9.30 Matter 13 – Rural Areas

Issue
Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to development principles in rural areas.

Questions

RS5 General Development Principles in the Rural Area

1. Are the general development principles for rural areas justified by appropriate available evidence, having regard to national policy and local context, including meeting the requirements of the JCS?

2. How does Policy RS5 relate to the principles in RS1, RS2, RS3 and RS4? Would they all apply in some instances? Do they repeat each other? Is the Policy necessary and what does it seek to achieve?

3. How does this generic policy sit alongside the village specific development principles policies? Is there repetition? And alongside the housing allocation site policies? Could a number of these policies apply to a particular site? Which would take precedence?

4. In paragraph 13.23 what does the historic core relate to? What other locations are likely to be deemed appropriate? Do the alterations under the Highway Act referred to need planning permission and is the inclusion of what appears to be policy in the supporting text effective?

5. Is criterion a covered by other generic development management policies in the JCS or elsewhere in the Plan? Is the test at criterion b in line with the Framework and its approach to heritage assets? What is a ‘potential moderate village expansion’ referred to in criterion c? Are criterion d and f repetitive?
6. Do the criteria apply to historic farm buildings only? Would non-historic farm buildings or other rural buildings generally not fall for consideration here? What is the justification for criterion h and the requirement for an element of employment? Is this in line with national policy and will viability be a consideration? Can criterion i be explained? What is most damaging, to what and why? Is criterion j about materials or design? Do all the villages have a historic core as referred to in criterion j?

7. Is criterion k required and is it repeated by other policies? Does it apply to car parking or all parking? How is it envisaged that car parking would affect the existing network of streets in a village?

8. Do all the criteria in each list apply? If so should an ‘and’ be inserted at the end of the second to last criterion?

**Village Specific Development Principles**

9. Are the development principles policies for the specific villages listed below justified by appropriate available evidence, having regard to national policy and local context, including the JCS?

10. Do the policies repeat the general development principles set out in RS5? What is their relationship with the requirements for the housing allocations in the respective villages?

11. Is it clear that the principles are locally specific to each village? Have the identified improvements identified in some of the policies been costed? Do they raise issues of viability? Do the criteria align with the requirements of the Framework for example with regard to the tests for heritage assets?

12. Do the policy requirements in the specific villages replicate other generic development management policies (in the JCS or elsewhere) which would be required in all instances, such as those requiring adequate off-street car parking etc? Is it necessary or effective for these policies to refer to compliance with other policies in the Plan?

ASH1 Ashley  
BRA1 Braybrooke  
CRA1 Cranford  
GED1 Geddington  
GRA1 Grafton Underwood  
GRC1 Great Cransley  
HAR1 Harrington  
LOA1 Little Oakley  
LOD1 Loddington  
MAW1 Mawsley
12.00 Matter 14 – Monitoring and Review
(Table 15.1)

Issue
Whether the Plan would be able to be monitored effectively to ensure timely delivery of its proposals in conformity with the JCS?

Questions
1. How would the implementation of the Plan policies be achieved? What mechanisms are there to assist development sites to progress?

2. How would the implementation of the Plan be monitored? Would it be effective? How would the results of monitoring be acted upon? What would trigger a review of the Plan?

3. Overall does the plan deal adequately with uncertainty?

CLOSE