluation requirement at KET9(B) and minimum BREEAM standards at KET9(D) are consistent with DP3's requirement that development functions well and delivers sustainable outcomes for occupiers. No conflict.</p> |
| KET10 | Biodiversity | <p>N1 — requires avoidance of significant harm to biodiversity, with mitigation where harm cannot be avoided. 1b requires identifying opportunities for conservation, enhancement and recovery of landscapes. For example through. No conflict.</p> <p>N2 — expressly applied by this policy. The designation of the Kettering Green and Blue Infrastructure Network and the requirement that development within or adjoining it maintains and improves its functionality directly implements N2 and particularly N2c. KET10(F) (ii) supports implementation of schemes identified through the North Northants Local Nature Recovery Strategy, the relevant strategic framework. KET10(E) requires a minimum 20% canopy cover on sites of 0.5 hectares or more outside the town centre. No conflict.</p> <p>N3 — KET10(C) requires retention of trees and hedgerows and full assessment of impacts on rare and threatened species, consistent with N1's mitigation hierarchy. No conflict.</p> <p>DP3 — KET10(A) requires landscaping schemes to respond to climate change and consider community safety, consistent with DP3. No conflict.</p> <p>CC1 — KET10(F) (iii) requires Sustainable Urban Drainage Systems to be incorporated into the green infrastructure network, consistent with CC1's climate resilience requirements. No conflict.</p> |
| KET11 | Local Green Spaces | <p>HC2 — expressly applied by this policy. The twelve designated Local Green Spaces have each been assessed against HC2's three criteria — proximity to the community, demonstrable local significance, and local character — and are justified in Appendix E. HC8 requires that policies for managing development within a Local Green Space are consistent with Green Belt policy. No conflict.</p> <p>HC7 — requires that existing open space is not built upon unless surplus to requirements or replaced by equivalent provision. KET11 provides a higher level of protection for the most valued spaces, consistent with HC7. No conflict.</p> <p>N2 — several designated Local Green Spaces form part of the Green and Blue Infrastructure Network under KET10. Their protection under KET11 contributes to maintaining that network, consistent with N2. No conflict.</p> <p>DP3 — the protection of Local Green Spaces contributes to public realm quality and community wellbeing, consistent with DP3. No conflict.</p> |

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| KET12 | Movement and Connectivity | <p>TR1 — the primary policy applied by KET12. KET12(A) requires development adjacent to the Active Travel Network to sustain and enhance connectivity. KET12(C) identifies specific improvement opportunities consistent with the LCWIP, directly implementing TR1's requirement to give priority to pedestrian, cycle and public transport movement. No conflict.</p> <p>TR2 — requires parking standards to reflect local circumstances and sustainable transport availability. KET12's support for low-car development in the town centre and provision for cycle storage, e-bike and e-scooter parking is consistent with TR2. No conflict.</p> <p>TR3 — addresses freight and servicing. KET12's approach of prioritising pedestrian and cycle movement without excluding all vehicular access is consistent with TR3's balanced approach. No conflict.</p> <p>N2 — KET12's requirement that new active travel routes do not result in the loss of important biodiversity reflects the need for the movement network to be consistent with the green infrastructure network protected under N2. No conflict.</p> <p>DP3 — KET12(C) (i)–(xi) identify public realm improvement opportunities consistent with DP3's requirement for well-designed streets that prioritise pedestrian movement and support urban legibility. No conflict.</p> <p>HC1 — the improvement of pedestrian and cycle connectivity to Kettering General Hospital at KET12(C) (vi) and bus hub facilities at KET12(C) (iii) are consistent with HC1's objective of improving access to community facilities.</p> |
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5. CONDITION (D): CONTRIBUTING TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

- 5.1 A Screening Opinion prepared for the KCNP was consulted upon in July/August 2025. A final screening determination as issued by NNC on 13th October 2025 to confirm that a Strategic Environmental Assessment and/or Habitats Regulations Assessment were not required to accompany the Plan.
- 5.2 As neither a Sustainability Appraisal nor Strategic Environmental Assessment Report have been required of the Neighbourhood Plan, the Statement sets out in Table B below how each of the policies contribute to the achievements of sustainable development. It does so by identifying the potential of each policy to lead to significantly positive (++) **dark green**, minor positive (+) **light green**, neutral (0) **yellow**, minor adverse (-) **orange** or significant adverse (--) **red** effects, taking into account the proposed mitigation measures:

Table B: Neighbourhood Plan & Sustainable Development

| Policy No. | Policy Name | Social | Economic | Environmental | Commentary |
|------------|--------------------------|--------|----------|---------------|--|
| KET1 | Key Buildings | ++ | ++ | + | <p>Economic: Provides a regeneration framework for six vacant or underused town centre buildings, supporting investment, diversified uses and job creation. Retained ground floor retail at KET1(B) directly supports the primary shopping area.</p> <p>Social: Requires community use, public toilets and Town Council offices at the former Magistrates Court (KET1(A)(iv)), retains the Manor House for community use (KET1(E)), and requires Building for a Healthy Life compliance and affordable housing at residential sites.</p> <p>Environmental: Prioritises reuse of existing buildings over demolition, reducing embodied carbon. Active travel infrastructure requirements at KET1(A)(vi) reduce car dependency. Requirements for planting and green amenity space contribute to urban greening.</p> <p>Overall: Strongly positive</p> |
| KET2 | Town Centre Land Use Mix | + | ++ | + | <p>Economic: Protects active ground floor frontages in primary shopping streets and supports evening economy uses in Market Place, diversifying the economic offer. Allows residential change of use on secondary frontages only where retail viability cannot be demonstrated, balancing protection with market realism.</p> <p>Social: Frames the town centre as a community hub, encouraging wellbeing, healthcare and recreational uses alongside retail. Public realm improvement requirements at KET2(D) contribute to a safe, inclusive and attractive environment. Support for meanwhile uses sustains social vitality during periods of transition.</p> <p>Environmental: Concentrates activity within the existing town centre, reducing travel demand. KET2(E) requires all development adjoining the Conservation Area to reflect its historic character.</p> <p>Overall: Positive</p> |

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| KET3 | Conservation Area Design | + | + | ++ | <p>Economic: Protects the Conservation Area's character as a key asset for attracting visitors and investment. KET3(A) identifies specific regeneration opportunities including the Bus Depot, Dalkeith Place and Newlands Centre.</p> <p>Social: Protects Kettering's historic identity and sense of place. KET3(C) addresses community safety concerns through sensitive integration of Secured by Design principles. KET3(B) supports energy efficiency retrofitting, reducing fuel poverty for conservation area residents.</p> <p>Environmental: Protects the historic built environment from unsympathetic development. KET3(B) contributes to carbon reduction from existing buildings. KET3(D) requires high-quality public realm materials. The restriction on digital billboards reduces visual pollution.</p> <p>Tension: A potential tension between energy efficiency and heritage conservation is explicitly managed at KET3(B) by requiring benefits to be weighed against heritage significance.</p> <p>Overall: Positive</p> |
| KET4 | Areas of Special Character | + | 0 | + | <p>Economic: Reinforces the qualities that make Central Kettering a distinctive and attractive place to live and invest, supporting property values and the wider appeal of the neighbourhood plan area.</p> <p>Social: Recognises and protects the local architectural and historic interest of five valued residential areas outside the statutory conservation area, reflecting community aspirations for preserved local identity and contributing to a strong sense of place.</p> <p>Environmental: Encourages retention and sensitive treatment of existing buildings rather than wholesale redevelopment, reducing embodied carbon and supporting the conservation of historic building fabric in areas not afforded statutory protection.</p> <p>Overall: Positive</p> |
| KET5 | Shopfronts | + | + | + | <p>Economic: Improves the visual quality of the town centre at street level, enhancing the trading environment and attracting footfall. The "Look up Kettering" concept and StoryMap support the heritage and visitor economy.</p> <p>Social: Protects and enhances the visual character of the</p> |

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| | | | | | <p>town centre, which the community has identified as important to local identity. Compliance with the Shopfronts Guidance ensures the ground floor environment remains attractive and welcoming.</p> <p>Environmental: Encourages repair and restoration of original shopfront features, supporting the retention of existing building fabric and reducing waste. The requirement for high-quality durable materials at KET1(B)(ii) promotes longevity and reduces the need for frequent replacement.</p> <p>Overall: Positive</p> |
| KET6 | Brownfield Development | ++ | ++ | ++ | <p>Economic: Facilitates redevelopment of derelict and underused brownfield land, bringing vacant sites back into productive use. Support for smaller affordable dwellings at KET6(C) expands housing supply at accessible price points.</p> <p>Social: Requires Building for a Healthy Life compliance, creating healthy, inclusive and well-connected neighbourhoods. Height and density parameters protect the amenity of existing residents. KET6(B)(vii) safeguards privacy, outlook and daylight for neighbouring properties.</p> <p>Environmental: Directs development to previously developed land, protecting greenfield land. Requires minimum cycle storage, active travel connectivity and green infrastructure features. KET6(B)(ix) supports reuse of former factory buildings, reducing demolition carbon.</p> <p>Overall: Strongly positive</p> |
| KET7 | Local Heritage Assets | + | + | + | <p>Economic: Protects sixteen locally significant buildings, maintaining the distinctiveness that supports the visitor economy and investment attractiveness. KET7(iv) promotes viable uses for historic buildings, supporting their productive economic use.</p> <p>Social: Protects buildings with strong community associations including the Carey Baptist Church, William Knibb Centre and All Saints Church, contributing to local identity, community continuity and a strong sense of place.</p> <p>Environmental: Protects historic building fabric from unsympathetic alteration or demolition, reducing waste</p> |

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| | | | | | and embodied carbon. Requirements to respect historic layout, scale, form and materials encourage sensitive adaptation of existing buildings. Overall: Positive |
| KET8 | Houses in Multiple Occupation | ++ | 0 | 0 | Economic: Manages HMO concentration to protect the character and amenity of residential streets, supporting the long-term attractiveness of Central Kettering's housing market while maintaining a supply of shared housing that meets needs across income groups. Social: The 10% threshold within a 100-metre radius prevents harmful overconcentration while maintaining shared housing supply. The exceptional circumstances provision at KET8(B) ensures supported accommodation for vulnerable groups is not restricted. KET8(D) improves amenity for occupiers and neighbours. Environmental: Encourages cycle parking and car club spaces, reducing car dependency. Managing HMO concentration reduces cumulative environmental impacts including waste management and parking pressure on residential streets. Tension: The tension between housing need and amenity management is explicitly addressed through KET8(B) and the complementary support for smaller affordable dwellings at KET6(C). Overall: Positive |
| KET9 | Energy Efficiency | + | + | ++ | Economic: Reduces long-term energy costs for occupiers by addressing the performance gap through Post-Occupancy Evaluation at KET9(B). The Passivhaus and BREEAM exemptions incentivise investment in higher-performance buildings. Whole life-cycle carbon assessment at KET9(E) supports cost-efficient design decisions. Social: Directly addresses fuel poverty by incentivising Passivhaus and equivalent standards. Minimum BREEAM Very Good requirements for non-residential development ensure workplaces and community buildings deliver high environmental quality for users. Environmental: KET9(A) requires zero-carbon ready |

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| | | | | | <p>design from the outset, maximising passive design benefits. BREEAM standards at KET9(D) systematically address energy, water and biodiversity. KET9(E) requires a Climate Change Statement covering embodied carbon and renewable energy.</p> <p>Overall: Strongly positive</p> |
| KET10 | Biodiversity | ++ | + | ++ | <p>Economic: Protects and enhances green and blue infrastructure, contributing to the attractiveness of Central Kettering. The Slade Brook corridor project and Pocket Parks enhance the public realm and support town centre footfall. SuDS requirements reduce flood risk and protect property.</p> <p>Social: Protects and enhances green spaces that contribute to health and wellbeing. Accessible Pocket Parks improve recreational opportunities. Community safety considerations at KET10(A) support safe and welcoming public spaces.</p> <p>Environmental: Designates and protects the Green and Blue Infrastructure Network. Requirements for tree retention, native species planting, minimum canopy cover and swift bricks contribute measurably to biodiversity net gain. Slade Brook restoration will improve ecological status. SuDS contribute to flood risk management and climate resilience.</p> <p>Overall: Strongly positive</p> |
| KET11 | Local Green Spaces | ++ | 0 | ++ | <p>Economic: Protects green spaces that enhance the liveability and attractiveness of Central Kettering. Protection of Manor House Gardens and the Garden of Reflection supports the cultural and heritage tourism offer.</p> <p>Social: Twelve designated spaces provide diverse recreational, amenity and contemplative green spaces for residents of all ages. Their protection directly preserves a social and environmental resource identified by the community as demonstrably special and which would be especially missed if lost to development.</p> <p>Environmental: Protects twelve distinct green spaces, preserving habitats, trees and ecological connectivity within the urban environment. Several spaces form part of</p> |

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| | | | | | the Green and Blue Infrastructure Network under KET10, reinforcing its integrity. The exclusion of the Meadow Road Park corner allows for Slade Brook corridor improvements. Overall: Strongly positive |
| KET12 | Movement and Connectivity | ++ | + | + | Economic: Improves sustainable access to the town centre, increasing footfall and supporting business vitality. Identified improvements including the hospital cycle route and bus hub upgrades broaden the town centre's economic catchment. Bus Depot redevelopment at KET12(C)(ii) supports the low-carbon economy. Social: Prioritises safe, accessible walking, wheeling and cycling for all. The Healthy Streets approach and requirements to address drop kerbs and physical barriers directly support accessibility for disabled and elderly people. Secure cycle hangers at KET12(C)(viii) support active travel for residents without private storage. Environmental: Prioritises active travel and public transport over private car use, reducing carbon emissions and improving air quality. KET12 requires that new active travel routes do not result in biodiversity loss, ensuring consistency with KET10. Overall: Strongly positive |

6. CONDITION (EA): HOUSING PROVISIONS AND THE DEVELOPMENT PLAN

- 6.1 Section 99 of the Levelling Up and Regeneration Act 2023 (LURA), which came into force on 25 March 2026, amended paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 to replace the former Condition (E) – which required general conformity with strategic policies of the development plan – with a new, more focused Condition (EA). It is no longer necessary to assess general conformity with all strategic policies of the development plan; other than in relation to their effect on adopted housing policies.
- 6.2 Condition (EA) requires the Town Council to demonstrate only that the making of the KCNP would not result in the development plan for the area proposing that less housing is provided by means of development taking place in the neighbourhood area than if the plan were not to be made.

How the KCNP Meets Condition (EA)

- 6.3 The KCNP does not make formal housing site allocations. However, it does plan positively for housing by providing a policy framework that supports and enables residential development as part of mixed-use regeneration and brownfield sites in the town centre.
- 6.4 The KCNP does not reduce, restrict, or constrain the delivery of any housing allocated or anticipated by the Local Plan. Indeed, there are no site specific housing allocation policies in the Kettering Site Specific Part 2 Local Plan (adopted in 2021) or the North Northamptonshire Joint Core Strategy (adopted in 2011) which apply to this Neighbourhood Plan area. The emerging North Northamptonshire Local Plan has not proposed any new housing sites within the Neighbourhood Plan area.

7. CONDITIONS (F), (FA) AND (G): COMPATIBILITY WITH ASSIMILATED OBLIGATIONS

- 7.1 North Northamptonshire Council provided a screening opinion in October 2025 that has determined that a Strategic Environmental Assessment, in accordance with Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004 (as amended), is not required, following consultation with statutory bodies as per those Regulations. A copy of the final screening opinion is published separately.
- 7.2 As set out in Section 5, the Town Council has met its obligations in relation to the EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan.

- 7.3 The Town Council has also met its obligations in relation to the habitats provisions of EU Directive 92/43/EEC (and the associated Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended)). In this regard, the Town Council provided North Northamptonshire Council with all the necessary information it required for the purposes of determining whether an Appropriate Assessment was required or to carry out the Appropriate Assessment if one was required. North Northamptonshire Council's Habitats Regulations Screening Assessment concludes that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.
- 7.4 In respect of Directive 2008/98/EC – the Waste Framework Directive – the Neighbourhood Plan does not include any policies in relation to the management of waste, nor does the area include a waste management site. On that basis, this Directive is not considered relevant to the Neighbourhood Plan and therefore could not be breached.
- 7.5 In respect of Directive 2008/50/EC – the Air Quality Directive – the Neighbourhood Plan includes some policies relevant to Air Quality. These policies are tested in accordance with national policy and guidance relevant to their content. The policies are not considered to breach the requirements of the Air Quality Directive as they comprise small-scale interventions and do not negate from the framework for measurement and improvement of air quality set in the Directive.
- 7.6 In respect of Condition FA, the Environmental Outcome Report system provided for by the Levelling Up & Regeneration Act 2023 has not yet been implemented.
- 7.7 In respect of Condition G, the Town Council has carried out the designation, preparation and consultation of the Neighbourhood Plan in accordance with all the necessary Regulations. It has also been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Neighbourhood Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.

8. SUMMARY

- 8.1 In Section 3 and 4 it is considered that each of the policies have had full regard to national policy, with no incidence of two or more national policies being in tension, nor of the Town Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (a).
- 7.2 In Section 5 it is considered that each of the policies either contributes to the achievement of sustainable development or is neutral in its impact on one of more of the three sustainability themes. As a result, the Neighbourhood Plan, as a whole, meets Condition (d).

- 7.3 In Section 6 it is considered that the policies will not result in the development plan for the Parish proposing that less housing is provided by means of development taking place than if the plan were not to be made. As a result, the Neighbourhood Plan meets Condition (EA).
- 7.4 In Section 7 it is considered the making of the Neighbourhood Plan accords with all assimilated obligations and conditions. As a result, the Neighbourhood Plan meets Conditions (F), (FA) and (G).