



BRIXWORTH NEIGHBOURHOOD PLAN

Summary of responses received at Regulation 16 stage (submission)

Regulation 4(3)(b)(iii) of the Neighbourhood Planning (Referendum) Regulations 2012 (as amended)

The following table comprises a summary of the responses received to the submission consultation of the Brixworth Neighbourhood Plan.

All of the responses summarised below were considered by the examiner when preparing her assessment of, and recommendations towards, the Brixworth Neighbourhood Plan. Where significant representations were received the summary and conclusions provided by the respondent have been used to populate the tables below. The summary of comments reflects the views put forward by the consultee and are abridged as faithfully as possible to ensure that the purpose of the original representation is maintained. The responses can be reviewed in full on the DDC website at: <https://www.daventrydc.gov.uk/living/planning-policy/neighbourhood-planning/brixworth/>

Responses received to the submission consultation that were submitted to the Independent Examiner.

Respondent	Support/Object/ Comment	Summary of response
Anglian Water	Support	It is noted that the Parish Council is supportive of the residential site between Northampton road and A508 Harborough Road which has outline planning permission. Anglian Water has no objection to the principle of residential development on this site. However, it is important to note that localised foul network enhancements may be required to enable development on this site.
Berrys on behalf of DM Woodmill Trust	Object	<p>We note that the expansion of the existing employment development to the north would be considered on its individual merits outwith the proposed policies of the plan and we welcome this flexibility within the policy framework.</p> <p>We are of the view that the plan is backward looking and merely responds to past events which are as a result of Daventry District Council's past shortfall in its 5 year housing land supply. The plan does not respond to the future and only allocates a site which already has planning permission. We are concerned that the NP will severely constrain development and will quickly become out of date. It does not support the NPPF objective to significantly boost the supply of housing, it does not plan positively to support local development outside the local plan, nor does it set out a positive vision for the area. R1 does not prevent further housing allocations and the emerging Part 2 Local Plan may affect the validity of the neighbourhood plan in the short term.</p> <p>Brixworth is a sustainable location and is constrained by landscape issues to the west and south of Holcot Road. The next direction of growth should be to the north east and this should be indicated in the neighbourhood plan. This land is indicated as being of low sensitivity and sits in a natural bowl and development would be contained. It is in a sustainable location, close to the village centre with good accessibility. Our submission seeks to identify the next natural progression for development of the village which would bring services, facilities and additional infrastructure. New employment development would be supported by new housing. The plan could acknowledge this and deter speculative applications.</p>
David Souch	Support	The maps show the position of the pumping station. If there is a power cut the pumps will not

		operate and contaminated water and sewage would overflow, affecting houses to the north of the pumping station. A standby electric generator is needed in the case of power cuts. Suitable access to the pumping station needs to be maintained.
DDC Officer Response	Comment	<p>Site west of Northampton Road (Policy 1) has planning permission and the policy is no longer necessary, it should be deleted.</p> <p>Clarity required on which sites are of ecological value in Policy 3, if it is Pitsford Reservoir, a reference should be included.</p> <p>Neighbourhood plans can only address issues within the designated neighbourhood area. Four of the important views are not within the neighbourhood area (front cover, 1, 8, and 1) and should therefore be deleted.</p> <p>Table 4 needs to provide a clearer justification for the proposed local green spaces against the test in the NPPF. LGS1 and LGS2 need to be justified against the third test that they are not extensive tracts of land.</p> <p>Various amendments to the wording of Policies 9 and on conservation areas and heritage would help with clarity for decision making.</p> <p>Plan currently contains a number of different maps, designations should be combined onto a single map for clarity.</p>
Derek Doran	Support Object	<p>References to schools need to be updated as the County Council has concrete funded proposals to extend the primary school.</p> <p>Southern section of Northampton Road requires substantial traffic calming due to current traffic speeds.</p>
Savills on behalf of Society of Merchant Venturers	Object	<p>Summary of the representations</p> <p>The draft neighbourhood plan proposes the designation of three sites as Local Green Space through its proposed Policy 6. Society of Merchant Venturers (SMV) wholly objects to these proposed LGS designations for the reasons which this report explains in detail. It is also important to note that the Parish Council did not notify SMV of their intention to designate</p>

		<p>land within SMV's control as LGS. These designations were only brought to SMV's attention this year, by Savills, following publication of the Submission Draft version of the draft NP to which this report relates.</p> <p>This report concludes that Policy 6 of the draft NP and its proposed LGS designations of sites 1-3, fail to meet the required basic conditions and must therefore be removed from the draft NP before it is subject to a local referendum. This report also explains how several other policies, being proposed by the draft NP, fail to meet basic conditions.</p> <p>This report must be read alongside the Landscape Rebuttal (attached at Appendix 1) prepared by fabric, Chartered Landscape Architects acting on behalf of SMV.</p> <p>Conclusions</p> <p>The proposed LGS designations at LGS1, LGS2 and LGS3 do not meet the requirements of paragraph 77 of the NPPF and so they must be deleted from Policy 6 of this basis.</p> <p>No compelling evidence has been provided by the Parish Council to support their proposed designation as LGS, or demonstrate that such as designation meets the requirements of national planning policy and guidance.</p> <p>The designation of all three sites (LGS1, LGS2 and LGS3), either individually or taken as a whole, has the potential to significantly undermine the delivery of sustainable development throughout the plan period by applying a 'blanket approach' in respect of sites on the edge of the settlement in the open countryside – this is in direct conflict with advice contained within the NPPF and PPG. The LGS designation is wholly inappropriate for anything other than small and very localized areas of land, otherwise it is tantamount to the designation of Green Belt without any of the proper scrutiny and examination. Green Belt designation is a strategic issue and such issues are not appropriate for neighbourhood plans.</p> <p>Policy 6, and the designation of LGS, is a critically important point which threatens to severely prejudice the delivery of sustainable development and it is for this reason, that an examination hearing is appropriate and necessary.</p>
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Scaldwell Parish Council	Support	The Parish Council is concerned about the low sensitivity areas and their potential for development and development east of the A508. Any development east of the A508 will be highly visible.
Natural England	Comment	Natural England has previously responded to consultations on this plan and we raised no concerns at those times. Regarding the current consultation we have no reason to suggest that the basic conditions have not been met.
Northamptonshire Police	Comment	Reference should be made in Policy 2 to the 'Planning out Crime in Northamptonshire' SPG to reduce the likelihood of crime and disorder occurring.