

**West Haddon**  
**Review Neighbourhood Development Plan**  
**2022 - 2029**

**Statement of Modifications**  
**July 2022**

**West Haddon Parish Council with support from**



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## 1.0 Introduction

- 1.1 The NDP Review updates the previous West Haddon Neighbourhood Development Plan 2014 - 2029 (WHNDP) which was prepared by West Haddon Parish Council. The former WHNDP was made (adopted) by the then Daventry District Council on 28<sup>th</sup> January 2016.
- 1.2 In November 2021, West Haddon Parish Council decided to review the WHNDP.
- 1.3 The Review is being undertaken to update the policies and proposals in the previous WHNDP, taking into account changes to national planning policy set out in the National Planning Policy Framework (NPPF) (July 2021), the Settlements and Countryside Local Plan (Part 2) for Daventry District 2011 - 2029 adopted February 2020, and other changes to the evidence base such as the West Haddon Conservation Area Appraisal and Management Plan (CAAMP) Supplementary Planning Document (SPD), adopted February 2020 and the West Haddon Housing Needs Survey, May 2019.
- 1.4 The starting point for the NDP Review was the Daventry District Council Neighbourhood Plan Review Toolkit, Version 1 - May 2020. Table 1A Screening against Local Plan Part 2, Table 1B Screening against NPPF 2021, and Table 1C Evidence and other changes, were first completed by Kirkwells on behalf of the Parish Council, then reviewed by officers from West Northamptonshire Council and then revised and finalised by planning consultants Kirkwells in discussion with Parish Councillors. The final versions of the Tables are published on the West Northamptonshire Council and Parish Council websites. These have been used to inform the modifications to the former made WHNDP.
- 1.5 The modifications are considered to be of a minor nature that do not materially alter the made WHNDP.
- 1.6 This document is the Statement of Modifications. It sets out the extent of the modifications to the former WHNDP and summarises the changes to policies and proposals which have been incorporated into the Draft WHNDP Review document.

## 2.0 National Planning Practice Guidance (PPG)

2.1 Planning Practice Guidance for neighbourhood planning sets out when it is considered necessary to review and update a neighbourhood plan. This provides the following advice:

### **'Updating a neighbourhood plan**

#### **In what ways can a neighbourhood plan or order be changed?**

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.'

Paragraph: 106 Reference ID: 41-106-20190509

Revision date: 09 05 2019

2.2 The modifications to the WHNDP are considered to be non-material as they correct errors and update factual information and are not considered to require examination or referendum.

2.3 The Statement and it's the tables on the following pages set out the extent of the modifications, gives reasons for the changes, and advises why the Parish Council considers that the modifications are non-material and not so significant or substantial as to change the nature of the plan.

**Table 1 Schedule of modifications/changes for West Haddon Neighbourhood Plan Review**

Ref number	Section/policy/ para number	Proposed change shown as <del>deleted wording struckthrough</del> , new wording <u>underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. <ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul>
1	Front cover	<u>Update with publication date for Review “July 2022” and date and plan period “2022-2029”.</u>	Factual correction, minor (non-material).
2	Table of contents	Update page numbers headings, where necessary.	Factual correction, minor (non-material).
3	Proposals Map	<p>Special Landscape Area Boundary has been amended in Local Plan Part 2 and no longer extends south of the A428.</p> <p>Approved housing developments have been deleted.</p>	<p>Factual change to take into account Local Plan Part 2. Material change that does not affect the nature of the plan.</p> <p>Factual correction, minor (non-material) - update to take into account sites have been developed.</p>

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4	Para. 1.1	Welcome to the West Haddon Neighbourhood Development Plan. This is a very important document. Important, because when finally approved <del>when finally approved</del> <u>this this Plan</u> will be used to guide, control and promote development of land and buildings in West Haddon up to 2029.	Factual update on review of the WNDP. Minor (non-material).
5	Para.1.2	<del>Recent</del> <u>Changes to the planning system, under the Localism Act 2011, now mean Parish Councils have the power to prepare Neighbourhood Development Plans for their local area. West Haddon Parish Council has decided to take on this new power — the result is this Plan used this power to prepare an NDP in 2016. This revised plan has been prepared to take account of changes in local circumstances, adoption of Local Plan Part 2 in February 2020 and publication of a revised National Planning Policy Framework in July 2021. The As with the original Plan, this revised plan</u> has five sections, the first four of which set the scene and explain how we have created this Plan. Section five, possibly the most important chapter, sets out the Plan’s policies and proposals. <del>If you want to see how we think the area should develop up to 2029, you may want to turn straight to this section.</del>	Factual update concerning Local Plan Part 2 and NPPF. Minor (non-material).
6	Para. 1.3	Neighbourhood Development Plans set out planning policies to help determine planning applications and, as statutory planning documents, form part of the Development Plan. Policies and site allocations in our Neighbourhood Development Plan will set the planning framework for the Parish to 2029. In <del>preparing</del> <u>revising</u> the Neighbourhood Development Plan we have had to make sure our Plan is in general conformity with <del>Derbyshire’s Local Plan and West Northamptonshire’s Joint</del>	Minor wording changes and deleted text to address deletion of Appendix 3 that was in the made WHNDP. Minor (non-material).

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		<p>Core Strategy (WNJCS) <u>and Local Plan Part 2</u>; and that it takes account of the National Planning Policy Framework which refers to sustainability in respect of social, economic and environmental factors. In Section 3 we demonstrate how this Plan is <u>in conformity consistent</u> with the National Planning Policy Framework (NPPF) and in general conformity with the West Northamptonshire Joint Core Strategy (JCS) <u>and Local Plan Part 2</u>. <del>A screening assessment has been undertaken by Daventry District Council to evaluate whether a full SEA and HRA are required. They have concluded, having consulted statutory consultees, that a full assessment is not required. The conclusions of the screening exercise are at paras 5.3 and 5.5 of the document which is Appendix 3 to this Plan. Since there are to be amendments to Regulation 15 of the Neighbourhood Plan Regulations coming into effect on 8th February 2015, a copy of this will be submitted separately.</del></p>	
7	Paras. 1.5 – 1.9	<p><del>1.5 A Neighbourhood Plan Steering Group was set up in late summer 2013, comprising of Parish Councillors and interested local residents to drive forward the preparation of the Plan and to lead on the public engagement and consultation process.</del></p> <p><del>1.6 The Neighbourhood Plan Steering Group has met at least monthly throughout the process and reports to the full Parish Council for formal approval of key decisions. Members of the Steering Group were in the main drawn from those people who attended the first Village meeting in August 2013 and who indicated</del></p>	Information no longer relevant. Minor (non-material).

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		<p><del>a desire and willingness to work on the creation of a Neighbourhood Development Plan.</del></p> <p><del>1.7 Membership is twelve in total; the group is chaired by the Chair of the Parish Council's Planning Sub-Committee and there have always been at least two Parish Councillors in attendance and almost always three. All the Steering Group Decisions have been reported to, and ratified by, the full Parish Council at their meetings. The group has had consultancy advice from a specialist firm called Kirkwells. The Group has proceeded by discussion, leading to formulation of objectives and then to the creation of a detailed questionnaire, so that local residents could be consulted about their views. This exercise was conducted in late May 2014, with Steering Group members distributing and collecting the questionnaires.</del></p> <p><del>This also provided a good opportunity to talk to people about the issues that concerned them. This resulted in a 76 % response rate. At the same time, an exhibition was mounted in the Village Hall which was manned by Steering Group members and open over two weekend days in May 2014. The results of the questionnaire were collated during June and a summary leaflet distributed to every household by the end of July.</del></p> <p><del>1.8A Draft Plan was written by October and shared informally with DDC. Following a meeting with Council Officers about 50 amendments were made to the Plan,</del></p>	



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		<p><del>in the main to ensure conformity with other Policies, and a final draft was prepared. This was then endorsed by the Steering Group and the Parish Council and was published at the beginning of December 2014. A public consultation exercise was then conducted from 8 December until 31 January 2015. A Consultation Statement is submitted with this Plan.</del></p> <p><del>1.9The Plan is in conformity with the Basic Conditions set out in schedule 4B of the Town and Country Act of 1990 and with Schedule 10 of the Localism Act 2011. A Basic Conditions Statement is submitted with this Plan.</del></p>	
8	Para. 2.3	<p>The Village has an active community offering a range of clubs and groups meeting regularly in the Village Hall, Baptist Church hall and Sports Pavilion. The Village assets include a primary school, two public houses, the Crown Inn, and The Pytchley Hotel. <del>There is a Post Office with a small shop attached and a much larger and a</del> <u>Londis mini-market</u>. There are two beauty salons and a visiting fish and chip van.</p>	Factual update – closure of village shop. Minor (non-material).
9	Para. 2.6	<p><del>In 2012 February 2020 the Parish Council applied to the then Daventry District Council designated DDC for the central part historic core of the Village and surrounding open land to the north and south of these areas as the West Haddon Conservation Area. to be designated as a Conservation Area. The response from DDC was positive but they regretted that they were unable to progress the application because of a lack of resources.</del></p>	Factual update to take account of West Haddon Conservation Area designation. Minor (non-material).

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10	Para. 3.1	<u>Neighbourhood Development Plans are required to sit within the framework of national, sub-regional (West Northamptonshire) and strategic local planning policies (West Northamptonshire). We have taken this to mean the NPPF and the West Northamptonshire Joint Core Strategy.</u>	Minor wording change. Minor (non-material).
11	Para. 3.2	<p>1.1 The NPPF sets out the Government’s national planning policies and the priorities for development. It advises:</p> <p>a) The purpose of the planning system is to contribute to the achievement of sustainable development. (<del>para. 6</del><u>7</u>)</p> <p>b) There are three <del>dimensions</del> <u>overarching objectives</u> to sustainable development: economic, social and environmental. (<del>para. 7</del><u>8</u>)</p> <p>c) <del>There is a presumption in favour of sustainable development which for decision-taking means</del> <u>Plans and decisions should apply a presumption in favour of sustainable development (para. 11). For all plans this means they:</u></p> <p><u>should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects</u> <del>approving development proposals that accord with the development plan where the development plan is absent or out of date</del></p>	Factual update to take account of revised NPPF, July 2021.

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		<p><del>granting permission unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits (para14)</del></p> <p>d) <u>Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.</u>  <del>Neighbourhoods should develop Plans that support the strategic development needs set out in Local Plans (para 1613)</del></p>	
12	Para. 3.3	<p>Specific advice on Neighbourhood Plans includes the following:</p> <p><del>“Para183-Para 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to set planning policies through Neighbourhood Plans to determine decisions on planning applications.</del></p> <p><u>“Para 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to set planning policies through Neighbourhood Plans to determine decisions on planning applications.</u></p>	Factual update to take account of revised NPPF, July 2021.

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		<u>Para 30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.</u>	
13	Para. 3.4	The Joint Core Strategy (JCS) is the planning framework for the West Northamptonshire sub-region including <u>the former</u> Daventry District, Northampton Borough and South Northamptonshire District Council <u>areas</u> <sup>4</sup> . <del>The JCS final version</del> was adopted on 15/12/144 <del>by the three councils; it now and</del> sets out the strategic policies for shaping and guiding the location of development up to 2029. <del>The Core JCS Strategy</del> includes strategic housing and employment sites and the infrastructure required to support them.	Minor wording change. Minor (non-material).
14	Para. 3.5	<del>We have therefore taken the published version into account and worked on the basis that it will be taken into account in any future planning decisions.</del>	Para. no longer considered necessary. Minor (non-material).
15	Para. 3.6	<del>As as an emerging</del> strategic planning policy document, our Neighbourhood Plan must take into account the policies and proposals of the JCS. Key policies in relation to West Haddon Neighbourhood Development Plan include the following:	JCS is not and emerging planning document. Minor (non-material).
16	Paras. 3.7, 3.8, 3.9, 3.10, 3.11, 3.12 and 3.13.	<del>The Daventry District Local Plan (DDLp), adopted in 1997 sets the current local planning policy framework for West Haddon pending the production of the emerging</del>	DDLp no longer part of development plan.

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		<p><del>Daventry Settlements and Countryside Local Plan and the West Northamptonshire Joint Core Strategy.</del></p> <p><del>The DDLP, therefore, remains the plan that the West Haddon Neighbourhood Development Plan must be in “general conformity” with. But as explained above the recent adoption of the West Northamptonshire Joint Core Strategy now means that this Neighbourhood Plan should also be in conformity with that; we believe it is.</del></p> <p><del>3.8 — Not all of the Local Plan’s policies are still extant. In 2010, the Council published a list of saved policies, in line with a direction from the Department of Communities and Local Government<sup>6</sup>, pursuant to paragraph 1(3) of schedule 8 to the Planning &amp; Compulsory Purchase Act 2004.</del></p> <p><del>3.9 — The following saved policies are of most relevance to the context of neighbourhood planning for West Haddon.</del></p> <p><del>Delete Map 2.</del></p> <p><del>3.10 — HS11 is the general housing policy relevant to limited development Villages including West Haddon. Permission will normally be granted for residential development within these Villages provided that it is on sites specifically identified for residential development in the Local Plan or; it comprises small-scale development within the existing confines of the Village as defined on the proposals</del></p>	

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		<p><del>map; and it does not affect open land which is of particular significance to the form and character of the Village or; it comprises the renovation, adaptation of the conversion of buildings for residential purposes. Map 2 shows the Proposals Map from the DDLP and the defined settlement boundary within which housing development would be permitted, and two areas proposed for housing development (HS19 and HS20) both of which have now been developed.</del></p> <p><del>3.11 — Other significant policies in the DDLP include:</del></p> <p><del>GN1, GN2, EN1 EN8, EN11, EN18, EN19, EN20, EN21, EN38 and HS10, EM10, EM16, RT8, RT9, TM2, and HS21</del></p> <p><del>Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029 Daventry Settlements and Countryside Local Plan (DSCLPLocal Plan Part 2) 7</del></p> <p><del>3.12 — The Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029 The emerging Daventry Settlements and Countryside Local Plan (Local Plan Part 2) will eventually replace the saved policies from the 1997 adopted local plan. In tandem with the West Northamptonshire Joint Core Strategy it will set the local planning context. Until the Part 2 Local Plan is finalised the saved policies should apply within the strategic direction provided by the JCS. This Neighbourhood Plan conforms to this position.</del></p>	

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		<p><del>3.13 The DSCLP will cover the entire district, with the exception of land on the periphery of Northampton that has been identified in the West Northamptonshire Joint Core Strategy to meet the housing needs of the town.</del></p> <p>Delete Map 2.</p> <p><u>3.8 HS11 is the general housing policy relevant to limited development Villages including West Haddon. Permission will normally be granted for residential development within these Villages provided that it is on sites specifically identified for residential development in the Local Plan or; it comprises small scale development within the existing confines of the Village as defined on the proposals map; and it does not affect open land which is of particular significance to the form and character of the Village or; it comprises the renovation, adaptation of the conversion of buildings for residential purposes. Map 2 shows the Proposals Map from the DDLP and the defined settlement boundary within which housing development would be permitted, and two areas proposed for housing development (HS19 and HS20) both of which have now been developed.</u></p> <p><u>3.11 Other significant policies in the DDLP include:</u></p> <p><u>GN1, GN2, EN1 EN8, EN11, EN18, EN19, EN20, EN21, EN38 and HS10, EM10, EM16, RT8, RT9, TM2, and HS21</u></p>	

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		<p>Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029  <del>Daventry Settlements and Countryside Local Plan (DSCLP Local Plan Part 2) 7</del></p> <p>3.11 <u>The Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029</u> <del>The emerging Daventry Settlements and Countryside Local Plan (Local Plan Part 2)</del> will eventually replace the saved policies from the 1997 adopted local plan. In tandem with the West Northamptonshire Joint Core Strategy it will set the local planning context. Until the Part 2 Local Plan is finalised the saved policies should apply within the strategic direction provided by the JCS. This Neighbourhood Plan conforms to this position.</p> <p><del>3.13 The DSCLP will cover the entire district, with the exception of land on the periphery of Northampton that has been identified in the West Northamptonshire Joint Core Strategy to meet the housing needs of the town.</del></p>	
17	Insert new para. 3.6.	<p><del>The Local Plan will eventually</del> includes policies and proposals to:</p> <ul style="list-style-type: none"> <li>• <u>Manage development within the Rural Area through a defined a settlement hierarchy (West Haddon is identified as a secondary service village (Policies RA1 to RA4);</u></li> <li>• <u>Manage future development in the open countryside (Policy RA6);</u></li> </ul>	Update to take account of Settlements and Countryside Local Plan (Part 2) is now part of the development plan. Factual amendment minor (non-material).



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		<ul style="list-style-type: none"> <li>• <u>Help to meet housing needs with planning policies for self-build and custom housebuilding (Policy HO5); rural worker dwellings (Policy HO6); Rural Exception Sites (Policy HO7); and housing mix and type (Policy HO8);</u></li> <li>• <u>Sustainable Transport (Policy ST1);</u></li> <li>• <u>Landscape (Policy ENV1) and Special Landscape Areas (Policy ENV2);</u></li> <li>• <u>Biodiversity (Policy ENV5);</u></li> <li>• <u>Historic Environment (Policy ENV7);</u></li> <li>• <u>Design (Policy ENV10).</u></li> </ul>	
18	Para. 3.15	<p><del>Work on this local plan is ongoing. The District Council published an issues paper<sup>8</sup>, which was consulted on in spring 2013.</del></p> <p><del>The scope of the document is therefore proposed to be as follows:</del></p> <ul style="list-style-type: none"> <li>• <del>The establishment of a rural settlement hierarchy to support the retention and provision of local services and facilities to distribute the agreed rural housing provision identified in the Joint Core Strategy across the Daventry District. The rural settlement hierarchy will inform the scale of residential development acceptable within each category. However, settlements within a particular category may still have differing levels of development to reflect their individual circumstances. If appropriate, new allocations will be identified to meet the need for market and affordable housing.</del></li> </ul>	No longer relevant – this section concerns work on Local Plan Part 2 in 2013. Minor (non-material).

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		<ul style="list-style-type: none"> <li>• <del>There will be provision to support employment and the rural economy, including policies to support the provision of local services, agricultural diversification, building conversions and rural tourism; additionally policies to protect and enhance the natural, built and historic environment. In accordance with the National Planning Policy Framework, areas of ‘local green space’ may be identified within settlements.</del></li> <li>• <del>Policies will be included to deal with sustainable development and climate change</del></li> <li>• <del>Further policies for Daventry Town, including the possible regeneration of certain neighbourhoods or industrial estates as well as support for new economic activity and potential gateway features along transport corridors.</del></li> </ul>	
19	Old para. 3.17, new para. 3.8.	We started with consideration of the NPPF and would draw attention to paragraphs <del>46</del> <u>13</u> , <del>47</del> <u>28</u> , <del>29</del> , <del>100</del> <u>75</u> and <del>102</del> <u>76</u> . We believe our proposals which include the 100 houses to the North of the Village are sustainable except for educational provision and do support the strategic intent of national policies, given the 22% growth that follows from them. The NPPF requires recognition of the intrinsic character and beauty of the countryside ( <u>para. 174b</u> ). It also requires planning policies to protect and enhance public rights of way ( <u>para. 100</u> ). We are fortunate in having the Jurassic Way long-distance footpath running through the heart of the Village. As it	Update to NPPF July 2021 paragraph numbering. Minor (non-material).

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		leaves the Village by the Church going north it starts to open up beautiful views over further open countryside from this traditional hill-top Village. We do not believe that development alongside this footpath would accord with the NPPF. This area is identified in this Plan as a potential protected green area (Local Green Area) in accord with paragraph <del>76</del> <u>102</u> . The countryside has an important influence on the form and character of the Village as is referenced below (pages 30 – 31). Large settlements (hence large housing estates) are uncharacteristic of the surrounding landscape.	
20	Old para. 3.19, new para. 3.10	<del>In terms of DDCs extant saved policies GN1, GN2, EN1, HS11 and HS21 are of significance. They include reference to the need to severely restrain development in the open countryside and to ensure no adverse effect on a Special Landscape Area. They also require no undue strain on local infrastructure and public services, hence our proposal that growth until 2029 should not involve more than an additional 146 housing units which already requires action from NCC to improve educational provision in the Village</del> <u>Local Plan Part 2 includes further strategic policies within which those of the WHNDP must be in general conformity. These include policy for the secondary service villages (RA2) (one of which is West Haddon); Development in the Open Countryside (RA6); Special Landscape Areas (ENV2); Historic Environment (ENV7); and Design (ENV10).</u>	Update to take account of Local Plan Part 2 superseding the DDLP. Minor (non-material).
21	Section 4.0	Re-number	Technical amendment. Minor (non-material).

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22	Policy WH1	<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.</u>  <del>Development proposals within the parish will not be supported unless it is demonstrated that each of the following landscape design principles shall be met:</del>                      As appropriate to their scale, nature and location, development proposals throughout the neighbourhood area should demonstrate regard to the following design principles:</p> <p>a) The scale, form and character of the existing settlement shall be maintained                      b) <del>Development shall be sited within the defined settlement boundary and shall be</del> <u>They are</u> of a scale to complement the traditional character and historic core of the Village;                      c) Development on hill slopes and prominent sites on the edge of the Village should be avoided to protect the profile and skyline of this traditional hill-top Village.                      d) Suburban development between the A428 and the settlement boundary shall be avoided;                      e) Development proposals shall protect public views in to and out of the Village (see the Proposals Map and Appendix 2);                      f) Development proposals shall be designed to integrate with existing structures in terms of scale;                      g) Landscaping and boundary treatments shall use native species and where possible, protect and incorporate existing native vegetation; and</p>	<p>Minor amendments to take account of adopted policy in the SCLP (Local Plan Part 2). Minor (non-material); and deletion of “Development proposals within the parish will not be supported unless it is demonstrated that each of the following landscape design principles shall be met:” is considered to be material that do not affect the nature of the plan – this change replaces the wording to make the policy positively worded and so that it can be applied proportionately.</p>

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		h) Existing wildlife and habitats shall be protected, enhanced, and new ones created.	
23	Policy WH1, Technical Evidence section.	<p>These areas have had long standing protection. This should be maintained. The SLAs were originally designated in the first County Structure Plan. They were then carried forward in to the 1997 Local Plan. <del>In 2017 the then Daventry District Council Landscape Character Assessment was prepared. This concluded that the Special Landscape Area boundary in the neighbourhood area be amended to no longer include land to the south west of the A428. This revised boundary is shown in the adopted Local Plan Part 2 Policies Map book, and is shown on the West Haddon Proposals Map. Policy ENV2 “Special Landscape Areas” seeks to protect the special qualities of these areas, including their landscape and heritage features and cultural associations. Proposals that make a positive contribution to their special qualities of these areas will be supported. Part B of Policy ENV2 seeks to manage the impact of proposals on the special qualities of the Special Landscape Areas, including cumulative impacts, and proposals that would have a harmful effect on their special qualities that cannot be successfully mitigated will be resisted.</del></p> <p><del>Since this time further work has been undertaken, see below, that supports the retention of this designation.</del></p> <p><u>Environmental Character Assessment and Key Issues</u></p>	Technical update to evidence section to take account of new information in the Landscape Character Assessment and Policy ENV2 in Local Plan Part 2. Minor (non-material).

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		<p><del>The Assessment identifies 16 Environmental Character Areas in Northamptonshire. West Haddon is included in Number 13 West Northamptonshire Uplands.</del></p> <p><del>“This is an extensive area stretching from Aynho in the south to Wilbaston in the north. It is an expansive and elevated landscape of hills and valleys that acts as the major watershed between some of the region’s principal river systems. The varied local landscape character across the uplands is an integral part of its distinctiveness.</del></p> <p><del>The area consists of an arc of high, rounded hills that drain inwards to a major basin that forms the catchment of the upper reaches of the Nene.</del></p> <p><del>Settlements tend to lie within the sheltered valleys although some hill top villages do exist, such as Naseby, West Haddon and Cold Ashby. The relative scarcity of settlements, combined with the infrequency of the isolated farms and cottages gives that landscape a remote and sometimes isolated character. Expansive views and a sense of openness prevail on elevated lands, while an intimate character typifies the valleys.</del></p> <p><del>Enclosure was being undertaken from 15th century onwards and the predominant field pattern is that of piecemeal enclosure. The regular and rectilinear “grid” of field boundaries has been imposed on the hilly landscape, with hedgerow boundaries emphasising relief and forming strong patterns visible from the lower elevations.</del></p>	

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		<p><del>Up to the 14th century populations rose and settlements expanded, with a familiar pattern of nucleated Villages, surrounded by open fields in ridge and furrow cultivation. After the mid 14th century populations declined and many settlements were deserted or abandoned.</del></p> <p><del>Land cover is primarily improved agriculture, with arable and pastoral farming evident in equal measure, creating an attractive patchwork landscape.</del></p> <p><del>There is a general absence of large settlements and a remote and sometimes isolated character prevails across the hilly rural landscape.</del></p> <p><del>Up to the 14th century populations rose and settlements expanded, with a familiar pattern of nucleated Villages, surrounded by open fields in ridge and furrow cultivation. After the mid 14th century populations declined and many settlements were deserted or abandoned.</del></p> <p><del>Land cover is primarily improved agriculture, with arable and pastoral farming evident in equal measure, creating an attractive patchwork landscape.</del></p> <p><del>There is a general absence of large settlements and a remote and sometimes isolated character prevails across the hilly rural landscape.</del></p>	

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		<p><del>Key issues for development in West Haddon should take account of the following recommendations:</del></p> <ul style="list-style-type: none"> <li><del>• In central and northern sections, the landscape has a rolling, gently hilly character with long, level views across a wide area. New development should conserve and enhance viewing opportunities across the landscape</del></li> <li><del>• Any development of the few hill top Villages should seek to avoid extending down the hill slopes</del></li> <li><del>• Modest vernacular dwellings in cob characterise many Villages, particularly north and east of Daventry. West Haddon has a significant number of earth (cob) structures, including some listed walls. New development should seek to integrate with existing structures in terms of scale and use of materials</del></li> <li><del>• Many Villages are served by minor roads, adding to the sense of remoteness.</del></li> <li><del>• A patchwork of arable and pastoral land uses characterises the area and this should be maintained in order to retain the visual appeal of the landscape.</del></li> <li><del>• The rural character of the road network should be maintained.”</del></li> </ul>	
24	Policy WH2	d) Consistent with paragraph 76 <u>103</u> of the NPPF	Technical amendment to take into account new paragraph numbering for Local Green Spaces in



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			NPPF July 2021. Minor (non-material).
25	Policy WH2, technical evidence section.	<p>Paragraph <del>77</del> <u>102</u> of the NPPF advises that “<del>the Local Green Space designation will not be appropriate for most green areas or open space.</del> <u>The Local Green Space designation should only be used where the green space is:</u> <del>The designation should only be used:</del></p> <ul style="list-style-type: none"> <li>• <del>where the green space is</del> in reasonably close proximity to the community it serves;</li> <li>• <del>where the green area is</del> demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>• <del>where the green area concerned is</del> local in character and is not an extensive tract of land.”</li> </ul>	Technical amendment to take into account new paragraph numbering for Local Green Spaces in NPPF July 2021. Minor (non-material).
26	Policy WH4	<p>Protection of Local Community <del>Assets</del> <u>Facilities</u></p> <p>The identified community assets are:</p> <ul style="list-style-type: none"> <li>• West Haddon Endowed Church of England Primary School</li> <li>• Post Office</li> <li>• The Pytchley Hotel</li> </ul>	<p>Reference to village shop deleted after shop’s closure – factual amendment. Minor (non-material).</p> <p>Replacement of “village” with “neighbourhood area”.</p>

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		<ul style="list-style-type: none"> <li>• The Crown public house</li> <li>• The Sheaf public house</li> <li>• <del>Village Shop</del></li> <li>• All Saints' Church</li> <li>• Baptist Church</li> <li>• Doctor's surgery</li> </ul> <p>The loss of these community <u>facilities</u> <del>assets</del> will not be supported unless the following can be demonstrated:</p> <p>a) The proposal includes alternative provision, on a site within the <u>neighbourhood area Village</u>, 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>Amendment brings policy into line with Local Plan Part 2. Minor (non-material).</p>
27	Policy WH4, technical evidence section.	<p>Specifically in rural areas national planning policy promotes the retention and development of local services and community facilities in Villages, such as local shops, meeting places, cultural buildings, public houses and places of worship (para. 2884d, NPPF (July 2021)); <u>para 93c also seeks to "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."</u></p>	<p>Technical amendment to take account of revised paragraph numbering in NPPF, July 2021. Minor (non-material).</p>

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28	Policy WH5, technical evidence section.	The Village has a good range of sport and recreation facilities these should be protected, and, where possible enhanced. National planning policy supports the retention and development of local services and community facilities in Villages, <u>including sports and recreational buildings and land venues (paras. 28 84d and 99, NPPF (July 2021)).</u>	Technical amendment to take account of revised paragraph numbering in NPPF, July 2021. Minor (non-material).
29	Policy WH6, technical evidence section.	<u>In addition, in the former Daventry District Council area a Community Infrastructure Levy (CIL) Charging Schedule has been adopted alongside a CIL Infrastructure List.</u>	Additional text to take into account adoption of CIL Charging Schedule and Infrastructure List. Minor (non-material).
30	Policy WH7, technical evidence section.	National planning policy recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The proposals set out in Policy WH7 will help meet these aims. <u>In particular, Policy WH7 is consistent with NPPF (July 2021) para. 104.</u>	Technical amendment to take account of revised NPPF, July 2021. Minor (non-material).
31	Policy WH8	<u>Policy WH8 seeks to ensure that communications infrastructure in the parish should be improved, whilst minimising impact on visual amenity and the character and appearance of the area. Where the character and appearance of the historic environment are affected, proposals will also be assessed against Policy EN7 – “Historic Environment” of Local Plan Part 2.</u>	Technical amendment to take account of revised NPPF, July 2021. Minor (non-material).

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		<u>Policy WH8 is consistent with NPPF para. 114 that states planning policies should “support the expansion of electronic communications networks” and para. 118 that planning decisions should be based on “planning grounds only”. Policy WH8 only includes planning matters on which such decisions could be based.</u>	
32	Policy WH9	<p>Insert two new paragraphs at end of policy:</p> <p><u>In particular proposals will also be assessed against the following Local Plan Part 2 policies:</u></p> <p><u>RA2C – Secondary Service Villages; RA5 Renovation and Conversion of Existing Buildings within Settlements; RA6 – Open Countryside.</u></p>	Technical amendment to take into account adopted Local Plan Part 2 policy. Minor (non-material).
33	Policy WH9, technical evidence section.	<p>National planning policy seeks <del>to encourage economic growth and sustainable development</del> <u>support a prosperous rural economy (NPPF (July 2021), para. 84).</u> By maintaining and, where possible, increasing employment opportunities the Plan will create a more sustainable community</p>	Technical amendment to take account of revised NPPF, July 2021. Minor (non-material).
34	Policy WH10	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.	Site allocations – factual amendments to reflect development status of the sites. Minor (non-material).

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		<p>Within the settlement boundary, the Parish Council supports small-scale housing development:</p> <p>At the following allocated housing sites –</p> <p>WH10/01 –Land to the rear of Avenue House off Crown Lane – site still available.                      -WH10/02 –Site of former battery garages off Elizabeth Road – <u>site completed</u>.                      -WH10/03 –Land off Northampton Road adjacent to Playing Field - <u>site still available</u>.</p> <p><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. Where it is a small infill development that would not lead to loss of open green space or an existing community facility.</u></p>	<p>Policy wording updates Policy WH10 to reflect adopted development plan policy in Local Plan Part 2. Minor (non-material).</p>
35	Policy WH10, technical evidence section.	<p>In the <del>Adopted Local Plan</del> <u>Local Plan Part 2</u>, West Haddon is identified as a <del>“limited development Village</del> secondary service village” under policy <del>HS11 RA2</del> where under Part A of the policy <del>planning permission will normally be granted for residential development within these Villages provided that it is on sites specifically identified for residential development in the Local Plan or; it comprises small — scale development within the existing confines of the Village as defined on the</del></p>	<p>First paragraph – technical amendment to refer to WHNDP plan period “2011 to 2029”. Minor (non-material).</p>

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		<p><del>proposals map; and it does not affect open land which is of particular significance to the form and character of the Village or; it comprises the renovation, adaptation or the conversion of buildings for residential purposes</del> <u>development will be located within the confines of the village as defined on the Inset Map in the Local Plan Policies Book . Parts B and C of Policy RA2 of Local Plan Part 2 set out detailed development management policy for development outside of the confines of the village.</u></p> <p><del>The proposed Daventry Settlements and Countryside Local Plan will, establish a rural settlement hierarchy to support the retention and provision of local services and facilities and distribute the agreed rural housing provision identified in the Joint Core Strategy across the district. This Neighbourhood Plan is being prepared in advance of the Daventry Settlements and Countryside Local Plan. Based on the size of existing parishes, it is probable West Haddon would be designated as a secondary service Village, see Figure 1.</del></p> <p>Site WH10/02 has now been completed.</p> <p>Figure 1 deleted.</p>	<p>Paragraph 4 – “villages” small case. Minor (non-material).</p> <p>Paragraph 5 updates technical evidence section to take into account adoption of Local Plan part 2. Minor (non-material).</p> <p>Paragraph 6 deleted (including related Figure 1) to take into account adoption of Local Plan part 2. Minor (non-material).</p> <p>Paragraph 7 add reference to site WH10/02 now being complete. Minor (non-material).</p>

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36	Policy WH11	<p><del>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</del></p> <p>Amended criterion c) now b):</p> <p><u>It is provided for in policies R1 and H3 of the JCS or RA2, RA6 and HO6 of the Local Plan Part 2. It is provided for in Policy R1 of the JCS</u></p>	Deletion of criterion b) and amendment of previous criterion c) takes into account adopted development plan policy in the JCS and Local Plan Part 2. Minor (non-material).
37	Policy WH11, technical evidence section.	National Planning Policy seeks to avoid isolated homes in the countryside ( <u>para. 80</u> ).	Technical addition of NPPF, July 2021 paragraph number. Minor (non-material).
38	Policy WH12, technical evidence section.	<p><u>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 more than one option, therefore recommendation is to view this alongside the full results breakdown that forms Appendix A of the Housing Needs Survey. A Housing Needs Survey has recently been completed revealing the current housing need;</u></p> <p><b>Social Housing</b></p>	Technical update to take account of updated West Haddon Housing Parish Housing Needs Survey. Minor (non-material).

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		<p><u>22 Households were identified with a need for social housing providing 27 responses as recorded below.</u>  <u>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).</u></p> <table border="0"> <thead> <tr> <th><u>Property Type</u></th> <th><u>Number Required</u></th> </tr> </thead> <tbody> <tr> <td><u>1 Bed Flat</u></td> <td><u>3</u></td> </tr> <tr> <td><u>1 Bed Flat, ground floor only</u></td> <td><u>3</u></td> </tr> <tr> <td><u>1 Bed House</u></td> <td><u>3</u></td> </tr> <tr> <td><u>2 Bed Flat</u></td> <td><u>1</u></td> </tr> <tr> <td><u>2 Bed Flat, ground floor only</u></td> <td><u>1</u></td> </tr> <tr> <td><u>2 Bed House</u></td> <td><u>6</u></td> </tr> <tr> <td><u>3 Bed House</u></td> <td><u>3</u></td> </tr> <tr> <td><u>1 or 2 Bed Bungalow</u></td> <td><u>6</u></td> </tr> <tr> <td><u>Sheltered / independent living</u></td> <td><u>1</u></td> </tr> </tbody> </table> <p><b><u>Shared Ownership</u></b>  <u>2 Households were identified with a need for Shared ownership, both specifying a preference for a 3 bedroom house.</u></p> <p><b><u>Custom or Self Build</u></b></p>	<u>Property Type</u>	<u>Number Required</u>	<u>1 Bed Flat</u>	<u>3</u>	<u>1 Bed Flat, ground floor only</u>	<u>3</u>	<u>1 Bed House</u>	<u>3</u>	<u>2 Bed Flat</u>	<u>1</u>	<u>2 Bed Flat, ground floor only</u>	<u>1</u>	<u>2 Bed House</u>	<u>6</u>	<u>3 Bed House</u>	<u>3</u>	<u>1 or 2 Bed Bungalow</u>	<u>6</u>	<u>Sheltered / independent living</u>	<u>1</u>	
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		<p><u>1 household expressed an interest in obtaining land to custom build or self-build a one bedroom property on.</u></p> <p><b><u>Market Housing</u></b>  <u>18 households expressed a need for market housing and provided 18 responses as recorded below:</u></p> <table border="0"> <thead> <tr> <th style="text-align: left;"><u>Property Type</u></th> <th style="text-align: left;"><u>Number Required</u></th> </tr> </thead> <tbody> <tr> <td><u>2 Bed House</u></td> <td><u>3</u></td> </tr> <tr> <td><u>3 Bed House</u></td> <td><u>4</u></td> </tr> <tr> <td><u>4 Bed house</u></td> <td><u>1</u></td> </tr> <tr> <td><u>1 or 2 Bed Bungalow</u></td> <td><u>5</u></td> </tr> <tr> <td><u>3+ Bed Bungalow</u></td> <td><u>3</u></td> </tr> <tr> <td><u>Sheltered, independent living or extra care</u></td> <td><u>2</u></td> </tr> </tbody> </table> <p><b><u>Rented Units</u></b>  <u>2 x 2 bed house</u>  <u>2 x 2 bed bungalow</u>  <del>1 x 1 bed flat Shared Ownership</del> <del>1 x 2 bed house Open Market</del>  <u>1 x 2 bed bungalow</u>  <u>1 x 2 bed house</u></p>	<u>Property Type</u>	<u>Number Required</u>	<u>2 Bed House</u>	<u>3</u>	<u>3 Bed House</u>	<u>4</u>	<u>4 Bed house</u>	<u>1</u>	<u>1 or 2 Bed Bungalow</u>	<u>5</u>	<u>3+ Bed Bungalow</u>	<u>3</u>	<u>Sheltered, independent living or extra care</u>	<u>2</u>	
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<u>1 or 2 Bed Bungalow</u>	<u>5</u>																
<u>3+ Bed Bungalow</u>	<u>3</u>																
<u>Sheltered, independent living or extra care</u>	<u>2</u>																

Ref number	Section/policy/ para number	Proposed change shown as <del>deleted wording struckthrough</del> , new wording <u>underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. <ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul>
39	Policy WH13	<p><del>Proposals will be expected to demonstrate compliance with the following criteria: As appropriate to their scale, nature and location, development proposals should demonstrate regard to the following criteria:</del></p>	<p>Material that do not affect the nature of the plan – this change replaces the wording to make the policy positively worded and so that it can be applied proportionately.</p>
40	Policy WH13, technical evidence section.	<p>National planning policy acknowledges that <u>the “creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve” (NPPF (July 2021), para. 126).</u> <del>well designed places and buildings improve quality of life: poor design should be replaced with better design. One of the core planning principles of the government is that “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.</del> West Haddon has had some well-designed development in recent years, and some not so well designed development during the same period. This policy will ensure more of the former is received and less of the latter.</p> <p><u>Proposals will also be assessed Local Plan Part 2 Policy ENV – “Design”.</u></p> <p><u>In February 2020 the West Haddon Conservation Area was designated. The Conservation Area includes the central, older historic core of the village and</u></p>	<p>Paragraph 1 updates Technical Evidence section to take into account revised NPPF, July 2021. Minor (non-material).</p> <p>Paragraph 2 references adopted development plan Policy ENV2 in Local Plan Part 2. Minor (non-material).</p> <p>Paragraph 3 and 4 updates Technical Evidence section to signpost to CAAMP, the guidance contained therein,</p>

Ref number	Section/policy/ para number	Proposed change shown as <del>deleted wording</del> <b>struckthrough</b> , new wording <b>underlined</b>	Brief description of reason for change and QB view on nature of change/modification i.e. <ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul>
		<p><u>surrounding open land important to the setting of the village . The West Haddon Conservation Area Appraisal and Management Plan (CAAMP) was adopted as a supplementary planning document (SPD) for the Conservation Area this identifies the special architectural and historic interest of the area and provides a framework and guidance for future development in and affecting the West Haddon Conservation area. The main elements of the CAAMP are:</u></p> <ul style="list-style-type: none"> <li>• <u>Its settlement form; West Haddon has an easily recognizable historic core centred around the impressive All Saint’s Church and radiating outwards along High Street, Station Road and West End. A variety of designated and non-designated historic buildings line the streets in the historic village core.</u></li> <li>• <u>The past function of the village as a medieval market settlement is still evident in the street layout. The triangle created by Crown Lane probably denotes the site of the medieval market as well as the width of High Street, in to which the market might have extended.</u></li> <li>• <u>There are 32 listed buildings within the village of West Haddon, all Grade II apart from the Church of All Saints, which is listed at Grade I.</u></li> <li>• <u>The survival of the layout of burgage plots, medieval property boundaries, particularly on the west side of West End and on the north and south sides of High</u></li> </ul>	<p>and that this is an SPD. Minor (no change).</p>

Ref number	Section/policy/ para number	Proposed change shown as <del>deleted wording struckthrough</del> , new wording <u>underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. <ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul>
		<p><u>Street, which have influenced the way in which the village has developed for over 800 years.</u></p> <ul style="list-style-type: none"> <li>• <u>There is a variety of architectural styles and details linked to different types of usage in the past, for example, no. 32 High Street with its late 19th century shop window and no. 11 High Street with its 'Townley Tailor' and 'Draper's' signage.</u></li> <li>• <u>There are twelve trees with individual tree preservation orders and seven groups of trees with preservation orders within the conservation area. Trees help to soften the built environment and contribute to the rural atmosphere of the village.</u></li> <li>• <u>The village includes several prominent or landmark buildings that provide visual and historic interest, for example, All Saint's Church in the village centre, no. 2 High Street and the Alms Houses on Crick Road.</u></li> </ul> <p><u>The SPD is a material planning consideration in the determination of future planning applications and should be used by applicants, developers and decision makers to inform the planning process with a view to preserving and enhancing the character and appearance of the Conservation Area.</u></p>	
41	Section 6 Next Steps.	Delete – no longer relevant.	Section no longer relevant. Minor (non-material).

Ref number	Section/policy/ para number	Proposed change shown as deleted wording <del>struckthrough</del> , new wording <u>underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. <ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul>
42	Appendix 3 SEA/HRA	Delete – available separately.	Information available in a separate document. Minor (non-material).

3.0 Do the Material Modifications Change the Nature of the Plan, with Reasons?

- 3.1 In conclusion the Parish Council considers that the WHNDP Review comprises non-material modifications which do not change the nature of the plan and therefore an examination and referendum is not required.
- 3.2 This is because the WHNDP Review comprises corrections and factual updates to existing supporting text and WHNDP policies.

West Haddon Parish Council

July 2022