

Proposed Update of Brixworth Neighbourhood Plan 2021

Assessing Daventry District Council Response

Comparison of Proposed text by Brixworth NDP group with DDC comments and illustrating the implications of accepting those DDC comments in order to achieve an agreement that all changes are MINOR.

Notes

This paper presents the original text proposed by the steering group alongside the DDC comments/recommendations to achieve minor changes to the Neighbourhood Plan.

The deleted text from the 2016 plan is shown ~~struckthrough~~, the text originally submitted to DDC as proposed revision is shown underlined.

The proposed adjustments are shown in the final column with some replacement text in red and any text that DDC require to be removed is deleted from the original paragraph. It is understood that this would mean that all updates to the NP are considered as MINOR changes.

This paper does not include any references to the proposed text changes that DDC accepted as MINOR.

March 25, 2021

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
42	para 6.21	<p>There are also environmental constraints to the north, west and south of the existing built-up area. <u>In 2016</u>, ¶the Daventry Local Plan pointed out that the western edge of the village is well defined. It added that the village is surrounded by attractive open countryside, particularly in the foreground of the historic church. indeed <u>In 2016</u>, most of the countryside to the immediate west of the village was designated a Special Landscape Area in the Local Plan.</p>	<p>Agreed. It is recommended that the previous Daventry District Local Plan is referred to as the “Daventry District Local Plan (1997)” for clarity.</p>	<p>There are also environmental constraints to the north, west and south of the existing built-up area. <u>In 2016</u>, ¶the Daventry District Local Plan (1997) pointed out that the western edge of the village is well defined. It added Local Plan. etc</p>

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
43	6.24	<p>It was therefore concluded that new housing located to the north, west and south of the village would have an adverse impact on environmental considerations, recreational activity, ecological interests, and landscape sensitivity. It would not thereby constitute sustainable development. <u>The protection of the surrounding countryside remains a key point and element of the Neighbourhood Plan, based on a detailed assessment of the landscape and taking into account the current housing position in the village and the need to protect the setting, character and form of the village. When considering the views around the village the Examiner commented “The views and vistas are important to the unique character of the village and its rural feel, and it is appropriate for the Neighbourhood Plan to seek to protect them.” (as described in par 6.51)</u></p>	<p>This is considered to be a material change which does not change the nature of the plan and does not require a referendum. It is more than a factual update and implies that a reassessment of the land has been undertaken and includes a quote from the examiner. This is not necessary because views are already protected in the NP. Additional text includes an extract from Examiner’s report regarding importance of views to character and setting If the QB wishes this to be a minor modification all the additional text in this paragraph should be removed.</p>	<p>It was therefore concluded that new housing located to the north, west and south of the village would have an adverse impact on environmental considerations, recreational activity, ecological interests, and landscape sensitivity. It would not thereby constitute sustainable development.</p>

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
45	6.30	<p>In 2016 Beyond support for the above planning application the Neighbourhood Plan has made no allocation of land for residential development for the following reasons:</p> <ul style="list-style-type: none"> • <u>at that time the current</u> status as a 'Limited Development Village' in the Daventry Local Plan (1997) and the provisions of saved Policy HS11, <u>(now Primary Services Village following classification in the SCLP adopted in 2020)</u>; • the rural housing requirement across the District specified in the <u>WNJCS Joint Core Strategy</u> (2014) <u>has</u> already been exceeded <u>then</u> by 140 dwellings. As a consequence the District Council has pointed out that the final part of Policy R1 of the Joint Core Strategy (see Para 6.7) is <u>was</u> now engaged when dealing with applications for residential development in the rural areas; • <u>at that time</u> the District Council has identified a 5.95 year supply, <u>now (in April 2020 the District Council stated it is 6.9 years)</u>; • the village has already experienced an increase of 15.3% <u>(16.8% 2020)</u> additional dwellings since April 2011; • the identified need for affordable homes has been met by recent developments; 	Agreed	None in this part of the para

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
45 continued	6.30	<ul style="list-style-type: none"> any development to the north, west and south of the village would involve incursion into the surrounding open countryside and would have a detrimental impact on sensitive landscape (much of which has been <u>was</u> designated as a Special Landscape Area in the Daventry Local Plan) and other environmental and recreational considerations; 	Agreed. It is recommended that the previous Daventry District Local Plan is referred to as the “Daventry District Local Plan (1997)” for clarity.	<ul style="list-style-type: none"> any development to the north, west and south of the village would involve incursion into the surrounding open countryside and would have a detrimental impact on sensitive landscape (much of which has been <u>was</u> designated as a Special Landscape Area in the Daventry District Local Plan (1997)) and other environmental and recreational considerations;
45 continued		<ul style="list-style-type: none"> any development to the east beyond the A508 bypass would facilitate unbridled development into open countryside with no physical or natural boundary once breached, which could have an adverse impact on the setting of the country park and the SSSI. It could also create a separate community isolated from the existing settlement; some of the existing services and facilities in the village are already over stretched and could not cope with additional demand; and 	Agreed	None in this part of the para

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
45 continued	6.30	<ul style="list-style-type: none"> the views of the local community who have strong concerns about even more residential development that could reduce the 'rural feel' of the village and feel there is a need for consolidation after extensive growth in recent years. <u>When reviewing the Neighbourhood Plan in 2020 the steering group believed firmly that it is still appropriate and relevant and no changes to the Policies other than referring to the Settlements and Countryside Local Plan is justified</u> 	<p>This is considered to be a material change which does not change the nature of the plan and does not require a referendum. It expresses a view that has not been supported by community consultation. If the QB wishes this to be a minor amendment the additional sentence starting "When reviewing the Neighbourhood Development Plan in 2020" should be removed.</p>	<ul style="list-style-type: none"> the views of the local community who have strong concerns about even more residential development that could reduce the 'rural feel' of the village and feel there is a need for consolidation after extensive growth in recent years.

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
48	6.37	<p>The Daventry Settlements and Countryside Local Plan (1997 2020) sought to protect the attractive open countryside around Brixworth, particularly in the foreground of All Saints Church, which is known locally as the ‘Saxon Church’. The saved policies thereby severely seeks to restrain development in the open countryside and policy ENV1 criteria F supports and state that any proposals should not adversely affect the land identified in the BNDP as “highly sensitive to change” Special Landscape Area. Most of the countryside near the Saxon Church and to the immediate south and west of the village comes under this local designation.</p>	<p>It is considered that the way this is drafted is a material change which does not change the nature of the plan and does not require a referendum. It implies that policy ENV1 F specifically supports the Brixworth local landscape designation, which is incorrect. It should be amended to say that ENV1 F supports identification of local landscape designations in NDPs to remain a minor modification. In making reference to RA6 the change ignores RA1 B which sets out other prescribed circumstances where development in open countryside is allowed. This is considered to be misleading. In order to be consistent with the SCLP the NDP needs to provide a full picture of the types of development allowed outside the confines. It is therefore recommended that reference is next page</p>	<p>The Daventry Settlements and Countryside Local Plan (1997 2020) sought to protect the attractive open countryside around Brixworth, particularly in the foreground of All Saints Church, which is known locally as the ‘Saxon Church’. The saved policies thereby severely seeks to restrain development in the open countryside. Policy ENV1 criteria F supports identification of local landscape designations in neighbourhood plans. and state that any proposals should not adversely affect the land identified in the BNDP as “highly sensitive to change” Special Landscape Area. Most of the countryside near the Saxon Church and to the immediate south and west of the village comes under the local designation of High Sensitivity.</p>

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
48	6.37 continued	<p>The <u>SCLP Local Plan Policy RA6</u> also states that planning permission will not be granted <u>will only be supported</u> for residential development in the open countryside other than for the re-use or conversion of existing buildings, essential for the purposes of agriculture or forestry, or the replacement of an existing dwelling, <u>individual dwellings of exceptional design, rural workers dwellings, or for making optimal use of a heritage asset.</u></p>	<p>added for completeness, which could be achieved by the insertion of the following text (or similar) before the last sentence of the paragraph: “Policy RA1 A of the SCLP aims to focus development within the confines, however, there are specific circumstances where development outside the confines would be allowed, which are set out in part B of this policy”.</p> <p>It is also recommended that the word “only” is removed from the last sentence in relation to RA6.</p>	<p>Policy RA1 A of the SCLP aims to focus development within the confines, however, there are specific circumstances where development outside the confines would be allowed, which are set out in part B of this policy. The <u>SCLP Local Plan Policy RA6</u> also states that planning permission will not be granted <u>will be supported</u> for residential development in the open countryside other than for the re-use or conversion of existing buildings, essential for the purposes of agriculture or forestry, or the replacement of an existing dwelling, <u>individual dwellings of exceptional design, rural workers dwellings, or for making optimal use of a heritage asset.</u></p>

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
52	6.45	<p>The following policy builds on the wider planning context provided by the National Planning Policy Framework, Daventry <u>Settlements and Countryside Part 2 Local Plan</u> and <u>West Northamptonshire Joint Core Strategy</u> and applies it at the Neighbourhood Plan level to protect the surrounding open countryside and its landscape quality. <u>In light of the recent adoption of the SCLP it has been necessary to take into account any implications this has for the Neighbourhood Plan. In addition to Policy 2, development outside the confines in the open countryside will need to meet the criteria in policies RA1 and RA6 of the SCLP. It is considered that the Neighbourhood Plan continues to remain relevant and consistent as part of the development plan and in compliance with the Framework. Therefore, only minor changes are necessary to Policy 2 in order to refer to the current position.</u></p>	<p>This expresses the view of the steering group that the NDP is still relevant. However, this has not been confirmed by public consultation. If the QB wishes this to be a minor amendment the last two sentences should be removed.</p>	<p>The following policy builds on the wider planning context provided by the National Planning Policy Framework, Daventry <u>Settlements and Countryside Part 2 Local Plan</u> and <u>West Northamptonshire Joint Core Strategy</u> and applies it at the Neighbourhood Plan level to protect the surrounding open countryside and its landscape quality. <u>In light of the recent adoption of the SCLP it has been necessary to take into account any implications this has for the Neighbourhood Plan. In addition to Policy 2, development outside the confines in the open countryside will need to meet the criteria in policies RA1 and RA6 of the SCLP.</u></p>

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54	6.50	<p>The Village Design Statement recognised the value of these important views and defined them accordingly. Guidelines were also included. As part of the preparation <u>and this revision</u> of the Neighbourhood Plan the Steering Group reassessed the views in the Village Design Statement and identified <u>confirmed</u> those of most significance.</p>	<p>It is considered that this is a material change which does not change the nature of the plan and does not require a referendum. It goes beyond factual changes because it makes a statement that the review has involved a reassessment of the views by the steering group. However, this has not been confirmed by community consultation. If the QB wishes this to remain a minor modification the additional text should be removed.</p>	<p>The Village Design Statement recognised the value of these important views and defined them accordingly. Guidelines were also included. As part of the preparation of the Neighbourhood Plan the Steering Group reassessed the views in the Village Design Statement and identified those of most significance.</p>

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
55	2nd part of 6.51	<p>Also in 2012 permission was refused for housing west of Northampton Road, DA/2011/0628, because “it would result in the development of an open space, partly in a Special Landscape Area, which is of particular significance to the form and character of the village, provides its setting when viewed from the south, and affords views over open countryside and the wider Special Landscape Area.” <u>(now land highly sensitive to change, formerly part of the SLA and still provided with protection in this plan)</u>. A subsequent appeal was withdrawn. Prior to this in 2003 an appeal against a decision to refuse permission for a golf course off Merry Tom Lane DA/2002/0636 was dismissed because it would detract from an area of unspoilt rural landscape, free from urban intrusion, possessing a sense of remoteness and tranquillity “which it is considered important to protect”. <u>When the Examiner assessed the 2016 Neighbourhood Plan in her report she said in para 4.49 “Following a site visit, it is evident that the elevated position of Brixworth means that views to the west across the Brampton valley towards the rolling hills in the distance and to the east to the Pitsford Reservoir are special”.</u></p>	<p>Additional text to confirm that the area no longer designated as SLA is still recognised as a local landscape designation - Agreed.</p> <p>This is considered to be a material change which does not change the nature of the plan and does not require a referendum. It is more than a factual update and furthermore it is not necessary because views are already protected in the NDP. If the QB wishes this to remain a minor modification the additional text beginning with “When the Examiner assessed” should be removed.</p>	<p>Also in 2012 permission was refused for housing west of Northampton Road, DA/2011/0628, because “it would result in the development of an open space, partly in a Special Landscape Area, which is of particular significance to the form and character of the village, provides its setting when viewed from the south, and affords views over open countryside and the wider Special Landscape Area.” <u>(now land highly sensitive to change, formerly part of the SLA and still provided with protection in this plan)</u>. A subsequent appeal was withdrawn. Prior to this in 2003 an appeal against a decision to refuse permission for a golf course off Merry Tom Lane DA/2002/0636 was dismissed because it would detract from an area of unspoilt rural landscape, free from urban intrusion, possessing a sense of remoteness and tranquillity “which it is considered important to protect”.</p>

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
56	Table 3 view 5	<p>This is the dominant view over the <u>SLA land highly sensitive to change</u> when entering or leaving the village. This presents an accessible piece of open countryside by a permissive path and a rural feel to the entrance to the village. It is particularly attractive because of the changing seasons which are reflected in its undulating rolling landscape and the wide open skyline with constantly changing cloud formations. <u>Since 2016 many trees have been planted in the nearest field to the south-western edge of the village. However, the importance of this area to the setting of the village is not diminished.</u></p>	<p>It is considered that this is a material change which does not change the nature of the plan and does not require a referendum because it is more than a factual change because it expresses an opinion that despite tree planting the area is still important. However, this has not been confirmed by an update of the evidence base or community consultation. If the QB wishes this to remain a minor modification the final sentence starting “However, the importance” should be deleted.</p>	<p>This is the dominant view over the <u>SLA land highly sensitive to change</u> when entering or leaving the village. This presents an accessible piece of open countryside by a permissive path and a rural feel to the entrance to the village. It is particularly attractive because of the changing seasons which are reflected in its undulating rolling landscape and the wide open skyline with constantly changing cloud formations. <u>Since 2016 many trees have been planted in the nearest field to the south-western edge of the village.</u></p>

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
62	6.80	<p>The Core Planning Principles Strategic Policies in the National Planning Policy Framework highlight the need to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for current and future generations.</p>	<p>Agreed. However, recommend that the word “strategic” is deleted, the NPPF sets out the Government’s planning policies.</p>	<p>The Core Planning Principles Policies in the National Planning Policy Framework highlight the need to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for current and future generations.</p>
66	Conclusion para 2	<p><u>In 2020, We considered carefully all of the changes in matters of fact since 2016, considered carefully the implications of the Settlements and Countryside Local Plan 2020 and the revised National Planning Policy Framework 2019 on the Neighbourhood Plan. We concluded that the modifications which were necessary to the Neighbourhood Plan do not change the nature of the Plan or materially affect its basis or its policies. We believe that the basis for our Plan remains as relevant now as it did when ‘Made’ and have updated the text where necessary to ensure that the Brixworth Neighbourhood Plan remains relevant and part of the development plan for the District.</u></p>	<p>It is considered that most of the text is inappropriate for the review. The final sentence expresses an opinion of the steering group that has not been confirmed by community consultation. If the QB wishes this to remain a minor modification the text starting with “We concluded that the modifications” should be replaced with something like “This review has made a number of minor amendments to reflect factual changes since the Plan was first Made in December 2016”.</p>	<p><u>In 2020, We considered carefully all of the changes in matters of fact since 2016, considered carefully the implications of the Settlements and Countryside Local Plan 2020 and the revised National Planning Policy Framework 2019 on the Neighbourhood Plan. This review has made a number of minor amendments to reflect factual changes since the Plan was first Made in December 2016.</u></p>

change ref.	Policy or par.	The altered paragraph proposed to DDC	DDC Response	Possible Adjusted text
66	Concl usion para 3	We still believe to the best of our ability, that we have reflected the wishes of our Community and taken into account the National Planning Policy Framework, the West Northamptonshire Joint Core Strategy and the Daventry District Council Settlements and Countryside Local Plan 2020.	The second sentence expresses an opinion of the steering group. However, this has not been confirmed by community consultation. If the QB wishes this to remain a minor modification the whole paragraph is removed for it to remain a minor modification.	delete whole para