

Responses To Consultation – Statement Of Community Involvement (Submission Draft)

RESPONSES TO CONSULTATION – STATEMENT OF COMMUNITY INVOLVEMENT (SUBMISSION DRAFT)								
(Note: Paragraphs referred to in this Schedule correspond with those in the Submission Draft SCI)								
Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	30	1	1	Bellway Homes	Gen	comment	No comments	Noted
SSCI	39	1	2	The Woodland Trust	App'x D	Objection	Wish to be added to list of consultees for both planning policies and applications close to woodland within the District.	<p>The Woodland Trust is already on the Local Development Framework mailing list but was inadvertently omitted from Appendix D.</p> <p>The Woodland Trust is an important consultee on planning applications.</p> <p>Recommendation:</p> <p>That the Woodland Trust be added to Appendix D (Other Organisations and Agencies)</p> <p>Add The Woodland trust to the table in paragraph 9.15 as to be consulted on applications within or adjacent to woodland.</p>
SSCI	36	1	3	Atis Real on behalf of Royal Mail Group	App'x B	Objection	Atis Real act on behalf of Royal Mail Property Holdings Ltd (RMPH). Any details on the mailing list for RMPH should be replaced with Atis Real.	<p>Noted.</p> <p>Recommendation:</p> <p>That Appendix B be amended to replace RMPH with Atis Real and that Atis Real Weatheralls be deleted from Appendix C.</p>

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SSCI	24	1	4	The Countryside Agency	App'x D	Objection	Whilst reference to Northants Rural Community Council (NRCC) has been included at their suggestion in the table under 'other methods of publicity', it would appear that they have not been added to the non-statutory list of consultees.	Noted. Recommendation: That the NRCC be added to Appendix D (Other Organisations and Agencies)		
SSCI	24	2	5	The Countryside Agency	General	support	When commenting on all of the regional SCIs that are currently being prepared the Agency often make reference to this Council's pre-submission Draft Statement of Community Involvement as a particularly good example of best practice and they are pleased to report that the submission draft will continue to be seen as such.	Noted.		
SSCI	8	1	6	Lafarge Aggregates	Gen	comment	No comment	Noted		
SSCI	31	1	7	Aylesbury Vale DC	Gen	Comment	No comment	Noted		
SSCI	7	1	8	Thames Water Property Services	App'x B	Objection	Thames Water is not the water undertaker as referred to in Appendix B. This should be amended to refer to Thames Water being the sewage undertaker for the south west of the District.	Noted. Recommendation: That TW be moved from Water Undertaker to Sewage Undertaker in Appendix B.		

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SSCI	7	2	9	Thames Water Property Services	Gen	Objection	When carrying out the necessary early consultations with Thames Water adequate time should be allowed to consider development options and proposals so that an informed response can be formulated – it is not always possible to provide detailed responses within a matter of weeks.	TW have been involved in consultation from the earliest stages of the preparation of the Local Development Framework including the Issues and Options stages and will be consulted at the Site Specific Allocations Issues and Options Report stage. This has and will ensure that TW are informed at every stage of the process with adequate time to consider emerging proposals. The tight timescales and set format involved in the preparation of local development documents means that it is impossible to give additional time for consideration of options and proposals. Recommendation: No change		
SSCI	7	3	10	Thames Water Property Services	10	Objection	In relation to the section on 'Community Involvement in Planning Applications' Thames Water would expect to be consulted on most major planning applications.	Thames Water is already a statutory consultee on major planning applications that occur within its area. Recommendation: No change		
SSCI	29	1	11	Sport England East Midlands	Gen	comment	No comment	Noted		

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SSCI	1	1	12	The Theatres Trust	Gen	comment	Pleased to note that we have included Theatres Trust as a consultee in Appendix D. No further comments.	Noted
SSCI	14	1	13	Peacock & Smith on behalf of Morrisons Supermarkets	Gen	comment	Supports the proposals set out in the SCI.	Noted
SSCI	11	1	14	RPS (Benfield Group Holdings & Timms Homes Ltd)	10	Objection	Object to the content and scope of Section 10. In heading this section 'What the applicant should do', the draft statement is setting the tone for creating the expectation that applicants undertake pre-application consultation. This is unacceptable.	<p>It is clear from paragraph 10.1 of the SCI that carrying out a Community Involvement exercise is not a mandatory requirement but is something that the Council considers would be beneficial. The word 'should' in the title of Section reflects this view and is not establishing requirements or obligations on developers.</p> <p>Recommendation:</p> <p>No change</p>

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SSCI	11	2	15	RPS (Benfield Group Holdings & Timms Homes Ltd)	Appendix E	Objection	Object to the draft statement's proposal that Members of the Council's Development Control Committee are informed of development proposals. This is inappropriate given that those members would be determining a proportion of the applications and could lead to an increase in the number of applications sent to Committee.	It is clear from the text that if an applicant informs members of the Council's Development Control Committee about a development proposal that they should not be requested to discuss or give a view on the proposal as this would prevent them taking part in determining the subsequent application. The intention is simply to ensure that that members of the Committee were fully aware of proposals Recommendation: No change
SSCI	11	3	16	RPS (Benfield Group Holdings & Timms Homes Ltd)	10.4	Objection	The thresholds beyond which a Community Involvement should be completed bear no relationship to the Government's definition of 'major' or 'minor' development.	The thresholds set out in the SCI are considered appropriate for this rural District where, for example the development of 5 dwellings in a small village could be a significant issue for the local community. The Government's definitions of major and minor development are standard across the Country and are not considered appropriate for this rural area. Recommendation: No change

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SSCI	18	1	17	English Heritage	Gen	Comment	No comments.	Noted		
SSCI	40	1	18	Alderton Parish Meeting	Gen	Comment	No comments.	Noted		
SSCI	41	1	19	Gayton Parish Council	9	Objection	Object to not being consulted on a specific planning application made in an adjoining parish.	<p>Section 9 of the SCI sets out the current Council policy on consultation on planning applications. A Parish Council is consulted on all applications that fall within its boundaries. In addition if an application site adjoins a parish council boundary then the neighbouring parish is consulted. In addition each parish council is notified of all applications that are submitted within the District. It is not considered appropriate for the District Council to make a judgement as to who could be affected by a particular application in adjoining parishes and consider that the parishes are best placed to make this decision for themselves.</p> <p>Recommendation:</p> <p>No change</p>		

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	42	1	20	Cyclists' Touring Club	Gen	Objection	Concerned that the CTC is omitted from the long list of proposed consultees. Ask that the CTC, as the national body representing the most vulnerable of road users, be added to the list of statutory consultees.	The CTC is already on the Local Development Framework mailing list but was inadvertently omitted from Appendix D. The CTC are not included in the list of statutory consultees as set out in the Act or Regulations. Recommendation: That the CTC be added to Appendix D (Other Organisations and Agencies)
SSCI	43	1	21	Brackley Town Council	Gen	Comment	No comments.	Noted
SSCI	44	1	22	Mr Leonard Lean	Gen	Comment	Comments on the format of Appendices C & D. Suggests it would be much easier to comprehend the total of consultees if all column 1s were on Page 1 and centre columns were on Page 2 etc.	Noted
SSCI	34	1	23	Charles Planning Associates (Croudace Homes Ltd)	Para 2.1	Support	Final sentence emphasises the importance of the LDF focusing on enabling and facilitating the delivery of development within the District – this is supported.	Noted
SSCI	34	2	24	Charles Planning Associates (Croudace Homes Ltd)	Para 4.1	Support	The inclusion of developers, landowners and agents in the list is supported. Further the inclusion of CPA on behalf of Croudace Homes Ltd in the list of consultees to be consulted is also supported.	Noted

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SSCI	34	3	24	Charles Planning Associates (Croudace Homes Ltd)	6	Objection	Additional text should be added to explain to the reader that representations made at one stage of the process will not automatically be 'carried forward' to later stages in the process and that therefore representations will need to be made at each stage. In particular, it should be emphasised that in order to have 'duly made' representations to be considered through the Independent Examination, representations must be made against the submission document.	Paragraph 6.6 of the SCI specifically states that representations made at at Pre-Submission stage of Development plan documents will not be taken forward to the independent examination and paragraph 6.14 that representations seeking change to a submission draft document will be taken to an examination. Recommendation: No change
SSCI	34	4	25	Charles Planning Associates (Croudace Homes Ltd)	10	Objection	This section needs to be expanded to include the proposal that 'prior-to' embarking on a CIE prospective applicants should first seek to agree a 'brief' for the CIE with the LPA.	Paragraph 10.5 of the SCI states that the first stage in undertaking a community involvement exercise is to carry out a community involvement appraisal to determine the nature and extent of an exercise. There is no requirement for this to have to be agreed with the Council although there is nothing to stop the applicant from discussing scope and content with the Council. Recommendation: No change

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SSCI	34	5	26	Charles Planning Associates (Croudace Homes Ltd)	App'x E	Objection	Stage 3:2 Summary of responses received from the Community: the last point under this heading states 'main points of objection' – this pre-supposes that a CIE will generate only objections. In the interest of even-handedness the phrase should be revised to read 'main points of support or objection'.	Stage 3: 2 seeks the number of responses in favour and in objection to a development proposal. Additional space is allowed for a summary of the main points of objection as it is objections that require to be addressed and possible amendments to the proposal to be considered. Recommendation: No change
SSCI	13	1	27	Mid Northamptonshire Parishes 2001	2.3	Comment	'The Council is also required' – take out the 'a'.	Noted. This is a typographical error Recommendation: Remove the word 'a' from the first sentence in paragraph 2.3.

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	13	2	28	Mid Northamptonshire Parishes 2001	3.8	Comment	'The Council published its first Issues Paper' – take out 'an'.	Noted. This is a typographical error Recommendation: Remove the word 'an' from the first sentence in paragraph 3.8.
SSCI	13	3	29	Mid Northamptonshire Parishes 2001	6.13	Comment	'website and a notice will be placed' – take out 'a notice' as it has been typed twice.	Noted. This is a typographical error. It is proposed to re-write paragraph 6.13 in response to an objection from GOEM (Ref SSCI/37/2/113)
SSCI	13	4	30	Mid Northamptonshire Parishes 2001	6.14	Comment	The Inspector said at the Minerals Public Inquiry that Northamptonshire County Council (NCC) did not necessarily have to take the Inspector's recommendations but note them and give reasons why it was not adopting the recommendations. Is this the same way SNC will work or will SNC adopt any recommendation an Inspector makes? Considers that this should be made clear to avoid any confusion.	The Minerals Local Plan is being completed under the 'old' planning system where Inspector's Reports were not binding on a local authority. Under the new local development framework system reports will be binding on a Council. Paragraph 6.14 is therefore correct. Recommendation: No change

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SSCI	13	5	31	Mid Northamptonshire Parishes 2001	8.1	Objection	Do not support the non-executive LDF Steering Group recommending issues and the Cabinet making decisions on key documents. Such documents should be scrutinised by an R&D Committee before they go to Cabinet to ensure all ward members have the opportunity to make comments.	Paragraph 4.15 of the SCI indicates that special meetings of the Council will be held to discuss the key stages of the plan making process. In addition there is already a cross party member steering group in place that discusses the various stages of each document. Each ward member is also being involved in the process at a more informal level including for example consultation on the Village Confines DPD and a seminar/ Workshop to discuss the evolving Core Strategy. Recommendation: No change
SSCI	13	6	32	Mid Northamptonshire Parishes 2001	9.1	Comment	'able to refuse to accept a valid application' – thinks this should be 'or'.	Paragraph 9.1 is correctly worded. Recommendation: No change

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SSCI	13	7	33	Mid Northamptonshire Parishes 2001	9.3 Table	Objection	Considers that the Table should have 'at a Parish Meeting' added to the first Publicity required as an explanation may need clarification and an Environmental Statement.	<p>The Table referred to sets out the minimum statutory occasions where the District Council is required to give 'Notice' of an application. Parish Councils can seek clarification on any part of an application including an Environmental Statement.</p> <p>Recommendation:</p> <p>No change</p>
SSCI	13	7	34	Mid Northamptonshire Parishes 2001	9.3 Table	Objection	Any major development should be notified to the ward member and the PC to ensure a notice is posted.	<p>All ward members can request to receive a copy of the Weekly List of applications submitted to the Council. These are also available on the Council's Website. Paragraph 9.7 indicates that the Council will post a site notice for a variety of applications over and above the minimum statutory requirements.</p> <p>Recommendation:</p> <p>No change</p>

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SSCI	13	7	35	Mid Northamptonshire Parishes 2001	9.3 Table	Objection	Development affecting the setting of a Listed Building should also have the neighbours notified.	The Table in paragraph 9.15 states that neighbours will be notified of planning applications for ‘other development’. This includes those that affect the setting of a listed building. Recommendation: No change
SSCI	13	8	36	Mid Northamptonshire Parishes 2001	9.10	Objection	Recommends the addition of (e) Does the amendment make a material change to the approval. Often an approval is given and then an amendment is submitted which changes the character of the development.(i.e. 100 dwellings with 24 affordable in the approved application, an amendment shows 120 dwellings with 4 affordable).	Paragraph 9.10 considers publicity requirements for the amendment of planning applications. The Council will only accept such amendments where they are minor. If a change is considered to result in a material change to an application then a new application will be required and fresh publicity given. Recommendation: No change
SSCI	13	9	37	Mid Northamptonshire Parishes 2001	App'x D	Comment	Tony Clark MP needs to be amended to Brian Binley MP.	Noted. Recommendation Update the mailing list to replace Tony Clark MP with Brian Binley MP

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SSCI	45	1	38	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	3.7 – 3.10	Objection	Publicising the outcome of consultee responses on the 3 informal background documents has been less than satisfactory.	<p>Schedules of comments received on the two Issues Reports will shortly be placed on the Council’s website for information. As these were both published prior to the commencement of the new Act there was no requirement for this to be done. The responses have always been made available for viewing. Responses received to these consultations will help inform the content of future local development documents. Until these have been drafted it is impossible to provide a Council response to each representation.</p> <p>The revised Urban Capacity Study is expected to be published in July 2005 and will be placed on the website.</p> <p>Paragraphs 3.7 to 3.10 of the SCI provide factual information in respect of the Issues reports and Capacity Study and no change is required to the document.</p> <p>Recommendation</p> <p>No change</p>

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SSCI	45	2	39	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	4.5	Objection	Not aware that the Council has established an Agents Forum, and do not recall being invited to attend. Would be grateful for more info about this.	<p>Invitations to attend the Agent’s Forum were sent out to those agents who have regularly submitted planning applications to the Council.</p> <p>Recommendation</p> <p>That the minutes of the Forum be sent out to Barton Wilmore.</p>
SSCI	45	3	40	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	5.4	Objection	The use of e-mail has not been addressed in this section.	<p>The Council considers that notification via letter ensures that all consultees can be made aware of the publication of documents irrespective of whether they have email access. If a particular consultee wishes to be contacted solely by email then this can be arranged.</p> <p>Recommendation</p> <p>No change</p>

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SSCI	45	4	41	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	6.5	Objection	The intention of notifying consultees about how representations are to be dealt with is too open-ended and vague.	<p>Paragraph 6.5 of the SCI reflects the requirements of the Regulations. These do not specify a time period within which representations have to be made available. In addition the Regulations only require representations to be placed on a website where this is practicable. Clearly it will depend on the number and complexity of representations received and available resources at a particular time.</p> <p>Recommendation</p> <p>No change</p>
SSCI	45	5	42	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	6.10	Objection	The intention of notifying consultees about how representations are to be dealt with is too open-ended and vague.	<p>Paragraph 6.10 of the SCI reflects the requirements of the Regulations. These do not specify a time period within which representations have to be made available. In addition the Regulations only require representations to be placed on a website where this is practicable. Clearly it will depend on the number and complexity of representations received and available resources at a particular time.</p> <p>Recommendation</p> <p>No change</p>

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SSCI	45	6	43	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	6.18	Objection	The intention of notifying consultees about how representations are to be dealt with is too open-ended and vague.	<p>Paragraph 6.18 of the SCI reflects the requirements of the Regulations. These do not specify a time period within which representations have to be made available. In addition the Regulations only require a summary of the main issues raised in any representations to be prepared and published. Clearly it will depend on the number and complexity of representations received and available resources at a particular time.</p> <p>Recommendation</p> <p>No change</p>
SSCI	45	7	44	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	6	Objection	The SCI does not refer to the Annual Monitoring Report that each local planning authority is required to publish at the end of each calendar year. The SCI should indicate that the Council will publish the Annual Monitoring Report free of charge on the Council’s website in order to promote informed community involvement.	<p>The Local Development Scheme makes reference to the Annual Monitoring Report and indicates that it will be published on the website. As this is a factual document no consultation will be carried out. It is therefore unnecessary to make reference to it in the SCI.</p> <p>Recommendation</p> <p>No change</p>

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SSCI	45	8	45	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	9.7	Objection	There is no reference to the scope for creating an online planning register to enable planning applications and decisions to be viewed.	<p>The system to make the online planning applications maps live for the public should be completed by early July 2005.</p> <p>Recommendation</p> <p>No change</p>

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SSCI	45	9	46	Barton Willmore Partnership on behalf of Southfields Property Co Ltd	10.4	Objection	<p>The encouragement of participating in Community Involvement Exercises prior to the submission of planning applications is generally welcomed. However, the suggested thresholds referred to Para 10.4 are considered to be very low.</p> <p>The CIE may not necessarily come to an end prior to the submission of a planning application.</p>	<p>The purpose of a CIE is to allow for an applicant to consult on proposals with the opportunity for changes to be made before they are formalised in a planning application. Consultation after an application is submitted will be carried out in accordance with the usual methods used by the Council as set out in Section 9 of the SCI.</p> <p>The thresholds set out in the SCI are considered appropriate for this rural District where, for example the development of 5 dwellings in a small village could be a significant issue for the local community. The Government's definitions of major and minor development are standard across the Country and are not considered appropriate for this rural area.</p> <p>Recommendation</p> <p>No change</p>

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SSCI	46	1	47	Yardley Gobion Parish Council	6.3	Objection	Responses to PSCI 9/1/23 & 9/1/24 – does the ‘...minimum of four weeks...’ refer to advance notice that will be given before the 6 week comment period? If yes, why has it not been included in the relevant part of Figure 2 and para 6.4?	Responses to PSCI 9/1/23 & 9/1/24 refer to the minimum consultation period that the Council considers appropriate at pre-submission consultation stage. The four weeks referred to is not the advance notice of consultation but is for the consultation period itself. In respect of the Core Strategy Issues and Options stage a period of 6 weeks has been given for consultation.	Recommendation No change		
SSCI	46	2	48	Yardley Gobion Parish Council	Figure 2	Objection	If ‘...minimum of four weeks..’ does refer to advance notice, does this also apply to para 6.7 and to the relevant part of Figure 2?	The four weeks referred to is not the advance notice of consultation but of consultation itself. In reality a period of 6 weeks has been given for each stage of the consultation process from pre-submission to submission drafts.	Recommendation No change		

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SSCI	46	3	49	Yardley Gobion Parish Council	Para 6.11	Objection	This does not include reference to the 6 week comment period shown in the arrowed box below Process Box 3a of Figure 2. If ‘...minimum of four weeks...’ does refer to advance notice, does this also apply to para 6.11 and relevant part of Figure 2?	Paragraph 6.11 of the SCI is reflected in Figure 2. The four weeks referred to is not the advance notice of consultation but of consultation itself. In reality a period of 6 weeks has been given for each stage of the consultation process from pre-submission to submission drafts. Recommendation No change
SSCI	46	4	50	Yardley Gobion Parish Council	Figure 2	comment	‘...document. And..’ – should be ‘... document and...’	Noted. This is a typographical error Recommendation: Amend Figure 2 accordingly.
SSCI	46	5	51	Yardley Gobion Parish Council	Para 6.15	comment	This refers to the fact that comments will be invited over a period between 4 and 6 weeks. This does not tally with the 6 week period shown in the arrowed box above Process Box 2 of Figure 2.	Noted. Paragraph 6.15 does not accurately reflect Figure 2. Recommendation: Amend Paragraph 6.15 to refer to a 6 week consultation period.

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SSCI	46	6	52	Yardley Gobion Parish Council	10	Objection	Response to PSCI 23/3/83 – Although it is stated that an applicant cannot be forced to carry out another CIE in the event of subsequent changes to the planning application the Planning Dept could ensure that those groups that have received a copy of a CIE are made aware if an application is changed.	Parish councils are consulted on planning applications that fall within their parish. Any changes made from a CIE will be known to councils through this process. It is therefore unnecessary to consult on changes further. Recommendation No change
SSCI	46	7	53	Yardley Gobion Parish Council	App'x D	Objection	Response to PSCI 4/4/7 – cannot see reference to Council Ward Members, Town or Parish Councils in this Appendix, or any sign of a 'tick box' – does the Summary/Response refer to Appendix E? If Appendix E is the one referred to, where is the tick box? Although Town and Parish Councils are mentioned in the first paragraph under the 'District Town and Parish Council Members' heading on Page 54, there is no mention of Town/Parish Councils in the 'Details of the Council Members you have informed' tableheading on Page 55. This table has 2 'Name of Ward' headings but no 'Name of Town/Parish Council' heading. If this table is to include reference to Town/Parish Councils, the contact should be the relevant Parish Clerk.	Appendix E in the SCI is the new Appendix D from the pre-submission draft. In response to comments made to the Pre-Submission Draft parish councils have been added to the list of those who should be made aware of development proposals. As contact with parishes is normally done via the Clerk it is not considered appropriate to list individual councillor names contacted, as is the case with district councillors. Recommendation No change

Responses To Consultation – Statement Of Community Involvement (Submission Draft)

RESPONSES TO CONSULTATION – STATEMENT OF COMMUNITY INVOLVEMENT (SUBMISSION DRAFT)								
(Note: Paragraphs referred to in this Schedule correspond with those in the Submission Draft SCI)								
Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	15	1	54	CPRE	General	comment	Thanks for the amendments included on the CPRE's behalf in the SCI document.	Noted
SSCI	9	1	55	Roade Parish Council	9.1	Support	Seeks clarification on paragraph 9.1. A developer may wish to have confidential pre-application discussions with a Parish Council about a significant application. Is the council obliged to observe that confidentiality, even though consequently it believes the matter should be placed in the public domain? Should a Parish Council refuse confidential discussions in the first instance?	If a developer and parish council wish to hold confidential discussions then that is a matter for the parties concerned. A CIE should only be carried out where it is intended that a planning application will follow and the information will therefore be placed in the public domain.
SSCI	47	1	56	Home Builders Federation	General	Objection	Point out that the SCI is longer than the recommended size of 25 pages as set out in 'Creating Local Development Frameworks – A Companion Guide to PPS12'	The SCI is longer than the recommended length of 25 pages. However it contains all of the information required from Planning Policy Statement 12 and companion guide. It is not therefore considered appropriate or possible to shorten the document significantly whilst retaining the required information. Recommendation No change

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(Note: Paragraphs referred to in this Schedule correspond with those in the Submission Draft SCI)								
Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	47	2	57	Home Builders Federation	Figure 1	Objection	Supplementary planning documents (SPD) should not introduce new policy. The Federation does not consider such an approach to be an appropriate use of SPD.	Figure 1 sets out the main features of a local development framework. It simply states that SPD is a type of local development document. The content of a SPD will be consistent with adopted statutory guidance and will not introduce new policy. Recommendation No change
SSCI	47	3	58	Home Builders Federation	4.5	support	The HBF welcomes the statement that agents, developers and landowners are a key target group that the Council wish to continue to closely liase with. The Council might also wish to consider creating a Developers Forum that could meet as and when required.	Noted. The Development Industry will be involved at the key stages of document preparation in the ways set out in the SCI. The Council has an Agents Forum, members of which reflect the development industry.

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(Note: Paragraphs referred to in this Schedule correspond with those in the Submission Draft SCI)								
Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	47	4	59	Home Builders Federation	9	Objection	With regard to the companion Guide to PPS12 the authority might wish to give further reflection to the following <i>‘...Authorities should avoid over-specifying what they will do in respect to each local development document or each type of planning application. Instead, statements should set out in broad terms how and when they will involve local communities, together with a general description of the types of involvement they intend to use.’</i>	The SCI is not prescriptive in terms of what will be done by way of consultation on every document. It sets out in broad terms the approach and possible methods of community involvement in respect of the different types of local development documents and planning applications. Recommendation No change
SSCI	47	5	60	Home Builders Federation	10.4	Objection	The HBF questions whether thresholds for the submission of statements of community involvement of as low as 5 or more dwellings, or sites of 0.1 hectares in size, are appropriate for developments within or adjoining villages with less than 3000 pop. It considers that 10 or more dwellings or sites of 0.3 hectares in size are more appropriate. It also considers that for villages with more than 3000 pop a threshold for sites of 0.3 hectares is more appropriate.	The thresholds set out in the SCI are considered appropriate for this rural District where, for example the development of 5 dwellings in a small village could be a significant issue for the local community. Recommendation No change
SSCI	47	6	61	Home Builders Federation	App’x B	comment	Welcome specific listing of the House Builders Federation. Amend to Home Builders Federation.	Noted Recommendation Amend Appendix B accordingly.

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	47	7	62	Home Builders Federation	Omission	Objection	<p>SCI does not include any detailed information on specific types of evidence gathering that the Council will be undertaking in order to provide a sound basis for its new planning documents.</p> <p>With regard to this and in order to comply with recent government guidance, HBF believes that mention needs to be made to Housing Market Assessments. The Council will need to instigate this work probably in association with some neighbouring local authorities and the Regional Assembly.</p>	<p>The purpose of the SCI is to set out how and when the Council intends to involve the community in the preparation of local development documents and in considering significant planning applications. It is not the correct document to consider specific types of evidence gathering. This will be done as the various local development documents are drafted.</p> <p>Recommendation</p> <p>No change</p>
SSCI	47	8	63	Home Builders Federation	Omission	Objection	<p>Unlike a number of other SCIs that the HBF has commented on, there is no information included in relation to the availability of resources.</p>	<p>The SCI sets out what the Council considers is possible and appropriate within South Northamptonshire. This has included an assessment of resources available within the Council. This is referred to in paragraph 1.3.</p> <p>Recommendation</p> <p>No change</p>

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(Note: Paragraphs referred to in this Schedule correspond with those in the Submission Draft SCI)								
Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	48	1	64	Cushman & Wakefield/Healy & Baker on behalf of Tesco Stores Ltd	4.5	support	Welcomes the emphasis placed on the role of developers/landowners in the local planning process.	Noted
SSCI	48	2	65	Cushman & Wakefield/Healy & Baker on behalf of Tesco Stores Ltd	9.7	Objection	More definition is needed – how does the council define ‘a generally quiet area’? What are ‘unsociable hours’?	<p>The definition of these terms will depend on the type, scale and location of the application that is being considered. It is therefore not possible to provide a more specific definition.</p> <p>Recommendation</p> <p>No change</p>

RESPONSES TO CONSULTATION – STATEMENT OF COMMUNITY INVOLVEMENT (SUBMISSION DRAFT)								
(Note: Paragraphs referred to in this Schedule correspond with those in the Submission Draft SCI)								
Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	48	3	66	Cushman & Wakefield/Healy & Baker on behalf of Tesco Stores Ltd	10.4	Objection	<p>Question why commercial development is singled out in Towcester and Brackley but not elsewhere? By contrast, all residential proposals are included, no matter where they occur. Propose 'Medium and large scale commercial development anywhere in the Council's area'.</p> <p>It is unjustified to consider commercial Development on a par with industrial development (the SCI encourages developers in either category to complete a CIE at 1.5 hectares or above). Commercial development is far less injurious to amenity and therefore commercial development should be encouraged to carry out a CIE only at some site area limit higher than the 1.5 hectare industrial limit.</p> <p>How was the threshold of 1.5 hectares arrived at in any case? Could the SCI explicitly state its sources for figures like this?</p>	<p>Commercial development is not singled out for just Brackley and Towcester. Thresholds for 'non-residential' development are proposed for sites of 0.1 ha. and above in villages of less than 3000 population, 0.2 ha. and above in villages of more than 3000 population and in open countryside locations.</p> <p>Both industrial and commercial development is considered to be significant in South Northamptonshire given the predominantly rural nature of the District. For the purposes of the SCI where it is not intended to provide onerous and complex detail on thresholds for different types of uses this broad categorisation is considered appropriate.</p> <p>The 1.5 hectare figure was chosen to try and provide a threshold that was relatively comparable with that provided for residential developments that is based on the land take for 35 dwellings per hectare. The threshold of 50 dwellings is assumed to need a land take of approximately 1.5 hectares.</p> <p>Recommendation No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	49	1	67	Brown & Co	4.8	support	Consultation must take place with all members of the public.	Noted
SSCI	49	2	68	Brown & Co	5	support	Should ensure that all agents and developers listed are consulted at every step of the LDF process.	noted
SSCI	49	3	69	Brown & Co	6.3	Objection	The extent of the involvement will be extended to include agents/developers and others who will have a key role in the LDF.	Paragraph 6.3 refers to key stakeholders. These could include developers and agents depending on the topic under discussion. Recommendation No change
SSCI	49	4	70	Brown & Co	6.4 – 6.10	Objection	General approval to consultation but need to ensure wider participation should be encouraged and in particular consultations/involvements with developers/agents at all stages would be appropriate. A mailing list to include developers/agents for all stages should be formulated.	Developers and agents will be included at all stages of the preparation of local development documents set out in paragraphs 6.4 – 6.10. Appendix C sets out a list of developers and agents. Recommendation No change
SSCI	49	5	71	Brown & Co	Par 9.1	support	Support but need to make sure resources are in place within the Council to ensure delivery.	Noted

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(Note: Paragraphs referred to in this Schedule correspond with those in the Submission Draft SCI)								
Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	49	6	72	Brown & Co	10	Objection	<p>This is a cumbersome and an expensive process that will put further burdens on the Council and developers/others. We feel the word '<i>SHOULD</i>' in 10.4 should be removed and it should be stated that this is at the applicant's discretion.</p> <p>If it is to be made mandatory then the levels at which the CIE is needed should be reconsidered to cut red tape and to secure timely delivery etc.</p> <p>If the form is to be used then it must be more prescriptive to help applicants identify those areas which must be identified and covered and in particular there should be guidance/statements on the ways that should be used for informing the Council relative to different development proposals.</p>	<p>It is clear from paragraph 10.1 of the SCI that carrying out a Community Involvement exercise is not a mandatory requirement but is something that the Council considers would be beneficial. The word 'should' in the title of Section reflects this view and is not establishing requirements or obligations on developers.</p> <p>Paragraph 10.6 indicates that the Form set out in Appendix E is designed to assist the completion of a CIE and that applicants are encouraged to use it. It is not therefore suggested that it must be used. The Form does try to set out potential effects of a development proposal and possible methods of community involvement. However it cannot be prescriptive as different types and scales of proposals are likely to require different consideration.</p> <p>Recommendation</p> <p>No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	49	6	72	Brown & Co	10 (cont)	Objection	<p>10.1 and 10.4 are to an extent contradictory in that one states it is not a mandatory requirement and that <i>“the Council sincerely believes the genuine engagement with the surrounding community before.....can be beneficial for all those involved.”</i></p> <p>10.4 then states for levels at which the CIE should be completed. Generally more discretion is needed when many of the issues covered will have dealt with at the development plan formation stage and when the wider community will have been consulted over the specific site issued. We feel that this is to a large extent replicating work that would have already been undertaken and it is therefore unnecessary and very costly.</p>	<p>Paragraphs 10.1 to 10.4 explains what a CIE involves and the benefits of carrying out such an exercise. As a guide to applicants and the community alike it sets out the thresholds over which a CIE could be a valuable part of the process. Despite all the Council’s efforts in engaging the community at the policy formulation stage it remains the case that many members of the local community only tend to become interested in the planning process at application stage. In addition there is much more detail available at application stage than at the development plan formulation stage that will be of interest to a local community. It is not therefore considered unnecessary to carry out a CIE nor is it considered to be a replication of earlier work.</p> <p>Recommendation</p> <p>No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	50	1	73	Entec UK Ltd on behalf of Westbury Homes (Holdings) Ltd	2	support	<p>The inclusion of Section 2 is welcomed as this clearly sets out what LDFs are and which documents make up the LDF.</p> <p>Westbury is supportive of those consultees included in the list from the development industry to be involved in the plan making process and it particularly supports the inclusion of Westbury and Entec on this list.</p> <p>Westbury considers that the methods of consultation are appropriate.</p>	Noted
SSCI	50	2	74	Entec UK Ltd on behalf of Westbury Homes (Holdings) Ltd	10.4	Objection	<p>it is considered that it is not necessary to define thresholds – this is overly prescriptive especially as carrying out a CIE is not mandatory. It is important that the level of consultation undertaken on planning applications is appropriate to the scale of proposed development.</p>	<p>The thresholds set out in the SCI are considered appropriate for this rural District where, for example the development of 5 dwellings in a small village could be a significant issue for the local community.</p> <p>Recommendation</p> <p>No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	1	75	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	1.6	Objection	This is a poorly worded and negative paragraph at the end of the introduction to the SCI, which begins by automatically assuming that there will be dissatisfaction with the final content of future planning documents and effectively states that where there are difficult decisions these will be made by the Council. A more positive, encouraging and inspirational approach to community involvement would be welcome, with a commitment to engaging the local community and all stakeholders in all stages in the planning process to ensure a transparent, fair and efficient system. The paragraph should be re-worded.	It is important that the community are not given false hopes and expectations as a result of increased and more effective involvement in the development plan process. Although the aim is consensus it is clear that not all members of the community will be satisfied with the outcome of the process and that some difficult and balanced decisions will need to be taken. It is considered that paragraph 1.6 reflects this and the need for a fair, transparent and efficient process to be carried out. Recommendation No change
SSCI	51	2	76	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	2.2 and Fig 1	Objection	Neither the text in paragraph 2.2 nor Figure 1 make clear that any Supplementary Planning Documents (SPD) will be subservient to policies set out in the Development Plan Documents. (DPD). The relationship between DPDs and SPDs should be clarified.	Paragraph 3.6 of the SCI states that SPDs will not form part of the development plan. Recommendation No change

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	3	77	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	2.3	comment	The reference to 'Appendix' in the last sentence should state 'Appendix A'.	Noted. This is a typographical error Recommendation: Amend paragraph 2.3 accordingly.
SSCI	51	4	78	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	2.4	Objection	The name and date of the Regulations referred to in paragraph 2.4 should be set out in full.	Agreed. This would clarify the SCI. Recommendation: Amend paragraph 2.4 accordingly.
SSCI	51	5	79	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	2.5	Objection	The first sentence should be re-worded to state "...and involves local people <u>and stakeholders</u>continually involved in <u>all the stages of a document's- preparation.</u> " The third sentence should be re-worded to state: "it is important to involve the community <u>and all stakeholders</u> at the early stage ..."	Agreed. This would clarify the intention of the SCI. Recommendation: Amend paragraph 2.5 accordingly.
SSCI	51	6	80	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	2.6	Objection	The reference to 'certain' consultation methods used should be qualified and explained in more detail, or reference made to later sections of the SCI.	The consultation methods considered appropriate are set out in section 5 of the SCI. Recommendation: No change

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SSCI	51	7	81	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	3.2	Objection	Whilst we support the principle of joint working with NBC and DDC for the preparation of part of the core strategy, further detail should be provided as to the nature and operation of the joint working arrangements.	The SCI is not considered to be the appropriate document to set out the nature and joint working arrangements within this area. More information on this is in the Local Development Scheme. Recommendation: No change
SSCI	51	8	82	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	3.3	Objection	Further clarification should be provided on how the definition and boundaries of the village confines will be set out. Will they be set out as text descriptions or will they be shown graphically on an OS base plan?	The SCI is not considered to be the appropriate document to set out how individual local development documents will be set out. Recommendation: No change
SSCI	51	9	83	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	3.4	Objection	Again, clarification is sought on how the site specific allocations will be identified. Will boundaries be drawn onto an annotated OS plan with accompanying supporting texts?	The SCI is not considered to be the appropriate document to set out how individual local development documents will be set out. Recommendation: No change

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	10	84	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	3.6	Objection	Re-word ' This will set out <u>These will set out</u> policy guidance...' Refer to comments on para 2.2. It would be helpful for the Council to indicate the number and topics of SPDs likely to be prepared.	<p>Agreed to the suggested re-wording of the first sentence.</p> <p>The SCI is not considered to be the appropriate document to set out the number and topics of SPDs likely to be prepared. More information on this is in the Local Development Scheme.</p> <p>Recommendation:</p> <p>Amend first sentence as suggested.</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	11	85	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	3.7 – 3.10	Objection	<p>The section on consultation already carried out is wordy and vague. It should make clear the exact titles and dates of the 3 documents already published and state the period of public consultation in each case – for example, the reference to Summer 2004 in paragraph 3.10 is vague.</p> <p>We are concerned that all 3 of these consultation exercises took place prior to the publication of the Milton Keynes and South Midlands Sub Regional Strategy in March 2005.</p> <p>In paragraph 3.9 reference is made to 900 letters to individuals and organisations who ‘have expressed an interest in the preparation of the new plan’. What about those who have only recently expressed an interest after the publication of the issues report? This paragraph should be re-worded for clarification to state ‘...letters to those who had expressed an interest at that time.’ In order to recognise (if this is the case) that the Council has a growing database of people who have requested to be kept informed. Further, the Council should make clear that it welcomes requests from all people and stakeholders to be added to a database.</p>	<p>Paragraphs 3.7 to 3.10 simply set out an overview of the consultation that has already taken place. It is considered unnecessary to provide the specific dates of these consultation periods.</p> <p>The Council considers that it is important to continue work on the preparation of new development plan documents even if other policy guidance is emerging. The ‘new’ Regional Spatial Strategy’ that was published in March has been taken account of in the Core Strategy Issues and Options Report that was published in June 2005.</p> <p>Paragraph 4.3 of the SCI states that the mailing list will be amended as new groups or individuals with an interest in the future planning of the District are identified.</p> <p>Recommendation:</p> <p>No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	12	86	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	4.1	Objection	The reference to ‘Business Groups’ should state ‘Business groups and Organisations’. Also ‘Utilities and Service Providers’ should be added to the list as a main group to be involved in the preparation of LDDs.	Utility and Service providers are consulted on local development documents and appear on the appropriate mailing list. Business Groups includes all business interests. Recommendation: No change
SSCI	51	13	87	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	4.2	Objection	Request that Taylor Woodrow are added to the list In Appendix C and that the Midland Office of Barton Willmore is on the list in addition to any other offices.	Noted Recommendation: Add Taylor Woodrow and the Midland Office of Barton Willmore to Appendix C
SSCI	51	14	88	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	4.3	support	Welcome the Council’s commitment to amending the lists as new groups or individuals with an interest are identified.	Noted

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	15	89	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	4.5	Objection	Welcome the acknowledgement given to the important role of agents, developers and land owners and would request that we be able to join the Agents Forum.	<p>Invitations to attend the Agent’s Forum were sent out to those agents who have regularly submitted planning applications to the Council.</p> <p>Recommendation</p> <p>That the minutes of the Forum be sent out to Barton Wilmore.</p>
SSCI	51	16	90	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	4.11	Objection	Word missing?	<p>Noted</p> <p>Recommendation:</p> <p>Re-write the start of the final sentence of paragraph 4.11 as follows:</p> <p>‘ Councillors are democratically accountable and have....’</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation		
SSCI	51	17	91	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	4.15	Objection	First sentence – poor grammar. Re-write for clarification.	<p>Noted</p> <p>Recommendation:</p> <p>Re-write the first sentence of paragraph 4.15 as follows:</p> <p>‘ Each main stage of an LDDs preparation process will be discussed and decisions made by the Council’s Cabinet or Full Council meeting.’</p>		
SSCI	51	18	92	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	5.3	Objection	Welcome proposal to circulate papers to key identified groups, however, it would be helpful to know which ones will receive hard copies of draft LDDs and which ones will receive letters – this underlines the importance of maintaining an up to date and extensive database of consultees.	<p>There is no fixed approach to who would be sent hard copies of particular documents. This would depend on the content of a particular document. However in general terms the Council will not send out hard copies to all those on its mailing list but such copies will be available on request.</p> <p>Recommendation:</p> <p>No change</p>		

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SSCI	51	19	93	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	5.4 & 5.5	Objection	<p>Welcome the proposal to make information available on the website but concern is raised about the timescale that it often takes to update relevant pages on the internet. The reference to publishing information ‘relatively quickly’ is vague. Would welcome a more positive proposal or commitment.</p> <p>Concerned at the Council’s very narrow view of the use and potential of the internet as a medium of consultation. The section in the SCI on ‘Using the Internet’ should be fully re-considered and re-written in consultation with the Council’s Web Service providers and those of the County Council.</p>	<p>Paragraph 5.5 of the SCI sets out the relative advantages and disadvantages of using the internet as a medium for consultation. The phrase ‘relatively quickly’ is therefore a general statement and is not part of this Council’s proposed methods of community engagement. However the Council considers that it would be unwise to be more precise on this issue. The authors of local development documents are currently reliant on other parts of the Council to place information on the website and there will inevitably be times when the site is down for maintenance.</p> <p>The Council continues to develop the use of the Internet as a planning tool in line with Government policy. It is expected that as time goes on there will be greater opportunity for greater interactive use of this medium. However the SCI has been drafted based on the current situation.</p> <p>Recommendation:</p> <p>No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	20	94	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	Para 5.7	Objection	Newsletters and the SNC Review should be sent to all businesses as well as residents.	<p>The Review is sent to all households within the District as well as shops and most businesses. However there is currently no delivery to industrial parks or warehouse complexes. However it is likely that at least some of the people who work in these locations will also be resident within the District and so will be aware of information provided within the Review.</p> <p>Recommendation:</p> <p>No change</p>
SSCI	51	21	95	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	Para 5.9	Objection	Welcome proposal to hold public meetings but it should be made clear that where appropriate businesses including agents and developers will be invited to attend such meetings. Meetings should be held in fully accessible public buildings at a range of times. The final sentence is confusing and should be re-worded.	<p>The Council considers that public meetings are, by definition, open to the public and anybody who wishes to attend. This is a difference between these and for example, stakeholder events that tend to be by invitation. Public meetings will be held at times and in buildings considered most convenient to ensure as many people as possible could attend.</p> <p>Recommendation:</p> <p>No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation		
SSCI	51	22	96	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	Para 5.10	Objection	The Council should hold such exhibitions over several days including weekends, weekdays and evenings. Forms should be available for people to complete and a head count should take place to evaluate effectiveness.	Exhibitions will be held at times and in buildings considered most convenient to ensure as many people as possible could attend. Recommendation: No change		
SSCI	51	23	97	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	5.11	Objection	Council appears to have a very negative view of how forums operate – organisation and management is the key to effective operation of such gatherings. It is important to ensure all parties are represented at such meetings including developers or their agents.	Paragraph 5.11 of the SCI sets out the relative advantages and disadvantages of workshops/ seminars and focus groups as a medium for consultation. Taken together with the other paragraphs in this section it demonstrates that as there are potentially advantages and disadvantages to any form of consultation, the most effective way to consult is by using a range of methods. This is set out in paragraph 5.13 of the SCI. Recommendation: No change		

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SSCI	51	24	98	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	6.3	Objection	Note that the Council will involve key stakeholders. Would welcome inclusion in this early consultation exercise.	Noted. Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd is on the consultation list. Recommendation: No change
SSCI	51	25	99	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	6.8	Objection	Request confirmation that we are on the list to be notified on the publication of documents.	Noted. Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd is on the consultation list. Recommendation: No change

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SSCI	51	26	100	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	6.12	Objection	Request confirmation that we are on the list to be notified on the publication of consultation on Site Allocation DPDs.	Noted. Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd is on the consultation list. Recommendation: No change
SSCI	51	27	101	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	6.14	Objection	An indication of the timescale of the public examination would be helpful.	This information is contained in the Local Development Scheme. Recommendation: No change
SSCI	51	28	102	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	9.13	Objection	Council should ensure that a copy of the 'Weekly list of applications received' is posted on the website.	The list of planning applications received is posted on the website. Recommendation: No change

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	29	103	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	9.23	Objection	A further sentence should be added to this paragraph to state that copies of all letters received that comment on an application will be sent to the applicant in order to provide the opportunity for the applicant to respond in full to the comments made.	The Council is not required to carry out this proposal. All comments made on an application are placed on the file and made available for public inspection. It is considered to expensive and time consuming for copies to be made and sent out to applicants. It may also result in delays in determining the application. Recommendation: No change
SSCI	51	30	104	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	9.32	Objection	The reference to appeals needing to be made within 3 months of a decision should be amended to state 'within 6 months' following a review of this time limit by the ODPM in January 2005.	Noted Recommendation: That paragraph 9.32 be amended to state 'within 6 months'
SSCI	51	31	105	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	10	Objection	Fails to refer to the Council's willingness to enter into pre-application discussions with developers. A new section on 'Pre-application Discussions with the Council' should be added to section 10.	Section 10 of the SCI sets out what the Council would encourage applicants to undertake as part of its own community involvement. For its own part, the Council is supportive of pre-application discussions with applicants. Recommendation: No change

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SSCI	51	32	106	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	10.4	Objection	The status of the thresholds set out in the table is unclear. It should be made clear that these are recommendations only to be used as a guide.	It is clear from paragraph 10.1 of the SCI that carrying out a Community Involvement exercise is not a mandatory requirement but is something that the Council considers would be beneficial. Recommendation: No change
SSCI	51	33	107	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	10.5	Objection	Similarly the nature and procedure for undertaking a CIE is a matter for each individual proposal and the 4 stages identified should only be a guide.	It is clear from paragraph 10.1 of the SCI that carrying out a Community Involvement exercise is not a mandatory requirement but is something that the Council considers would be beneficial. Recommendation: No change

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SSCI	51	34	108	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	10.6	Objection	The form referred to in Appendix E is helpful but should only be a guide for developers.	Paragraph 10.6 indicates that the Form set out in Appendix E is designed to assist the completion of a CIE and that applicants are encouraged to use it. It is not therefore suggested that it must be used. Recommendation: No change
SSCI	51	35	109	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	11.1	Support	Welcomes the proposal to evaluate effectiveness of each stage of consultation and consider the scope to improve on consultation methods and techniques.	Noted

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	51	36	110	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	App'x A Glossary	Objection	Appendix A omits a definition for RSS.	Noted Recommendation: Add to Appendix A The Regional Spatial Strategy for the East Midlands (RSS8) was published on 17 March 2005. The purpose of the document is to provide a clear, agreed, long-term spatial vision for the region up to 2021. It replaces the Regional Planning Guidance for the region that was published in January 2002.
SSCI	51	37	111	Barton Willmore Planning on behalf of Taylor Woodrow Dev Ltd	App'x C	Objection	Requests that Taylor Woodrow is added to the list of developers and agents that the Council will consult on LDDs.	Noted. Recommendation: Taylor Woodrow Developments Ltd be added to the list in Appendix C.

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	37	1	112	GOEM	6.7 – 6.10	Objection	<p>Regulation 28 states that the following documents should be submitted to the Secretary of State alongside the Development Plan Documents:</p> <ul style="list-style-type: none"> • The Sustainability Report • Statement setting out which bodies have been consulted, how they were consulted, a summary of the main issues raised and how the issues have been addressed. • Statement setting out the number of representations made, a summary of the main issues and how these issues have been addressed. • Any supporting documents that the authority feels necessary. <p>It is not clear what info will be submitted alongside the DPD in these paragraphs.</p>	<p>Noted</p> <p>Recommendation:</p> <p>Add the following text into paragraph 6.8:</p> <p>The following documents will be published alongside the development plan document:</p> <ul style="list-style-type: none"> • The Sustainability Report • A Statement setting out which bodies have been consulted, how they were consulted, a summary of the main issues raised and how the issues have been addressed. • A Statement setting out the number of representations made, a summary of the main issues and how these issues have been addressed. • Any supporting documents that the authority feels necessary.

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	37	2	113	GOEM	6.11 – 6.13	Objection	<p>Regulation 32 regarding the handling of site allocation representations requires that the planning authority publish on their website:-</p> <ul style="list-style-type: none"> • Where practicable, the site allocation representation • The period within which representations on the site allocation representation must be made • The address and person to whom written and electronic representation must be made • A statement of the fact that the site allocation representation is available for inspection and the places and times at which it can be inspected. 	<p>Noted.</p> <p>Recommendation:</p> <p>Re-write paragraph 6.13 as follows:</p> <p>The Council will publish the following on its website:</p> <ul style="list-style-type: none"> • Where practicable, the site allocation representation • The period within which representations on the site allocation representation must be made • The address and person to whom written and electronic representation must be made • A statement of the fact that the site allocation representation is available for inspection and the places and times at which it can be inspected. <p>A notice will be placed in the local press setting out the fact that the document is available for inspection and the places and times at which it can be inspected. A summary of the main issues raised at this stage will be published.</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	37	3	114	GOEM	6.14	Objection	<p>Regulation 36 states that as soon as reasonably practicable after the local planning authority adopt a DPD they must:</p> <ul style="list-style-type: none"> • Make the DPD, adoption statement and sustainability report available for inspection • Publish the adoption statement on their website • give notice by local advertisement of the adoption statement and the fact that the DPD is available for inspection • send the adoption statement to any person who asked to be notified of the adoption of the DPD • send the adoption statement to the Secretary of State. 	<p>Noted</p> <p>Recommendation:</p> <p>Add a new paragraph after 6.14 as follows:</p> <p>ADOPTION OF A DEVELOPMENT PLAN DOCUMENT</p> <p>In accordance with Regulation 36, as soon as reasonably practicable after the Council has adopted a DPD it will:</p> <ul style="list-style-type: none"> • Make the DPD, adoption statement and sustainability report available for inspection • publish the adoption statement on their website • give notice by local advertisement of the adoption statement and the fact that the DPD is available for inspection • send the adoption statement to any person who asked to be notified of the adoption of the DPD • send the adoption statement to the Secretary of State.

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	37	4	115	GOEM	5	Objection	PPS12 states that it may be appropriate to explain how involvement will be undertaken for different subjects or issues e.g. housing. May wish to consider including a paragraph during Section 5 outlining how the authority will consult on different subjects or issues.	<p>The Council considers that SCI sets out the different types of consultation methods that it will use as part of the preparation of local development documents. For example the use of stakeholder meetings and existing networks can be targeted depending on the issue that is being discussed. It is not considered necessary to include any further information.</p> <p>Recommendation:</p> <p>No change</p>
SSCI	37	5	116	GOEM	Part B	Objection	Checklist 7a in 'Creating LDFs' requires that authorities identify which types of community involvement are appropriate for planning applications and at which stage of application process ie: pre-application, application and post application. The Council may wish to consider including a table in Section B outlining the types of community involvement you envisage taking place at each stage in the planning process. This could be based on Table 7.3 in 'Creating LDFs'.	<p>Section 5 of the SCI sets out the potential methods of consultation that the Council will use during the preparation of local development documents. This generally reflects Table 7.3 of 'Creating LDFs'. Sections 9 and 10 set out the methods of community engagement for planning applications.</p> <p>It is not considered necessary to include any further information.</p> <p>Recommendation:</p> <p>No change</p>

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SSCI	37	5	117	GOEM	App'x B	comment	May wish to include the countywide Council for Voluntary Services Northamptonshire and the Northamptonshire Voluntary and Community Sector Alliance on the consultation list	Noted Recommendation: Add these to Appendix B
SSCI	37	5	118	GOEM	App'x B	Comment	May wish to include the Tenants Forum and Local Strategic Partnership to the consultation list	Noted Recommendation: Add these to Appendix B
SSCI	37	5	119	GOEM	6.8 & 6.16	Comment	May wish to add 'documents can be provided in other languages' if required to Paragraphs 6.8 and 6.16.	Noted. Recommendation: Add this to these paragraphs.
SSCI	37	5	120	GOEM	4.8	Comment	Suggest deletion of the phrase 'try to' in paragraph 4.8	Noted. Recommendation: Delete 'try to' from paragraph 4.8.

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	37	5	121	GOEM	General	Comment	'Creating LDFs' requires that SCI documents should be no longer than 25 pages long.	<p>The Council considers that the SCI is a comprehensive document that sets out both the Government requirements for community involvement as well as its own specific proposals. Wherever possible tables and figures have been used to allow for a greater understanding of the process.</p> <p>Recommendation:</p> <p>No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	37	5	122	GOEM	General	Comment	The Council may wish to outline how it intends to conform with the requirements set out in the local COMPACT Agreement.	<p>Noted</p> <p>Recommendation:</p> <p>Add a new paragraph after 5.12</p> <p>The Council has entered a COMPACT agreement with voluntary and community groups and other public bodies within Northamptonshire. The Northamptonshire COMPACT sets out the principles by which it is expected that organisations will work alongside each other. It is increasingly important for the voluntary and community sector that these relationships are based on respect and trust, built through mutual understanding. The Compact sets down the framework for positive, equal relationships. The Council will seek to use this agreement as a way of improving the involvement of the voluntary sector in the preparation of the LDF.</p>

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SSCI	52	1	123	Malcolm Judd & Partners on behalf of National Grid Transco	Gen	Comment	Would prefer to be involved at the outset of establishing a policy that can be used by the authority to guide development concerning overhead lines, substations and underground cables.	<p>Noted.</p> <p>Consultation will take place at all stages of the process. Any suggested policy wording will be considered when the appropriate document is drafted.</p> <p>Recommendation:</p> <p>No change</p>

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Ref				Respondent	Issue	Object/ comment / support	Summary	Response and Recommendation
SSCI	L22	1	123	JB Planning Associates	10.4	Objection	<p>There is a lack of transparency and the table pre-empts the preparation of any LDD documents, referring to medium and large scale residential development in or adjoining Towcester and Brackley only.</p> <p>The table appears to pre-empt any conclusions that may be drawn by the joint member steering group and part joint core strategy and development plan documents referred to in paragraph 4.13 of the SCI.</p> <p>There needs to be an acknowledgement of part of the district with the edge of Northampton, the Northampton Implementation Area.</p> <p>The table should be amended so that reference to Towcester and Brackley is deleted.</p> <p>Alternatively deletion of the words 'elsewhere in the open countryside' from the 7th row of the left hand column.</p>	<p>This objection was received after the stated statutory closing date for representations.</p> <p>Recommendation:</p> <p>That this objection is not considered and the Inspector be asked not to consider it at the Examination.</p>