



**West
Northamptonshire
Council**

Pitsford Neighbourhood Development 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 Pitsford Neighbourhood Development Plan.

All of the responses summarised below were considered by the examiner when preparing his assessment of, and recommendations towards, the Pitsford Neighbourhood Development 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 WNC website at:

[West Northamptonshire Council Daventry Area Submitted Neighbourhood Plans](#)

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

Respondent	Support/Object / Comment	Summary of response
PNP01 West Northamptonshire Council Minerals and Waste Planning Authority	Comment	<ul style="list-style-type: none"> • Para 4.8 - second sentence should be deleted • PNDP5/7 - this area is part of the wider Pitsford permission for minerals extraction and restoration and contains the haul road related to the permission. However bearing in mind the representation of Peter Bennie Ltd at the pre-submission stage we would not object to this area's designation as protected open space as long as the haul road is specifically excluded from the designation.
PNP02 Natural England	Comment	<ul style="list-style-type: none"> • No specific comments on this Regulation 16 neighbourhood plan.
PNP03 Historic England	Comment	<ul style="list-style-type: none"> • Neighbourhood area contains a number of important designated heritage assets, the strategy should safeguard elements which contribute to their significance • Advises seeking advice from LPA and Historic Environment Record • Historic England advice notes have been produced to assist communities operating at a neighbourhood level
PNP04 Brixworth Parish Council	Support	<ul style="list-style-type: none"> • Supports the plan and has no specific comments.
PNP05 West Northamptonshire Council Key Services	Comment	<ul style="list-style-type: none"> • Response follows guidance in adopted planning obligations framework and guidance document "Creating Sustainable Communities Jan - 2015", which sets out the council's approach to developer contributions. • General comments: <ul style="list-style-type: none"> ○ Plan builds on WNCJS and SCLP (Part 2) for the Daventry area. Although the draft NP does not make specific site allocations, it acknowledges that additional development may be appropriate in the plan period, subject to relevant policies and ensuring development conserves and enhances the natural and historic environment. • Education:

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		<ul style="list-style-type: none"> ○ Any new housing coming forward in the plan period may place additional pressure on school places. Developer contributions may be required to support investment in new, enhanced and/or improved infrastructure ○ It may be necessary for the council to forward fund key infrastructure ahead of development, in which case, developer contributions will be required to retrospectively support delivery. ● Fire and rescue <ul style="list-style-type: none"> ○ New development leads to increase in population and traffic. This places demands on Fire and Rescue Service resources, including new fleet and equipment, capacity within existing fire stations and sprinklers in appropriate developments. ○ Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards buildings and equipment will be required through S106 planning obligations. ● Libraries <ul style="list-style-type: none"> ○ Where major new development generates additional need and library space, contributions will be required towards cost of providing new, extended and/or improved library facilities to support growth. This may include contributions towards community managed libraries. ○ National library tariff formula applies. ● Superfast broadband <ul style="list-style-type: none"> ○ New development must be served by high quality full fibre networks. Early registration of development sites with broadband network providers is important. Ducting works should be carried out in co-operation with standard utility installations.

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PNP06 West Northamptonshire Council Planning Policy	Comment	<ul style="list-style-type: none"> • Replace reference to Northamptonshire County Council with Minerals and Waste Planning Authority • All charts, graphs and tables should be labelled as figures • PNDP1 – various recommended changes to improve clarity and conformity with the SCLP (Part 2) • PNDP2 - various recommended changes to improve clarity. Move two criteria to PNDP4. • PNDP3 - there should be appropriate evidence to support the two buildings identified as non-designated heritage assets. • PNDP4 - various recommended changes to improve clarity. Clarity sought on source evidence of important views. • PNDP5/6 – not considered that this proposed LGS meets the NPPF definition of “demonstrably special”.
PNP07 Environment Agency	Comment	<ul style="list-style-type: none"> • Plan includes areas in flood zone 3, however, no comments because no development is proposed for these areas. Lead Local Flood Authority will be able to advise if there are areas at risk from surface water. Surface Water Management Plan contains recommendations and actions of how areas at risk of surface water flooding can be managed. • Development within 20m of a main river may require a permit from the EA. • Main river water quality – River Nene and Faxton Brook run adjacent to the neighbourhood area and are classed as having poor and good status respectively. Development within or adjacent should not cause further deterioration and should seek to improve water quality based on recommendations in the River Basin Management Plan. • Contaminated land – plan contains a historical landfill on an aquifer. If redevelopment of this land is considered developers should follow recommended guidelines and principles set out in the EA’s response.

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		<ul style="list-style-type: none"> Wastewater infrastructure – As the plan promotes growth early consultation should take place with Anglian Water to determine infrastructure capacity for connection, conveyance, treatment and disposal of water. This may impact on housing numbers and phasing.
PNP08 National Grid	Comment	<ul style="list-style-type: none"> No comments.
PNP09 Anglian Water	Comment	<ul style="list-style-type: none"> Notes that PNDP has been amended to reflect Anglian Water’s previous comments and that clarification has been provided that the designation of the car park does not preclude its future use and development. Welcome clarification as to why Green Belt policy is referred to in the Consultation Statement in response to AW’s previous submission. PNDP4 – welcomes recognition of the site’s operational function and so the support for infrastructure including potentially renewable energy to reduce the facility’s carbon impacts and increase resilience of critical water infrastructure. NP is relatively silent on role of reservoir from a community facility/tourism point of view. Suggest that this element is expanded to support community facilities, recreation, tourism and related employment.