

Harpole Submission Neighbourhood Development Plan

Paragraph 8 of Schedule 4b

'Basic Conditions' Statement

August 2016

Harpole Parish Council



1.0 LEGAL REQUIREMENTS

The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Harpole Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made up to 2029 (the same period as the West Northamptonshire Joint Core Strategy. (WNJCS)

The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Harpole Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 BASIC CONDITIONS

Have Appropriate Regard to National Policy

The Harpole Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for South Northamptonshire contained in the West Northamptonshire Joint Core Strategy and the ‘saved’ policies of the South Northamptonshire Local Plan 1997, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Harpole Neighbourhood Plan does not undermine the strategic policies of the Borough Council; the Plan aims to support these policies by protecting community facilities, supporting walking and cycling, supporting new housing in line with Harpole’s role within the settlement hierarchy, promoting improvements in transport and managing traffic, protecting the character of the neighbourhood plan area and designating local green spaces and green wedges.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Harpole Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Harpole Neighbourhood Development Plan has to guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which	The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough

NPPF Core Planning Principle	Regard that the Harpole Neighbourhood Development Plan has to guidance
<p>decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>approach to community engagement. The Plan sets out a positive vision for the area up to 2029. The Neighbourhood Plan sets out a concise and practical suite of policies (14 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Harpole in a creative way, ensuring that the quality and distinctiveness of these places is enhanced by protecting important local green spaces, protecting community facilities, whilst at the same time supporting housing growth.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>This Submission Neighbourhood Plan refines and amplifies strategic policies set out in the WNJCS and the South Northamptonshire Local Plan. The Submission Neighbourhood Plan supports new housing within Harpole village (H1) and sets out priorities for a range of housing types, sizes, tenures and styles to meet the needs of all sectors of the community (H3).</p>

NPPF Core Planning Principle	Regard that the Harpole Neighbourhood Development Plan has to guidance
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan protects the character, form and setting of the village through the identification of a village confines boundary in H1 indicates that proposals for new development should make a positive contribution to the distinctive local character of the designated area by being of a size, density, layout and scale that is sympathetic to local character and through the use and re-use of local and traditional materials. (H3)</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Harpole Neighbourhood Development Plan seeks to protect the surrounding countryside by identifying a settlement boundary and aims to protect and enhance services and facilities vital to supporting a thriving rural community.</p>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission Neighbourhood Plan promotes a low carbon approach through criteria within Policy H3 Design Principles.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protecting local green spaces (Policy H5) and, wherever possible, maintains existing trees and</p>

NPPF Core Planning Principle	Regard that the Harpole Neighbourhood Development Plan has to guidance
	<p>hedgerows (Policy H9). This should have a beneficial impact on the natural environment.</p> <p>Proposals for the structural greenspace identified in the WNJCS have been included in Policies H67 and H8.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission Plan seeks to safeguard locally important open spaces from new development Policies H5 and H6 and encourages new housing within the village confines.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Plan recognises that the open countryside that comprises much of Harpole Parish can perform multiple functions through the suite of policies proposed.</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>Policy H4 seeks to protect the local character and distinctiveness of Harpole Conservation Area.</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The Submission Neighbourhood Plan seeks to focus development in sustainable locations by promoting development within the village confines.</p>

NPPF Core Planning Principle	Regard that the Harpole Neighbourhood Development Plan has to guidance
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces (Policy H5) and protect and improve local community facilities (Policies H13 and H14).

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the ‘basic conditions’ which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination. A screening report was prepared by Kirkwells Town Planning Consultants to determine whether or not the content of the draft Harpole Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). The draft screening report was subsequently sent to the relevant statutory bodies; Natural England, Historic England and the Environment Agency to clarify whether they agreed with Kirkwells findings as to whether the plan requires a full SEA and/or HRA assessment. The responses from the statutory bodies are set out in Appendix 1 of the Screening Report.

Requirement for HRA / legislative Background

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation. There are no Natura 2000 sites in Harpole Parish.

Screening Determination

Strategic Environmental Assessment (SEA)

A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in section 5 of Kirkwells Screening Report. The assessment finds that it is unlikely that significant environmental effects will occur as a result of the implementation of the Harpole Neighbourhood Plan. The assessment also finds that the neighbourhood plan supports the implementation of policies in the adopted WNJCS and the South Northamptonshire Local Plan which have already been subject to SEA through the Sustainability Appraisal and assessed as having no significant environmental effects. Consequently, from the findings of the screening assessment it is recommended that a full SEA does not need to be undertaken for the Harpole Neighbourhood Plan. This was confirmed by the response from, Natural England set out in Appendix 1 of the report.

HRA

A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in Section 6 of the Screening Report. It found that the policies in the neighbourhood plan are in conformity with the policies of the WNJCS and South Northamptonshire Local Plan which was subject to Appropriate Assessment and concluded that no further work was required in order to comply with the Habitats Regulations. This was confirmed by the response from, Natural England set out in Appendix 1 of the Screening Report.

Contribute to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

In Paragraph 6, the NPPF states that "the policies in paragraphs 18-219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Harpole Submission Neighbourhood Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan does not seek to impose any further constraints on the economic sector within the Parish. This will be controlled through the existing policies of the WNJCS and the ‘saved’ policies of the South Northamptonshire Local Plan 1997.
Social	The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local community facilities and promotes health and well-being by protecting green spaces, designated green wedges, encouraging investment in new facilities and by the provision of a country park within the parish
Environmental	The Submission Neighbourhood Plan includes a number of policies that seek to protect and enhance the character and local distinctiveness of Harpole Parish. Local green spaces are identified for protection from development

Be in General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the West Northamptonshire Joint Core Strategy (WNJCS) and the 'saved' policies of the South Northamptonshire Local Plan 1997.

Planning Practice Guidance 2014 para 009 advises that *“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies set out in the Warrington Local Plan Core Strategy.

Table 3 Conformity with Local Strategic Planning Policy

<i>Harpole Neighbourhood Development Plan</i>	<i>West Northamptonshire Joint Core Strategy</i>	<i>South Northamptonshire Local Plan 1997</i>
<p>Policy H1 – New Housing in Harpole village</p> <p>Over the plan period, within the village confines, (Map 2) proposals for new housing development will only be supported where they are located on a future allocated site through the South Northamptonshire Local Plan Part 2A (when adopted) or meet the following criteria:</p> <p>(a) Located on an infill site;</p> <p>(b) Is small scale and reflects the size, role and function of the village and relates well to the existing layout of the village;</p> <p>(c) Give priority to the development of suitable brownfield sites or the re-use of existing buildings, where possible;</p> <p>(d) Is of a high standard of design and makes a positive contribution to the surrounding environment and rural landscape ;</p> <p>(e) Design and layout of new housing is developed to take account of the key principles of Secured by Design and the SPG on Planning out Crime</p> <p>(f) Takes account of Building for Life standards, where relevant;</p>	<p>POLICY SA - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</p> <p>When considering development proposals, the relevant council will take a positive approach that reflects the presumption in favour of sustainable development contained in the national planning policy framework. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development will be approved and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this local plan (and, where relevant, with policies in other local plans and neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the appropriate council will grant permission unless material considerations indicate otherwise - taking into account whether: ☐ any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken as</p>	<p>Policy G3</p> <p>Planning permission will normally be granted where the development:</p> <p>a. is compatible in terms of type, scale, siting, design and materials with the existing character of the locality;</p> <p>b. possesses a satisfactory means of access and provides adequate parking, servicing and turning facilities, including for the disabled;</p> <p>c. does not result in the loss of undeveloped land which in the opinion of the local planning authority is of particular significance to the form and character of the settlement;</p> <p>d. will not unacceptably harm the amenities of any neighbouring properties;</p> <p>e. is neither of a hazardous nature nor likely to cause problems of pollution, noise, vibration, smell, smoke, discharge or fumes;</p> <p>f. does not unduly affect the existing or proposed transportation network;</p> <p>g. can be provided with access to the necessary infrastructure and public services without</p>

<i>Harpole Neighbourhood Development Plan</i>	<i>West Northamptonshire Joint Core Strategy</i>	<i>South Northamptonshire Local Plan 1997</i>
<p>(g) Does not result in a loss of designated local green space in accordance with H5 of this plan;</p> <p>(h) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community;</p> <p>(i) Does not result in the loss of a community facility in accordance with H13 of this plan;</p> <p>(j) Ensures safe access by vehicles, pedestrians and cycles;</p> <p>(k) The use of rear courtyard parking is actively discouraged;</p> <p>(l) Ensures no impact on residential amenity of existing dwellings;</p> <p>(m) Respects existing natural and built features on the site.</p> <p>Development outside the village confines will only be supported where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy in accordance</p>	<p>a whole; or ☐ specific policies in that framework indicate that development should be restricted.</p> <p>Policy S1 – The Distribution of Development</p> <p>Development and economic activity will be distributed on the following basis:</p> <p>a) development will be concentrated primarily in and adjoining the principal urban area of Northampton</p> <p>b) appropriate development of a lesser scale will be located in and adjoining the sub-regional centre of Daventry town</p> <p>c) the development needs of the rural service centres of Towcester and Brackley and the rural areas will also be provided for</p> <p>d) new development in the rural areas will be limited with the emphasis being on:</p> <ul style="list-style-type: none"> • maintaining the distinctive character and vitality of rural communities; • shortening journeys and facilitating access to jobs and services; • strengthening rural enterprise and linkages between settlements and their hinterlands; and • respecting the quality of tranquillity. <p>In assessing the suitability of sites for development priority will be given to making</p>	<p>causing unacceptable visual intrusion into the surrounding landscape;</p> <p>h. does not result in the irreversible loss of the best and most versatile agricultural land;</p> <p>i. is sympathetic to the quality and character of any building listed as being of special architectural or historic importance or its setting;</p> <p>j. does not harm the character, appearance or setting of a conservation area;</p> <p>k. will not adversely affect sites of nature conservation value or sites of geological, geomorphological or archaeological importance;</p> <p>l. incorporates suitable landscape treatment as an integral part of the planning of the development;</p> <p>m. provides for satisfactory foul and surface water drainage;</p> <p>n. is not on or in proximity to land containing known mineral resources, or, if known resources exist, without first considering the need to safeguard these resources.</p> <p>o. is, where appropriate, accessible by public transport.</p>

<i>Harpole Neighbourhood Development Plan</i>	<i>West Northamptonshire Joint Core Strategy</i>	<i>South Northamptonshire Local Plan 1997</i>								
<p>with Policy R1 of the West Northamptonshire Joint Core Strategy.</p> <p>Development of the allocated sites (SUE's) within the Harpole Parish will be in accordance with Policy N4 and N9A of the West Northamptonshire Joint Core Strategy.</p>	<p>best use of previously developed land and vacant and under-used buildings in urban or other sustainable locations contributing to the achievement of a West Northamptonshire target of 30% of additional dwellings on previously developed land or through conversions.</p> <p>Policy S3 - Scale and Distribution of Housing Development</p> <p>Provision will be made for about 42,620 net additional dwellings in the plan area during the plan period 2011 to 2029.</p> <p>This provision will be distributed between the borough and district councils as follows:</p> <table data-bbox="831 853 1435 917"> <tr> <td>South Northamptonshire District</td> <td>About 11020</td> </tr> </table> <p>Below the borough and district level housing development will be distributed in the following way:</p> <p><u>South Northamptonshire District</u></p> <table data-bbox="831 1149 1435 1340"> <tr> <td>Brackley town</td> <td>about 2,160</td> </tr> <tr> <td>Towcester town</td> <td>about 2,650</td> </tr> <tr> <td>South Northamptonshire rural areas</td> <td>about 2,360</td> </tr> </table>	South Northamptonshire District	About 11020	Brackley town	about 2,160	Towcester town	about 2,650	South Northamptonshire rural areas	about 2,360	<p>p. has full regard to the needs of security and crime prevention all</p> <p>Proposals for development will be considered in the light of this policy.</p>
South Northamptonshire District	About 11020									
Brackley town	about 2,160									
Towcester town	about 2,650									
South Northamptonshire rural areas	about 2,360									

<i>Harpole Neighbourhood Development Plan</i>	<i>West Northamptonshire Joint Core Strategy</i>	<i>South Northamptonshire Local Plan 1997</i>
	<p>Northampton related development area about 3,850</p> <p>Policy R1 – Spatial Strategy for the Rural Areas</p> <p>Within the rural areas of West Northamptonshire there is an identified need for 2,360 dwellings within Daventry district and 2,360 dwellings within South Northamptonshire to be provided between 2011 and 2029 beyond the towns of Daventry, Towcester and Brackley. Within the rural areas the distribution of the rural housing requirement will be the subject of the Part 2 Local Plans that are being prepared by Daventry District and South Northamptonshire councils according to the local need of each village and their role within the hierarchy.</p> <p>Development within the rural areas will be guided by a rural settlement hierarchy that will comprise the following categories:</p> <ul style="list-style-type: none"> • primary service villages; • secondary service villages; • other villages; and • small settlements/ hamlets. 	

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	<p>The rural hierarchy in the Part 2 Local Plans will have regard to but not exclusively, the following:</p> <ol style="list-style-type: none"> 1) the presence of services and facilities to meet the day to day needs of residents, including those from surrounding settlements; 2) opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements; 3) accessibility, particularly by public transport, to the main towns and sustainable employment opportunities; 4) evidence of local needs for housing (including market and affordable housing), employment and services; 5) the role, scale and character of the settlement; 6) the capacity of settlements to accommodate development in terms of physical, environmental, infrastructure and other constraints; 7) the availability of deliverable sites including previously developed land in sustainable locations; 8) sustaining the rural economy by retaining existing employment sites where possible, by enabling small scale economic development, including tourism, through rural 	

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	<p>diversification and by supporting appropriate agricultural and forestry development;</p> <p>9) protect and enhance the character and quality of the rural areas' historic buildings and areas of historic or environmental importance; and</p> <p>10) enabling local communities to identify and meet their own local needs.</p> <p>Residential development in rural areas will be required to:</p> <p>a) provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and</p> <p>b) not affect open land which is of particular significance to the form and character of the village; and</p> <p>c) preserve and enhance historic buildings and areas of historic or environmental importance including those identified in Conservation Area Appraisals and Village Design Statements; and</p> <p>d) protect the amenity of existing residents; and</p> <p>e) be of an appropriate scale to the existing settlement; and</p>	

<i>Harpole Neighbourhood Development Plan</i>	<i>West Northamptonshire Joint Core Strategy</i>	<i>South Northamptonshire Local Plan 1997</i>
	<p>f) promote sustainable development that equally addresses economic, social and environmental issues; and</p> <p>g) be within the existing confines of the village.</p> <p>Development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy.</p> <p>Once the housing requirement for the rural areas has been met through planning permissions or future allocations, further housing development will only be permitted where it can be demonstrated that it:</p> <p>i) would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or</p> <p>ii) is required to support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services); and</p> <p>iii) has been informed by an effective community involvement exercise prior to the submission of a planning application; or</p>	

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	<p>iv) is a Rural Exceptions Site that meets the criteria set out in Policy H3; or v) has been agreed through an adopted Neighbourhood Plan.</p> <p>Whilst the majority of economic activity will be focused in sustainable urban areas and at strategic sites such as the Daventry international rail freight terminal (DIRFT), rural areas play an important role in the economy of West Northamptonshire. Evidence indicates that rural areas are attractive to new employers and business start-up rates are often higher than in urban areas. Providing new employment opportunities in the rural areas can help combat the decline of traditional rural employment and address the issue of increased out-commuting. Strategies adopted by both Daventry District Council and South Northamptonshire Council seek to strengthen the rural economy and support the vitality of villages.</p>	
<p>Policy H2 – Ensuring a mix of types, sizes and tenures</p> <p>All proposals for new housing development will have to demonstrate how they contribute to maintaining an appropriate mix of tenures, types and size of dwelling in the Parish. This</p>	<p>Policy H2 – Affordable Housing (extract)</p> <p>Affordable housing will be provided as a proportion of the total number of dwellings to be delivered on individual sites as follows:</p>	<p>No relevant saved policy</p>

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<p>shall be assessed in accordance with the latest information available.</p> <p>Affordable Housing will be provided in accordance with the West Northamptonshire Joint Core Strategy policies. Affordable dwellings will be available for people with a local connection in housing need in accordance with South Northamptonshire Council’s housing policy; Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be supported.</p>	<p>• South Northamptonshire District rural areas: 50% affordable housing will be required on all sites.</p> <p>In all cases the percentage requirements identified above are subject to the assessment of viability on a site by site basis.</p> <p>Affordable housing should be provided on the application site as an integral part of the development.</p> <p>In exceptional circumstances, off site provision and/ or commuted payments in lieu of onsite provision may be supported where this would offer an equivalent or enhanced provision of affordable housing.</p> <p>The tenure mix of affordable housing should reflect local housing need and viability on individual sites.</p>	
<p>Policy H3 – Design Principles</p> <p>All new development will be expected to respond positively to the key attributes of the parish and local design features of the village. Development will not be supported where it has a detrimental impact on the character of the area in which it is located. All new</p>	<p>Policy BN7A - Water Supply, Quality and Wastewater Infrastructure</p> <p>New development proposals will ensure that adequate and appropriate water supply and wastewater infrastructure is available to meet the additional requirements placed upon it and to ensure that water quality is protected, and as far as is practicable, improved.</p>	<p>Policy G3</p> <p>Policy EV1 Design</p> <p>Proposals for new development will be expected to pay particular attention to the following elements of design;</p> <p>(i) existing site characteristics including landscape features and levels;</p>

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<p>development will be supported when it meets the following criteria, where relevant:</p> <ul style="list-style-type: none"> (a) Development is located in areas of the lowest level of flood risk in accordance with the NPPF; (b) Demonstrates consideration has been given to the use of brownfield sites/conversion of existing buildings; (c) Is capable of being connected to essential infrastructure services with capacity; (d) Does not have a detrimental effect on residential amenity by reason of noise or other nuisance; (e) Does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure; (f) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function as defined in Policy H5; (g) Includes measures that seek to improve pedestrian facilities and linkages in the 	<p>Development proposals will ensure that adequate wastewater treatment capacity is available to address capacity and environmental constraints.</p> <p>Development should use sustainable drainage systems, wherever practicable, to improve water quality, reduce flood risk and provide environmental and adaptation benefits.</p> <p>To ensure all new housing is water efficient all new development will be required to achieve the equivalent of minimum level 4 standards for water conservation in the Code for Sustainable Homes or any national equivalent standard from 2016.</p> <p>Policy BN7 –Flood Risk</p> <p>Development proposals will comply with flood risk assessment and management requirements set out in the National Planning Policy Framework and Planning Practice Guidance and the West Northamptonshire Strategic Flood Risk Assessments to address current and future flood risks with appropriate climate change allowances.</p> <p>A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability</p>	<ul style="list-style-type: none"> (ii) the relationship with adjoining land and buildings; (iii) the scale, density, layout, height, massing, landscape and materials in relation to the site and its surroundings; (iv) the appearance and treatment of the spaces between and around buildings.

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<p>Parish and beyond to encourage walking and cycling, wherever possible;</p> <p>(h) Makes a contribution to local identity, and sense of place. Proposals should not feature generic designs and should display how they take account of the locally distinctive character of the area in which they are to be located within the Design & Access Statement;</p> <p>(i) Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in relationship with surrounding buildings, spaces, and other features of the street scene;</p> <p>(j) Respects the height of the immediate surrounding area. Future development will generally be expected to be no more than two storeys.</p> <p>(k) Uses, and where appropriate re-uses, local and traditional materials appropriate to the context of the site, or suitable artificial alternatives;</p>	<p>of flooding unless it has met the requirements of the Sequential Test and the Exception Test as set out within Table 6.</p> <p>All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management.</p> <p>All proposals for development of 1 hectare or above in Flood zone 1 and for development in 2, 3a or 3b must be accompanied by a Flood Risk Assessment that sets out the mitigation measures for the site and agreed with the relevant authority.</p> <p>A Flood Risk assessment must also accompany proposals where it may be subject to other sources, and forms, of flooding or where other bodies have indicated that there may be drainage problems.</p> <p>In order to meet the Exception Test development must:</p> <ol style="list-style-type: none"> 1) demonstrate that the development provides wider sustainability benefits to the community that outweigh the flood risk; 2) be located on previously developed land; and 	

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<p>(l) Contributes to reducing carbon emissions, where possible;</p> <p>(m) Is designed to be as water efficient as possible;</p> <p>(n) Includes adequate off-street parking, and private and public amenity space for future residents in accordance with Northamptonshire County Council’s adopted standards.</p>	<p>3) be accompanied by a site specific Flood Risk Assessment that demonstrates that the development will be safe for its lifetime without increasing flood risk elsewhere and where possible, reduce flood risk overall</p> <p>Where flood risk management requires the use of sustainable drainage systems to manage surface water run off, these should:</p> <p>a) separate surface water from foul and combined sewers;</p> <p>b) be accompanied by a long term management and maintenance plan; and</p> <p>c) protect and enhance water quality.</p> <p>The design standard for the Upper Nene catchment (through Northampton and within the Nene catchment upstream of Northampton) is the 0.5% probability (1 in 200 chance of occurring in any year) event plus climate change. Surface water attenuation should be provided up to this standard.</p>	
<p>Policy H4 – Development within Harpole Conservation Area</p> <p>All new development within the Harpole Conservation Area will be expected to maintain and where possible enhance the positive attributes of the Conservation Area and its</p>	<p>Policy BN5 – The Historic Environment and Landscape</p> <p>Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of</p>	<p>Policy G3</p> <p>Policy EV9</p> <p>A proposal for development in a conservation area will normally only be permitted where:</p>

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<p>setting. Development proposals will be supported where they:</p> <p>(a) Maintain the historic pattern of development by respecting the historic layout associated with historic plots and the historic evolution of development in the immediate area as defined in the Harpole Conservation Area Appraisal;</p> <p>(b) Give priority to the retention of other significant buildings as defined in the Harpole Conservation Area Appraisal, where possible;</p> <p>(c) Reflect the proportion of opening to wall (solid to void) found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features;</p> <p>(d) Reinforce local identity by the use of the traditional materials such as Northamptonshire Ironstone and/ redbrick and welsh slate; and</p> <p>(e) Re-use traditional buildings which contribute to townscape quality.</p>	<p>their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.</p> <p>In environments where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.</p> <p>In order to secure and enhance the significance of the area's heritage assets and their settings and landscapes, development in areas of landscape sensitivity and/ or known historic or heritage significance will be required to:</p> <ol style="list-style-type: none"> 1 sustain and enhance the heritage and landscape features which contribute to the character of the area including: <ol style="list-style-type: none"> a) Conservation Areas; b) significant historic landscapes including historic parkland, battlefields and ridge and furrow; c) the skyline and landscape settings of towns and villages; d) sites of known or potential heritage or historic significance; e) locally and nationally important buildings, structures and monuments 	<ol style="list-style-type: none"> (i) the design and scale of new work respects the established character of the area; and (ii) the proposal uses traditional materials appropriate to the character of the area; and (iii) the development does not involve the loss of buildings, walls or other features which contribute to the character of the area and (iv) in the case of an intensification of a use or an application for a change of use the proposal will be in scale with and not harm the established character of the area. <p>Policy EV10</p> <p>The council will seek to preserve or enhance the special character or appearance of conservation areas by:</p> <ol style="list-style-type: none"> (i) resisting the loss of buildings, walls, trees , hedges or other features of importance to that character or appearance; (ii) strictly controlling advertisements; (iii) removing unsightly wires and signs where appropriate and pressing statutory undertakers and utilities to underground their services; (iv) encouraging the development and improvement of under-utilised land and buildings;

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	<p>2 demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting in order to minimise harm to these assets; where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report.</p> <p>3 be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place</p> <p>The retention and sensitive re-use of disused or underused heritage assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources.</p> <p>Proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported.</p>	<p>(v) improving the visual quality of roads, footpaths, street furniture, lighting and signs through its environmental programme;</p> <p>(vi) retaining open spaces and important views, where they contribute to the character of the area.</p> <p>Policy EV11</p> <p>Planning permission will not be granted for any development proposals outside a conservation area which have an adverse effect on the setting of the conservation area or on any views into or out of the area.</p>

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<p>Policy H5 Protecting Local Green Space</p> <p>The following local green spaces as shown on Map 3 are designated in accordance with paragraphs 76 and 77 of the NPPF:</p> <ol style="list-style-type: none"> 1. Coronation Green- Carrs Way and High Street 2. The Maltings – outside Carr House 3. Tree Green – Glassthorpe Lane and High Street 4. Green space opposite Manning Watts House (allowing for additional parking to protect verges) 5. Millennium Green and Flagpole - Larkhall Lane 6. Village sign green – Northampton Road 7. The Village Pound – Park Lane 8. Playing fields - Larkhall Lane 9. The Allotments – Larkhall Lane <p>Development will be ruled out except in very special circumstances, for example, where essential public utility infrastructure is necessary that cannot be located elsewhere.</p>	<p>Policy BN1– Green Infrastructure Connections</p> <p>Green infrastructure corridors of sub-regional and local importance as set out in figure 6 of the Joint Core Strategy will be recognised for their important contribution to sense of place and conserved, managed and enhanced by:</p> <ul style="list-style-type: none"> • incorporating existing and identified future networks into new development proposals; • securing contributions from development or other sources for the creation of and future management of the green infrastructure networks; • delivering long term management strategies for the sub-regional and local network. <p>Measures to enhance existing and provide new green infrastructure provision will:</p> <ol style="list-style-type: none"> 1. be designed and delivered sustainably with prudent use of natural resources; 2. mitigate and adapt to the effects of climate change including through improved flood risk management and as a carbon store; 3. be designed to the highest quality in terms of appearance, access provision and biodiversity enhancement and protection; 	<p>No relevant saved policy</p>

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	<p>4. reflect local character through the planting of native and other climate appropriate species and consideration of natural and cultural heritage features;</p> <p>5. be supported by a long-term management strategy.</p>	
<p>Policy H6 – Green Wedges</p> <p>In order to prevent the coalescence of Harpole, Northampton and other surrounding settlements, the Parish Council will not support development which would significantly intrude into the following important local gaps as shown on Map 4 Green Wedges:</p> <p>1 Land west of N9A and south of N4.</p> <p>2 Land north of A4500 and south of village.</p> <p>3 Land west of N9A and east of Northampton Road.</p>	<p>Policy BN1– Green Infrastructure Connections</p>	<p>Policy G3</p> <p>Policy EV8 (extract)</p> <p>In order to prevent the coalescence of settlements the council will not permit development which would significantly intrude into the following important local gaps as shown on the Proposals Maps:</p> <p>a) between the Northampton borough boundary and the nearby villages and hamlets of Harpole, Kislingbury, Rothersthorpe, Courteenhall, Milton Malsor, Preston Deanery, Little Houghton and Cogenhoe</p>
<p>Policy H7 Provision of New Structural Greenspace and Wildlife Corridors</p> <p>The Parish Council support the provision of Structural Greenspace and wildlife corridors including the provision of a Country Park in Policies N4 and N9A of the West Northamptonshire Joint Core Strategy as</p>	<p>Policy BN1– Green Infrastructure Connections</p> <p>Policy BN2 – Biodiversity</p> <p>Development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported.</p>	<p>Policy G3</p> <p>Policy EV21</p> <p>Development proposals will be expected to retain wherever possible, or failing that to replace, trees, hedgerows, ponds or other landscape features where they make an</p>

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<p>defined on inset 16 in the WNJCS This will support measures which:</p> <p>a) Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. A mixture of native species typical of this locality should be incorporated in landscaping schemes.</p> <p>(b) Protect and enhance linkages between open spaces supporting the improvement and enhancement of existing footpath networks.</p> <p>c) Demonstrate how significant harm to an international, national or locally-designated sites has been avoided, mitigated or as a last resort compensated.</p> <p>Within the identified structural Greenspace, the Parish Council will support the following:</p> <ol style="list-style-type: none"> 1. Land west of Sandy Lane in the Norwood Farm SUE (Policy N9A) will be allocated as a Country Park. 2. Within the proposed Country Park, land north of Larkhall Lane will be managed to enhance and sustain the animal and plant biodiversity. Land south of Larkhall Lane will mainly be used for recreational / outdoor activities such as walking and cycling. The 	<p>Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate:</p> <ul style="list-style-type: none"> • the methods used to conserve biodiversity in its design and implementation • how habitat conservation, enhancement and creation can be achieved through linking habitats • how designated sites, protected species and priority habitats will be safeguarded <p>Development management decisions will reflect the hierarchy of biodiversity and geodiversity designations attaching appropriate weight to the status of the site which would be affected. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.</p> <p>Policy N4 - Northampton west SUE</p>	<p>important contribution to the character of the area.</p> <p>POLICY EV24</p> <p>Planning permission will only be granted for development where it will not lead to the loss of, or cause significant harm to, regionally important geological and geomorphological sites and county wildlife sites. Where development is permitted the retention and protection and enhancement of such sites may be secured through planning conditions or obligations.</p> <p>Policy EV25</p> <p>The council will not permit development that would adversely affect the nature conservation, landscape or wildlife value of dismantled railways or waterways and watercourses.</p>

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<p>existing 'Playing Fields' on Larkhall Lane should be extended to provide improved sports facilities, including new football/cricket/rugby pitches, improved clubhouse and improved parking.</p> <p>3. Land south of Nobottle Road and in Northampton West SUE (Policy N4) should be used for community facilities including allotments.</p> <p>4. The landscaping on and around the Junction 16 industrial development will screen the development as far as is possible.</p> <p>5. The land south of the A45 and west of the Upton Valley Way in the Upton SUE will remain open fields</p>	<p>The boundary of the Northampton west sustainable urban extension is shown on the policies map (figure 5). The development will make provision for:</p> <p>A) in the region of 2,550 dwellings;</p> <p>B) a primary school;</p> <p>C) a local centre to include local retail facilities of an appropriate scale (including a small convenience store), health care services and community facilities;</p> <p>D) necessary highways works to mitigate the impact of the development including a financial contribution to the north west bypass and the Kingsthorpe corridor (a508);</p> <p>E) an integrated transport network focused on sustainable transport modes, including public transport, walking and cycling with strong links to adjoining neighbourhoods, employment areas and the town centre;</p> <p>F) structural greenspace and wildlife corridors as indicated on the policies map (figure 5);</p> <p>G) archaeological and ecological assessment of the site and required mitigation;</p> <p>H) sport and recreation provision and;</p> <p>I) flood risk management including surface water management and from all other sources.</p>	

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	<p>Necessary infrastructure is required to be phased alongside the delivery of the development.</p> <p>Development proposals must be accompanied by a masterplan.</p> <p>Policy N9A - Northampton Norwood Farm/Upton Lodge SUE</p> <p>The boundary of the Northampton Norwood Farm/Upton Lodge SUE is shown on the Policies Map. The development will make provision for:</p> <ul style="list-style-type: none"> a) in the region of 3,500 dwellings; b) two primary schools; c) a local centre to include local retail facilities of an appropriate scale (including a small convenience store), health care services and community facilities; d) local employment opportunities; e) Sandy Lane Relief Road Phase 2; f) an integrated transport network focused on sustainable transport modes including public transport, walking and cycling with strong links to the adjoining neighbourhoods, employment areas and the town centre; g) structural greenspace and wildlife corridors as indicated on the Policies Map including the provision of a country park; h) open space and recreation provision; 	

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	<p>i) archaeological, ecological and ground stability assessment of the site and required mitigation; and</p> <p>j) flood risk management including surface water management and from all other sources.</p> <p>Necessary infrastructure is required to be phased alongside the delivery of the development. Development proposals must be accompanied by a masterplan.</p>	
<p>Policy H8 Design Principles for Country Park</p> <p>The Country Park will:</p> <ul style="list-style-type: none"> • Have a clear boundary, with notices at the entrances • Have adequate car parking, probably using the parking provided for the village hall complex and parking to assist with safe access to neighbouring schools. Also it will have a clear transport policy for access by bus, walking cycling and horse riding. • Consist of predominantly natural or semi-natural landscape, with a clear policy for preserving ecological and historical features and preserving wildlife. Some of the land can still be 	<p>Policy N4 - Northampton west SUE</p> <p>Policy N9A - Northampton Norwood Farm/Upton Lodge SUE</p>	<p>Policy G3</p>

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<p>used for commercial purposes, (e.g. agriculture, fishing, horse riding, stables, country sports) as long as it does not disturb the operation of the Country Park.</p> <ul style="list-style-type: none"> • Have a clearly signed network of suitably surfaced footways and cycleways connecting Harpole to Duston and Kislingbury Roundabout. This will be supplemented by circular walks for dog walking and nature walks. Vandal proof benches will be provided at suitable locations. Some of the routes should also be suitable for horse riding. • Have a clear regime of maintenance, including litter clearance. This will include adequate provision of waste and dog litter bins and a bin emptying programme. • Have access to toilets and a visitors' area, probably built into the proposed pavilion/village hall complex. • Include a children's play area, with no access by dogs. • Have input from the local community, including neighbouring schools, 		

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<p>providing opportunities for education and volunteer working. The education should include both wildlife preservation and the benefits of exercise.</p>		
<p>Policy H9 Green Infrastructure and Biodiversity</p> <p>Harpole Parish supports a range of protected and vulnerable species. The Neighbourhood Plan is recognised as an important local tool in ensuring that new development has a positive impact on green infrastructure supporting local wildlife and habitats.</p> <p>Proposals for new development will be required to:</p> <ul style="list-style-type: none"> (a) Incorporate green infrastructure, particularly where it can mitigate the negative impact of the development. (b) Demonstrate how the design has taken into account its potential impact on local habitats and species. (c) Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. A mixture of native species 	<p>Policy BN1– Green Infrastructure Connections</p> <p>Policy BN2 – Biodiversity</p>	<p>Policy G3</p> <p>Policy EV21</p> <p>POLICY EV24</p> <p>Policy EV25</p>

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<p>typical of this locality should be incorporated in landscaping schemes.</p> <p>(d) Protect and enhance linkages between open spaces supporting the improvement and enhancement of existing footpath networks.</p> <p>(e) Demonstrate how significant harm to an international, national or locally-designated sites has been avoided, mitigated or as a last resort compensated.</p> <p>Maps 5 and 6 identify some of the environmental assets in the parish of Harpole.</p>		
<p>Policy H10 Protecting and Enhancing Local Landscape Character in Harpole Parish</p> <p>New development should include landscaping schemes which aim to protect and enhance local landscape character in the Parish.</p> <p>New development on the fringes of the villages should aim to:</p> <p>(a) Preserve the landscape setting of Harpole village and Parish.</p> <p>(b) Preserve and enhance the areas of historic local woodland in the Parish.</p>	<p>Policy BN5 – The Historic Environment and Landscape</p>	<p>Policy G3</p> <p>Policy EV7</p> <p>In the special landscape areas planning permission will only be granted for development which will not have a detrimental impact on their character and appearance. Particular attention must be paid to design, materials, siting of buildings and the use of land.</p> <p>Harpole is located within the Hemplow Hills, Cottesbrooke and Brington Special Landscape Area</p>

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<p>(c) Ensure the skyline shelterbelt/treeline remnant of old woodland which marks the boundary of the parish and reinforces visual boundaries is retained.</p> <p>(d) Ensure that views to the west, east and north of Larkhall Lane are retained.</p> <p>(e) Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials.</p> <p>(f) Conserve existing landscape features such as trees and hedges and other landscape features as intrinsic parts of new development, which together afford the village a sense of enclosure.</p> <p>(g) Seek to minimise the encroachment of development into visually exposed landscapes.</p> <p>(h) Seek to preserve and enhance the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials.</p>		<p>Policy EV8</p> <p>Policy EV29</p> <p>Where a landscaping scheme is required as part of a development proposal, primarily where the proposal would have a significant visual impact, planning permission will only be granted where the scheme:</p> <p>(i) indicates on the submitted plans, taking account of Policy EV22, existing vegetation and landscape features to be retained and removed and areas of new planting; and</p> <p>(ii) identifies planting proposed; the species, type, size, siting and density of trees and shrubs and</p> <p>(iii) comprises indigenous plant species where appropriate; and</p> <p>(iv) identifies significant earthworks and changes in ground levels, and boundary treatment; and</p> <p>(v) identifies significant elements of hard landscaping features including furniture such as seating and play equipment together with surface treatments and</p> <p>(vi) identifies the routing of proposed underground and overground functional services, particularly in relation to existing vegetation and landscape features which are to be retained and any which are proposed.</p>

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<p>Draft Policy H11 - Traffic Management and Transport Improvements</p> <p>Proposals to improve road safety and traffic management throughout the Parish will be fully supported</p> <p>Developer contributions, Community Infrastructure Levy payments and New Homes Bonus payments will be sought towards the following:</p> <ul style="list-style-type: none"> • Highway improvement schemes to promote the safety of pedestrians and cycle users; • Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village; • Additional parking bays on Northampton Road, Garners Way, Chester Avenue and Carrs Way • Cycle paths (within country park) • Foot paths (within country park) • Road improvement to Carrs Way • Traffic calming and weight restriction measures, with the specific intention of 	<p>Policy C1 – Changing Behaviour and Achieving Modal Shift</p> <p>Priority will be given to proposed transport schemes that will contribute to behavioural change by:</p> <ol style="list-style-type: none"> 1) providing access by walking, cycling and public transport to key facilities and services; 2) promoting the use of walking, cycling and public transport over and above private car trips; 3) maximising the use of existing capacity within transport infrastructure; and 4) managing the demand for car-based travel within urban areas. <p>Any capacity improvements should support economic growth and/ or safeguard strategic routes and/ or reduce transport energy use</p> <p>In order to achieve behavioural change the following measures will be introduced across West Northamptonshire:</p> <ol style="list-style-type: none"> a) the delivery of a comprehensive public transport network. b) the formation of formal partnerships to deliver improvements to through ticketing and public transport information. 	<p>Policy G3</p>

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<p>reducing use of the village through roads as a 'rat run', in particular Road Hill through village to A4500</p> <ul style="list-style-type: none"> • Introducing a weight limit for HGVs so that can only use High Street, Upper High Street, Larkhall lane and Northampton Road for access purposes. 	<p>c) the provision of effective cycling networks across the existing urban and rural area linked to key transport interchanges.</p> <p>d) new development should be accessed by fibre to the premises (fttp) technology enabling access to superfast broadband and speeds of at least 30 megabits per second.</p> <p>Information communication networks, such as superfast broadband, will be supported across the whole of West Northamptonshire to reduce the need to travel and be a requirement for new developments.</p> <p>Policy C5 – Enhancing Local and Neighbourhood Connections</p> <p>The connections within urban areas, between neighbourhoods and town and district centres, or the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:</p> <ul style="list-style-type: none"> • improvements to the strategic and local bus networks including upgrades to local interchanges, service frequency, reliability and quality; • personalised travel planning and voluntary travel plans; 	

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	<ul style="list-style-type: none"> • improvements to cycling networks and cycle parking; • securing and enhancing urban and rural walking networks; • sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and enhancing the network where gaps presently exist; and • promoting park and ride facilities for Northampton. <p>Policy INF1 – Approach to Infrastructure Delivery</p> <p>New development will be supported by, and provide good access to, infrastructure, including physical, green and social elements. It will integrate with and complement adjoining communities.</p> <p>Where development generates a need for new infrastructure developers will need to demonstrate that capacity exists, or that provision will be made, to meet the necessary requirements arising from that development within an appropriate timescale.</p> <p>In assessing capacity, developers will be expected to provide evidence as to whether existing infrastructure can be used more efficiently, or</p>	

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	<p>whether the impact of development can be reduced through promoting behavioural change.</p> <p>Policy INF2 – Contributions to Infrastructure Requirements</p> <p>New development will only be permitted if the necessary on and off-site infrastructure that is required to support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place to ensure that it will be delivered.</p> <p>Provision made through planning obligations may seek pooled contributions where the combined impact of a number of developments creates the need for infrastructure and where a direct relationship between the development and the infrastructure has been demonstrated.</p> <p>For other site specific needs direct provision will need to be made, either through the imposition of planning conditions or secured through a planning obligation, with the relevant local planning authority.</p>	
Draft Policy H12 – Footpaths /cycleways / connectivity	<p>Policy C1 – Changing Behaviour and Achieving Modal Shift</p> <p>Policy C5 – Enhancing Local and Neighbourhood Connections</p>	Policy G3

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<p>Proposals for the enhancement and improvement of the existing footpath/cycleway network, will be supported.</p> <ul style="list-style-type: none"> • All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity: • enhanced public access and appropriate signage from residential areas; • new footpaths and cycle routes linking to existing and new networks including circular walks for dog walking and nature walks; • linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats. 		
<p>Draft Policy H13 – Protection of Existing Community Facilities</p> <p>There will be a presumption in favour of the protection of existing facilities. Where permission is required, the change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and</p>	<p>Policy RC2 – Community Needs</p> <p>New residential and commercial development will be required to make provision for community facilities and public open space in accordance with the standards set out in Open Space/Recreation Studies and identified within the West Northamptonshire Sports Facility Strategy and the Cultural Investment Plan. The loss of existing community facilities, including</p>	<p>Policy G3</p>

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<p>children’s day nurseries), unless one of the following can be demonstrated:</p> <ol style="list-style-type: none"> 1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking. 2. Satisfactory evidence is produced that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility. <p>The facilities are listed as follows:</p> <ol style="list-style-type: none"> 1. All Saints Church 2. Harpole Methodist Chapel 3. Harpole Baptist Chapel 4. Playing Fields including tennis courts, Pavilion, Car Park, Play area, Exercise equipment, Football pitch, Cricket pitch, BMX track 5. Bowls Club 6. Allotments 7. Youth Club building (Maire Barnes Hall) 	<p>built sport facilities and areas of open space will be resisted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> • There is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or • The proposal will bring about community benefits that outweigh the loss of the facility; or • Having regard to the relevant open space study, the space is surplus or is little used. <p>Proposals for new facilities will need to be supported by a long term maintenance and management plan. Financial contributions towards the provision or enhancement of, existing community facilities will need to be provided by new development. The exact nature of the provision and timing will be set out within the Daventry District Settlements and Countryside Local Plan, South Northamptonshire Settlements and Development Management Policies Local Plan and Northampton Related Development Area Allocations and Development Management Policies Local Plan and supported by Supplementary Planning Documents.</p>	

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<p>8. 3 shops – Village shop, Magnus, Inglenook Antiques</p> <p>9. Harpole Primary School</p> <p>10.Harpole Pre School</p> <p>11.Harpole Nursery</p> <p>12.3 Public Houses – The Bull, Live and Let Live, The Turnpike</p> <p>13.Truck stop and lorry park – The Red Lion</p> <p>14.Manning Watts house</p> <p>15.Old School Hall</p>		
<p>Draft Policy H14 – Community Facilities and Community Infrastructure Levy</p> <p>Development will be required to support proposals for improved community facilities and infrastructure in the Parish. Priority will be given by the Parish Council for funds that they receive through C.I.L. to the following proposals:</p> <ol style="list-style-type: none"> 1. New Village Hall 2. Increase Sports facilities including extension to space (field next to existing playing field) 	<p>Policy RC2 – Community Needs</p> <p>Policy INF1 – Approach to Infrastructure Delivery</p> <p>Policy INF2 – Contributions to Infrastructure Requirements</p>	<p>Policy G3</p>

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<p>3. New Sports Pavilion, potentially combined with new village hall</p> <p>4. Adequate parking (for playing field and others i.e. Carrs Way, Chester Ave, Garners Way, Northampton Rd, Mount Pleasant) with appropriate drainage</p> <p>5. Heavy duty outdoor exercise equipment (within country park)</p> <p>6. Children’s play area within country park</p>		

Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Prepared on behalf of Harpole Parish Council and the Harpole Action Team Neighbourhood Plan Steering Group by Kirkwells Town Planning Consultants www.kirkwells.co.uk