

Energy Park Vision			
No.	Recommendation	Response	Location in Masterplan
1.	The addition of wording within the principles to ensure the development respects and is complementary to the character of the surrounding area (bullet point 11 may be a suitable place to make this amendment)	The following text has been added on page 6 under the development principles: <i>'Respects and complements the character of the surrounding area'</i>	Page 6
2.	The addition of wording to the Vision or Principles to include reference to local knowledge, expertise and research and development to ensure a closer link with the requirements of JCS Policy 26 (bullet point 7 may be a suitable place)	The following reference has been added to both page 6 and page 8: <i>'Local knowledge, expertise and research and development to ensure a closer link with the requirements of JCS Policy 26'</i>	Pages 6 & 8
3.	The addition of wording to the vision to make reference to responding to climate change. This could potentially be added to the second sentence of the Vision.	The vision has been amended to make reference to responding to climate change.	Page 6
4.	The addition of the wording proposed by Historic England, to include reference to <i>'heritage assets and their settings'</i>	The following wording has been added to relevant masterplan chapters which discuss heritage assets: <i>'Heritage assets and their settings'</i>	Pages 31 & 41

5.	The removal of the worlds 'potential for' in relation to hydroponics in the Key Principles of the Energy Park.	The word 'potential' has been removed from the Vision Graphic in the Key Principles of the Energy Park.	Page 6
6.	Replacement of reference to 'pleasant' (landscape setting) with 'sympathetic'	The reference to a 'pleasant' landscape setting has been replaced with 'sympathetic'	Page 6
7.	It is recommended that the documents suggested for inclusion by the EA are reviewed and referenced in the MP where appropriate.	Reference to the River Ise Partnership and the Arc Environment Principles has been added to Section 12, page 21.	Page 21

Environment and Biodiversity

No.	Recommendation	Response	Location in Masterplan
8.	Inclusion of existing green corridors (and their connections to the wider GI network) in Figure 8 (including updated Key).	Figure 8 'Green Infrastructure Strategy' has been amended to reflect these comments.	Page 16
9.	Undertaking a Natural Capital Assessment of the site, as per feedback from the Wildlife Trust to better gauge the wider impacts and opportunities of the proposals.	A NCA will be undertaken to support the outline application. Clarification has been added to Section 21, under key requirements to clarify this.	Page 34
10.	Review of Green Infrastructure best practice tools and guidance as advised by Natural England to ensure what	The Green Infrastructure best practice tool and guidance has been reviewed while undertaking work on the	N/A

	is delivered on site is multi-functional, connected and strategically planned.	Masterplan. This ensures that the deliverables on site are multi-functional, connected and strategically planned.	
11.	A caveat regarding the height of buildings shown to ensure this is influenced by detailed landscape assessment.	Proposed maximum heights of employment units have been reduced to 25m.	Pages 29 & 31
12.	Inclusion of references to further work which will be undertaken to inform any future planning applications at the site.	Section 21 of the Masterplan outlines the key requirements and further work to be undertaken as part of any future application.	Page 34.
13.	Publication of GIS which underpins this section of the Masterplan.	GIS Shapefiles will be provided to relevant stakeholders as part of pre application discussion.	To follow
14.	Inclusion of appropriate references to the 'Shared Regional Principles for protecting, restoring and enhancing the environment in the Oxford-Cambridge Arc' as per feedback from the EA.	Reference to the Shared Regional Principles has been added to Section 12, page 21.	Page 21

Biodiversity Net Gain

No.	Recommendation	Comments	Location in Masterplan
15.	The inclusion of a diagram in the biodiversity section showing the location of the BNG receptor site, lapwing habitat area and GI corridors to show the extent of the biodiversity strategy more clearly.	A revised Green Infrastructure Strategy has been produced to incorporate the BNG Receptor Site, Lapwing Habitat Areas and GI Corridors to help highlight the extent of the biodiversity strategy.	Page 16

16.	The inclusion of a commitment to a higher % of BNG, potentially through an aspirational target.	Page 26 of the MP has been amended to state that 'the masterplan area to achieve a minimum net gain of 10%, with a target to reach 15%.	Page 26
17.	The inclusion of reference to Shared regional principles for protecting, restoring, and enhancing the environment in the Oxford-Cambridge Arc' and landfill constraints as suggested by the EA.	Reference to the Shared Regional Principles has been added to Section 12, page 21.	Page 21.
18.	Confirmation that the landscape strategy is designed to cater for Barbastelle Bats as suggested by the Wildlife Trust. Make amendments to this if not.	Page 18 states the following ' <i>To retain and improve on existing opportunities for Barbastelle bats (in addition to other bat species), broad corridors supporting extensive tree, scrub and hedgerow planting will be provided, delivering strong vegetated features which represent better foraging and commuting opportunities compared to the existing situation</i> '.	Page 18.
19.	Check the potential to increase the area afforded for the purpose of Lapwing habitat, including the potential to include additional scrub and tree cover as per the suggestions made by Natural England and the Wildlife Trust.	<p>Area of Lapwing habitat proposed accords with Natural England's original pre-app recommendation of ideal parcel size being 3ha to 5ha – indeed NE refer to research which indicates Lapwing rarely use a site less than 3ha or <u>more than 10ha</u> (response attached). Provision of scrub and tree cover in the Lapwing mitigation area conflicts with the requirement to provide open and clear sight lines again as noted by NE – however elsewhere within the site, providing scrub and tree cover will benefit in providing corridors for other species notably Barbastelle bats.</p> <p>It is therefore considered that increasing the lapwing area is not considered necessary.</p>	N/A

20.	Recognition of the potential presence of Great Crested Newts on or in the vicinity of the site and ensure Natural England standing advice is adhered to within the appropriate evidence base documentation and/or the Masterplan itself (whichever is considered most appropriate).	Section 10 of the Masterplan recognises the presence of Great Crested Newts on site. This section further confirms that more opportunities for these species will be provided on site.	Page 18
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Drainage Strategy

No.	Recommendation	Comments	Location in Masterplan
21.	Inclusion of reference to the location of the area of the site which extends to Flood Zone 3 and inclusion of the approach to foul flows within the drainage strategy, as requested by the EA.	Reference to the area of the site which extends to Flood Zone 3 and details of foul flows within the drainage strategy has been incorporated into Section 12.	Page 21.
22.	Inclusion of additional text on source control and site control plus associated imagery as suggested by Place Services (and the NNC Flood and Water Team).	Reference to source control and site control has been added into Section 12.	Page 21.

Jobs & Economy – Proposed Mixed Uses

No.	Recommendation	Comments	Location in Masterplan
23.	Include reference to local knowledge, expertise and research and development the wording of the Vision or the 11 Principles that underpin the Vision as contained in Section 2.	Reference to local knowledge, expertise and research and development has been added onto page 6 under the development's principles.	Page 6
24.	Review inclusion of 'logistics & distribution operations' within the Energy Uses criteria.	The mix of proposed uses at the site has been amended to a 50/50 split between B2 / B8. However, there is still a strong demand for logistics which require high power.	Page 24
25.	Have further discussions with promoters about the scale and mix of uses at the site.	The floor space has been reduced and now includes a greater mix of uses such and a lower proportion of B8.	Page 24

Scale of Proposed Uses

No.	Recommendation	Response	Location in Masterplan
26.	Discuss the extent of buildings in terms of scale (floorspace and height)	Building heights have been reduced to 25m. Clarification has been added to relevant sections of the MP to reflect this amendment.	Pages 24 – 26 and 29

27.	Confirmation from Historic England and Place Services that the evidence base underpinning development of the Masterplan, and inter alia, the Masterplan itself, is technically robust in respect of identification and mitigation of the impacts of the Energy Park proposals upon Heritage assets. This includes confirmation that the guidance documents provided by Historic England at paragraph 12.4 have been used accordingly in doing so.	Further pre-application meetings are currently being organised with Historic England and Place Services to review the amended MP and discuss whether the proposed mitigation towards heritage assets and their settings are successfully mitigated to their standards.	N/A
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Employment Uses Energy Criteria

No.	Recommendation	Response	Location in Masterplan
28.	Amendment of the Energy Uses Energy criteria to address the potential implications which exist through the current draft version;	The Energy Criteria has been amended; all 3 criteria now need to be adhered to.	Page 27
29.	Greater clarity on what constitutes a high energy user (both at Section 16 and elsewhere in the Masterplan);	A high energy user is one that is above the standard benchmark of 50 kva per annum.	Page 6
30.	Firming up on the 50% energy demand requirement relating to business use of on-site renewables (with a view to increasing this %).	Clarification has been added to Section 16, page 27. As discussed previously due to the intermittent nature of renewable energy a higher % cannot be committed to. The ambition is that up to 100% of those operational needs will be provided by the energy on site.	Page 27-28

Skills Shortage and Training Opportunities

No.	Recommendation	Comments	Location in Masterplan
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31.	Further clarity on what the Future Technology Centre may entail following discussions with Cranfield University.	<p>The following statement has been included on page 25.</p> <p><i>'The future technology centre is at the gateway to the energy park and will be home to smaller scale development, with a focus on development that aligns with technological advancement and the transition to a low carbon society. Uses such as EV charging facilities or office research and development, light industrial uses including potential lab spaces would be appropriate at this part of the site'</i></p>	Page 25
32.	Further clarity on projected job numbers on a use class/sectoral basis given "automation" is identified within the "Energy Uses Criteria" (and elsewhere) within the Masterplan as a potential operation at the site.	<p>Employment numbers have been updated to reflect the 50 / 50 split between B2 and B8.</p> <p>B2 - c. 4,000 B8 - c. 1,600</p> <p>These estimated employment density figures have been calculated using the Homes and Communities Agency Employment Density Guide 2015 figures. Exact employment figures will depend on occupiers that come to the site. Further detailed on anticipated employment figures will be included within the application material.</p>	Page 35
Renewable and Low Carbon Energy – Responds to the Climate and Environment Emergency			
No.	Recommendation	Response	Locations in Masterplan

33.	Clarity on the projected emissions associated with vehicle movements linked to the site.	Work is ongoing and subject to further modelling of the revised floorspace figure.	
34.	Clarity on the ALU classification of the site.	Clarification has been added to Section 5, page 10.	Page 10.
35.	Revision of the “Employment Uses Energy Criteria” to help facilitate delivery of hydroponics on site.	The Employment Use Energy Criteria has been amended. Discussions with operators for hydroponic and advanced agriculture have been progressing to facilitate delivery of this aspect of the masterplan.	Page 27
36.	Clarity on the status of the CHP element of proposals (this may be linked to the low carbon sector study proposed at paragraph 11.15).	CHP is a potential option for producing energy and heat at the site, which may be needed for particular occupiers if they have a high heat demand. The approach for employment buildings at the site is to adopt high insulation standards in their construction which minimises the need for heating. However, in instances where a different approach is needed and to maintain flexibility at the site to meet future heating and power needs, CHP is retained as part of the potential energy infrastructure.	Page 30
37.	Provision of evidence that the proposals are mindful of the need to set out how development will be planned over the long term (at least 100 years) to adapt to climate impacts (in line with EA feedback).	The Planning Practice Guidance defined development lifetimes as 75 years for non-residential and at least 100 years for residential development. Therefore, clarification has been added onto page 30 years to state that ‘Sustainable urban drainage features such as ponds and drainage channels to mitigate the effects of climate change of upto 75 years’	Page 30

Energy Infrastructure

No.	Recommendation	Response	Location in Masterplan
38.	Further investigation of the potential use of both Ground Source Heat and Hydrogen and its application on site with clarification these can be renewably derived energy from onsite sources.	Air Source Heat Pumps are considered to be the more likely technology rather than Ground Source Heat Pumps. There will also be the potential for hydrogen. The Masterplan Document has been updated throughout to reflect this.	Page 30
39.	Review and/or development of the evidence base justifying the current inclusion of CHP for its potential as “appropriate energy infrastructure” within the Masterplan including the “sustainable” sources proposed for use.	CHP is a potential option for producing energy and heat at the site, which may be needed for particular occupiers if they have a high heat demand. The approach for employment buildings at the site is to adopt high insulation standards in their construction which minimises the need for heating. However, in instances where a different approach is needed and to maintain flexibility at the site to meet future heating and power needs, CHP is retained as part of the potential energy infrastructure.	Page 30
40.	Clarity on the current ownership of the onsite Wind Turbines and how this is not a constraint to delivery of the Masterplan.	Additional information relating to the onsite wind turbines has been incorporated on page 26. Text relating specifically to the ownership of the onsite wind turbines has not been included as this information is not deemed necessary at this stage, this information will be included within the Planning Statement which will support the outline application.	Page 26
41.	Clarity on the lifespan of the onsite Wind Turbines and how this is not a constraint to delivery of the Masterplan.	Clarification on the lifespan of the onsite wind turbines has been incorporated on page 26.	Page 26

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Approach to Sustainability

No.	Recommendation	Response	Location in Masterplan
42.	The inclusion of reference to the 'Shared Principles for protecting, restoring and enhancing the environment in the Oxford-Cambridge Arc', including reference to / making provision for more efficient use and management of waste and resources.	Reference to the Shared Regional Principles has been added to Section 12, page 21.	Page 21.
43.	Review of proposed cycle links with a view to potentially extending these out.	An accessibility plan has been prepared to show the proposed cycle link to Burton Latimer and a potential link north to Hanwood Park.	Page 19-20

Development & Design Principles – Site Assessment

No.	Recommendation	Response	Location in Masterplan
44.	Publication of Transport Assessment outputs for public review.	The Masterplan Transport Assessment is now available on the project website, and this is accompanied by an update note. Further detailed modelling and assessment work is currently taking place with the Highway Authority and National Highways.	N/A

Access and Movement Framework			
No.	Recommendation	Response	Location in Masterplan
45.	Review of existing land use proposals within Section 11, and elsewhere as appropriate, with a view to securing future linkages between the Energy Park and the cycleway and Greenway being developed by the River Ise Partnership and North Northamptonshire Council respectively. Relevant references should be made here, and throughout the rest of the document, as necessary.	An accessibility plan has been provided which shows the proposed cycle link to Burton Latimer and a potential link north to Hanwood Park.	Page 19-20
46.	Further to feedback from NNC's Economic Development Team, ask that the promoters identify how the scheme links into the Kettering Local Cycling and Walking Infrastructure Plan in respect of segregated active travel links (built to LTN 1/20 standard) and make amendments to Masterplan as necessary.	The provided accessibility plan shows the LCWIP schemes and how they link into the proposed development at the Kettering Energy Park	Page 19-20
47.	Inclusion of Transport Modelling Outputs within the Masterplan (alongside publication of these documents for public review)	The Masterplan Transport Assessment is now available on the project website, and this is accompanied by an update note. Further detailed modelling and assessment work is currently taking place with the Highway Authority and National Highways.	N/A
48.	Liaison with NNC's Definite Map team to understand and incorporate proposed changes to the Footpath UA6 within the Masterplan as necessary	The PROW plan has been updated to reflect the most up to date Masterplan and has been issued to the PROW department for comment.	Page 19-20

49.	Review of feedback in respect of the proposed permissive routes.	<p>The two existing public rights of way pass across intensive farmland of monocrops and tightly clipped thorn hedges, with wind turbine blades turning overhead. Describing the baseline condition as <i>'lush, green countryside'</i> is considered an overestimation of what walkers currently experience. Plus, to mitigate the presence of built form, the sections of diverted path will be set within landscaped corridors as they pass through the site.</p> <p>Currently the two public rights of way crossing the site start on the A510 opposite the Roundhouse. The only way to access footpaths MA2 and MA15 taking walkers east to Great Addington is to walk along the grass verge next to the busy A510. The proposals will provide a permissive path linking the site's public rights of way to those continuing east, representing a gain of amenity.</p> <p>No further amendments are considered necessary to the Masterplan document.</p>	Page 19-20
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Proposed Development Boundaries

No.	Recommendation	Response	Location in Masterplan
50.	Provide clarification on the two boundaries proposed within the Masterplan	A red line key has been added to Figure 14 to highlight that the line represents the site ownership.	Page 23

Building Heights

No.	Recommendation	Comments	Location in Masterplan
51.	Review the height of Buildings proposed within the Masterplan in light of consultation feedback (it is acknowledged that the further work associated with a future planning application may be the basis for this work, as outlined above). This review is linked to concerns about the quantum of floorspace proposed within the Masterplan, as flagged within.	<p>Additional clarification has been incorporated within the MP such as:</p> <ul style="list-style-type: none"> - The need for flexibility; - The heights will be assessed within a future LVIA. <p>Unit heights have been amended and this has been reflected throughout the Masterplan where necessary.</p> <p>Heights of units have been reduced to 25m.</p>	Page 30

Building Design

No.	Recommendation	Comments	Location in Masterplan
52.	Review of CPRE light survey as cited in representations.	A Night-time LVIA is not considered necessary for the Masterplan however night time impacts will be considered for the outline application. Clarification has	Page 34

		been added to Section 21, under key requirements for outline application.	
53.	Review of references to “demand activation” with a view to providing further clarity/information on the proposed approach.	<p>The development will utilise advanced lighting control technologies including demand responsive systems that provide illumination when required, rather than always being on in the night-time period. This will help to minimise light spill, sky glow and also energy consumption.</p> <p>This will be detailed in a lighting strategy document that will support the planning application and be informed by the project ecologist.</p>	Page 32
54.	Further clarity/information on the proposed approach to building standards in the context of the climate emergency, and the “green credentials” of the site.	Page 30 includes information on Sustainable Employment Buildings;’ with reference to BREEAM and energy efficient operations adopted on site.	Page 30