

He was in similar difficulty in respect of explaining why, in respect of zones W3, W4, W5 and W7 the impact on Riverside Park decreased in his sensitivity test. Mr Goddard told the Inquiry that he could not explain why the data showed this, that it was counter-intuitive and that he would expect the opposite so it was "probably wrong". On page 3 of ENC10, Mr Goddard was unable to explain the outputs in respect of the Northfield Avenue Retail Park. In my view, the outputs are "wrong" because they were based on inappropriate and unsupportable professional judgment. The errors were not "mathematical quirks thrown up by the computer modelling." These errors were in the key zones of Mr Goddard's primary and secondary catchment [3.63, 4.74-4.93].

- 8.85 Plainly Mr Nutter's assessment is to be preferred. It is telling that when you follow the money the amount drawn from the primary catchment identified by Mr Nutter and Mr Goddard is broadly equivalent. It is only when the exaggerated turnover used by Mr Goddard needs to be deployed that it is necessary for him to spread that implausibly high turnover he is required to contend that trade will be drawn from far and wide and in particular heavily from zones in Northampton. Thus the inaccurate turnover is coupled with the defective judgment to compile a modelling exercise which is not fit for purpose. Mr Nutter's judgments (Tables 6.2 and 6.3 of ENC3) reflect the empirical evidence available and are based on coherent and logical analysis [3.64, 4.74-4.93].
- 8.86 The solus effect on Corby town centre is -0.8% rising to -6.8% when taking account of existing commitments. The solus effect on Kettering town centre is -4.8% rising to -8.7% when taking account of existing commitments. The solus effect on Northampton town centre is -5.4% rising to -7.8% when taking account of existing commitments. However, in all cases the turnover in 2018 would be higher than in the base year of 2011. In each case that impact would not be significant. The effect on Wellingborough is more finely balanced. The solus effect on the town centre is -12.2% and is the same taking account of existing commitments. In both cases the turnover in 2018 would be similar to the base year of 2011. While the comparison goods floorspace position is not as strong as the other centres, the overall vitality and viability of Wellingborough is underpinned by convenience goods investment. WBC is fully aware of Mr Nutter's assessment and has not withheld its support for Rushden Lakes on the grounds of adverse retail impact.
- 8.87 Overall I conclude on issue (b) that consideration of section 2 of the NPPF does not indicate a refusal of planning permission [3.65, 4.74-4.93, 7.23-7.30].

Issue (c) the extent to which the proposed development is consistent with Government advice in promoting more sustainable transport (Section 4 of the NPPF); promoting accessibility to jobs, leisure facilities and services by public transport, walking and cycling; and reducing the need to travel, especially by car.