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Sent: 10 August 2022 09:52
To: Jane Parry [REDACTED]
Subject: FW: West Haddon Parish Council Neighbourhood Development Plan

Dear Jane,

I am writing on behalf of West Haddon Parish Council and have attached the reviewed Neighbourhood Development Plan documents which the Council has resolved to approve and kindly ask you to progress as necessary.

Please be aware that, as explained in the Statement of Modifications, the review is considered to contain minor, non material amendments.

Just to confirm site WH10/01 is not complete but site WH10/02 has been completed.

Kind regards,

Gill

Mrs G Wells, BA, CiLCA
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West Haddon Review Neighbourhood Plan (July 2022).

WEST HADDON NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW

(July 2022)

Toolkit Review Tables 1A, 1B, 1C, 1D

Table 1A - Screening against Settlements and Countryside Local Plan Part 2

Neighbourhood Plan Policy (title and short description)	Relevant Part 2 Local Plan policy/ies	Is NDP policy consistent with Part 2 Local Plan policy/ies? Yes/No	Explanation for consistency/conflict	Are modifications necessary as a result? Yes/No	WNC comments
<p>Policy WH1 - Protecting and Enhancing the Landscape and Local Countryside Character</p> <p>Development proposals within the parish will not be supported unless it is demonstrated that each of the following landscape design principles shall be met:</p> <p>a) The scale, form and character of the existing settlement shall be maintained</p> <p>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;</p> <p>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.</p> <p>d) Suburban development between the A428 and the settlement boundary shall be avoided;</p> <p>e) Development proposals shall protect public views in to and out of the Village (see the Proposals Map and Appendix 2);</p>	<p>RA2, RA6, HO6, ENV1, ENV2, ENV5, ENV7</p>	<p>No</p>	<p>Policy RA6 of the Part 2 Local Plan recognises the “intrinsic character, beauty and tranquillity of the open countryside”. Policy WH1 identifies detailed local development management criteria that will help to implement Policy EA6. None of the development management criteria in Policy WH1 are considered to raise any consistency issues with Local Part 2 Policy EA6.</p> <p>Policy ENV1 of Local Plan Part 2 supports proposals that maintain the distinctive character and quality of the District’s landscapes, as defined in the Daventry District</p>	<p>Yes. See WNC Comments. Amend policy and policy references.</p> <p>Update Technical Evidence section to take into account updated landscape evidence and changes to Special Landscape Area boundary.</p> <p>The NDP Proposals Map will need to be amended to take into account that the Special Landscape Area boundary has been amended to no longer include land to the south west of the A428, and the policy reference is now ENV2 not ENV4.</p>	<p>Suggest amending policy preamble as follows: “As appropriate to their scale, nature and location, development proposals throughout the neighbourhood area should demonstrate regard to the following design principles:”. The first part of b) which requires development to be within the confines is not consistent with RA2B – it’s not really a design principle either. “The parish” implies that development could take place outside the confines, which is the case under RA2B, RA6 and HO6. Suggest overcoming this conflict by inserting references to P2LP policies and separating it from b) by placing it above the opening para.</p>

<p>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.</p>			<p>Landscape Character Assessment 2017.</p> <p>Policy ENV1 identifies 6 development management criteria against which planning proposals will be assessed:</p> <ul style="list-style-type: none"> i. Respects the local distinctiveness and historic character of the particular landscape character area in which it is located; and ii. Respects existing patterns of development and distinctive features that make a positive contribution to the character, history or setting of a settlement or area such as key buildings, village skylines and ridgelines; and iii. Avoids creating hard developed edges to the open countryside; and iv. Avoids physical and visual coalescence between settlements; and 		<p>e.g.: “Development shall be sited within the defined settlement boundary unless in accordance with RA2 B, RA6 and HO6”.</p> <p>b) could then be reworded by deleting the words “shall be sited within the defined settlement boundary and”.</p>
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			<p>v. Enhances and restores landscape features where the opportunity arises; and</p> <p>vi. Incorporates mitigation measures to integrate development into its surroundings and enhance or restore the local landscape.</p> <p>Policy WH1 is considered to be consistent with Policy ENV1, in particular:</p> <p>WH1a is consistent with ENV1ii WH1b is consistent with ENV1ii WH1c is consistent with ENV1ii WH1d is consistent with ENV1ii</p> <p>WH1a to WH1d provide more specific, local development management criteria that, has been stated, are not inconsistent with Policy ENV1.</p>		
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			<p>Policy ENV1 contains no reference to public views. WH1e raises no consistency issues with Policy ENV1.</p> <p>WH1f is consistent with Policy ENV1vi.</p> <p>WH1g is consistent with Policy ENV1iii.</p> <p>WH1h deals with biodiversity, Policy ENV1 does not reference this issue, and, therefore, WH1h raises no issue of consistency with Policy ENV1.</p> <p>Policy ENV2 covers Special Landscape Areas – the boundary around West Haddon has been amended. The Technical Evidence section of the WHNDP does not refer to the 2017 landscape assessments.</p> <p>Local Plan Part 2 Policy ENV5 Biodiversity supports proposals that</p>		
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			<p>“conserve and enhance designated and undesignated sites and species of national and local importance for biodiversity and geodiversity and contribute towards a resilient ecological network.” WH1h that seeks to protect and enhance such features is consistent with this approach.</p>		
<p>Policy WH2 Protection of Local Green Spaces (Local Green Areas)</p> <p>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:</p> <p>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</p>	PA1	No	<p>Local Plan Part 2 Policy PA1 states:</p> <p>“The Council will protect the Local Green Spaces identified on the Inset Maps from development that would harm their function, openness and permanence unless in very special circumstances, where any harm is outweighed by other considerations.”</p>	No.	

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<p>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</p>					
<p>Policy WH 3 – Village Hall Site</p> <p>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:</p> <p>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</p>	<p>No relevant policy.</p>	<p>No</p>	<p>No relevant policy</p>	<p>No</p>	
<p>Policy WH4 - Protection of Local Community Assets</p> <p>The identified community assets are:</p> <ul style="list-style-type: none"> • West Haddon Endowed Church of England Primary School • Post Office • The Pytchley Hotel • The Crown public house • The Sheaf public house • Village Shop 	<p>CW1, CW3, RA2</p>	<p>No</p>	<p>Local Plan Part 2 Policy CW1 seeks “to promote health and wellbeing and active and healthier lifestyles for all age groups” through:</p> <ul style="list-style-type: none"> • The enhancement of existing and provision of new community 	<p>Yes – see WNC comments.</p>	<p>The way it’s currently drafted conflicts with the P2LP. Criterion a) should be redrafted as it precludes alternative sites coming forward outside the confines, which, providing proposals are accessible by public transport, walking/cycling, not impacting on the landscape, setting of</p>

<ul style="list-style-type: none"> • All Saints’ Church • Baptist Church • Doctor’s surgery <p>The loss of these community assets will not be supported unless the following can be demonstrated:</p> <p>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</p> <p>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.</p>			<p>facilities and open spaces (CW1Aii);</p> <ul style="list-style-type: none"> • Protection of existing community facilities and open spaces. Proposals which involve the loss of such facilities and open space will be resisted and will only be allowed if they meet the criteria in Policy RC2 of the WNJCS (CW1B). <p>Policy WH4 in seeking to protect local community assets is consistent with Policy CW1. Given that Policy WH4 was assessed for general conformity with the WNJCS, and that Plan’s Policy RC2, at the time of its independent examination.</p> <p>Local Plan Part 2 Policy CW3 seeks to ensure the</p>		<p>village, heritage etc. might be acceptable in all other respects. Sites may not be available within the confines for some of these facilities due to size of site needed.</p> <p>The phrase “within the village” could be changed to “within the neighbourhood area”</p>
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			economic and social sustainability of existing communities by protecting local retail services and public houses. Policy WH4 is consistent with this aspect of Policy CW3.		
<p>Policy WH5 – Protection of Local Sports and Recreation Facilities</p> <p>The following local sports and recreation facilities will be protected (see Proposals Map):</p> <ul style="list-style-type: none"> • Cricket Field • Playing fields • Children’s play area • The Pavilion • Skate Park • Bowling Green • Tennis Courts <p>Proposals to enhance and improve these facilities will be supported when they:</p> <p>a) Do not have an adverse impact on residential amenity; and</p> <p>b) They provide suitable access and car parking.</p>	CW1, CW2	Yes.	<p>Local Plan Part 2 Policy CW1 seeks “to promote health and wellbeing and active and healthier lifestyles for all age groups” through:</p> <ul style="list-style-type: none"> • The enhancement of existing and provision of new community facilities and open spaces (CW1Aii); • Protection of existing community facilities and open spaces. Proposals which involve the loss of such facilities and open space will be resisted and will only be allowed if they meet the criteria in Policy RC2 of the WNJCS (CW1B). <p>Policy WH5 in seeking to protect local community</p>	No.	

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			assets is consistent with Policy CW1. Given that Policy WH4 was assessed for general conformity with the WNJCS, and that Plan's Policy RC2, at the time of its independent examination.		
<p>Policy WH6 – Developer Contributions and Community Infrastructure Levy</p> <p>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:</p> <ul style="list-style-type: none"> • Improved Village Hall; • Improvement/extension to the Primary School; • Improvements at The Pavilion; • Play area improvements; • New pocket parks • New exercise areas 	No relevant policy.	No relevant policy.	No relevant policy.	No.	
<p>Policy WH7 – Traffic and Transport</p> <p>To improve movement and transport to, from and within the Village the following will be supported:</p>	ST1	ST1 deals with walking and cycling – no consistency	ST1 deals with walking and cycling – no consistency issues are raised.	No.	

<p>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.</p>		<p>issues are raised.</p>			
<p>Policy WH8 – Supporting Development of Communications Infrastructure</p> <p>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.</p> <p>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.</p>	<p>ENV7.</p>	<p>No consistency issues are raised.</p>	<p>Highlighted text is consistent with Policy ENV7. Amend Technical Evidence section to reference Policy ENV7.</p>	<p>Yes, to Technical Evidence section.</p>	<p>Re the highlighted text, if development is within the conservation area or close to listed buildings ENV7 re heritage assets would be relevant.</p>
<p>Policy WH9 – Supporting the Development of Small Businesses</p> <p>To support the development of small businesses the following will be supported:</p>	<p>RA2, RA5, RA6</p>	<p>Yes.</p>	<p>Policy is consistent with SCLP by supporting such development – but can be amended to take into account detailed comments from WNC.</p>	<p>Yes. See WNC comments.</p>	<p>RA2 C criteria will apply inside and outside the confines and supplement a)-d) in the policy. RA5 criteria will apply to conversions within the</p>

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<p>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.</p>					<p>confines. Specific parts of RA6 are also relevant. Suggest including a reference to these in the policy/redrafting where relevant.</p>
<p>Policy WH10 – New Residential Development in West Haddon Village</p> <p>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.</p> <p>Within the settlement boundary, the Parish Council supports small-scale housing development:</p> <p>a) At the following allocated housing sites –</p> <p>WH10/01 –Land to the rear of Avenue House off Crown Lane.</p>	<p>SP1, RA2.</p>	<p>No – see comments of WNC.</p>	<p>See WNC comments.</p> <p>WHNDP site allocations:</p> <p>WH10/01 –Land to the rear of Avenue House off Crown Lane – site completed.</p> <p>WH10/02 –Site of former battery garages off Elizabeth Road -site completed.</p> <p>WH10/03 –Land off Northampton Road adjacent to Playing Field – site still available.</p>	<p>Yes, amend plan as suggested by WNC.</p> <p>Site allocations - Amend evidence section of Policy WH10 to update status of housing allocations.</p> <p>Also consider amending text for approved housing development sites (shown in blue) on Proposals Map or delete sites where developed. All sites have been developed and Proposals Map</p>	<p>Specifying that only small scale housing within the confines is acceptable would conflict. P2LP policy RA2 Ci) would ensure that any development inside the confines is of an appropriate scale. It also lists criteria that development should meet.</p> <p>Conflict could be overcome by deleting “small- scale” in the 2nd paragraph and changing b), for e.g.: “b) Where it is an infill development that would not lead to loss of open space or an existing community facility or</p>

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<p>WH10/02 –Site of former battery garages off Elizabeth Road. WH10/03 –Land off Northampton Road adjacent to Playing Field.</p> <p>b) Where it is a small infill development that would not lead to loss of open green space or an existing community facility.</p>				<p>indicates this by using the most up to date Ordnance Survey base mapping.</p>	<p>meets the requirements of policy RA2 C) of the P2LP.”</p>
<p>Policy WH11 – New Housing Development Outside West Haddon Village</p> <p>Proposals for new housing outside the settlement boundary will only be permitted in the following circumstances:</p> <p>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 R1of the JCS.</p>	<p>SP1, RA2, RA6, HO6</p>	<p>Yes</p>	<p>Policy WH11 is consistent with Local Plan 2 Policy SP1 that seeks to protect and enhance the built and natural environment and the District’s heritage assets, including protecting the Open Countryside.</p>	<p>Yes – see WNC comments.</p>	<p>RA2 B sets out circumstances where housing outside the confines may be acceptable i.e. Bi, ii & iii. HO6 allows rural worker dwellings subject to criteria; & RA6 also allows some types of housing devt. JCS policy H3 allows rural exception sites.</p> <p>Conflict could be overcome by deleting criterion b) and amending criterion c) for e.g.:</p> <p>c) It is provided for in policies R1 and H3 of the JCS or RA2, RA6 and HO6 of the P2LP”.</p>
<p>Policy WH12 – Meeting Local Housing Needs</p>	<p>HO8</p>	<p>No.</p>	<p>Policy WH12 is consistent in its objective of</p>	<p>Consider amending Policy WH12 to</p>	<p>Note that proposals for 5 or more still have to</p>

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<p>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.</p>			<p>providing a mix of housing to meet local needs. Policy HO8 of Local Plan Part 2 provides more detailed advice in addition to that in the WHNDP. This being adopted later than the WHNDP does not create any consistency issue.</p> <p>Policy WH12 refers to 5 or more units, Policy HO8 refers to 10 or more dwellings. Policy HO8 accurately reflects national planning policy. Being the later adopted policy Policy HO8 supersedes this part of Policy WH12.</p>	<p>change reference to “5 or more units” to “10 or more dwellings”. Alternatively add note in text to effect that the reference to “5 or more units” has been superseded by Policy HO8 of Local Plan 2.</p>	<p>provide affordable, 10+ to provide mix as per HO8.</p> <p>Suggest amending to: “.....of 5 or more units will be required to provide affordable housing and 10 or more to provide a mix.....”</p>
<p>Policy WH13 – Design</p> <p>All new development proposals will have to be of high quality design. Proposals will be expected to demonstrate compliance with the following criteria:</p> <p>a) preservation and enhancement of the locally distinctive built, historic and natural environment;</p> <p>b) designed to take account of site characteristics, respecting and utilising the</p>	<p>ENV10</p>	<p>Yes.</p>	<p>Policy WH13 is broadly consistent with Policy ENV10 of Local Plan Part 2. Both policies seek to secure high quality design and reinforce local distinctiveness.</p> <p>Policy WH13 and Policy ENV10 both include a series of development</p>	<p>No change to policy. Technical evidence section add in reference to Local Plan Part 2 Policy ENV10.</p>	

<p>best qualities of local distinctiveness in the Village, including:</p> <ul style="list-style-type: none"> i. layout ii. siting iii. scale iv. height v. proportions and massing vi. orientation vii. architectural detailing viii. landscaping and ix. materials <p>c) no significant adverse impact on residential amenity for existing and future residents;</p> <p>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;</p> <p>e) the development utilises sustainable construction methods, minimises the use of non-renewable resources and maximises the use of recycled and sustainably sourced materials;</p> <p>f) easy access for all members of the community;</p> <p>g) safe environments that minimise opportunities for crime; and</p> <p>h) designs that can be easily adapted to accommodate changing lifestyles and technologies.</p>			<p>management criteria.</p> <p>Whilst there is some duplication, comparison of the wording does not raise any issues of consistency.</p>		
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Table 1B - Screening against National Planning Policy Framework 2021

(see Toolkit paragraph 2.8)

West Haddon Review Neighbourhood Plan (July 2022).

Neighbourhood Plan Policy (title and short description)	Relevant NPPF Policy/paragraph	Is NDP policy consistent with NPPF 2021? Yes/No	Reason for consistency or conflict	Are modifications necessary as a result? Yes/No
<p>Policy WH1 - Protecting and Enhancing the Landscape and Local Countryside Character</p> <p>Development proposals within the parish will not be supported unless it is demonstrated that each of the following landscape design principles shall be met:</p> <p>a) The scale, form and character of the existing settlement shall be maintained;</p> <p>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;</p> <p>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;</p> <p>d) Suburban development between the A428 and the settlement boundary shall be avoided;</p> <p>e) Development proposals shall protect public views in to and out of the Village (see the Proposals Map and Appendix 2);</p>	<p>Paragraph 174. "Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;"</p>	<p>Yes.</p>	<p>Policy WH1 is consistent with paragraph 174(a) and (b) of the NPPF. Policy WH1 seeks to protect and enhance the local landscape and the character of the local countryside. This is to be implemented through the 8 development management criteria of Policy WH1. These are local in nature, and, therefore not strategic and do not conflict with policy and guidance in the NPPF, for example, criterion WH1 seeks to protect existing wildlife and habitats, paragraph 174a of NPPF seeks to protect and enhance biodiversity.</p>	<p>No.</p>

<p>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.</p>				
<p>Policy WH2 Protection of Local Green Spaces (Local Green Areas)</p> <p>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:</p> <p>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</p>	<p>Paragraphs 101 to 103.</p>	<p>Yes.</p>	<p>The paragraph numbering and detailed wording relating to Local Green Spaces has change, but the designation criteria and planning policy broadly remain unchanged.</p>	<p>Yes, update paragraph references and NPPF quotations.</p>

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<p>in character and is not an extensive tract of land d) Consistent with paragraph 76 of the NPPF</p>				
<p>Policy WH 3 – Village Hall Site</p> <p>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:</p> <p>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</p>	<p>Paragraph 28. “Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.”</p> <p>Paragraph “84. Planning policies and decisions should enable:</p> <p>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”</p>	<p>Yes.</p>	<p>In seeking to support the redevelopment of the Village Hall site for an extended Primary School Policy WH3 is consistent with NPPF paragraphs 28, 84 and 93.</p>	<p>No.</p>

	<p>Paragraph 93. “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;”</p>			
<p>Policy WH4 - Protection of Local Community Assets</p> <p>The identified community assets are:</p> <ul style="list-style-type: none"> • 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 	<p>Paragraph 84d “the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”</p> <p>Paragraph 93. “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared</p>	<p>Yes.</p>	<p>Policy WH4 is consistent with paragraphs 84d and 93 of the NPPF, Policy WH4 seeks to protect identified community assets (paragraph 93c).</p>	<p>Replace word “assets” with “facilities” to bring into line with NPPF.</p> <p>Technical Evidence section of Policy WH4 refers to paragraphs 28 of NPPF replace with paragraph 84d and 93c, NPPF, July 2021.</p>

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<p>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.</p>	<p>spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."</p>			
<p>Policy WH5 – Protection of Local Sports and Recreation Facilities</p>	<p>Paragraph 84d "the retention and development of accessible</p>	<p>Yes.</p>	<p>Policy WH5 identifies West Haddon's sport and</p>	<p>Technical Evidence section of Policy WH5 refers to paragraph</p>

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<p>The following local sports and recreation facilities will be protected (see Proposals Map):</p> <ul style="list-style-type: none"> • Cricket Field • Playing fields • Children’s play area • The Pavilion • Skate Park • Bowling Green • Tennis Courts <p>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.</p>	<p>local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”</p> <p>Paragraph 99. “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>		<p>recreation facilities. These will be protected. This approach is consistent with paragraphs 84d and 99 of NPPF.</p> <p>Proposals to enhance and improve these facilities will also be supported. This section of Policy WH5 is not considered to raise any consistency issues with NPPF.</p>	<p>28 of NPPF replace with paragraphs 84d and 99, NPPF, July 2021.</p>
<p>Policy WH6 – Developer Contributions and Community Infrastructure Levy</p>	<p>Paragraph 55. “Local planning authorities should consider whether otherwise unacceptable development could be made</p>	<p>No.</p>	<p>Yes. Policy WH6 is consistent with paragraphs 55 and 57 of the NPPF. Developer</p>	<p>Yes. Add references to CIL in Daventry.</p>

<p>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:</p> <ul style="list-style-type: none"> • Improved Village Hall; • Improvement/extension to the Primary School; • Improvements at The Pavilion; • Play area improvements; • New pocket parks • New exercise areas 	<p>acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”</p> <p>Paragraph 57. “Planning obligations must only be sought where they meet all of the following tests²⁶:</p> <p>a) necessary to make the development acceptable in planning terms;</p> <p>b) directly related to the development; and</p> <p>c) fairly and reasonably related in scale and kind to the development.</p> <p>58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having</p>		<p>contributions or provision will only be sought “where appropriate” i.e., only where paragraphs 55 and 57 and other legal tests are met.</p> <p>Policy WH6 then sets out if Community Infrastructure Levy becomes available how it could be used. Again, this could only be when all legal tests are met.</p> <p>Add reference to CIL in Daventry.</p>	
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	<p>regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”</p> <p>Footnote 26: “Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.”</p>			
<p>Policy WH7 – Traffic and Transport</p> <p>To improve movement and transport to, from and within the Village the following will be supported:</p> <p>a) Traffic calming as part of wider streetscape improvements in the Village centre, including High Street, West End, Guilsborough Road and Station Road;</p> <p>b) Improved access and car parking as part of any redevelopment of the existing Primary School and Village Hall sites.</p>	<p>Paragraph 104. “Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <p>a) the potential impacts of development on transport networks can be addressed;</p> <p>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in</p>	<p>Yes.</p>	<p>Policy WH7 is consistent with paragraph 104 of NPPF and identifies two local measures to improve movement and transport to, from and within the village.</p>	<p>Update Technical Evidence section to include references to new NPPF.</p>

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	<p>relation to the scale, location or density of development that can be accommodated;</p> <p>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”</p>			
<p>Policy WH8 – Supporting Development of Communications Infrastructure</p> <p>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,</p>	<p>Paragraph 114. “Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next</p>	<p>Yes.</p>	<p>Policy WH8 in supporting development of telecommunications infrastructure is consistent with paragraph 114 of NPPF.</p> <p>Policy WH8 includes development</p>	<p>Update Technical Evidence section to include references to new NPPF.</p>

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<p>character or appearance of the surrounding area.</p> <p>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.</p>	<p>generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).”</p> <p>Paragraph 118. “Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.</p>		<p>management policy on siting and appearance, where these require planning consent, these criteria are considered to be planning grounds and not inconsistent with paragraph 118 of the NPPF.</p>	
<p>Policy WH9 – Supporting the Development of Small Businesses</p> <p>To support the development of small businesses the following will be supported:</p>	<p>Paragraph 84. Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</p>	<p>Yes.</p>	<p>Policy WH9 is consistent with paragraph 84 of the NPPF. Policy WH 9 supports conversion of existing buildings and diversification of existing rural enterprises. Policy</p>	<p>Update Technical Evidence section to include references to new NPPF.</p>

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<p>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.</p>	<p>b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p>		<p>WH9 also identifies additional development management criteria for such development. These are not considered to be inconsistent with the NPPF.</p>	
<p>Policy WH10 – New Residential Development in West Haddon Village</p> <p>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.</p> <p>Within the settlement boundary, the Parish Council supports small-scale housing development:</p>	<p>Paragraph 70. “Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.”</p> <p>Paragraph 78 “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should</p>	<p>Yes.</p>	<p>Policy WH10 is consistent with strategic planning policy for the area. Within this strategic planning policy framework Policy WH10 supports small-scale housing development within the West Haddon settlement boundary and allocates 3 sites. This approach is consistent with that in paragraph 70 of NPPF that supports allocation of small and medium sized sites in</p>	<p>Update Technical Evidence section to include references to new NPPF.</p>

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<p>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.</p> <p>b) Where it is a small infill development that would not lead to loss of open green space or an existing community facility.</p>	<p>support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”</p> <p>Paragraph 79 “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”</p>		<p>NDPs and paragraph 78 that supports development in rural areas that is responsive to local circumstances; and paragraph 79 that seeks to locate development in rural areas where it will enhance or maintain the vitality of rural communities, i.e. within the village of West Haddon.</p>	
<p>Policy WH11 – New Housing Development Outside West Haddon Village</p> <p>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</p>	<p>Paragraph 80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm</p>	<p>Yes.</p>	<p>Policy WH11 is consistent with paragraph 80 of NPPF. Policy WH11 allows for dwellings for a proven need (paragraph 11b – 80a NPPF); conversion and re-use of existing buildings (NPPF 80b, c and d). Policy WH11</p>	<p>No. Policy WH11 makes no provision for design of exceptional quality – this matter can be left to national planning policy.</p>

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<p>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</p>	<p>business, to live permanently at or near their place of work in the countryside; b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential building; or e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.</p>		<p>makes no provision for design of exceptional quality – this matter can be left to national planning policy.</p> <p>Policy WH11 also refers to Policy R1 of the JCS. This policy is considered to be consistent with national planning policy.</p>	
<p>Policy WH12 – Meeting Local Housing Needs To meet defined local housing needs all new housing development of 5 or more</p>	<p>Paragraph 60. Seeks to ensure that “the needs of groups with specific housing requirements are Addressed”.</p>	<p>Yes.</p>	<p>In seeking to meet local housing needs Policy WH12 is consistent with NPPF paragraph 60.</p>	<p>Policy WH12 is consistent with policy in the NPPF. Reference is not made to on-site or off-site provision of affordable housing. However, the wording of Policy</p>

<p>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.</p>	<p>Paragraph 62. “Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”</p> <p>Paragraph 63. “Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:</p> <ul style="list-style-type: none"> a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and 		<p>Policy WH12 is consistent with paragraph 62 of NPPF and the identification of need (see comments elsewhere in this document to the 2020 Housing Survey).</p> <p>Policy WH12 is consistent with paragraph 63 of NPPF in that it identifies in the supporting technical evidence the type of affordable housing need in West Haddon. Policy WH12 does not draw the distinction between on-site and off-site provision as set out NPPF. See comments elsewhere in this document on “5 or more dwellings”.</p> <p>Policy Wh12 in seeking to meet local needs is consistent with Paragraph 78 of NPPF.</p>	<p>WH12 is not considered to exclude either of these options.</p> <p>See comments elsewhere in this document on “5 or more units”.</p>
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	<p>balanced communities.”</p> <p>Paragraph 78. “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.”</p>			
<p>Policy WH13 – Design</p> <p>All new development proposals will have to be of high quality design. Proposals will be expected to demonstrate compliance with the following criteria:</p> <p>a) preservation and enhancement of the locally distinctive built, historic and natural environment;</p> <p>b) designed to take account of site characteristics, respecting and utilising the best qualities of local distinctiveness in the Village, including:</p> <p>i. layout</p> <p>ii. siting</p> <p>iii. scale</p> <p>iv. height</p> <p>v. proportions and massing</p> <p>vi. orientation</p> <p>vii. architectural detailing</p> <p>viii. landscaping and</p> <p>ix. materials</p>	<p>Paragraph 127. “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”</p>	<p>Yes.</p>	<p>Policy WH13 meets the national policy requirement in paragraph 127 by setting out local design policy. This through the neighbourhood planning process was developed with the local community and based on an appreciation of West Haddon’s defining characteristics.</p>	<p>Amend policy preamble as follows: “All development proposals will be expected to be of a high quality design. As appropriate to their scale, nature and location, development proposals should demonstrate regard to the following criteria:”. Update Technical Evidence section to include references to NPPF July 2021.</p>

<p>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.</p>				
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Table 1C – Evidence and other changes

Source and description of new evidence or change in circumstances	Relevant neighbourhood plan policy and impacts of new evidence	Are modifications necessary as a result? Yes/No								
<p>West Haddon Housing Survey (May 2019), Daventry District Council</p>	<p>Policy WH12 and supporting text. The West Haddon Parish Housing Survey was carried out over a four week period starting in March 2019 and ending in April 2019. The following conclusions can be drawn from the survey. It should be noted that the number required (set out in the tables below) is based on the answer provided by the household, in which case the household can choose <u>more than one option</u>, therefore recommendation is to view this alongside the full results breakdown that forms Appendix A of the Housing Needs Survey.</p> <p>Social Housing</p> <p>22 Households were identified with a need for social housing providing 27 responses as recorded below. 2 responses stated a property type that is larger than what they would be entitled to (in accordance with Daventry District Council’s Allocation Scheme).</p> <table border="1" data-bbox="1077 1077 1832 1350"> <thead> <tr> <th>Property Type</th> <th>Number Required</th> </tr> </thead> <tbody> <tr> <td>1 Bed Flat</td> <td>3</td> </tr> <tr> <td>1 Bed Flat, ground floor only</td> <td>3</td> </tr> <tr> <td>1 Bed House</td> <td>3</td> </tr> </tbody> </table>	Property Type	Number Required	1 Bed Flat	3	1 Bed Flat, ground floor only	3	1 Bed House	3	<p>Amend Policy WH12</p> <p>Technical Evidence section to include reference to latest Housing Survey.</p> <p>Policy WH12 – Technical Evidence section. Delete previous Survey results:</p> <p>A Housing Needs Survey has recently been completed revealing the current housing need:</p> <p>Rented Units</p> <p>2 x 2 bed house</p> <p>2 x 2 bed bungalow</p> <p>1 x 1 bed flat</p>
Property Type	Number Required									
1 Bed Flat	3									
1 Bed Flat, ground floor only	3									
1 Bed House	3									

	2 Bed Flat	1	<p>Shared Ownership</p> <p>1 x 2 bed house</p> <p>Open Market</p> <p>1 x 2 bed bungalow</p> <p>1 x 2 bed house</p> <p>And replace with results from 2019 Survey.</p>				
	2 Bed Flat, ground floor only	1					
	2 Bed House	6					
	3 Bed House	3					
	1 or 2 Bed Bungalow	6					
	Sheltered / independent living	1					
	<p>Shared Ownership 2 Households were identified with a need for Shared ownership, both specifying a preference for a 3 bedroom house.</p> <p>Custom or Self Build 1 household expressed an interest in obtaining land to custom build or self-build a one bedroom property on.</p> <p>Market Housing 18 households expressed a need for market housing and provided 18 responses as recorded below:</p>						
<table border="1"> <thead> <tr> <th>Property Type</th> <th>Number Required</th> </tr> </thead> <tbody> <tr> <td>2 Bed House</td> <td>3</td> </tr> <tr> <td>3 Bed House</td> <td>4</td> </tr> </tbody> </table>		Property Type	Number Required	2 Bed House	3	3 Bed House	4
Property Type	Number Required						
2 Bed House	3						
3 Bed House	4						

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	<table border="1"> <tr> <td>4 Bed house</td> <td>1</td> </tr> <tr> <td>1 or 2 Bed Bungalow</td> <td>5</td> </tr> <tr> <td>3+ Bed Bungalow</td> <td>3</td> </tr> <tr> <td>Sheltered, independent living or extra care</td> <td>2</td> </tr> </table>	4 Bed house	1	1 or 2 Bed Bungalow	5	3+ Bed Bungalow	3	Sheltered, independent living or extra care	2	
4 Bed house	1									
1 or 2 Bed Bungalow	5									
3+ Bed Bungalow	3									
Sheltered, independent living or extra care	2									
Closure of shop	Policy WH4	Amend in line with previous comments on Policy WH4.								
West Haddon Conservation Area Appraisal and Management Plan (CAAMP) (February 2020), Daventry District Council	Policy WH13 and supporting text.	<p>Para. 2.6 delete text and replace with new text on status of Conservation Area and summary of main points of 2020 CAAMP.</p> <p>Policy WH13, Technical Evidence. Add in reference and summary of CAAMP main points.</p>								
Policy WH10 - Housing sites	<p>WH10/01 –Land to the rear of Avenue House off Crown Lane – site still available.</p> <p>WH10/02 –Site of former battery garages off Elizabeth Road - site completed.</p>	<p>Amend evidence section of Policy WH10.</p> <p>Also consider amending text for</p>								

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	WH10/03 –Land off Northampton Road adjacent to Playing Field – site still available.	approved housing development sites (shown in blue) on Proposals Map. This notation to be deleted – sites now developed as can be seen from up to date Ordnance Survey base mapping.
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Table 1D – Monitoring (see Toolkit paragraph 2.13)

In the period 16/12/2021 to 15/12/2021 there were 35 planning applications in the Parish.

Ref No.	Description	Location
<u>WNNMA/2021/0027</u>	Non material amendment to application DA/2020/0983 - Changes to elevations with increase in glass sizes to accommodate views	Little Coppitts, Crick Road, West Haddon, Northamptonshire, NN6 7BD
<u>WND/2021/0667</u>	Lawful development certificate (proposed) for a rear single storey bay extension	6, Dairy Close, West Haddon, Northamptonshire, NN6 7AX
<u>WND/2021/0593</u>	Work to tree within a conservation area	The Mews 1, High Street, West Haddon, Northamptonshire, NN6 7AP
<u>WND/2021/0524</u>	Work to trees within a conservation area	West Haddon Hall 25, Station Road, West Haddon, Northamptonshire, NN6 7AU
<u>WND/2021/0451</u>	Lawful Development Certificate (Proposed) for a proposed loft conversion with fr	39, Morrison Park Road, West Haddon, NN6 7BJ
<u>WND/2021/0424</u>	Extending and resurfacing existing car park, and rebuilding existing access ramp	West Haddon Village Hall, The Green, West Haddon, Northamptonshire, NN6 7AN

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Ref No.	Description	Location
<u>WND/2021/0399</u>	Work to tree within a conservation area	Crystal House 3, Station Road, West Haddon, Northamptonshire, NN6 7AU
<u>WND/2021/0302</u>	Single storey rear extensions and re-roofing rear extension. Conversion of tripl	Bankfield, West End, West Haddon, Northamptonshire, NN6 7AY
<u>WND/2021/0272</u>	Demolition of garage, barn and flat roof extension. Construction of two storey	Hollytree Cottage 3, Hardays Lane, West Haddon, Northamptonshire, NN6 7AW
<u>WND/2021/0170</u>	Works to tree and removal of tree within a conservation area	Rivendell, West End, West Haddon, Northamptonshire, NN6 7AY
<u>WND/2021/0151</u>	Works to and removal of trees subject to tree preservation order DA 502	Foxhill Stables, Foxhill Road, WEST HADDON, Northamptonshire, NN6 7BG
<u>WND/2021/0110</u>	Single storey rear extension.	4, Worcester Close, West Haddon, Northamptonshire, NN6 7GN
<u>WND/2021/0105</u>	Work to tree within a conservation area	West Cottage 47, West End, West Haddon, Northamptonshire, NN6 7AY
<u>WND/2021/0082</u>	Construction of all weather manege	Land off Foxhill Road (adj Mallard Cottage), West Haddon, Northamptonshire, NN6 7BG
<u>WND/2021/0038</u>	Removal of trees within a conservation area	Hardays House 5, Hardays Lane, West Haddon, Northamptonshire, NN6 7AW

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Ref No.	Description	Location
<u>PD/2021/0004</u>	Prior approval for change of use of agricultural building to dwelling (Part 3 CI)	Pasture Farm, Yelvertoft Road, West Haddon, Northamptonshire, NN6 7NN
<u>DA/2021/0258</u>	Change of use of land and single storey extension to side of dwelling	West Haddon Lodge, Meadow Barn, Northampton Road, West Haddon, NN6 7AS
<u>DA/2021/0230</u>	Single storey rear extension with first floor balcony above.	70, Morrison Park Road, West Haddon, Northamptonshire, NN6 7BJ
<u>DA/2021/0172</u>	Lawful Development Certificate (Proposed) for single storey rear extension.	4, Worcester Close, West Haddon, Northamptonshire, NN6 7GN
<u>DA/2021/0166</u>	Construction of additional tennis court adjacent to existing courts.	West Haddon Playing Fields, Northampton Road, West Haddon, Northamptonshire
<u>DA/2021/0161</u>	Single storey rear extension to provide office space	Rye Hills Farm, Northampton Road, West Haddon, Northamptonshire, NN6 7AS
<u>DA/2021/0133</u>	Works to trees within a conservation area	Bramley House 12, Guilsborough Road, West Haddon, Northamptonshire, NN6 7AD
<u>DA/2021/0116</u>	Single storey side extension, demolition of boundary wall and construction of fence	30, Morrison Park Road, West Haddon, Northamptonshire, NN6 7BJ
<u>DA/2021/0073</u>	Construction of detached garage for barn conversion.	West Haddon Grange, Yelvertoft Road, West Haddon, Northamptonshire, NN6 7NY

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Ref No.	Description	Location
<u>DA/2021/0055</u>	Lawful Development Certificate (Proposed) construction of single storey side ext	3, Dairy Close, West Haddon, Northamptonshire, NN6 7AX
<u>DA/2021/0030</u>	Works to trees in a conservation area	Woodbine Cottage 49, West End, West Haddon, Northamptonshire, NN6 7AY
<u>DA/2020/1142</u>	Lawful Development Certificate (Proposed) for single storey rear extension.	41, Eaglestone Drive, West Haddon, Northamptonshire, NN6 7DA
<u>DA/2020/1120</u>	Listed Building Consent for relocation of kitchen sink, replacement of chimney p	18, West End, West Haddon, Northamptonshire, NN6 7AY
<u>DA/2020/1052</u>	Demolition of existing conservatory. Construction of new orangery, entrance por	Foxhill Farm, Foxhill Road, West Haddon, Northamptonshire, NN6 7BG
<u>DA/2020/1011</u>	Renovation and conversion of two storey agricultural building to single dwelling	Hancocks, West Haddon Hall Farm, Station Road, West Haddon, Northamptonshire, NN6 7AU
<u>DA/2020/0983</u>	Two storey rear extension.	Little Coppitts, Crick Road, West Haddon, Northamptonshire, NN6 7BD
<u>DA/2020/0967</u>	Construction of detached dwelling.	Tanglewood 1, Foxhill Road, West Haddon, Northamptonshire, NN6 7BQ
<u>DA/2020/0907</u>	Installation of 3 No. lights affixed to 3 No. 3 metre high galvanised columns (r	West Haddon Playing Fields, Northampton Road, West Haddon, Northamptonshire

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Ref No.	Description	Location
<u>DA/2020/0898</u>	Single storey side and rear extension including new driveway.	4, Muncaster Way, West Haddon, Northamptonshire, NN6 7DU
<u>DA/2020/0627</u>	Construction of dwelling with associated landscaping	Land adj 30 West End, West Haddon, Northamptonshire

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Neighbourhood Plan Policy (title)	How has policy been implemented in the last 12 months? e.g. permissions granted/refused	Are modifications necessary as a result of monitoring?
Policy WH1 - Protecting and Enhancing the Landscape and Local Countryside Character	No.	No.
Policy WH2 Protection of Local Green Spaces (Local Green Areas)	No.	No.
Policy WH 3 – Village Hall Site	<p>Planning application DA/2021/0424 - Extending and resurfacing existing car park, and rebuilding existing access ramp</p> <p>The officer report noted:</p> <p>“9.5 The relevant policy is WH3 of the West Haddon NDP which seeks improved parking for the village hall site, and a material consideration is the LHA’s Parking Standards, which specifies the number and size of parking bays for given buildings.”</p> <p>The application was approved.</p>	No.
Policy WH4 - Protection of Local Community Assets	No.	No.
Policy WH5 – Protection of Local Sports and Recreation Facilities	<p>Planning application DA/2020/0166 for an additional tennis court</p> <p>The officer report noted:</p> <p>“9.4 Policy WH5 seeks to protect local sports and recreational facilities and proposals to enhance or improve these facilities will be supported where they do not adversely impact residential amenity and where they provide suitable access and car parking.”</p>	No.

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	The application was approved.	
Policy WH6 – Developer Contributions and Community Infrastructure Levy	No.	No.
Policy WH7 – Traffic and Transport	No.	No.
Policy WH8 – Supporting Development of Communications Infrastructure	No.	No.
Policy WH9 – Supporting the Development of Small Businesses	No.	No.
Policy WH10 – New Residential Development in West Haddon Village	<p>Planning application DA/2020/0627 - Construction of dwelling with associated landscaping - was refused the decision notice stated:</p> <p>“It is considered that the proposed two storey thatched dwelling and the detached garage fronting on to the street at an elevated height will have a detrimental impact on the character and appearance of this piece of open space that would fundamentally change its character and appearance due to the loss of the openness of the land and the prominence of the two storey dwelling and the associated double garage. The proposal would therefore conflict with policies S1 and R1 of the West Northamptonshire Joint Strategy, and policies SP1, RA2, ENV1, ENV7 and ENV10 of the Settlements and Countryside Local Plan as well as policies within the West Haddon Neighbourhood Development Plan and policy OS10 of the West Haddon Conservation Area Appraisal and Management Plan as well as having regard to the Framework.”</p>	No.
Policy WH11 – New Housing Development Outside West Haddon Village	No.	No.
Policy WH12 – Meeting Local Housing Needs	No.	No.

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Policy WH13 – Design	<p>Planning application DA/2020/0627 Construction of dwelling with associated landscaping - was refused the decision notice stated:</p> <p>“It is considered that the proposed two storey thatched dwelling and the detached garage fronting on to the street at an elevated height will have a detrimental impact on the character and appearance of this piece of open space that would fundamentally change its character and appearance due to the loss of the openness of the land and the prominence of the two storey dwelling and the associated double garage. The proposal would therefore conflict with policies S1 and R1 of the West Northamptonshire Joint Strategy, and policies SP1, RA2, ENV1, ENV7 and ENV10 of the Settlements and Countryside Local Plan as well as policies within the West Haddon Neighbourhood Development Plan and policy OS10 of the West Haddon Conservation Area Appraisal and Management Plan as well as having regard to the Framework.”</p>	No.
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Table 2 - Modifications required and type of modification

Each NDP policy requiring modification should be set out in the table below.

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<p>Neighbourhood Plan Policy requiring modification as identified in Tables 1A, 1B, 1C and 1D</p>	<p>Reason or source of modification e.g. Local Plan Part 2, NPPF, updated evidence, monitoring</p>	<p>Policy changes to address modifications required from Tables 1A, 1B, 1C or 1D Where possible identify specific draft policy wording. Where this is not possible, e.g. where evidence needs to be gathered, indicate what you think the policy wording could be in broad terms</p>	<p>At this stage, do you consider the modification to be: a. Minor (non-material) modification? b. Material modification which does not change the nature of the plan? c. Material modifications that does change the nature of the plan? Please provide an explanation</p>
<p>Policy WH1</p>	<p>Local Plan Part 2.</p>	<p>Policy WH1 - Protecting and Enhancing the Landscape and Local Countryside Character</p> <p><u>Development shall be sited within the defined settlement boundary unless in accordance with policies RA2 B, RA6 and HO6 of the Part 2 Local Plan. As appropriate to their scale, nature and location, development proposals throughout the neighbourhood area should demonstrate regard to the following design principles:</u></p> <p>Development proposals within the parish will not be supported unless it is demonstrated that each of the following landscape design principles shall be met:</p> <p>a) The scale, form and character of the existing settlement shall be maintained</p>	<p>Minor/Material that does not change the nature of the plan.</p>

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<p>Neighbourhood Plan Policy requiring modification as identified in Tables 1A, 1B, 1C and 1D</p>	<p>Reason or source of modification e.g. Local Plan Part 2, NPPF, updated evidence, monitoring</p>	<p>Policy changes to address modifications required from Tables 1A, 1B, 1C or 1D Where possible identify specific draft policy wording. Where this is not possible, e.g. where evidence needs to be gathered, indicate what you think the policy wording could be in broad terms</p>	<p>At this stage, do you consider the modification to be: a. Minor (non-material) modification? b. Material modification which does not change the nature of the plan? c. Material modifications that does change the nature of the plan? Please provide an explanation</p>
		<p>b) Development shall be sited within the defined settlement boundary and shall be They are of a scale to complement the traditional character and historic core of the Village;</p> <p>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.</p> <p>d) Suburban development between the A428 and the settlement boundary shall be avoided;</p> <p>e) Development proposals shall protect public views in to and out of the Village (see the Proposals Map and Appendix 2);</p> <p>f) Development proposals shall be designed to integrate with existing structures in terms of scale;</p> <p>g) Landscaping and boundary treatments shall use native species</p>	

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<p>Neighbourhood Plan Policy requiring modification as identified in Tables 1A, 1B, 1C and 1D</p>	<p>Reason or source of modification e.g. Local Plan Part 2, NPPF, updated evidence, monitoring</p>	<p>Policy changes to address modifications required from Tables 1A, 1B, 1C or 1D Where possible identify specific draft policy wording. Where this is not possible, e.g. where evidence needs to be gathered, indicate what you think the policy wording could be in broad terms</p>	<p>At this stage, do you consider the modification to be: a. Minor (non-material) modification? b. Material modification which does not change the nature of the plan? c. Material modifications that does change the nature of the plan? Please provide an explanation</p>
		<p>and where possible, protect and incorporate existing native vegetation; and h) Existing wildlife and habitats shall be protected, enhanced, and new ones created.</p>	
<p>Policy WH2</p>	<p>NPPF revision July 2021 – revised paragraph numbering.</p>	<p>Policy WH2 Protection of Local Green Spaces (Local Green Areas)</p> <p>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:</p> <p>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</p>	<p>Minor.</p>

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		<p>community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife</p> <p>c) Where the green area concerned is local in character and is not an extensive tract of land</p> <p>d) Consistent with paragraph 76 103 of the NPPF.</p>	
<p>Policy WH4</p>	<p>NPPF - Replace word “assets” with “facilities” to bring into line with NPPF.</p> <p>Evidence – closure of village shop</p> <p>Local Plan Part 2</p>	<p>Policy WH4 - Protection of Local Community Assets-Facilities</p> <p>The identified community assets facilities are:</p> <ul style="list-style-type: none"> • West Haddon Endowed Church of England Primary School • Post Office • The Pytchley Hotel • The Crown public house • The Sheaf public house • Village Shop 	<p>Minor.</p>

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Neighbourhood Plan Policy requiring modification as identified in Tables 1A, 1B, 1C and 1D	Reason or source of modification e.g. Local Plan Part 2, NPPF, updated evidence, monitoring	Policy changes to address modifications required from Tables 1A, 1B, 1C or 1D Where possible identify specific draft policy wording. Where this is not possible, e.g. where evidence needs to be gathered, indicate what you think the policy wording could be in broad terms	At this stage, do you consider the modification to be: a. Minor (non-material) modification? b. Material modification which does not change the nature of the plan? c. Material modifications that does change the nature of the plan? Please provide an explanation
		<ul style="list-style-type: none"> • All Saints' Church • Baptist Church • Doctor's surgery <p>The loss of these community assets will not be supported unless the following can be demonstrated:</p> <p>a) The proposal includes alternative provision, on a site within the Village the neighbourhood area, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or</p> <p>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.</p>	
Policy WH9	Local Plan Part 2	Policy WH9 – Supporting the Development of Small Businesses	Minor.

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<p>Neighbourhood Plan Policy requiring modification as identified in Tables 1A, 1B, 1C and 1D</p>	<p>Reason or source of modification e.g. Local Plan Part 2, NPPF, updated evidence, monitoring</p>	<p>Policy changes to address modifications required from Tables 1A, 1B, 1C or 1D Where possible identify specific draft policy wording. Where this is not possible, e.g. where evidence needs to be gathered, indicate what you think the policy wording could be in broad terms</p>	<p>At this stage, do you consider the modification to be: a. Minor (non-material) modification? b. Material modification which does not change the nature of the plan? c. Material modifications that does change the nature of the plan? Please provide an explanation</p>
		<p>To support the development of small businesses the following will be supported:</p> <ul style="list-style-type: none"> i. Conversion of existing buildings for small-scale employment uses; and ii. Proposals for the diversification of existing rural enterprises. <p>All such proposals will be assessed against the following:</p> <ul style="list-style-type: none"> a) Impact on residential amenity; b) Access, traffic and car parking; c) Impact on the landscape and character of the area; and d) Design. <p><u>In particular, where relevant, proposals will also be assessed against the following Local Plan Part 2 policies:</u></p> <p><u>RA2C – Secondary Service Villages;</u> <u>RA5 Renovation and Conversion of</u></p>	

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Neighbourhood Plan Policy requiring modification as identified in Tables 1A, 1B, 1C and 1D	Reason or source of modification e.g. Local Plan Part 2, NPPF, updated evidence, monitoring	Policy changes to address modifications required from Tables 1A, 1B, 1C or 1D Where possible identify specific draft policy wording. Where this is not possible, e.g. where evidence needs to be gathered, indicate what you think the policy wording could be in broad terms	At this stage, do you consider the modification to be: a. Minor (non-material) modification? b. Material modification which does not change the nature of the plan? c. Material modifications that does change the nature of the plan? Please provide an explanation
		<u>Existing Buildings within Settlements; RA6 – Open Countryside.</u>	
Policy WH10	Local Plan Part 2 Evidence – site completions.	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 –	Minor.

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Neighbourhood Plan Policy requiring modification as identified in Tables 1A, 1B, 1C and 1D	Reason or source of modification e.g. Local Plan Part 2, NPPF, updated evidence, monitoring	Policy changes to address modifications required from Tables 1A, 1B, 1C or 1D Where possible identify specific draft policy wording. Where this is not possible, e.g. where evidence needs to be gathered, indicate what you think the policy wording could be in broad terms	At this stage, do you consider the modification to be: a. Minor (non-material) modification? b. Material modification which does not change the nature of the plan? c. Material modifications that does change the nature of the plan? Please provide an explanation
		<p>WH10/01 –Land to the rear of Avenue House off Crown Lane. WH10/02 –Site of former battery garages off Elizabeth Road – site completed. WH10/03 –Land off Northampton Road adjacent to Playing Field.</p> <p>b) Where it is a small infill development that would not lead to loss of open green space or an existing community facility. <u>Where it is an infill development that would not lead to loss of open space or an existing community facility or meets the requirements of policy RA2 C) of Local Plan Part 2.</u></p>	
Policy WH11	Local Plan Part 2	Policy WH11 – New Housing Development Outside West Haddon Village	Minor.

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Neighbourhood Plan Policy requiring modification as identified in Tables 1A, 1B, 1C and 1D	Reason or source of modification e.g. Local Plan Part 2, NPPF, updated evidence, monitoring	Policy changes to address modifications required from Tables 1A, 1B, 1C or 1D Where possible identify specific draft policy wording. Where this is not possible, e.g. where evidence needs to be gathered, indicate what you think the policy wording could be in broad terms	At this stage, do you consider the modification to be: a. Minor (non-material) modification? b. Material modification which does not change the nature of the plan? c. Material modifications that does change the nature of the plan? Please provide an explanation
		<p>Proposals for new housing outside the settlement boundary will only be permitted in the following circumstances:</p> <p>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 <u>It is provided for in policies R1 and H3 of the JCS or RA2, RA6 and HO6 of the Local Plan Part 2.</u></p>	
Policy WH13	NPPF	<p>Proposals will be expected to demonstrate compliance with the following criteria: <u>As appropriate to their scale, nature and location, development proposals should demonstrate regard to the following criteria:</u></p>	Material that do not affect the nature of the plan.