Neighbourhood
Development Plan
2029

Made Version
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Produced by the Neighbourhood Development Plan Steering Group and the Parish Council with the help of Kirkwells
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Acceptable sites for housing, protected local green areas and important public views into and out of the village

West Haddon Parish Council  February 2015
Introduction and Background

1.1 Welcome to the West Haddon Neighbourhood Development Plan. This is a very important document. Important, because now that it is made, this Plan will be used to guide, control and promote development of land and buildings in West Haddon up to 2029.

1.2 Recent changes to the planning system, under the Localism Act 2011, now mean Parish Councils have the power to prepare Neighbourhood Development Plans for their local area. West Haddon Parish Council has decided to take on this new power -- the result is this Plan. The Plan has five sections, the first four of which set the scene and explain how we have created this Plan. Section five, possibly the most important chapter, sets out the Plan’s policies. If you want to see how the area should be developed up to 2029, you may want to turn straight to this section.

1.3 Neighbourhood Development Plans set out planning policies to help determine planning applications and, as statutory planning documents, form part of the Development Plan. Policies and site allocations in our Neighbourhood Development Plan will set the planning framework for the Parish to 2029. In preparing the Neighbourhood Development Plan we have had to make sure our Plan is in general conformity with Daventry’s Local Plan and West Northamptonshire’s Joint Core Strategy (WNJCS) and that it takes account of the National Planning Policy Framework which refers to sustainability in respect of social, economic and environmental factors. In Section 3 we demonstrate how this Plan is in conformity with the National Planning Policy Framework (NPPF) and with the West Northamptonshire Joint Core Strategy (JCS). A screening assessment has been undertaken by Daventry District Council to evaluate whether a full SEA and HRA are required. They have concluded, having consulted statutory consultees, that a full assessment is not required. The conclusions of the screening exercise are at paras 5.3 and 5.5 of the document which is Appendix 3 to this Plan. Since there are to be amendments to Regulation 15 of the Neighbourhood Plan Regulations coming into effect on 8th February 2015, a copy of this will be submitted separately.

1.4 In late 2013, West Haddon Parish Council applied to Daventry District Council for designation as a Neighbourhood Planning Area. Designation was approved on 27 February 2014. The designated Neighbourhood Area is shown in Map 1.

1.5 A Neighbourhood Plan Steering Group was set up in late summer 2013, comprising of Parish Councillors and interested local residents to drive forward the preparation of the Plan and to lead on the public engagement and consultation process.
1.6 The Neighbourhood Plan Steering Group has met at least monthly throughout the process and reports to the full Parish Council for formal approval of key decisions. Members of the Steering Group were in the main drawn from those people who attended the first Village meeting in August 2013 and who indicated a desire and willingness to work on the creation of a Neighbourhood Development Plan.

1.7 Membership is twelve in total; the group is chaired by the Chair of the Parish Council's Planning Sub-Committee and there have always been at least two Parish Councillors in attendance and almost always three. All the Steering Group Decisions have been reported to, and ratified by, the full Parish Council at their meetings. The group has had consultancy advice from a specialist firm called Kirkwells. The Group has proceeded by discussion, leading to formulation of objectives and then to the creation of a detailed questionnaire, so that local residents could be consulted about their views. This exercise was conducted in late May 2014, with Steering Group members distributing and collecting the questionnaires.

This also provided a good opportunity to talk to people about the issues that concerned them. This resulted in a 76% response rate. At the same time, an exhibition was mounted in the Village Hall which was manned by Steering Group members and open over two weekend days in May 2014. The results of the questionnaire were collated during June and a summary leaflet distributed to every household by the end of July.

1.8 A Draft Plan was written by October and shared informally with DDC. Following a meeting with Council Officers about 50 amendments were made to the Plan, in the main to ensure conformity with other Policies, and a final draft was prepared. This was then endorsed by the Steering Group and the Parish Council and was published at the beginning of December 2014. A public consultation exercise was then conducted from 8 December until 31 January 2015. A Consultation Statement was submitted with this Plan.

1.9 The Plan is in conformity with the Basic Conditions set out in schedule 4B of the Town and Country Act of 1990 and with Schedule 10 of the Localism Act 2011. A Basic Conditions Statement was submitted with this Plan.

1.10 An examination into the plan was held in the village hall on 23rd July 2015. The independent examiner subsequently published his report in which he found the plan met the basic conditions subject to a number of modifications. Those modifications are incorporated into this plan. The plan was then subject to a referendum held on 28th January 2016 in which the majority voted in favour of the plan being used by Daventry District Council to help it determine planning applications in the West Haddon Neighbourhood Area. Following the declaration of the referendum result the plan was formally made on 29th January 2016.
Map 1 West Haddon Designated Neighbourhood Area

1 http://www.daventrydc.gov.uk/living/planning-policy/neighbourhood-planning/parish-update-map/
2.1 The Parish of West Haddon is located approximately 8.5 miles north east of Daventry, within Daventry District. The Parish is rural in character and the population of 1,718 residents is concentrated in the Village itself, with the remainder in scattered farms and cottages throughout the wider Parish. The Parish extends over 1,093 hectares, giving a fairly low population density of 1.6 persons per hectare compared to 4.1 for England, reflecting this rural character.

2.2 The Village has a hill-top location, where countryside comes into the village and from where the views across the wider gently rolling countryside of pasture, spinneys, hedgerows and cultivated fields are beautiful. The A428 passes to the north and east of the Village via a bypass, and new development is concentrated in the area between the historic core and the A428. The historic core is focused around West End and High Street and buildings front the main streets in a traditional linear layout.

2.3 The Village has an active community offering a range of clubs and groups meeting regularly in the Village Hall, Baptist Church hall and Sports Pavilion. The Village assets include a primary school, two public houses, the Crown Inn and The Pytchley Hotel. There is a Post Office with a small shop attached and a much larger Londis mini-market. There are two beauty salons and a visiting fish and chip van.

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2.4 The Village contains a number of Listed Buildings including All Saints Church (See Appendix 1 and the proposals map). Other non-designated built heritage assets include the Alms houses, West Cottage, Well Close House, 10 Station Road, Avenue House, the garden walls High Street, Manchester House and Verewood House. This is not intended to be an exhaustive list.

2.5 The Village has developed from a medieval market Village on an important crossroads (the road north-south connects Market Harborough and Daventry and east–west connects Rugby and Northampton). West Haddon has seen open field agriculture give way to enclosed farms and textile manufacturing (on a workshop scale). This was succeeded by other trades, such as boot and shoe manufacture, water engineering and market gardening. As a result the Village has a legacy of a mix of building styles, bringing variety and interest to a stroll to the shops and contributing to the unique character of the Village.

2.6 In 2012 the Parish Council applied to DDC for the central part of the Village to be designated as a Conservation Area. The response from DDC was positive but they regretted that they were unable to progress the application because of a lack of resources.
2.7 Today, the Village has a relatively prosperous local community, and there is a good quality of life enjoyed by many. The 2011 Census indicates that 42.2% of 16-74 year old resident’s work full time compared to 41.2% in Daventry District and 38.6% in England. In terms of industry, a higher proportion work in agriculture (1.9% compared to 1.7% in Daventry and 0.8% in England) and a slightly higher proportion work in education (11.8% compared to 9.7% in Daventry and 9.9% in England). In terms of occupations, 18.6% of West Haddon residents are managers, directors and senior officials compared to 14.4% in Daventry District and 10.9% in England, and 19.9% are in professional occupations (compared to 16.7% in Daventry and 17.5% in England).

2.8 A relatively low proportion of West Haddon residents have no qualifications (12.6% compared to 18.9% in Daventry and 22.5% in England). However fewer have Level 1 qualifications (11.8% compared to 14.8% in Daventry and 13.3% in England).

2.9 Overall health is relatively good, with 58.8% reporting “very good health” compared to 48.4% in Daventry and 47.2% in England.

2.10 Household types in West Haddon also reflect the good quality of life in the Village, with 55.9% of dwellings detached houses or bungalows compared to 42.7% in Daventry and 22.3% in England.
3 Planning Policy Framework for the West Haddon Neighbourhood Development Plan

3.1 Neighbourhood Development Plans are required to sit within the framework of national, sub-regional (West Northamptonshire) and local planning policies. We have taken this to mean the NPPF and the West Northamptonshire Joint Core Strategy.

National Planning Policy Framework (NPPF)³

3.2 The NPPF sets out the Government’s national planning policies and the priorities for development. It advises:

a) The purpose of the planning system is to contribute to the achievement of sustainable development. (para. 6)

b) There are three dimensions to sustainable development: economic, social and environmental. (para. 7)

c) There is a presumption in favour of sustainable development which for decision taking means

- approving development proposals that accord with the development plan
- where the development plan is absent or out of date granting permission unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits (para14)

d) Neighbourhoods should develop Plans that support the strategic development needs set out in Local Plans (para 16)

3.3 Specific advice on Neighbourhood Plans includes the following:

“Para183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to set planning policies through Neighbourhood Plans to determine decisions on planning applications.”

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they achieve the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

185. Outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a Neighbourhood Plan is in preparation.”

We believe that this plan meets these directives.

**West Northamptonshire Joint Core Strategy Local Plan**

3.4 The Joint Core Strategy (JCS) is the planning framework for the West Northamptonshire sub-region including Daventry District, Northampton Borough and South Northamptonshire District Council⁴. The final version was adopted on 15/12/14 by the three councils; it now sets out the strategic policies for shaping and guiding the location of development up to 2029. The Core Strategy includes strategic housing and employment sites and the infrastructure required to support them.

3.5 We have therefore taken the published version into account and worked on the basis that it will be taken into account in any future planning decisions.

3.6 As an emerging strategic planning policy document, our Neighbourhood Plan must take into account the policies and proposals of the JCS. Key policies in relation to West Haddon Neighbourhood Development Plan include the following:

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⁴ [http://www.westnorthamptonshirejpu.org/connect.ti/website](http://www.westnorthamptonshirejpu.org/connect.ti/website)
Policy S1 – The distribution of development

Development and economic activity will be distributed on the following basis:

a) Development will be concentrated primarily in and adjoining the principal urban area of Northampton
b) Appropriate development of a lesser scale will be located in and adjoining the sub-regional centre of Daventry town
c) The development needs of the rural service areas of Towcester and Brackley and the rural areas will also be provided for

New development in the rural areas will be limited with the emphasis being on:

- enhancing and maintaining the distinctive character and vitality of rural communities
- shortening journeys and facilitating access to jobs and services
- strengthening rural enterprise and linkages between settlements and their hinterlands; and respecting the quality of tranquillity

In assessing the suitability of sites for development, priority will be given to making best use of previously developed land and vacant and under-used buildings in urban or other sustainable locations, contributing to the achievement of a West Northamptonshire target of 30% of additional dwellings on previously developed land, e.g. the former battery garage site proposal WH10/03 in this Plan, or through conversions.

Policy S3 – Scale and distribution of housing development

 Provision will be made for 42,620 net additional dwellings in the JCS area during the plan period to 2029. It is now proposed the JCS period extends to 2029. The West Haddon Neighbourhood Plan covers this same period. The housing figures for Daventry District (outside of the Northampton Related Development Area) propose about 6,980 dwellings of which about 2,360 dwellings should be provided in the rural areas and about 4,620 dwellings at Daventry Town.

Policy R1 – Spatial strategy for the rural areas

Within the rural areas of West Northamptonshire there is an identified need for 2,360 dwellings within Daventry District to be provided between 2011 and 2029. Within the rural areas the distribution of the rural housing requirement will be the subject of the Part 2 Local Plan that is being prepared by Daventry District according to the local need of each Village and their role within the hierarchy.

Development within the rural areas will be guided by a rural settlement hierarchy that will comprise the following categories:

- Primary service Villages
- Secondary service Villages
- Other Villages
- Small settlements/Hamlets
There is also the opportunity for NDPs to set local targets for future growth appropriate to the rural settlement hierarchy.

The rural hierarchy in the Part2 Local Plans will have regard to, but not exclusively, the following:

- The presence of services and facilities to meet the day to day needs of residents, including those from surrounding settlements
- Opportunities to retain and improve provision and enhancement of services critical to the sustainability of settlements
- Accessibility, particularly by public transport, to the main towns and sustainable employment opportunities
- Evidence of local needs for housing (including market and affordable housing), employment and services
- The role scale and character of the settlement
- The capacity of settlements to accommodate development in terms of physical, environmental infrastructure and other constraints
- The availability of deliverable sites including previously developed land in sustainable locations
- Sustaining the rural economy by retaining existing employment sites where possible, by enabling smack scale economic development, including tourism, through rural diversification and by supporting appropriate agricultural and forestry development
- Protect and enhance the character and quality of the rural area’s historic buildings and areas of historic or environmental importance, and
- Enabling local communities to identify and meet their own local needs

Residential development in rural areas will be required to:

a) Provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable, and
b) Not affect open land which is of particular significance to the form and character of the Village, and
c) Preserve and enhance historic buildings and areas of historic or environmental importance including those identified in conservation area appraisals and Village design statements, and
d) Protect the amenity of existing residences, and
e) Be of an appropriate scale to the existing settlement, and
f) Promote sustainable development that equally addresses economic, social and environmental issues, and
g) Be within the existing confines of the Village. Development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy
Once the housing requirement for the rural areas has been met through planning permissions or future allocations further housing development will only be permitted where it can be demonstrated that it

- would result in environmental improvements on a site, including for example, the re-use of previously developed land and best practice in design or
- is required to support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services or
- is a rural exceptions site that meets the criteria in Policy H3
- has been informed by an effective community involvement exercise prior to the submission of a planning application and
- has been agreed through an adopted Neighbourhood Plan

Other JCS Policies that are relevant are:

S 6 housing development
S 10 sustainable development principles
C 1 changing behaviour and achieving modal shift
C 2 new developments
C 5 enhancing local and neighbourhood connections
RC 2 community needs
H 1 housing density and mix and type of dwelling
H 2 affordable housing
H 3 rural exception sites
H 4 specialised accommodation
H 5 sustainable housing
H 6 managing the existing housing stock
BN 1 green infrastructure connections
BN 2 biodiversity
BN 3 woodland enhancement and creation
BN 5 the historic environment risk
BN 8 River Nene strategic river corridor
INF 1 approach to infrastructure delivery
INF 2 contributions to infrastructure requirements

**Daventry District Council Local Planning Policy**

**Daventry District Local Plan 1997 Saved Policies**

3.7 The Daventry District Local Plan (DDLP), adopted in 1997 sets the current local planning policy framework for West Haddon pending the production of the emerging Daventry Settlements and Countryside Local Plan and the West Northamptonshire Joint Core Strategy.

[^5]: [http://www.daventrydc.gov.uk/living/local-plan/]
The DDLP, therefore, remains the plan that the West Haddon Neighbourhood Development Plan must be in “general conformity” with. But as explained above the recent adoption of the West Northamptonshire Joint Core Strategy now means that this Neighbourhood Plan should also be in conformity with that; we believe it is.

3.8 Not all of the Local Plan’s policies are still extant. In 2010, the Council published a list of saved policies, in line with a direction from the Department of Communities and Local Government, pursuant to paragraph 1(3) of schedule 8 to the Planning & Compulsory Purchase Act 2004.

3.9 The following saved policies are of most relevance to the context of neighbourhood planning for West Haddon.

Map 2 – DDLP Proposals Map for West Haddon
3.10 HS11 is the general housing policy relevant to limited development Villages including West Haddon. Permission will normally be granted for residential development within these Villages provided that it is on sites specifically identified for residential development in the Local Plan or; it comprises small-scale development within the existing confines of the Village as defined on the proposals map; and it does not affect open land which is of particular significance to the form and character of the Village or; it comprises the renovation, adaptation of the conversion of buildings for residential purposes. Map 2 shows the Proposals Map from the DDLP and the defined settlement boundary within which housing development would be permitted, and two areas proposed for housing development (HS19 and HS20) both of which have now been developed.

3.11 Other significant policies in the DDLP include:

- GN1, GN2, EN1 EN8, EN11, EN18, EN19, EN20, EN21, EN38 and HS10, EM10, EM16, RT8, RT9, TM2, and HS21

Daventry Settlements and Countryside Local Plan (DSCLP)7

3.12 The emerging Daventry Settlements and Countryside Local Plan will eventually replace the saved policies from the 1997 adopted local plan. In tandem with the West Northamptonshire Joint Core Strategy it will set the local planning context. Until the Part 2 Local Plan is finalised the saved policies should apply within the strategic direction provided by the JCS. This Neighbourhood Plan conforms to this position.

3.13 The DSCLP will cover the entire district, with the exception of land on the periphery of Northampton that has been identified in the West Northamptonshire Joint Core Strategy to meet the housing needs of the town.

3.14 The Local Plan will eventually include policies and proposals to:

- Establish a rural settlement hierarchy to support the retention and provision of local services and facilities;
- Distribute the agreed rural housing provision identified in the joint core strategy across the district;
- Support employment and the rural economy;
- Protect and enhance the natural, built and historic environment;
- Address sustainable development;
- Regenerate and improve Daventry town.
- Redraw the settlement boundary which for the moment should remain the same
3.15 Work on this local plan is ongoing. The District Council published an issues paper\(^8\), which was consulted on in spring 2013\(^9\).

\(^7\)http://www.daventrydc.gov.uk/living/planning-policy/

\(^8\) http://www.daventrydc.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=35025

\(^9\) Details of the consultation responses can be found at: http://www.daventrydc.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=36275

The scope of the document is therefore proposed to be as follows:

- The establishment of a rural settlement hierarchy to support the retention and provision of local services and facilities to distribute the agreed rural housing provision identified in the Joint Core Strategy across the Daventry District. The rural settlement hierarchy will inform the scale of residential development acceptable within each category. However, settlements within a particular category may still have differing levels of development to reflect their individual circumstances. If appropriate, new allocations will be identified to meet the need for market and affordable housing.

- There will be provision to support employment and the rural economy, including policies to support the provision of local services, agricultural diversification, building conversions and rural tourism; additionally policies to protect and enhance the natural, built and historic environment. In accordance with the National Planning Policy Framework, areas of ‘local green space’ may be identified within settlements.

- Policies will be included to deal with sustainable development and climate change

- Further policies for Daventry Town, including the possible regeneration of certain neighbourhoods or industrial estates as well as support for new economic activity and potential gateway features along transport corridors.
Summary

3.16 This Section has highlighted the main national and sub-regional policies that we have had regard to and which we are in conformity with.

3.17 We started with consideration of the NPPF and would draw attention to paragraphs 16, 17, 75 and 76. We believe our proposals which include the 100 houses to the North of the Village are sustainable except for educational provision and do support the strategic intent of national policies, given the 22% growth that follows from them. The NPPF requires recognition of the intrinsic character and beauty of the countryside. It also requires planning policies to protect and enhance public rights of way. We are fortunate in having the Jurassic Way long-distance footpath running through the heart of the Village. As it leaves the Village by the Church going north it starts to open up beautiful views over further open countryside from this traditional hill-top Village. We do not believe that development alongside this footpath would accord with the NPPF. This area is identified in this Plan as a potential protected green area (Local Green Area) in accord with paragraph 76. The countryside has an important influence on the form and character of the Village as is referenced below (pages 30 – 31). Large settlements (hence large housing estates) are uncharacteristic of the surrounding landscape.

3.18 We then turn to the JCS which is now the sub-regional strategic plan and draw attention particularly to Policies R1 and S1. S1 requires the enhancement and maintenance of the distinctive character and vitality of rural communities and the importance of the quality of tranquillity. These are met by the NP and take advantage of the design required by DDC for the by-pass which involved use of a sunken cutting.

In terms of R1 which, apart from specific exceptions, requires the protection of open countryside of particular significance to the form and character of the Village.

3.19 In terms of DDCs extant saved policies GN1, GN2, EN1, HS11 and HS21 are of significance. They include reference to the need to severely restrain development in the open countryside and to ensure no adverse effect on a Special Landscape Area. They also require no undue strain on local infrastructure and public services, hence our proposal that growth until 2029 should not involve more than an additional 146 housing units which already requires action from NCC to improve educational provision in the Village.
4.1 This Neighbourhood Development Plan takes as our evidence base, national and local planning policy and the results of our questionnaire survey to develop a plan for the future of West Haddon and the wider Parish. It has also taken account of the consultation responses and been amended to reflect that.

Questionnaire Survey and Exhibition

4.2 A formal consultation with local residents, took place in May 2014. This was done by means of a questionnaire with 30 questions. The questionnaire was designed to be distributed to all properties in the designated area. It was accepted in 577 households, out of the total of 624 in the Village, thus giving an 88% acceptance rate.

Since all residents over the age of 18 were eligible to complete a questionnaire, some households took and returned more than one questionnaire. A total of 808 were delivered and 616 collected from 463 homes. Thus of questionnaires delivered, 77% were completed. And of the houses in the designated area, 77% returned at least one questionnaire. In Section 5, under the heading of Local Evidence, we have quoted the results from the survey on relevant issues. The percentages in that section are as a proportion of the 616 returned questionnaires.

4.3 Overall, the results show residents value the sense of community, the friendliness, the rural nature and the access to open spaces provided by the Village. They want to preserve the views both within the Village and looking out from the Village and they want spaces for informal open air activities. There was also importance attached to the quality of the landscape and views as you approach the Village from the North either on foot or in a car.

A hill-top Village surrounded by gently rolling countryside
4.4 There is strong support for limiting future housing development to areas that have been identified as suitable through the neighbourhood planning process; and for requiring growth to be phased and conditional on satisfying infrastructure provision.

There was strong support for re-use of redundant buildings followed by the provision of single dwellings or small groups of up to 10 dwellings. There was little enthusiasm for large estate developments. The infrastructure requirements included in the questionnaire, e.g. the maintenance or improvement of water pressure, the adequacy of surface water drainage by means other than balancing ponds to prevent flooding and the maintenance or improvement of Broadband are very strongly supported, with all requirements achieving approval ratings in excess of 97%. Almost 100% think it important that the Village Primary School should be able to provide places for all Parish children whose parents/guardians wish them to attend.

4.5 People feel any future housing growth over the next ten years should be limited, with the largest number wanting it to be limited to 5% of the current housing stock (624). Over 90% of respondents feel any development should be subject to a Village design guide.

4.6 There is less support for industrial/commercial developments, with 64% not wishing to encourage such projects; however, opinion is almost equally divided on whether sites thought suitable for this type of development should be identified.

4.7 Support for renewable energy developments is mixed. Small-scale domestic solar panels are favoured by 77% and opposition to wind farms is confirmed as strong at 70%, although less so (58%) if they are community owned. Permission has already been granted for wind farms at Watford and Winwick which are within three miles of the Village.

4.8 Facilities that are seen as important are the shop (99%), Post Office (99%), The Pytchley Hotel (95%) and the Doctor’s Surgery (88%). All Saints’ Church is considered important as a place of worship by 81% of respondents and as a meeting/event building by 83%. The most valued meeting/event building is the Village Hall at 96% followed by the Sports Pavilion at 87%. The sports/exercise/recreational facilities offered by the Playing Field are valued, with the children’s play area receiving the highest level of approval at 90% followed by the picnic area (87%), the tennis courts (82%) and the cricket and football facilities equally at 81%. The Doctor’s Surgery, which is valued as an asset, also produced the highest number of write-in comments, indicating that it is inadequate (it is presently open only one day a week). Of the write-in suggestions, for new facilities, the highest scoring was for a café/coffee shop.
Parking provision is seen as inadequate near the school and along West End between Londis and the Village Green. High Street is thought to be less of a problem, but with still a majority (54%) indicating concern. High Street and West End are deemed suitable candidates for traffic calming measures. A bare majority (53%) think Station Road would benefit, and only 45% think Northampton Road a suitable candidate.

There was considerable support for a dedicated cycle route from the Village to Guilsborough Academy; however, caution was urged by a number of respondents who thought this could prejudice the school bus service. All of the street scaping measures suggested achieved a greater than 80% approval rating, with the introduction of planting and sitting areas gaining greatest support.

At the same time as the questionnaire was being distributed, an exhibition was mounted in the Village Hall. In excess of 100 people attended over the weekend, many of whom were surprised to learn of the known development proposals for up to 288 new houses representing an increase of 46% in the existing number in the Village. A board was provided for visitors to leave comments and a similar one for the under 18’s. There was a strong feeling against any further large-scale development, particularly due to concerns about inadequate infrastructure, increased traffic, and increased numbers of children when both West Haddon Primary and Guilsborough Secondary are at capacity. There was opposition to balancing ponds as proposed in new developments because of the dangers to children and animals, concern about traffic speeds and requests to retain existing fields around the Village and for a Village café. For the under 18’s there was support for a youth club and for improvements to the area (both size and scope of equipment). The Primary School also consulted with its School Council, which provided some further ideas; among a long list were requests for a café, some more shops, a swimming pool, a youth club and a pet shop.
4.12 The Draft Plan was published at the beginning of December 2014 and a Public consultation exercise was conducted from 8 December 2014 until 31 January 2015 with the Plan published on-line and hard copies made available at a number of points in the Village (e.g. Village shop, post office). A two-day exhibition was mounted again in the Village Hall over the weekend of 17/18 January, manned by Steering Group members and attended by about 190 residents. All the statutory consultees were invited to send in their comments. In total 45 responses were received which included responses from DDC and three of the Developers presently operating in the Village. These were taken into account by the Steering Group and further substantial amendments to the Plan have been made.
Overall Objective of the Neighbourhood Development Plan

4.13 The overall objective of the Plan is to ensure the wishes of local residents are taken into account by the planning authorities and given considerable weight as they have been expressed so clearly. The vast majority wish to retain existing open spaces and views of open countryside and wish to see only small scale development taking place. The Steering Group developed the vision and specific objectives, building on the outcome of public meetings and individual consultation with residents; the results of the survey exercise were very helpful in ensuring that resident’s views were accurately reflected. Similarly, the Steering Group articulated a series of key issues which are addressed in this section.

Vision for West Haddon

4.14 West Haddon will retain the size and character of a traditional Northamptonshire hill-top Village. Local green spaces and facilities will be protected and enhanced and there will be increased opportunities for people to socialise and join in Village life and activities.

Objectives

4.15 The Plan should aim to meet the following objectives:

a) The need to protect existing green spaces and footpaths
b) The need to take account of capacity within the existing infrastructure and potential need for further investment to meet future needs
c) The need to adopt a more balanced approach to development that would use green spaces to best effect and help restore the centre of the Village
d) The need to plan around the existing character and structure, which depends so much on the wide mix of housing and ease with which residents can get around, meeting each other and on the easy access to open countryside which opens up magnificent vistas.
e) The need to provide a range of housing and other building that meets local needs and includes small family homes, homes for the elderly, some homes suitable for the disabled and low priced affordable homes
f) The need to improve the poor water pressure experienced in the higher parts of the area
g) The need to solve existing flooding problems on West End
h) The need to provide a super-fast Broadband service to support both residential and commercial properties
i) The need to provide further employment opportunities in the Village
j) The need to include provision for renewable energy generation that does not impact harmfully on the built environment
k) The need to ensure the preservation of the best qualities of local distinctiveness in terms of form, character and building materials in relation to many fine adjacent buildings
Development of Key Issues

4.16 Protection of Green Spaces. The Village enjoys access to fields which surround and bring the countryside into the Village, shaping the form and character of the Village. Footpaths also exist around the Village but we should aim to establish a circular footpath whilst retaining the existing network of footpaths that allow Villagers to meet regularly and easily. A particular feature is the Jurassic Way National Long Distance Footpath that runs through the heart of the Village, the importance of this was clearly recognised by DDC when the by-pass was built because a tunnel was provided underneath to protect the integrity of the long-distance footpath. Retention of the ‘Old Rec’ is key to this because of its central position. The relatively recent provision of allotments / leisure gardens is to be welcomed and should be at least retained. The provision of a pocket park or Village orchard would be a worthwhile addition. In the same way it would be beneficial to provide additional children’s play equipment.

4.17 Capacity of the Village Primary School and Local Secondary Schools. The Village Primary School is at capacity with about 200 pupils and there are already children resident in West Haddon who are unable to obtain a place. There is no room for building expansion unless the playing field is sacrificed. There is also a considerable problem with parking for both staff and parents. Those dropping and collecting children at the beginning and end of the school day raise risks for the existing Village population; there is no prospect of it coping with any further Village building development. Similarly, the Secondary School at Guilsborough is at capacity. Any further housing development in West Haddon will require expansion at the Secondary School. The suggestion that a second primary school might be built elsewhere in the Village is regarded as very divisive. There is no support for a split Junior/Infant arrangement on two sites.

4.18 Over-development of the Village. There is a clear view amongst the residents that the Village is already big enough, demonstrated by the ability of people to walk around and usually meet people they know. This greatly aids communication and the fostering of community spirit. Whilst not against some small population increase, this should be no more than a small percentage of the 2011 Census figure. Any further development will bring traffic problems, especially in the centre of the Village. The last twenty-five years has seen significant development in the Village, with a roughly doubling of the population, and further development other than “infill” will not be sustainable because of infrastructure limitations, such as a Village school already at capacity, inadequate water pressure, traffic volume and insufficient parking space at the centre of the Village.
4.19 **Infrastructure and Flood Risk.** There is considerable scope to improve the basic infrastructure. Although there are many thriving interest and sports groups, provision of activities for young people must be an important part of any developmental planning. The building of a replacement, modern, suitably sized Village Hall/Sports Pavilion would greatly enhance Village life. For example, the demolition of the existing Village Hall would create space to ease the traffic problems near the Village centre and make the front of the school a much safer area. Increased priority should be given to protection of the older buildings and the creation of other community facilities, such as a community pub/café for the Village. The properties to the south of West End near the Village centre have experienced serious flash flooding on a number of occasions. This may be caused by run-off from the higher land to the north of West End, which is where most of the housing development applications are likely to focus. Any further development here is likely to exacerbate the problem. Anglian Water Authority has just completed upgrading of the drainage system in West End and we shall need to see whether this has improved matters. Additionally, there are long-standing problems with inadequate pressure in the water supply system for the north east part of the Village.

4.20 **Transport and Traffic.** The Village is well placed for access to major motorways and trunk roads. This has attracted many people who work some distance from home. Consequently, this means a high level of vehicle ownership, with many households having two or three vehicles; hence the traffic problems, especially in the centre of the Village. Any significant, new housing or similar building developments will add to this problem, particularly since the applications for new housing sites will require access to the main roads via narrow residential roads, giving problems particularly at the beginning and end of the day. While the Village could be said to enjoy a good bus service (hourly to Northampton and Rugby during the day but not, evenings or Sundays), it is a service that can meet the shopping needs of those without vehicles but is unlikely to enable someone to undertake full-time employment in Rugby or Northampton. Recent addition of a 0530 and 2330 service do however allow for employment at DIRFT because the new services match shift times. As indicated earlier, West End and the Guilsborough Road would benefit from traffic calming and/or reduction measures.
4.21 **Housing Need and Design.** The original Village has properties dating back to the 16th century, with gradual development since then over the centuries and, as a result, has a great deal of character. Over the past twenty years, the modern development with the growth of estates of similar housing has not respected that character in terms of scale, building design and use of appropriate materials and has not incorporated the best qualities of local distinctiveness. There is also a lack of suitable and affordable housing for young people who wish to remain in the Village and for the elderly who would like to downsize without leaving the Village. Any development should therefore give carefully considered attention to these two groups. This theme is addressed again in WH 12 in section 5.

![The Village centre retains much of its rural character](image)

4.22 **Community Facilities.** The network of footpaths, as indicated on the Ordnance Survey Maps and the Proposals Map, should be better publicised within the Village to improve use and appreciation. The present commercial facilities of shop, Pytchley Hotel and restaurant, Crown public house, Post Office, 2 hairdressers, Mower Shop, private nursery unit and beauty salon are well supported and adequately meet the needs of the current population but are likely to struggle to cope with any significant increase in Parish population.

Other amenities include a Village Primary School, Nursery, Pre-school, Village Hall, Surgery, Church, Baptist Hall, a large Playing Field with Pavilion, Flood-lit Tennis Courts, Petanque Zone, Skate-board area and a Children’s Play Area. There are numerous Activity Groups in the Village that include the Drama Group and groups for toddlers, young children, Soccer and Cricket Teams. All of the above need continuing support and encouragement as they enhance the Village character and lifestyle. Six Notice Boards keep Villages informed of activities as well as a monthly Newsletter.

There are also advanced plans for a Village Website. However, Mobile Telecommunications / Broadband provision within the Village is presently poor with parts of the Village regularly without a useable signal. Throughout the Village the signal is too weak to support data transfer 3G technologies.

Broadband speeds are also poor (regularly less than 3 Mb and offering a maximum 8 Mb) but these should improve with the installation of fibre-cable by a private supplier in the near future.
BT has no plans to upgrade in the future. Another way forward could be the creation of a “not-for-profit” Village organisation, which would manage the upgrade and then sell the service to residents: or take advantage of private, fibre-cable Broadband suppliers.

4.23 **Employment.** As already indicated, the majority of residents of working age leave the Village to work. The creation of work places in the Village, or just outside it, would be popular and would add another dimension to Village life. The most likely sites for this would be so called “brown field sites”, such as unused farm buildings. An aspiration to create a small number of “full-time equivalent” jobs would be a realistic start. The poor Broadband speed available is also relevant to this issue, since a much faster service would facilitate more home working and the prospective future service would help considerably with this.

4.24 **Renewable Energy.** The Village and other local communities vigorously opposed a recent Wind Farm development, which was proposed to be constructed in a local Village beauty spot. Other forms of renewable energy, such as solar power, should be carefully considered for inclusion in any future building development. They should not be included to the detriment of valuable agricultural land or the scarring of the Village character.

*An active local community*
4.25 **Local Governance.** The Parish Council communicates to local residents on an on-going basis via the *West Haddon News*, which is its preferred form of communication at present. This seems to work well, with Council information being given a prominent location within the publication. This news sheet is published monthly and distributed to all residences in the Village and surrounding farms; understood to be read by the majority, particularly so since the new Editor became involved and more inclusive details of Local Events has been achieved.

The Steering Group has issued regular updates on the West Haddon Parish Council web site, The West Haddon Village Facebook page and on a dedicated page on the Village website [http://www.westhaddon.info](http://www.westhaddon.info). The Chair of the Steering Group reports to the monthly Parish Council meeting. Steering Group members have been responsible for delivering questionnaires and the results to each household and answering any questions whilst doing that. There is also a regular piece in the monthly *West Haddon News*.

**Summary of Issues**

4.26 The overwhelming view of residents of West Haddon is that the Village is large enough, providing an environment in which people can know and meet each other as they go about their daily lives. Any development should be small and limited and should concentrate on providing low cost starter homes and homes for the elderly / disabled as part of the housing strategy. There is a need to improve the infrastructure in relation to community facilities, traffic volumes, as well as mobile and Broadband communications. It will be imperative to protect existing green spaces and footpaths, as identified on the maps, which lend so much to the character of this hill-top Village, with its splendid views over the West Northamptonshire countryside from these paths and present housing provision (but see also WH 12).
This section sets out the planning policies to guide development in West Haddon up to 2029.

**Protecting our Environmental Assets (Objectives a,b,c and d)**

**Policy WH1 - Protecting and Enhancing the Landscape and Local Countryside Character**

Development proposals within the parish will not be supported unless it is demonstrated that each of the following landscape design principles shall be met:

a) The scale, form and character of the existing settlement shall be maintained

b) Development shall be sited within the defined settlement boundary and shall be of a scale to complement the traditional character and historic core of the Village;

c) Development on hill slopes and prominent sites on the edge of the Village should be avoided to protect the profile and skyline of this traditional hill-top Village.

d) Suburban development between the A428 and the settlement boundary shall be avoided;

e) Development proposals shall protect public views in to and out of the Village (see the Proposals Map and Appendix 2);

f) Development proposals shall be designed to integrate with existing structures in terms of scale;

g) Landscaping and boundary treatments shall use native species and where possible, protect and incorporate existing native vegetation; and

h) Existing wildlife and habitats shall be protected, enhanced, and new ones created.
Local Evidence:

- 99% of local residents believe it important West Haddon retains its rural character.
- 97% of local residents want to protect the open spaces around the Village from development.
- 92% of local residents believe it important to protect views looking out of and towards the Village.

Technical Evidence:

Special Landscape Areas (SLAs)

These areas have had long standing protection. This should be maintained. The SLAs were originally designated in the first County Structure Plan. They were then carried forward into the 1997 Local Plan. Since this time further work has been undertaken, see below, that supports the retention of this designation.

Environmental Character and Green Infrastructure Suite, 2007

The Environmental Character Assessment describes the physical environment of Northamptonshire to help planners, developers and the community understand how the present day landscape has evolved and how it functions.

Environmental Character Assessment and Key Issues

The Assessment identifies 16 Environmental Character Areas in Northamptonshire. West Haddon is included in Number 13 West Northamptonshire Uplands.

“This is an extensive area stretching from Aynho in the south to Wilbaston in the north. It is an expansive and elevated landscape of hills and valleys that acts as the major watershed between some of the region’s principal river systems. The varied local landscape character across the uplands is an integral part of its distinctiveness.

10http://www.rnrpenvironmentalcharacter.org.uk/
The area consists of an arc of high, rounded hills that drain inwards to a major basin that forms the catchment of the upper reaches of the Nene.

Settlements tend to lie within the sheltered valleys although some hill-top villages do exist, such as Naseby, West Haddon and Cold Ashby. The relative scarcity of settlements, combined with the infrequency of the isolated farms and cottages gives that landscape a remote and sometimes isolated character. Expansive views and a sense of openness prevail on elevated lands, while an intimate character typifies the valleys.

Enclosure was being undertaken from 15\textsuperscript{th} century onwards and the predominant field pattern is that of piecemeal enclosure. The regular and rectilinear "grid" of field boundaries has been imposed on the hilly landscape, with hedgerow boundaries emphasising relief and forming strong patterns visible from the lower elevations.

Up to the 14\textsuperscript{th} century populations rose and settlements expanded, with a familiar pattern of nucleated Villages, surrounded by open fields in ridge and furrow cultivation. After the mid-14th century populations declined and many settlements were deserted or abandoned.

Land cover is primarily improved agriculture, with arable and pastoral farming evident in equal measure, creating an attractive patchwork landscape.

There is a general absence of large settlements and a remote and sometimes isolated character prevails across the hilly rural landscape.

Key issues for development in West Haddon should take account of the following recommendations:

- In central and northern sections, the landscape has a rolling, gently hilly character with long, level views across a wide area. New development should conserve and enhance viewing opportunities across the landscape.
- Any development of the few hill-top Villages should seek to avoid extending down the hill slopes.
- Modest vernacular dwellings in cob characterise many Villages, particularly north and east of Daventry. West Haddon has a significant number of earth (cob) structures, including some listed walls. New development should seek to integrate with existing structures in terms of scale and use of materials.
- Many Villages are served by minor roads, adding to the sense of remoteness.
- A patchwork of arable and pastoral land uses characterises the area and this should be maintained in order to retain the visual appeal of the landscape.
- The rural character of the road network should be maintained.”
Protecting Local Green Space (Objective 1)

Policy WH2 – Protection of Local Green Spaces (Local Green Areas)

The local green spaces, shown on the Proposals Map, are protected from development. New built development on these green spaces will only be permitted when it is for informal or formal outdoor recreation. Identified protected green spaces will be:

a) Where the green space is in reasonably close proximity to the community it serves
b) Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife
c) Where the green area concerned is local in character and is not an extensive tract of land
d) Consistent with paragraph 76 of the NPPF

Local Evidence:

- 99% of local residents believe it important West Haddon retains its rural character.
- 97% of local residents want to protect the open spaces around the Village from development.
- 91% of local residents agree it is important to have a large playing field for organised activities.
- 93% of local residents agree it is important to have areas for informal recreation.
- 92% of local residents believe it important to protect views looking out of and towards the Village.
- 93% of local residents feel the skate park is important; 95% the picnic area; 95% the allotments.

Technical Evidence:

Paragraph 76 of the National Planning Policy Framework (NPPF) advises that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.

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Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

Table 1 below sets out how each protected local green space meets these criteria.

**Table 1 – Local Green Space Assessment**

<table>
<thead>
<tr>
<th>Green Space</th>
<th>Reasonably close proximity to the community</th>
<th>Demonstrably special</th>
<th>Local in character</th>
</tr>
</thead>
<tbody>
<tr>
<td>G1 - Old Rec</td>
<td>Adjoins existing housing in Morrison Park Road, Victoria Close and Church Close.</td>
<td>Entirely within the area designated as a SLA. Includes local and long distance public footpaths providing extensive views to the north over the SLA. Used in the past officially and currently unofficially as a playing field/recreation area.</td>
<td>A place where people meet while walking. Connects via footpaths different parts of the Village. Provides footpaths in open countryside very close to the centre of the Village.</td>
</tr>
<tr>
<td>G2 - Market Field and land linking it to the Old Rec</td>
<td>Adjoins existing housing along West End and Yelvertoft Road.</td>
<td>Partially within the area designated as a SLA. Includes local public footpaths that form the heart of the local public footpath system used extensively for recreation. Includes an area traditionally used for tobogganing.</td>
<td>Of historic value-traditional small grazing fields. Connects the two ends of the Village by footpaths through beautiful open countryside.</td>
</tr>
</tbody>
</table>
### Table 1 – Local Green Space Assessment continued

<table>
<thead>
<tr>
<th>Green Space</th>
<th>Reasonably close proximity to the</th>
<th>Demonstrably special</th>
<th>Local in character</th>
</tr>
</thead>
<tbody>
<tr>
<td>G3 - Cemetery</td>
<td>Adjoins the churchyard and Victoria Close housing.</td>
<td>Owned by the Parish Council and satisfies requirement on the council to provide a burial ground.</td>
<td></td>
</tr>
<tr>
<td>G4 - Morrison Park Road and Worcester Close Green</td>
<td>Forms open green space within the Morrison Park housing development.</td>
<td>Will be owned by the Parish Council on completion of adoption procedures for the Morrison Park development. Recreational value for residents of the Morrison Park housing development. Includes the oak tree planted to commemorate Queen Elizabeth II's diamond jubilee.</td>
<td>Preserved as open space following local campaign during Phase 2 construction of Morrison Park.</td>
</tr>
<tr>
<td>G5 - Festival Garden at junction of High Street, Northampton Road and Guilsborough Road</td>
<td>At centre of the Village.</td>
<td>Owned by the Parish Council and created to celebrate the 1951 Festival of Britain. Includes public seating and the West Haddon decorative carved wooden sign erected to commemorate the millennium.</td>
<td>Focal point for the village.</td>
</tr>
</tbody>
</table>
## Table 1 – Local Green Space Assessment continued

<table>
<thead>
<tr>
<th>Green Space</th>
<th>Reasonably close proximity to the community</th>
<th>Demonstrably special</th>
<th>Local in character</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>G6 - The bowling green</strong></td>
<td>Accessed off High Street.</td>
<td>Owned by the Parish Council and used by West Haddon Bowling Club. Sporting/recreational use.</td>
<td>Very popular and well-used including for inter-Village competitions.</td>
</tr>
<tr>
<td><strong>G7 - Area surrounding the Queen Victoria Diamond Jubilee oak tree</strong></td>
<td>Adjoins Northampton Road and the un-adopted, unnamed road that provides access to the playing field.</td>
<td>Owned by the Parish Council. Includes the oak tree planted to commemorate Queen Victoria’s Diamond Jubilee.</td>
<td>Tree has TPO on it.</td>
</tr>
<tr>
<td><strong>G8 - Old Forge Drive Green</strong></td>
<td>Within the Old Forge Drive housing development.</td>
<td>Owned by the Parish Council. Includes a specimen tree covered by a TPO. Provides an amenity area for residents of old Forge Drive.</td>
<td>Important piece of open space in that part of the Village.</td>
</tr>
<tr>
<td><strong>G9 – Triangular Piece of Land at junctions of Yelvertoft Road, Crick Road and West End</strong></td>
<td>Attractively marks the beginning of the Village from the west.</td>
<td>George 5th Silver Jubilee Tree is on it. It is protected by a TPO.</td>
<td>Used by Villagers for planting purposes.</td>
</tr>
<tr>
<td><strong>G10 – Church Glebe Field</strong></td>
<td>At the heart of the Village next to the Church.</td>
<td>Good access with footpaths. Lies alongside the Jurassic Way.</td>
<td>Adjoins both allotments and cemetery.</td>
</tr>
</tbody>
</table>
Supporting Local Education and Community Facilities (Objectives 1, 2, and 3)

**Policy WH 3 – Village Hall Site**

The redevelopment of the site of the existing Village Hall at West End for an extension to the West Haddon Primary School is supported. Redevelopment proposals will be permitted when:

a) There is provision of adequate car parking and suitable access  
b) There is no significant adverse impact on residential amenity  
c) Adequate consideration to co-location of other uses and facilities has been provided

**Local Evidence:**

- 97% of local residents feel that the Primary School should be able to accommodate the demand for school places arising from within the parish.  
- 80% of local residents support new build at the Primary School if necessary.

**Technical Evidence:**

The Parish Council is concerned that the West Haddon Endowed Church of England Primary School is at capacity and that not all children in the Village are able to go to the school already. There is a shortage of places for primary school aged children living in the Village. This is a significant issue as the transportation of children to schools in neighbouring Villages is likely to cause pressure on rural roads at peak times, parking problems around schools, and perhaps most importantly for West Haddon, could impact on the strong sense of local community, with a Village school at its heart.

The Parish Council recognises that the existing site for the Village school is constrained. The Parish Council wishes to support the expansion of the primary school, to help ensure that the school meets the future needs of local residents as the population of the Village expands over the coming years as a result of proposed increases in this Plan. It is however essential to retain the existing school playing field since the Village playing fields are too far away (over half a mile) to be of realistic use to the school.
Policy WH4 - Protection of Local Community Assets

The identified community assets are:

- West Haddon Endowed Church of England Primary School
- Post Office
- The Pytchley Hotel
- The Crown public house
- The Sheaf public house
- Village Shop
- All Saints’ Church
- Baptist Church
- Doctor’s surgery

The loss of these community assets will not be supported unless the following can be demonstrated:

a) The proposal includes alternative provision, on a site within the Village, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or

b) Satisfactory evidence (e.g. independently marketed for at least 12 months) is produced that there is no longer an economic justification to protect the asset.

Local Evidence:

When asked “What assets are important to you?” the survey revealed the strong support and need to protect existing facilities.

<table>
<thead>
<tr>
<th>Village shop</th>
<th>99%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post Office</td>
<td>98%</td>
</tr>
<tr>
<td>The Pytchley</td>
<td>97%</td>
</tr>
<tr>
<td>All Saints’ Church</td>
<td>96%</td>
</tr>
<tr>
<td>Baptist Church</td>
<td>94%</td>
</tr>
<tr>
<td>The Pavilion</td>
<td>95%</td>
</tr>
<tr>
<td>Doctor’s surgery</td>
<td>98%</td>
</tr>
</tbody>
</table>
Technical Evidence:

The “golden thread” running through national planning policy is the promotion of sustainable development. This has economic, environmental and social dimensions. The maintenance and enhancement of the Village’s range of social and community assets will allow the Village to function and allow for some growth provided it is modest in scale and proportion to the whole Village.

Specifically in rural areas national planning policy promotes the retention and development of local services and community facilities in Villages, such as local shops, meeting places, cultural buildings, public houses and places of worship (para. 28, NPPF).
Policy WH5 - Protection of Local Sports and Recreation Facilities

The following local sports and recreation facilities will be protected (see Proposals Map):

- Cricket Field
- Playing fields
- Children’s play area
- The Pavilion
- Skate Park
- Bowling Green
- Tennis Courts

Proposals to enhance and improve these facilities will be supported when they:

a) Do not have an adverse impact on residential amenity; and
b) They provide suitable access and car parking.

Local Evidence:

When asked “What assets are important to you?” the survey revealed the strong support and need to protect existing sports facilities.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Support %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cricket</td>
<td>96%</td>
</tr>
<tr>
<td>Football</td>
<td>96%</td>
</tr>
<tr>
<td>Tennis</td>
<td>95%</td>
</tr>
<tr>
<td>Skate Park</td>
<td>93%</td>
</tr>
<tr>
<td>Bowling Green</td>
<td>92%</td>
</tr>
<tr>
<td>The Pavilion</td>
<td>95%</td>
</tr>
</tbody>
</table>

Technical Evidence:

The Village has a good range of sport and recreation facilities these should be protected, and, where possible enhanced. National planning policy supports the retention and development of local services and community facilities in Villages, including sports venues (para. 28, NPPF).
Improving Local infrastructure and Services (Objective 2, 6, 7, & 8)

Policy WH6 – Developer Contributions and Community Infrastructure Levy

Developer contributions or provision will be sought, where appropriate, and Community Infrastructure Levy will be used, when available, to improve, or provide, the following identified community infrastructure improvements / requirements:

- Improved Village Hall;
- Improvement/extension to the Primary School;
- Improvements at The Pavilion;
- Play area improvements;
- New pocket parks
- New exercise areas

Local Evidence:

98% of local residents agree that new development should provide suitable infrastructure and not make existing problems worse.

Technical Evidence:

Infrastructure Delivery Plan¹¹

The Infrastructure Delivery Plan (IDP) sits alongside the Joint Core Strategy and identifies the physical, social and green infrastructure needed to support the West Northamptonshire Joint Core Strategy and its vision for the future. The IDP includes information on:

- infrastructure needs and costs;
- phasing of development;
- funding sources; and
- responsibilities for delivery.
The implementation of the JCS will depend on the co-ordinated activities of a number of agencies and will require maximisation of all opportunities to secure funding support.

The IDP only considers infrastructure requirements likely to arise from strategic housing sites e.g. around Daventry Town. Such needs go beyond the town of Daventry and need to be addressed in Villages such as West Haddon. This policy sets out how this will be undertaken and is in line with the JCS.

http://www.westnorthamptonshirejpu.org/connectti/website/view?objectId=2759792
Policy WH7 - Traffic and Transport

To improve movement and transport to, from and within the Village the following will be supported:

a) Traffic calming as part of wider streetscape improvements in the Village centre, including High Street, West End, Guilsborough Road and Station Road;

b) Improved access and car parking as part of any redevelopment of the existing Primary School and Village Hall sites.

Local Evidence:

- 83% of local residents would support traffic calming and streetscape improvements in the Village centre, reflecting downgrading of the original A428 to C status.

Technical Evidence:

National planning policy recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The proposals set out in Policy WH7 will help meet these aims.
Policy WH8 – Supporting Development of Communications Infrastructure

The development of new communications infrastructure to serve the parish will be supported where the siting and appearance of the proposed apparatus and associated structures seek to minimise impact on the visual amenity, character or appearance of the surrounding area.

All new development will be required to make provision for high speed broadband and other communication networks. Currently, this means developers must include ducting with suitable drawstring from the appropriate boundary to each building, anticipating the router location.

Local Evidence:

Mobile Telecommunications / Broadband provision within the Village is poor, with parts of the Village regularly without a useable signal. Throughout the Village, the signal is too weak to support data transfer 3G technologies. Broadband speeds are also poor (regularly less than 3 Mb and offering a maximum 8 Mb), with BT having no plans to upgrade in the foreseeable future. However a private supplier plans to install fibre-cable to every household over the next few months.

Technical Evidence:

This local issue needs to be addressed. National planning policy recognises advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed Broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.
Local Employment (Objective 9)

Policy WH9 – Supporting the Development of Small Businesses

To support the development of small businesses the following will be supported:

i. Conversion of existing buildings for small-scale employment uses; and
ii. Proposals for the diversification of existing rural enterprises.

All such proposals will be assessed against the following:

a) Impact on residential amenity;
b) Access, traffic and car parking;
c) Impact on the landscape and character of the area; and
d) Design.

Local Evidence:

Most people leave the Village to work. It is important to support the opportunities we have – homeworking, rural diversification, small-scale business – so that West Haddon does not become a purely residential community.

Technical Evidence:

National planning policy seeks to encourage economic growth and sustainable development. By maintaining and, where possible, increasing employment opportunities the Plan will create a more sustainable community.
Housing (Objectives 2, 3, and 4)

Policy WH10 – New Residential Development in West Haddon Village

To ensure the housing needs of West Haddon are met up to 2029 without compromising the character of the Village, or leading to development that is of a scale that is inappropriate for local services and infrastructure, a settlement boundary has been identified on the Proposals Map.

Within the settlement boundary, the Parish Council supports small-scale housing development:

a) At the following allocated housing sites -
   WH10/01 – Land to the rear of Avenue House off Crown Lane.
   WH10/02 – Site of former battery garages off Elizabeth Road.
   WH10/03 – Land off Northampton Road adjacent to Playing Field.

b) Where it is a small infill development that would not lead to loss of open green space or an existing community facility.

Local Evidence:

- 43% of local residents support up to 5% growth for the Village.
- 34% of local residents support up to 10% growth for the Village.
- Phased growth of housing is supported, as is small groups of less than 10 homes.
Technical Evidence:

The Joint Core Strategy advises that Daventry District has a housing requirement of 6,984 additional dwellings by 2029, with 2,360 of those additional dwellings to be provided across the rural areas.

This equates to about 130 houses per year over the eighteen year planning period spread across the whole of the rural area. Working on the proposed increase of up to 7% this would require approximately 44 new housing units in the Village over the planning period (2011-2029).

This growth figure has been significantly exceeded by the appeal decision in relation to the Davidsons’ site on 24th December 2014 which added 100 houses to the Village, resulting in housing growth of about 17%. As a consequence, the residents of West Haddon are of the opinion that no further large-scale developments should be permitted in the Parish during the life of the Plan. This is the clearly expressed view of residents in both the questionnaire and the responses to the public consultation on this Plan. This Plan proposes only small-scale developments up to and within the confines of the Village.

Policy R1 in the Joint Core Strategy sets out the spatial strategy for the rural areas. This policy clarifies that within the rural area the distribution of the rural housing requirement will be the subject of the Part 2 local plans that are being prepared by Daventry District according to the local need of each Village and their role within the hierarchy. Development within the rural areas will be guided by a rural settlement hierarchy that will comprise the following categories:

- Primary service Villages;
- Secondary service Villages;
- Other Villages and
- Small settlements/hamlets

In the Adopted Local Plan, West Haddon is identified as a “limited development Village” under policy HS11 where planning permission will normally be granted for residential development within these Villages provided that it is on sites specifically identified for residential development in the Local Plan or; it comprises small-scale development within the existing confines of the Village as defined on the proposals map; and it does not affect open land which is of particular significance to the form and character of the Village or; it comprises the renovation, adaptation or the conversion of buildings for residential purposes.

The proposed Daventry Settlements and Countryside Local Plan will establish a rural settlement hierarchy to support the retention and provision of local services and facilities and distribute the agreed rural housing provision identified in the Joint Core Strategy across the district. This Neighbourhood Plan is being prepared in advance of the Daventry Settlements and Countryside Local Plan. Based on the size of existing parishes, it is probable West Haddon would be designated as a secondary service Village, see Figure 1.
It is recognised that there will need to be continuing growth over the Plan period but this will have to be small-scale in order to achieve the objectives of this Plan and in particular protect open countryside and to take account of infrastructure limitations. This Plan identifies three sites for development that would accommodate about 10 housing units. This would lead to housing growth of 146 units up to 2029, made up as follows:

Identified sites 10 units
Planning permissions 136 units

The planning permission sites include one site with 100 units and another with 20 units and the remainder are single or small-scale sites which are in-fill; these would mean growth of 24% from the 2011 baseline figure.

The Parish Council view is that other than the specific sites identified in WH10, it would be unreasonable and unsustainable to allow further development other than small-scale (up to 10 dwellings). These should be located within the confines of the Village.
Policy WH 11 – New Housing Development outside West Haddon Village

Proposals for new housing outside the settlement boundary will only be permitted in the following circumstances:

a) It is for the conversion of an existing building or

b) It is a single dwelling for a proven individual local need, e.g. to support a rural enterprise or to facilitate downsizing by Village residents

c) It is provided for in Policy R1 of the JCS

Local Evidence

43% of local residents support growth of up to 5%
34% of local residents support growth of between 5% and 10%
Phased growth of housing is supported as is small-scale development (up to 10)

Technical Evidence

National Planning Policy seeks to avoid isolated homes in the countryside. Similarly Policy R1 of the Joint Core Strategy seeks to direct housing development into a Village rather than open countryside. This policy would allow conversion of existing buildings or single dwellings for individual need if it met other planning regulations.
WH 12 – Meeting Local Housing Needs

To meet defined local housing needs all new housing development of 5 or more units will be required to provide a mix and range of house types and tenures, ensuring provision for affordable housing and housing designed to meet the needs of the elderly, the disabled and the vulnerable.

Local Evidence

The original Village has properties dating back to the 16th century, with gradual development since then over the centuries and, as a result, has a great deal of character. Over the past twenty-five years, the modern development with the growth of estates of similar housing has greatly shifted the balance, thus reducing the variety of dwellings. There is also a lack of suitable and affordable for young people who wish to remain in the Village and for the elderly who would like to downsize without leaving the Village. It is proposed that the affordable housing needs for younger and older people identified in the Plan are addressed through the existing Village charitable trust, adapted and expanded as necessary to meet practical and legal requirements. Helpfully however during the consultation period Davidsons Homes has indicated that they will provide 29% affordable houses as part of the recent planning approval for 100 houses to the North of the Village.

Technical Evidence:

A Housing Needs Survey has recently been completed revealing the current housing need:

- **Rented Units**
  - 2 x 2 bed house
  - 2 x 2 bed bungalow
  - 1 x 1 bed flat
- **Shared Ownership**
  - 1 x 2 bed house
- **Open Market**
  - 1 x 2 bed bungalow
  - 1 x 2 bed house
Design (Objectives 3 and 4)

Policy WH13 - Design

All new development proposals will have to be of high quality design. Proposals will be expected to demonstrate compliance with the following criteria:

a) preservation and enhancement of the locally distinctive built, historic and natural environment;

b) designed to take account of site characteristics, respecting and utilising the best qualities of local distinctiveness in the Village, including:
   i. layout
   ii. siting
   iii. scale
   iv. height
   v. proportions and massing
   vi. orientation
   vii. architectural detailing
   viii. landscaping and
   ix. materials

c) no significant adverse impact on residential amenity for existing and future residents;

d) the development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;

e) the development utilises sustainable construction methods, minimises the use of non-renewable resources and maximises the use of recycled and sustainably sourced materials;

f) easy access for all members of the community;

g) safe environments that minimise opportunities for crime; and

h) designs that can be easily adapted to accommodate changing lifestyles and technologies.
Local Evidence:

93% of local residents agree new development should be subject to a Village design guide. 
77% of local residents support the use of small scale solar panel installations 
65% of local residents support the use of ground source heat pump boreholes

Technical Evidence:

National planning policy acknowledges that well designed places and buildings improve quality of life: poor design should be replaced with better design. One of the core planning principles of the government is that “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. West Haddon has had some well-designed development in recent years, and some not so well designed development during the same period. This policy will ensure more of the former is received and less of the latter.
Appendix 1 – Listed Buildings

- 36 Station Road, Grade II ref 1278988
- Langstone, 34 Station Road, Grade II ref 1229256
- The Hall, Station Road, Grade II ref 1229260
- The Cottages, 27 Station Road Grade II ref 1278989
- Crystal House, Station Road, Grade II ref 1229259
- Brownstones, High Street, Grade II ref 1229259
- Church House Rye House, High Street, Grade II ref 1279091
- Lime House, High Street, Grade II ref 1279153
- Paul Hopwell Antiques, 30 High Street ref 1229469
- Barn approx. 20m South of No.30 High Street, Grade II ref 1229483
- Storeroom to Hancocks Stores to left of Hancocks Stores, Northampton Road, Grade II ref 1229255 now private dwelling
- Vine Cottage, 20 Guilsborough Road, Grade II ref 1279116
- 22, 24, 26 & 28 Guilsborough Road, Grade II ref 1229354
- Redmoor House, Guilsborough Road, Grade II ref 1279116
- 5 Guilsborough Road, Grade II ref 1279188
- Harrow Cottage, 19 High Street, Grade II ref 1229254
- 2 Crown Lane, Grade II ref 1229247
- The Crown PH, Grade II, ref 1279152
- Various Chest Tombs, Church of All Saints, Grade II ref 1229253, 1229401
- Church of All Saints, Grade I ref 1229279
- Cob wall approx. 1m north west of Tower of Church of All Saints, Grade II ref 1229250
- 2 West End former Vicarage
- Wall approx. 10m south of No. 2, Grade II ref 1279189
- Sheaf Inn PH & Restaurant, Grade II ref 1229263
- 16 & 18 West End, Grade II, ref 1229262
- Haddon Dale, 43 West End, Grade II ref 1229659
- West Haddon Grange Farmhouse, Yelvertoft Road, Grade II ref 1229661
West Haddon NDP Proposals

Protected local green areas and important public views into and out of the village

Appendix 2
Protected Views

Key
- Individual tree covered by a Tree Preservation Order (TPO)
- Group of trees covered by a Tree Preservation Order (TPO)
- Footpath - Right of way
- Settlement boundary
- Protected view
- Protected local green area
- Approved housing development

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APPENDIX 3 – SEA and HRA

West Haddon Neighbourhood Plan 2014-2029

Screening Report for:
Strategic Environmental Assessment and Habitats Regulation Assessment.

December 2014
Prepared on behalf of the West Haddon Neighbourhood Plan Steering Group by Daventry District Council- Local Strategy team
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1.0 Introduction

1.1 To meet the ‘basic conditions’ which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. This screening report is designed to determine whether or not the content of the draft West Haddon Neighbourhood Development Plan (dated October 2014, Appendix B) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). Once completed this screening report will form the basis of seeking advice from the relevant statutory bodies; Natural England, English Heritage and the Environment Agency as to whether the plan requires a full SEA and/or HRA assessment.

1.2 The report is broken down into the following four sections;

- Section 2 outlines the legislative background to SEA and HRA
- Section 3 provides some background to the West Haddon Neighbourhood Development Plan and the wider Development Plan context
- Section 4 provides a screening assessment of the likely significant environmental effects of the West Haddon Neighbourhood Development Plan for SEA and HRA and also considers In combination effects for HRA.
- Section 5 considers the findings from section 4 and provides a conclusion on the need, or not for a full SEA and/or HRA.

2.0 Requirement for SEA/Legislative Background

2.1 A Neighbourhood Development Plan must meet the basic conditions\(^1\). This includes demonstrating that the plan does not breach and is compatible with EU obligations.

2.2 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (ODPM 2005).

2.3 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement

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\(^1\) Basic Conditions as set out in Para 065 of the National Planning Practice Guidance available at [http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/](http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/)
of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA. This is also discussed in paragraph 165 of the National Planning Policy Framework in paragraph 165.

2.4 However, the 2008 Planning Act amended the requirement to undertake a Sustainability Appraisal so that they are only required for Development Plan Documents (DPD’s). However the Act did not remove the requirement to produce a Strategic Environmental Assessment. A Neighbourhood Plan is not a development plan document (also known as a Local Plan) and therefore it does not legally require a Sustainability Appraisal. Where appropriate, however, an SEA assessment may need to be undertaken, specifically where a neighbourhood plan could have significant environmental effects.

2.5 Whether a neighbourhood plan requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

2.6 Consequently to establish whether the plan might give rise to significant environmental affects it is necessary to screen the plan against the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004. This process is carried out in Section 4 of this report.

2.7 Requirement for HRA / legislative Background

2.8 Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan’s implementation.

2.9 As illustrated on the map in appendix C, West Haddon Neighbourhood Area is 17 km from the Upper Nene Valley Gravel Pits pSPA/RAMSAR and 39km from Rutland Water SPA/RAMSAR. Consequently the impact on these sites will need to be considered. Further commentary on this is set out in section 4.

3.0 West Haddon Neighbourhood Development Plan
3.1 West Haddon Neighbourhood Area was designated on 27th February 2014. The village is situated towards the middle of Daventry District. A map showing the designated area is set out in appendix D. Following designation the Steering group carried out consultation with the community.

3.2 This has led to the formulation of an initial draft plan which is set out in full in appendix B. However to assist with this screening report a summary of the plan is provided below.

3.3 The Vision for West Haddon is set out on page 21, it states that;

“West Haddon will retain its size and character of a traditional Northamptonshire hilltop village. Local green spaces and facilities will be protected and enhanced and there will be increased opportunities for people to socialise and join in village life and activities”

3.4 The vision is followed by 10 objectives;

- Objective a: The need to protect existing green spaces and footpaths;
- Objective b: The need to take account of capacity within the existing infrastructure, and the potential need for further investment to meet future needs;
- Objective c: The need to adopt a more balanced approach to development that would use green spaces to best effect and help restore the centre of the village;
- Objective d: The need to plan around the existing Village character and structure, which depends so much on the wide mix of housing, on the ease with which residents can get around and meet each other and on the easy access to open countryside which opens up magnificent vistas in every direction;
- Objective e: The needs to provide a range of housing and other building that meets local needs and includes small family homes, homes for the elderly and low priced homes to buy;
- Objective f: The need to solve existing flooding problems;
- Objective g: The need to solve the poor water pressure that is endured by some parts of the Village;
- Objective h: The need to provide a much more effective Broadband service that supports residential & commercial premises
- Objective i: The need to provide further employment opportunities within the village;
- Objective j: The need to include provision for some kinds of renewable energy that fits in with the current attractive location of the Village.

3.5 The Vision and Objectives are supported by a number of key issues (which are set out in more detail in the document), these are

- Protection of Green Spaces
- Capacity of the Village Primary School and Local Secondary Schools
- Over- development of the Village
- Infrastructure and Flood Risk
- Transport and Traffic
- Housing Mix
- Community Facilities
- Employment
- Renewable Energy
- Local Governance
The delivery of the vision and objectives is governed by a number of policies which are summarised as follows;

Policy WH1- Protecting and Enhancing Special Landscape and Local Landscape Character
This focuses on protecting the Special Landscape Area and requiring development proposals to demonstrate consideration with a number of landscape design principles; maintaining the scale and form of the existing settlement, avoiding suburbanisation between the village and the A428, protecting identified views in and out of the village and protecting certain features including hedges and mature trees and existing wildlife habitats.

Policy WH2- Protection of Local Green Spaces
This policy identifies and protects a number of green spaces within the village.

Policy WH3- Village Hall
Policy supports the re-development of the existing Village Hall subject to a number of criteria being met which include the site being suitably accessible within the village and it not leading to significant adverse impacts on residential amenity.

Policy WH4- Protection of Local Community Assets
This policy protects a number of community assets from loss. Loss would only be acceptable when either of 2 criteria are met.

Policy WH5- Protection of Local Sports and Recreation Facilities
This policy protects a number of local sports and recreation facilities.

Policy WH6- Developer Contributions and Community Infrastructure Levy
Policy seeks to capture contributions and directs the use of CIL towards specific projects which include improving the village hall, extending the primary school, improving the pavilion, play area improvements, new pocket parks and new exercise areas.

Policy WH7- Traffic and Transport
Policy supports traffic calming in the village centre and improved access and car parking as part of any redevelopment of the existing primary school and Village Hall sites.

Policy WH8- Supporting Development of Communications Infrastructure
This policy supports the development of new high broadband infrastructure to serve the Parish where it is sympathetically designed. In addition it requires all new development to make provision for high speed Broadband and other communication networks.

Policy WH9- Supporting the Development of Small Businesses
The policy supports the development of small businesses through supporting conversion of existing buildings for small-scale employment uses and proposals for diversification of existing rural enterprises. It also sets criteria for assessing such proposals.

Policy WH10- New Residential Development in West Haddon Village
This policy sets out that to ensure the housing needs are met up to 2029 without compromising the character of the village or aren’t of a scale which is inappropriate for local services and infrastructure growth of up to 7% of the existing village stock is supported. The policy also links to a settlement boundary which is set out on the Proposals map and supports new housing development subject to three criteria. Firstly if it is on one of three
allocated sites which are all situated within the proposed settlement boundary. Further criteria include that it is small infill development that would not lead to loss of open space or an existing community facility and that it would not lead to the loss of an existing garden.

Policy WH11- New Housing Development outside of West Haddon Village
This policy only permits housing outside the settlement boundary in 2 circumstances, that it for the conversion of an existing building or it is a single dwelling for a proven local need for example a full-time worker required to live on a site to support an activity essential for the running of a rural enterprise.

Policy WH12- Meeting Local Housing Needs
Requires all new development of 5 or more houses to provide a mix and range of house types and tenures and ensure provision for affordable housing and housing designed to meet the elderly and vulnerable.

Policy WH13- Design
Sets out a requirement for all new development proposals to be of high quality design and that they should demonstrate compliance with a number of criteria which include preservation and enhancement of the built, historic and natural environment, taking into account site characteristics, using sustainable construction methods and not leading to adverse impacts relating to noise, light, air contamination, land instability or cause ground water pollution.

Proposals Map
The policies listed above are linked to a proposals map which illustrates a number of designations and proposals, most notably the proposed settlement boundary, Local Green Spaces, key views, important individual and groups of trees and also the local plan Special Landscape Area designation.

3.6 To fulfill one of the basic conditions these policies are required to be in general conformity with strategic policies in the development plan for the local area. This currently comprises the saved policies of the Daventry District Local Plan. The West Northamptonshire Joint Core Strategy, at the time of writing this report has not been adopted and therefore is not the development plan. However the Inspectors report has been published which concluded that subject to a number of modifications which have previously been consulted on the plan forms a sound basis for planning of the area up to 2029. It is anticipated that the West Northants Joint Core Strategy (WNJCS) will be adopted before the end of 2014, prior to the West Haddon Neighbourhood Plan being submitted and then examined and consequently the West Haddon Neighbourhood Plan will have to be in general conformity with it.

3.7 Whilst this condition will be examined more thoroughly when the plan reaches the submission stage it has implications for the screening assessment because the WNJCS was subject to full SEA/SA and Appropriate Assessment where, subject to some modifications (which have been implemented) it was concluded that there would be no adverse significant adverse impact on the environment or on a protected site. Therefore it is considered that the conformity of the policies set out above with the policies in the WNJCS is a useful starting point for this screening assessment. This has been carried out in detail in the table in appendix A which has informed the assessment in table 1 on page 10. For the purposes of informing this screening assessment it is not considered necessary to assess conformity with the Daventry District Local Plan as this has not been subject to full SEA/SA however this will
need to be carried out when the basic conditions are assessed in more detail when the plan is submitted.

### 4.0 SEA & HRA Screening: Assessment

#### 4.1

The criteria for determining the likely significant effects referred to in Article 3 (5) of Directive 2001/42/EC are set out in figure 1 below;

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<tr>
<td><strong>1. The characteristics of plans and programmes, having regard, in particular, to</strong></td>
<td><strong>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to</strong></td>
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<tr>
<td>- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</td>
<td>- the probability, duration, frequency and reversibility of the effects,</td>
</tr>
<tr>
<td>- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,</td>
<td>- the cumulative nature of the effects,</td>
</tr>
<tr>
<td>- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,</td>
<td>- the transboundary nature of the effects,</td>
</tr>
<tr>
<td>- environmental problems relevant to the plan or programme,</td>
<td>- the risks to human health or the environment (e.g. due to accidents),</td>
</tr>
<tr>
<td>- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</td>
<td>- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),</td>
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<td>- the value and vulnerability of the area likely to be affected due to:</td>
<td>- special natural characteristics or cultural heritage,</td>
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<td></td>
<td>- exceeded environmental quality standards or limit values,</td>
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<td>- intensive land-use,</td>
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<td>- the effects on areas or landscapes which have a recognised national, Community or international protection status.</td>
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*Figure 1: Criteria for Assessing the Effects of WHNDP (Source Annex II of SEA directive)*
4.2 Figure 2 (below) illustrates the process for screening a planning document to ascertain whether a full SEA is required:

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.

- Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))
  - Yes to either criterion
  - Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))
    - No to both criteria
    - Yes
    - Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))
      - No to either criterion
      - Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))
        - Yes
        - Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)
          - No
          - Is it likely to have a significant effect on the environment? (Art. 3.5)*
            - Yes
            - DIRECTIVE REQUIRES SEA
            - No to all criteria
            - Is the PP’s sole purpose to serve national defence or civil emergency, or is it a financial or budget PP, or is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)
              - Yes to any criterion
              - DIRECTIVE DOES NOT REQUIRE SEA

*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.
Figure 2. Application of the SEA Directive to plans and programmes

4.3 In the context of the above guidance and considering the findings of the assessment in the table in appendix A, table 1 below shows the assessment of whether or not the West Haddon Neighbourhood Development Plan will require a full SEA. Furthermore stage 4 of the assessment also considers the impact on European sites in the context of HRA:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Y/N</th>
<th>Reason</th>
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<tbody>
<tr>
<td>1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))</td>
<td>Y</td>
<td>The West Haddon Neighbourhood Development Plan is being prepared by a steering group with the involvement of West Haddon Parish Council and not by a national, regional or local authority. However if the plan receives 50% or more votes through a referendum it will be ‘made’ by Daventry District Council.</td>
</tr>
<tr>
<td>2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))</td>
<td>Y</td>
<td>As a qualifying body, West Haddon Parish Council (WHPC) has the right to prepare a Neighbourhood Plan on behalf of the local community but this is not required by the relevant legislative, regulatory or administrative provisions (The Town and Country Planning Act 1990 as amended by the Localism Act 2011). However, if ‘made’, the West Haddon Neighbourhood Development Plan would form part of the statutory development plan for Daventry District. It is therefore considered necessary to answer the following questions to determine if an SEA is required.</td>
</tr>
<tr>
<td>3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art. 3.2(a))</td>
<td>N</td>
<td>The West Haddon Neighbourhood Development Plan is prepared for town and country planning and land use however as illustrated by the summary of policies set out above it does not set the framework for future development consent of projects in Annexes I and II of the EIA directive.</td>
</tr>
<tr>
<td>4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))</td>
<td>N</td>
<td>The appropriate assessment for the Joint Core Strategy identified that the nearest designated sites (Natura 2000 sites) which could be affected were Rutland Water SPA and Ramsar site and the Upper Nene Valley Gravel Pits pSPA and pRAMSAR site. As illustrated on the map at appendix C, West Haddon Neighbourhood Area is 17 km from the Upper Nene Valley and 39 km from Rutland Water. Through the appropriate assessment for the West Northants Joint Core Strategy it was concluded that there would be no adverse effect on site</td>
</tr>
</tbody>
</table>

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integrity for both of these sites as any affect was mitigated through modifications to the plan. Consequently the conformity of the policies in the West Haddon Neighbourhood Development Plan has implications for the impact on these protected sites alongside any site specific impacts that may arise.

A detailed assessment of the policies was carried out as part of this assessment (appendix A) and has demonstrated that there will be not be a significant negative effect on either the Rutland Water SPA and Ramsar site or the Upper Nene Valley Gravel Pits pSPA and pRAMSAR sites.

5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3) Not Applicable because of answer to 4.

6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4) Y The West Haddon Neighbourhood Development Plan, once adopted, will be used as part of the Development Plan for determining planning applications.

7. Is the NP’s sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8,3.9) Not Applicable because of answer to 6.

8. Is it likely to have a significant effect on the environment? (Art. 3.5 set out in figure 1 above) N The West Northamptonshire Joint Core Strategy was subject to full Sustainability Appraisal which included SEA assessment. This ensured that no significant effects are expected to arise from the implementation of the JCS.

As set out in para 3.7 above, the conformity of the West Haddon Neighbourhood Development Plan with the West Northamptonshire Joint Core Strategy has important implications for its likely significant effect on the environment.

Consequently as, demonstrated in the table in Appendix A, as the policies of the West Haddon Neighbourhood Development Plan are considered to be in general conformity at this stage with the strategic policies of the West Northamptonshire Joint Core Strategy it is not considered that the plan will have a significant effect on the environment.

| Table 1: Establishing the need for SEA and HRA |
|---|---|
| 4.4 Screening Outcome | |
| 4.5 As a result of the assessment in table 1 which has been informed by the assessment in appendix A, it is considered unlikely that any significant environmental effects will occur from the implementation of the West Haddon Neighbourhood Development Plan that were not considered and dealt with by the Sustainability Appraisal of the emerging West |
Northamptonshire Joint Core Strategy. As such the West Haddon Neighbourhood Development Plan does not require a full SEA to be undertaken.

4.6 With regards Habitat Regulations Assessment, as set out in the table above, in particular the response to question 4, it is not considered that the implementation of the West Haddon Neighbourhood Development Plan, by virtue of its scale and distance, will result in any likely significant effects upon the Upper Nene Gravel Pits site or the Rutland Water site. This is demonstrated in the table in appendix A.

4.7 **Habitats Regulations Assessment: In combination effects**

4.8 Existing plans and proposals must be considered when assessing new plans or programmes for likely significant effects as they may create ‘in combination’ effects.

4.9 For reference the relevant plans or programmes which should be considered when reviewing in combination effects are listed below:

- West Northamptonshire Joint Core Strategy DPD;
- Daventry District Local Plan (saved policies)
- South Northamptonshire Local Plan (saved policies)
- Northampton Local Plan (saved policies);
- Northamptonshire Local Transport Plan;
- Northamptonshire Minerals and Waste Development Framework Core Strategy;
- Locations for Waste and Minerals Development DPD;
- North Northamptonshire Core Spatial Strategy DPD;
- Rugby Core Strategy DPD.
- Harborough District Council Core Strategy
- Harborough Local Plan Saved Policies
- Stratford on Avon District Local Plan
- Stratford on Avon Proposed Submission Core Strategy
- National Planning Policy Framework

4.10 As the plan is required to be in general conformity and will contribute to delivering the growth identified in the WNJCS rather than exceeding it, it is not considered that it will lead to any significant ‘in combination effects’.
5.0 Conclusions and recommendations of the Screening Assessments

5.1 SEA

5.2 A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in section 4 of this report. The assessment finds that no negative significant effects will occur as a result of the implementation of the West Haddon Neighbourhood Development Plan. This assessment has taken into account that the plan seeks to allocate 3 sites for residential development. The assessment also finds many of the policies are in conformity with the policies of the emerging West Northamptonshire Joint Core Strategy which have been subject to a full SA/SEA where no significant effects were identified.

5.3 Consequently from the findings of the screening assessment it is recommended that a full SEA does not need to be undertaken for the West Haddon Neighbourhood Development Plan. This has been confirmed through the responses from English Heritage, Natural England and the Environment Agency set out in Appendix E.

5.4 HRA

5.5 A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in appendix A of this report and summarised in response to question 4 in table 1. It has found that many of the policies are in conformity with the policies of the emerging West Northamptonshire Joint Core Strategy which was subject to full HRA which found no significant or in combination effects. It is considered that due to the plan demonstrating conformity with the West Northamptonshire Joint Core Strategy and it promoting growth to assist with delivering that strategy, including through the proposed allocations, that it will not result in any significant effects, alone or in combination, upon the Upper Nene Valley Gravel Pits pSPA/pRAMSAR or the Rutland Water SPA/RAMSAR sites. This has been confirmed through the responses from English Heritage, Natural England and the Environment Agency set out in Appendix E.
Appendix A: Assessment table of general conformity of policies against the West Northamptonshire Joint Core Strategy, the potential for significant effects on the environment and the likely significant effects upon the Upper Nene Valley Gravel Pits pSPA/pRAMSAR and Rutland Water SPA/RAMSAR sites.

<table>
<thead>
<tr>
<th>West Haddon Neighbourhood Development Plan Policy</th>
<th>Relevant Policy in emerging WNJCS</th>
<th>Conformity/conflict between West Haddon NP policies &amp; WNJCS policies</th>
<th>Conclusions re SEA</th>
<th>Potential for likely significant effects on Natura 2000 sites (Upper Nene Valley Gravel pits pSPA and pRAMSAR and Rutland Water Spa and Ramsar)</th>
<th>Conclusions re HRA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy WH1- Protecting and Enhancing Special Landscape and Local Landscape Character</td>
<td>S1: Distribution of Development S10: Sustainable Development Principles BNS: The Historic Environment and Landscape R1: Spatial Strategy for the Rural Areas</td>
<td>This policy is considered to be in general conformity with the JCS in particular restricting development to being within the confines of the village, protecting existing valued landscape and the character of the village.</td>
<td>No significant effects are identified</td>
<td>None</td>
<td>No negative effect, policy seeks to restrict development to being within the confines and seeks to protect the landscape.</td>
</tr>
<tr>
<td>Policy WH2- Protection of Local Green Spaces</td>
<td>S10: Sustainable Development Principles RC2: Community Needs</td>
<td>This policy is considered to be in general conformity with the JCS</td>
<td>No significant effects are identified</td>
<td>None</td>
<td>No negative effect, policy seeks to protect existing open spaces.</td>
</tr>
<tr>
<td>Policy WH3- Village Hall</td>
<td>RC1: Delivering Community Regeneration R3: A Transport Strategy for the Rural Areas</td>
<td>This policy is considered to be in general conformity with the JCS in particular promoting improvements to existing community facilities.</td>
<td>No significant effects are identified</td>
<td>No significant negative effects, provision of new village hall at an alternative location within the village boundary is not considered to have an impact on protected</td>
<td></td>
</tr>
<tr>
<td>Policy</td>
<td>WH4- Protection of Local Community Assets</td>
<td>S10: Sustainable Development Principles</td>
<td>R2: Rural Economy</td>
<td>This policy is considered to be in conformity with the JCS, particularly policy R2 which seeks to sustain and enhance the rural economy.</td>
<td>No significant effects are identified</td>
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</tr>
<tr>
<td>Policy</td>
<td>WH5- Protection of Local Sports and Recreation Facilities</td>
<td>S10: Sustainable Development Principles</td>
<td>RC2: Community Needs</td>
<td>This policy is considered to be in general conformity with the JCS through seeking to protect existing sports and recreation facilities.</td>
<td>No significant effects are identified</td>
</tr>
<tr>
<td>Policy</td>
<td>WH6- Developer Contributions and Community Infrastructure Levy</td>
<td>INF2: Contributions to Infrastructure Requirements</td>
<td>This policy is considered to be in general conformity with JCS policy INF2.</td>
<td>No significant effects are identified</td>
<td>None</td>
</tr>
<tr>
<td>Policy</td>
<td>WH7- Traffic and Transport</td>
<td>R3: A Transport Strategy for the Rural Areas</td>
<td>This policy is considered to be in general conformity with the JCS</td>
<td>No significant effects are identified</td>
<td>None</td>
</tr>
<tr>
<td>Policy</td>
<td>WH8- Supporting Development of</td>
<td>S10: Sustainable Development</td>
<td>This policy is considered to be in</td>
<td>No significant effects</td>
<td>None</td>
</tr>
<tr>
<td>Communications Infrastructure</td>
<td>Principles</td>
<td>general conformity with the JCS are identified</td>
<td>considered to result as a consequence of this policy.</td>
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<td></td>
</tr>
<tr>
<td>INF1: Approach to Infrastructure Delivery R2: Rural Economy</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy WH9- Supporting the Development of Small Businesses</th>
<th>Principles</th>
<th>general conformity with the JCS are identified</th>
<th>considered to result as a consequence of this policy.</th>
</tr>
</thead>
<tbody>
<tr>
<td>S10: Sustainable Development Principles R2: Rural Economy</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy WH10- New Residential Development in West Haddon Village</th>
<th>Principles</th>
<th>general conformity with the JCS are identified</th>
<th>considered to result as a consequence of this policy.</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1: Distribution of Development S10: Sustainable Development Principles R1: Spatial Strategy for the Rural Areas</td>
<td></td>
<td></td>
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</tbody>
</table>

Policy WH10 seeks to restrict growth of the village up to 7% (based on community consultation) and allows for residential development within the village boundary provided it is on an allocated site or wouldn’t lead to the loss of open space or an existing garden. Whilst the hierarchy of villages based on the criteria in policy R1 hasn’t been set and no percentages are

Whilst the proposal seeks to allocate sites these are in accordance with the JCS policy, furthermore they are small scale. Therefore regarding the allocations and the remaining criteria of the policy, no significant effects are

None

Policy supports development of small businesses including rural diversification. This is subject to certain criteria being met, these criteria along with the reference to small scale is considered to ensure it will not lead to a negative effect on protected sites.

None

Enabling policy which seeks to control the scale of development and identifies specific sites. The proposed allocation sites are small scale within the village confines and therefore are not considered to lead to a negative effect on
| Policy WH11- New Housing Development outside West Haddon Village | S1: Distribution of Development  
S10: Sustainable Development Principles  
R1: Spatial Strategy for the Rural Areas | This policy restricts development outside the settlement boundary i.e. in Open Countryside and is therefore considered to be in general conformity with the JCS, particularly policy R1. | No significant effects are identified | Policy which seeks to restrict development outside the village confines which is not considered to lead to a negative effect on protected sites. |
| --- | --- | --- | --- | --- |
| Policy WH12- Meeting Local Housing Needs | H2: Affordable Housing  
R1: Spatial Strategy for the Rural Areas | This policy is considered to be in conformity with the JCS through seeking the provision of affordable housing on sites of 5 or more dwellings. | No significant effects are identified | No negative effect due to the nature of the policy. |
| Policy WH13- Design | S10: Sustainable Development Principles  
S11: Low Carbon and Renewable Energy  
BN5: The Historic Environment and Landscape  
R1: Spatial Strategy for the Rural Areas | This policy is considered to be in general conformity with the JCS in particular the criteria which includes zero carbon standards in accordance with policy S11 and specific design criteria which add further local detail to policy R1. | No significant effects are identified | No negative effect; seeks to ensure high quality design and minimise the impact on the environment. |
| Areas | further local detail to policy R1. |   |   |   |
Appendix B: West Haddon Neighbourhood Development Plan – October 2014 (separate document)
Appendix C: Map showing distances from Rutland Water SPA/RAMSAR and Upper Nene Valley Gravel Pits SPA/RAMSAR sites
Appendix D: Map of West Haddon Neighbourhood Area
Appendix E: Responses from Statutory Bodies
Dear Tom

Planning consultation: West Haddon Neighbourhood Plan - Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report

Thank you for your consultation on the above document which was received by Natural England on 16 December 2014

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) for the West Haddon Neighbourhood Plan.

I can confirm that we concur with the Council that it is considered unlikely that any significant environmental effects will result from the implementation of the West Haddon Neighbourhood Plan that were not considered and dealt with by the Sustainability Appraisal of the adopted West Northamptonshire Joint Core Strategy.

I can also confirm that Natural England agrees with the report’s conclusions that the West Haddon Neighbourhood Plan would not be likely to result in a significant effect on any European Site, in particular the Upper Nene Valley Gravel Pit Special Protection Area (SPA) and Ramsar and the Rutland Water SPA and Ramsar, either alone or in combination and therefore no further assessment work would be required.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Roslyn Deeming on 0300 060 1524. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely
Roslyn Deeming
Adviser
Sustainable Development Team
East Midlands Area
Dear Tom

West Haddon SEA/HRA Screening Report

Thank you for referring the SEA and HRA screening Report for the West Haddon Neighbourhood Plan, which was received on 11 December 2014.

We have reviewed the information submitted and consider the West Haddon Neighbourhood Plan is unlikely to result in significant environmental impacts.

As the plan is required to be in general conformity with the West Northamptonshire Joint Core Strategy, we do not consider that we are able to provide you with further advice at this stage until we are consulted on individual planning applications by your Authority. However, we can offer the following comments which may be of use.

Plan Area Constraints
The Plan area falls mostly within Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plans produced by your Authority.

Preliminary Opinion
We are able to provide a free preliminary opinion to a developer/applicant per site. This will outline our position and highlights any key environmental risks that we are concerned about as a statutory consultee and provide developers with an idea of what we would expect to receive within a planning application.

Charged Service for Planning Advice
If further bespoke advice is required outside of a formal planning application then this will form part of our charged for planning advice service.
Please note that this response is based on the information provided at this time and if this changes in the future we would need to consider our position again. We trust that the above information is of assistance.

If you would like to discuss our response further, or would like more information about our charged for planning advice service, please do not hesitate to contact me.

Yours faithfully

Kerrie Ginns  
Sustainable Places - Planning Adviser  
Direct dial 01536 385159  
Direct e-mail kerrie.ginns@environment-agency.gov.uk
Dear Mr James

West Haddon Neighbourhood Plan SEA/HRA Screening Report

Thank you for your email dated 11th December concerning the above consultation.

Our comments are as follows.

For the purposes of this consultation, English Heritage will confine its advice to the following criteria for determining the likely significance of effects (Schedule 1 of SEA Regulations) in respect of our area of concern, cultural heritage:

‘The value and vulnerability of the area likely to be affected due to: special natural characteristics or cultural heritage;’

English Heritage notes that in the Council’s Assessment, the answer to the question ‘Is West Haddon NDP likely to have a significant environmental effect?’ with regard to this criteria is ‘No.’

We are in agreement with the assessment in Appendix A Table 1 that the West Haddon Neighbourhood Plan is in conformity with the West Northamptonshire Joint Core Strategy. We also note that the West Northamptonshire Joint Core Strategy was subject to full Sustainability Appraisal which included SEA assessment and that this ensured that no significant effects are expected to arise from the implementation of the JCS. We note therefore that it is not considered that the plan will have a significant effect on the environment.

4.4 Screening Outcome

We are in agreement with Daventry District Council that it is unlikely that there will be any significant environmental effects that will occur from the implementation of the West Haddon Neighbourhood Plan that were not considered and dealt with by the...
Sustainability Appraisal of the West Northamptonshire Core Strategy. As such, we also agree with the council that the Neighbourhood Plan does not require a full SEA to be undertaken.

5.0 Conclusions and recommendations of the screening assessments

In view of the comments above, we also agree with the recommendation of the Council that, from the findings of the screening assessment that a full SEA does not need to be undertaken for the West Haddon Neighbourhood Plan.

We would request that we are fully consulted on future iterations of the West Haddon Neighbourhood Plan; English Heritage wishes to ensure that an understanding of historic environment, including designated heritage assets and locally important assets, and the contribution that the historic environment makes to local character, is fully considered when Neighbourhood Plans are being prepared.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of ‘SEA’ Directive], English Heritage concurs with the Council that the preparation of a Strategic Environmental Assessment is not required; we agree with the conclusions of the Screening Report.

The views of the other three statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you could send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Please do not hesitate to contact me if you wish to discuss any of these comments.

Yours sincerely

Mark White
Historic Environment Planning Adviser
E-mail: mark.white@english-heritage.org.uk
West Haddon

Dranta Neighbourhood Development Plan, October 2014

Produced by the Neighbourhood Plan Steering Group and the Parish Council with the help of Kirkwells