

Summary of responses received - Harpole Submission Plan (November 2016)						
Ref No.	Plan section	Respondent	Support/ Object/ Comment	Summary of Comments	Reason for Harpole PC response	Harpole PC agreed response to be put forward to the Examiner
HN P01 /01	Policy H1: New Housing in Harpole Village/ General	Anglian Water	Comment	<p>Policy Conditions</p> <p>We consider that the Neighbourhood Plan meets the basic conditions as set out in legislation for the reasons set out below. Policy H1: New Housing in Harpole Village.</p> <p>Policy H1 outlines criteria for additional housing proposals but does not identify any specific sites for this purpose. We would comment on any proposals for housing which include proposals for 10 or more dwellings as part of the planning application process. It is noted that there are existing policies relating to water supply, quality, wastewater infrastructure and flood risk as set out in the adopted West Northamptonshire Core Strategy (policies BN7 and BN7A) which will be used in the determination of planning applications. Given that the Core Strategy already includes a district wide policy relating to these issues. It is not considered necessary to include similar policies in the Neighbourhood Plan. Therefore Anglian Water has no comments relating to the content of Neighbourhood Plan.</p>		Noted
HN P02 /01	Plan General	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment	<p>Barwood controls land which is allocated within the adopted West Northamptonshire Joint Core Strategy ("the Joint Core Strategy") and has submitted a major planning application for a sustainable urban extension which includes land designated for major residential development within the Joint Core Strategy through policies N4 and N9A. This application is due to be determined shortly.</p> <p>These submissions should be read alongside previous submissions made by Barwood to the Regulation 14 consultation (July 2016) undertaken by Harpole Parish Council.</p>		Noted
HN P02 /02	Plan General	HOW Planning LLP ("HOW") acts on behalf of Barwood Development	Comment	<p>A Neighbourhood Plan must specify the period during which it is to have effect. It would add clarity if there was a clear reference to the Plan period at the beginning of the Neighbourhood Plan, i.e.:</p> <p>"The Harpole Neighbourhood Plan covers the period</p>	Agree that a start date should be included.	A start date of 2013 will be included

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		Securities Limited (Barwood)		XXXX to 2029.”		
HN P02 /03	Plan General	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>Harpole Neighbourhood Area was designated by South Northamptonshire Council in March 2013. The boundary was amended from the version submitted due to concerns raised by Northampton Borough Council about the inclusion of the proposed Sustainable Urban Extension (SUE) within the Neighbourhood Plan Area... HOW support the approach to the designation, however the content, and importantly the allocations, of the adopted West Northamptonshire Joint Core Strategy ("the Joint Core Strategy") have altered since the draft version of the Joint Core Strategy which predicated the boundary designation.</p> <p>As defined within the Joint Core Strategy, the SUE allocations are to meet the housing needs of the Northampton Related Development Area (NRDA), which are of sub-regional significance. It is not the role of a neighbourhood plan to set policy requirements for matters that need to be considered on a more strategic basis.</p> <p>HOW consider that the principles of the area designation should be taken forward within the Draft Neighbourhood Plan and therefore, while the Neighbourhood Area boundary cannot be amended without the Parish Council requesting any amendments, the Draft Neighbourhood Plan should make it clear that the development management policies of the Draft Neighbourhood Plan are not applicable to the N4: Northampton West SUE and N9A: Northampton Norwood Farm/Upton Lodge SUE.</p>	<p>A Neighbourhood Plan relates only to the designated area.</p> <p>The Neighbourhood Plan can set the local detail for strategic sites.</p> <p>The Harpole NDP is in general conformity with the WNJCS</p>	Noted
HN P02 /04	Policy H1 - New Housing in Harpole Village	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)		<p>Policy H1 - New Housing in Harpole Village</p> <p>2.7 The final section of Policy H1 would benefit from the following amendment to make clear that this policy is not of relevance to any application on the strategically important N9A or N4 allocations, which are subject to separate policies within the adopted Joint Core Strategy. Additional suggested text is highlighted and bold and underlined, text which is suggested to be removed is</p>		

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				<p>struck through.</p> <p>Policy H1 - New Housing in Harpole Village 2.7 The final section of Policy H1 would benefit from the following amendment to make clear that this policy is not of relevance to any application on the strategically important N9A or N4 allocations, which are subject to separate policies within the adopted Joint Core Strategy.</p> <p>"Applications for development of the allocated sites (SUEs) within the Harpole Parish will be DELETE TEXT: 'in accordance with' ADD: 'considered against' Policy N4 and N9A of the West Northamptonshire Joint Core Strategy."</p>	<p>The policy states within Harpole Village in the first section and outside in the second section. No change necessary</p> <p>Amendment accepted</p>	<p>Noted</p> <p>Amendment accepted</p>
HN P02 /05	Policy H2 - Ensuring a Mix of Types, Sizes and Tenures	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>Policy H2 - Ensuring a Mix of Types, Sizes and Tenures</p> <p>HOW recommend in order to ensure that this policy is consistent with the policies of the Development Plan and in accordance with the NPPF this policy should make reference to the viability of delivering affordable housing. This could be achieved with a simple extension of the first sentence of the policy which already appears to reflect Joint Core Strategy Policy H2: Affordable Housing and so the Harpole Action Team may decide it is not necessary to introduce a specific Neighbourhood Plan policy. Should, however, it be assessed that the inclusion of an affordable housing policy within the Draft Neighbourhood Plan would add an additional level of detail to that set out in the strategic policy without undermining the policy, then HOW consider that the following amendment is necessary to ensure that the policy is in general conformity with the Joint Core Strategy and is effective in decision making: "All proposals for new housing development will have to demonstrate how <u>they regard to the latest evidence on local housing needs in order to</u> contribute to maintaining an appropriate mix of tenures, types and size of dwellings in the Parish. This shall be assessed in accordance with the District's latest information available <u>that relates to Harpole village, as well as viability on individual sites.</u></p>	Amendment acceptable	<p>Amend Policy H2 first para to read:</p> <p><i>"All proposals for new housing development will have to demonstrate how they have regard to the latest evidence on local housing needs in order to contribute to maintaining an appropriate mix of tenures, types and size of dwellings in the Parish. This shall be assessed in accordance with South Northamptonshire's latest information available that relates to Harpole village, as well as viability on individual sites"</i></p>

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HN P02 /06	POLICY H6 - GREEN WEDGES	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>The Draft Neighbourhood Plan seeks to allocate Green Wedges, which restrict any development proposed within their confines. HOW have been unable to locate an appropriate evidence base to suggest that Green Wedge designations are required or that the boundaries of the Green Wedge designations are justified, or why an enhanced settlement boundary and countryside policy would not achieve the same objective.</p> <p>The Green Wedge policy promotes a restrictive approach, akin to Green Belt policy, preventing any development which would "significantly intrude" into the Green Wedges from taking place. The policy fails to clarify what development would be acceptable and in that respect is more stringent than the development restrictions of Green Belt; Green Belt policy does not preclude development. The NPPF is clear that Green Belt boundaries can only be established through a Local Plan.</p>	Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.	<p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence".</i></p> <p>Remove Map 4.</p>
HN P02 /07	POLICY H6 - GREEN WEDGES	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>Joint Core Strategy Policy R1: Spatial Strategy for the Rural Area states:</p> <p><i>"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 or rural communities or would contribute towards and improve the local economy."</i></p> <p>The adopted Joint Core Strategy policy approach clearly provides the policy basis to assess appropriate development within and outside of defined settlements, thus achieving the objective of creating a spatial strategy to guide development to the locations which have been assessed as most sustainable.</p> <p>Should a development proposal be submitted for land located within the areas identified as Green Wedges within the Draft Neighbourhood Plan in advance of the neighbourhood plan being 'made', the application would</p>	As per response to HNP02/06	<p>As per response to HNP02/06</p> <p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which</i></p>

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				be assessed in accordance with Policy R1, which only permits the reuse of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality or improve the local economy. As such, the approach set out within the strategic policy of the Joint Core Strategy already seeks to prevent inappropriate development within the locations identified as draft Green Wedge, thereby questioning the relevance of introducing a further level of policy.		<i>would harm the setting and identity of these distinct areas or lead to their coalescence</i> . Remove Map 4.
HN P02 /08	POLICY H6 - GREEN WEDGES	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Objection	<p>Conformity with Strategic Policies of the Development Plan</p> <p>The preceding text to Policies H5 and H6, paragraphs 6.3.1 to 6.3.13, sets out the strategic policies of the Development Plan which the Draft Neighbourhood Plan has been developed in accordance with. The Draft Neighbourhood Plan references South Northamptonshire Local Plan 'Saved' Policy EV8 (Important Local Gaps) and has used this policy as the basis for Policy H6. As set out in HOW's commentary regarding the wording of Policy H6, the wording of 'saved' Policy EV8 is not consistent with National Planning Policy Framework (NPPF) paragraph 154 as it does provide for a consistent approach for assessing development proposals. Based on the wording of the draft policy, a decision-maker must assess whether a development must "significantly intrude" into a Green Wedge. The policy wording does not provide a clear indication of how a decision-maker should react to a development proposal due to the ambiguity and subjective judgement of "significantly intrude".</p> <p>Furthermore, the context of 'saved' Policy EV8 must be considered as part of the wider Development Plan, which includes the more up-to-date (NPPF compliant) and recently adopted Joint Core Strategy. Whilst the Joint Core Strategy does not directly replace 'saved' policy EV8,</p> <p>It does include a number of SUE allocations, located to the west of Northampton, which set development boundaries for future development within areas previously identified under 'saved' Policy EV8. The</p>	<p>Report on examination into West Northamptonshire Core Strategy :Local Plan states as follows:</p> <p>Para 204:</p> <p>In relation to Harpole nearby and also landscape/visual impact, an area locally designated as an Important Local Gap and Special Landscape Area would be affected by the scheme. Notwithstanding, this site represents one of the more sustainable alternatives for a SUE on the edge of the town and, assuming traditional built form, the landscape/visual impact of development here would be limited in both scale and extent. In particular, avoiding any new development west of Sandy Lane, so that it forms a firm boundary for the SUE on the edge of the town in this locality, should ensure that Harpole is able to retain its separate identity as a village. Moreover, the visual and landscape impact of development here would be restricted so that no significant harm to the character and appearance of that settlement, or elsewhere, would arise from this allocation.</p>	Noted

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				<p>process of developing the Joint Core Strategy has been based on a strategic evidence base, which has guided development to the most sustainable locations. Part of this has been the high level consideration of the coalescence of Harpole with Northampton. It is, however, the content of individual planning applications which will determine the precise development boundaries, guided by the strategic principles of policies N4 and N9A of the Joint Core Strategy.</p> <p>As such, the Parish Council's proclamation at paragraph 6.3.9 that "the setting of the village and the desire to prevent coalescence with Northampton and surrounding villages and hamlet is paramount", will be achieved through the policies of the adopted Development Plan and there is no requirement for an additional level of policy.</p>	<p>Para 205: Although involving the loss of over 20ha of good quality (Grade 3a) agricultural land, plus other greenfield areas, the sustainable location on the edge of the town, good transport links, proximity to employment and the opportunity to create new communities well related to existing housing, as well as the overall need for new homes, mean that the balance of public benefit weighs heavily in favour of development here. Subject to the restriction of new built development to the east of Sandy Lane, with all the land to the west that is included in the allocation to form part of a structural greenspace associated with the SUE, as proposed, I am satisfied that this scheme should proceed and the site should be allocated in the plan (MM 46).</p>	
HN P02 /09	POLICY H6 - GREEN WEDGES	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>Policy H6 states: <i>"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."</i></p> <p>Policy H6 seeks to prevent development which would "significantly intrude" into any of the identified Green Wedges.</p> <p>National Planning Policy Framework (NPPF) paragraph 154 advises: <i>"Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan."</i></p> <p>The policy's measurement criteria - "significantly intrude"</p>	<p>As per response to HNP02/06</p> <p>Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.</p>	<p>As per response to HNP02/06</p> <p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which</i></p>

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				- does not present a robust measure which would result in an unambiguous approach to the assessment of the policy by the decision-taker. The present approach is open to interpretation, which would therefore lead to an inconsistent approach when considering any development proposal within the Green Wedges and therefore undermines the purpose of including the policy within the Draft Neighbourhood Plan.		<i>would harm the setting and identity of these distinct areas or lead to their coalescence".</i> Remove Map 4.
HN P02 /10	POLICY H6 - GREEN WEDGES	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>Included at page 25 of the Draft Neighbourhood Plan is a table setting out the "special qualities/ local significance" of the identified Green Wedges. With respect to Green Wedge 1 - land west of N9A and south of N4, the following "special qualities/ local significance" are referenced:</p> <p>"These fields include historically important pockets of woodland and are still referred to by their ancient field names like The Wong and Wookle Spinney (which has a preservation order in force). Protected species (including badgers) also live on this site. Critically the fields will play a key role in preserving the distinctive landscape qualities of Harpole, and from protecting Harpole village from coalescence with urban areas."</p> <p>The "special qualities/local significance" identified by the Draft Neighbourhood Plan are already protected through the NPPF, as paragraph 118 sets out that local planning authorities should aim to conserve and enhance biodiversity by refusing planning applications which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland, unless the need for, and benefits of, the development clearly outweigh the loss.</p> <p>Furthermore, the Draft Neighbourhood Plan is not supported by an evidence base to justify the location and the extent of the Green Wedge allocations. HOW are of the opinion that the H6 policy objectives can be achieved through the adopted Development Plan and through national planning policy. South Northamptonshire's Development Plan and the NPPF incorporate policies which allow for the protection of priority habitats and species and thus the "special qualities" of Green Wedge 1 will be protected through existing planning policy.</p>	<p>As per response to HNP02/06</p> <p>Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.</p>	<p>As per response to HNP02/06</p> <p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence".</i></p> <p>Remove Map 4.</p>

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				HOW therefore recommend that the policy is deleted from the Draft Neighbourhood Plan as it is not in general conformity with the strategic policies of the adopted Development Plan and therefore does not meet the basic conditions.		
HN P02 /11	POLICY H7 - PROVISION OF NEW STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>This draft policy makes reference to the Parish Council's support for the provision of Structural Greenspace, including the provision of a Country Park "...in Policies N4 and N9A of the West Northamptonshire Joint Core Strategy as defined on inset 16 of the WNJCS." HOW consider that it is appropriate to include further clarification within Policy H7 to confirm that the Structural Greenspace is shown indicatively on inset 16. As such, the first paragraph of Policy H7 should be amended as follows:</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 <u>as shown indicatively</u> on inset 16 in the WNJCS. This will support measures which..."</p> <p>The policy identifies a number of outcomes which the policy states the Parish Council will support, including: "1. Land west of Sandy Lane in the Norwood Farm SUE (Policy N9A) will be allocated as a Country Park."</p> <p>This needs to be deleted as it is inconsistent and not in general conformity with Joint Core Strategy Policy N9A, which states that in line with the policies map, the development of the site would make provision for: "Structural green space and wildlife corridors as indicated on the policies map (figure 5) including the provision of a Country Park."</p> <p>The Draft Neighbourhood Plan policy has misinterpreted the requirements of adopted Policy N9A and prescribes that land to the west of Sandy Lane will be allocated as a Country Park, which is not in accordance with the adopted policy. In order to be in conformity with the strategically important policy of the Joint Core Strategy, Draft Policy criteria (1) should be amended as follows: "Land west of Sandy Lane in the Norwood Farm SUE</p>	<p>Policy H7 is in general conformity with Policy N9A of the WNJCS, the Neighbourhood Plan seeks to include local detail into a strategic policy</p> <p>Report on examination into West Northamptonshire Core Strategy: Local Plan states as follows:</p> <p>Para 204:</p> <p>In relation to Harpole nearby and also landscape/visual impact, an area locally designated as an Important Local Gap and Special Landscape Area would be affected by the scheme. Notwithstanding, this site represents one of the more sustainable alternatives for a SUE on the edge of the town and, assuming traditional built form, the landscape/visual impact of development here would be limited in both scale and extent. In particular, avoiding any new development west of Sandy Lane, so that it forms a firm boundary for the SUE on the edge of the town in this locality, should ensure that Harpole is able to retain its separate identity as a village. Moreover, the visual and landscape impact of development here would be restricted so that no significant harm to the character and appearance of that settlement, or elsewhere, would</p>	Noted

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				(Policy N9A) will be allocated as a Country Park <u>will make provision for structural greenspace and wildlife corridors in accordance with Policy N9A of the Joint Core Strategy.</u>	<p>arise from this allocation.</p> <p>Para 205: Although involving the loss of over 20ha of good quality (Grade 3a) agricultural land, plus other greenfield areas, the sustainable location on the edge of the town, good transport links, proximity to employment and the opportunity to create new communities well related to existing housing, as well as the overall need for new homes, mean that the balance of public benefit weighs heavily in favour of development here. Subject to the restriction of new built development to the east of Sandy Lane, with all the land to the west that is included in the allocation to form part of a structural greenspace associated with the SUE, as proposed, I am satisfied that this scheme should proceed and the site should be allocated in the plan (MM 46).</p>	
HN P02 /12	POLICY H11 – TRAFFIC MANAGEMENT AND TRANSPORT IMPROVEMENTS	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>This policy states that developer contributions and Community Infrastructure Levy (CIL) payments will be sought towards a number of identified road safety and traffic management measures. Whilst the improvements identified is a helpful indication of the aspirations for improvements within the village, there does not appear to be any evidence base supporting the stated improvement objectives.</p> <p>In line with paragraph 24 of the NPPF it is clear that planning obligations should only be sought where they are necessary to make development acceptable in planning terms. There are also legal tests (The Community Infrastructure Levy Regulations 2010 – Regulation 122: Limitation of use of planning obligations and Regulation 123: Further limitations on use of planning obligations) that will need to be met in order to</p>	<p>The South Northamptonshire Community Infrastructure Levy, is payable on residential development in the rural area and in the SUE.</p> <p>This should read para 204.</p> <p>Developer contributions will be sought in accordance with relevant guidance.</p>	

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				<p>secure Section 106 contributions and so the policy should be amended to reflect those tests.</p> <p>HOW note that any payments will need to be identified within the District Council's CIL Infrastructure Schedule, which has recently been adopted. We suggest the wording of this policy needs to be amended to reflect the legal and policy framework in this regard.</p> <p>The policy as drafted does not appear to comply with the NPPF as it is not evident what type of development (and in which location) developer contributions would be sought from in order to justify the highway improvement schemes identified. It is possible that such improvements would however be financed from the payment which the Parish would receive by way of its share of the Community Infrastructure Levy.</p>	Neighbourhood plans can identify priorities for their element of the CIL.	<p>Policy H11, second sentence should be amended to read:</p> <p><i>"Appropriate developer contributions, local community infrastructure levy and New Homes Bonus payments will be used towards the following priority projects:"</i></p>
HN P02 /13	Plan General	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Support	<p>Bloor Homes is currently working to bring forward the majority of the Northampton West SUE, allocated under Policy N4 of the West Northamptonshire Joint Core Strategy. The planning application currently being prepared does not include land within the Harpole Neighbourhood Plan boundary, but we will be submitting an illustrative masterplan for the full allocation to demonstrate how it could be delivered, including those areas within the Neighbourhood Plan boundary. Overall, Bloor Homes is supportive of the Neighbourhood Plan, subject to our attached comments, and hopes to continue to work constructively with both South Northamptonshire Council and Harpole Parish Council in bringing forward both the Neighbourhood Plan and the proposals for the Northampton West SUE.</p> <p>Monies from the New Homes Bonus could also contribute towards these transport improvements. The Parish Council may wish to consider the inclusion of an appendix in order to make clear where the Parish priorities are and how the Parish would like to spend any revenues that are derived from development in the neighbourhood plan area.</p>		Noted

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HN P02 /14	POLICY H14 – COMMUNITY FACILITIES AND COMMUNITY INFRASTRUCTURE LEVY	HOW Planning LLP ("HOW") acts on behalf of Barwood Development Securities Limited (Barwood)	Comment/ Object	<p>The draft policy states that development will be required to support proposals for improved community facilities and infrastructure in the Parish and that priority will be given by the Parish Council for funds received through CIL to a number of proposals. This includes reference to "increased sports facilities including extension to space (field next to existing playing field)".</p> <p>The Neighbourhood Plan group will be aware that Barwood has submitted a planning application for development of part of the N9A SUE allocation and within the planning application red edge boundary, land immediately adjoining the Harpole Recreation Ground is included as a potential expansion to the existing leisure facilities. Harpole Football Club has submitted a letter of support to the District Council in support of the proposals. Barwood supports the identification of the field next to the existing playing provision as a higher priority. The provision of such land by the developer is evidently a major planning benefit and a positive contribution towards meeting the aims and objectives of the Neighbourhood Plan and specifically policy H14.</p>	Policy H14 gives an indication of priority projects but does not rule out other proposals	Noted
HN P03 /01	H1	Bloor Homes	Support	<p>Bloor Homes support the recognition in the policy that development of the parts of the parish located within the SUE allocations (N4 and N9a) should be brought forward in accordance with the relevant policies contained in the JCS.</p> <p>No change suggested.</p>		Noted
HN P03 /02	H2	Bloor Homes	Support	<p>Bloor Homes supports the recognition in the policy that affordable housing will be provided in accordance with the West Northamptonshire Joint Core Strategy policies.</p> <p>No change suggested.</p>		Noted
HN P03 /03	H6	Bloor Homes	Support	<p>Bloor Homes supports the proposed 'Green Wedge 1-land west of N94 and south of N4' in order to protect the setting of Harpole.</p> <p>No change suggested.</p>		Noted

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HN P03 /04	H7	Bloor Homes	Support	<p>Bloor Homes supports the policy in relation to the structural greenspace identified in the JCS south of Nobottle Road (note: we understand this to be a Roman Road).</p> <p>While support for community uses from the Parish council is welcomed, this is with the proviso that community use at the eastern side of this land adjacent to site N9A could include for a primary school to ensure adequate education provision for existing and future residents.</p>	This would be dealt with through the Development Management process.	Noted
HN P04 /01	Policy H6 – Green Wedge	Daventry District Council	Comment/ Object	<p>The principle of appropriately managing, through plan making, any potential expansion of Northampton to take account of the character and separate identity of settlements at the edge of Northampton is generally supported. However given the scale and significance of this matter it is considered that the designation of a Green Wedge policy is a matter for the South Northamptonshire Part 2a Local Plan to address and not the Harpole Neighbourhood Plan.</p> <p>The proposed green wedge detailed within the Harpole Neighbourhood Plan has the potential to restrict development to the West of Northampton, the regional centre and main focus for growth in the Joint Core Strategy where it has been confirmed that there is presently a shortfall in housing supply. Whilst Daventry District Council have confirmed to Northampton Borough that every effort should be made to maximise the delivery of sites within the Borough boundary there is a potential shortfall in housing supply that may need to be accommodated through further development at the edge. The Green Wedge policy could then pre-determine where this housing for Northampton could be distributed and could therefore prevent the delivery of sustainable development and the delivery of the Joint Core Strategy. This would therefore be inconsistent with national guidance contained within the National Planning Policy Framework and would not contribute to the achievement of sustainable development.</p> <p>It is not considered appropriate for the inclusion of this policy within the Neighbourhood Plan and it is requested</p>	Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.	<p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>“Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence”.</i></p> <p>Remove Map 4.</p>

Summary of responses received - Harpole Submission Plan (November 2016)						
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				that the policy be deleted.		
HN P05 / 01	H1– New Housing in Harpole village	DLP Planning on behalf of Bowbridge Land	Object	<p>It's considered that Policy H1 fails to be consistent with and to help deliver housing policies as set out in the West Northamptonshire Joint Core Strategy. Whilst the JCS does include two large SUEs which in part, lie within the parish of Harpole, these are to meet the wider strategic needs of the JCS area. These sites are not to meet the needs of rural areas and indeed are divorced from the settlement of Harpole. Therefore, any housing, including affordable housing, within the SUEs is to meet general needs of the JCS area and not the specific (and existing) needs of Harpole as identified in the 2013 Housing Needs Survey. This identified a requirement for at least 32 affordable housing units of which only 12 have been delivered to date.</p> <p>In addition, Harpole, as a Category A village, is required to meet additional general housing needs for the rural areas. These are themselves different to the strategic housing needs to be met by the SUEs.</p> <p>It is thus appropriate and right that Harpole is required to meet its own needs, in terms of both general and affordable housing, within or on the edge of the existing settlement and does not seek to rely upon strategic housing development which is divorced and separate from the village.</p> <p>The Neighbourhood Plan thus fails to properly meet its housing obligations and, indeed is based upon the premise, as set out in Para 6.1.9 that the Parish Council does not wish to allocate any additional housing sites, Policy H1 is very restrictive and does not allow sites on the edge of the village, which could and should meet, deliver these housing needs, to come forward for development.</p> <p>It is considered that this renders the draft plan non-compliant as it fails to enable Harpole a Category A village, to properly comply with JCS and to provide sufficient houses to meet its need.</p>	<p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan takes account of SNC's progress towards the Local Plan Part 2.</p>	<p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows:</p> <p><i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the development plan"</i></p>

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HN P05 / 02	H1– New Housing in Harpole village	DLP Planning on behalf of Bowbridge Land	Object	<p>The need for additional housing, particularly affordable housing is actually recognised in Policy H1(h). It is illogical, therefore, that the need for additional housing within Harpole is clear and acknowledged yet Policy H1 seeks to prevent the delivery of additional housing to meet that need in full.</p> <p>Suggested remedial actions:</p> <ul style="list-style-type: none"> i) Policy H1(a) to be amended to read 'located on an infill site or adjacent to the existing settlement boundary'. ii) Policy H1 (b) to be amended to read 'reflects the size, role and function of the village and relates well to the existing layout of the village'. 	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan takes account of SNC's progress towards the Local Plan Part 2.</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows:</p> <p><i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the development plan"</i></p>
HN P05 / 03	Policy H6/ Map4	DLP Planning on behalf of Bowbridge Land	Object	<p>It is considered that Green Wedge 2, land to the north of the A4500 and south of the village is too extensive and is unnecessary to meet the aims of protecting historically important parkland and also protecting the village from new development to the south of the A4500. In particular, there is an area between the existing development at the junction of Northampton Road and the A4500 and existing housing, that is a single well defined field and which should be removed from the proposed Green Wedge 2. It does not form part of any special or historic landscape nor does it contribute to the wider aims of protecting the setting of the village from</p>	<p>As per response to HNP02/06</p> <p>Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.</p>	<p>As per response to HNP02/06</p> <p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village,</i></p>

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				<p>the now approved commercial development to the south.</p> <p>Removal of the site from the Green Wedge 2 would not prejudice either the aims or functions of the proposed Green Wedge and would also provide an ideal and sustainable location to provide additional housing to meet local needs.</p>		<p><i>Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence”.</i></p> <p>Remove Map 4.</p>
HN P06 / 01	General Comment	Duston PC	Plan General	The Committee agreed to formally support the Harpole Submission Neighbourhood Plan and wished the Harpole Action Team well.		Noted
HN P07 / 01	General	Gladman Development Ltd	Object	<p>At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs (OAN) for housing, with sufficient flexibility to adapt to rapid change. This requirement is also applicable to neighbourhood plans.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that qualifying bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development that plan positively to support local development.</p>		Noted
HN P07 / 02	General	Gladman Development Ltd	Object	On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan. In particular, the changes to the PPG stress the importance of considering housing reserve sites, and		Noted

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				<p>providing indicative delivery timetables to ensure that emerging evidence of housing needs is addressed to help minimise any potential conflicts that can arise and are not overridden by a new Local Plan.</p> <p>On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.</p> <p>Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded.</p> <p>It is with this in mind that Gladman has reservations regarding the HNP's ability to meet basic condition (a), (d) and (e).</p>		
HN P07 / 03	General	Gladman Development Ltd	Object	<p>Development Plan: Within this plan period the Council are looking to deliver 6318 homes in South Northamptonshire based on their OAN and 1839 homes within 5 years. To deliver this the current plan has designated two large areas of the HNP as Sustainable Urban Extensions. This means that 1000 dwellings fall within the HNP boundaries. To deliver the 5-year housing supply the Council are reliant upon these SUEs delivering.</p> <p>In Gladmans experience SUEs often take long periods of times to deliver due to extensive negotiations between landowners, masterplanning, s106 agreements, infrastructure requirements etc. The HNP should ensure that it allows for sufficient flexibility to react to changing market conditions to assist the Council should there be a shortfall of homes.</p>	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows:</p> <p><i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the</i></p>

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				The South Northamptonshire Local Plan (SNLP2a) is currently under preparation which will include policies relating to Harpole and the Harpole Parish. Indeed, the SNLP2a is still in its infancy and therefore reiterates the need that the HNP contains sufficient flexibility so that it does not render the contents of the HNP out of date and superseded.	takes account of SNC's progress towards the Local Plan Part 2.	<i>development plan</i> "
HN P07 /04	Plan General	Gladman Development Ltd	Object	<p>Neighbourhood Plan Policies</p> <p>Gladman would like to challenge the HNPs stance on new housing development and (lack of) site allocations. As addressed earlier the Council is reliant on the proposed SUEs delivering to meet the OAN and 5-year supply. From Gladman's experience SUEs are often slow to deliver homes. Reserve sites should be prepared for in case the SUE failure leads to a housing supply shortfall. This Neighbourhood Plan does not provide any potential sites additional to the SUEs; instead focusing on restricting further development in the Harpole Parish. This does not accord with the positive approach required by the Framework; which seeks to boost significantly the supply of housing.</p>	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan takes account of SNC's progress towards the Local Plan Part 2.</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows:</p> <p><i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the development plan"</i></p>

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HN P07 /05	Policy H1: New Housing in Harpole Village	Gladman Development Ltd	Object	<p>Gladman would like to object to the principle of prioritising the re-use of brownfield land if this would preclude development coming forward on sustainable, greenfield sites. The HNP should not be arbitrarily preventing sustainable development by only allowing development on brownfield land. There is no evidence to demonstrate that there is a sufficient level of PDL land available for development within or outside the village confines. Whilst the principle of brownfield development is supported, in accordance with §111 of the Framework, the Plan should encourage the effective use of land by re-using land that has been previously developed. The Framework does not state that development on brownfield land should be prioritised.</p> <p>This is further extrapolated by the policy only allowing development located on an infill site unless in exceptional circumstances. No information is provided to justify the inclusion of 'exceptional circumstances' and this will likely lead to inconsistencies being made through the development management process. Within the Framework, the 'exceptional circumstances' test for new development proposals is only featured in respect of development within AONBs, a specific national policy designation which indicates that development should be restricted. As such, there is no justification for an exceptional circumstances test and should be deleted. An overly restrictive approach could result in a plan that is not positively prepared or effective.</p>	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan takes account of SNC's progress towards the Local Plan Part 2.</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows:</p> <p><i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the development plan"</i></p>
HN P07 /06	Policy H3: Design Principles	Gladman Development Ltd	Object	<p>Policy H3: Design Principles</p> <p>Gladman reiterate the concerns made in response to policy H1 in respect of criteria b) which requires consideration has been given to the use of brownfield sites/conversion of existing buildings. This is not a design consideration and could imply that a sequential test is required before the use of sustainable greenfield</p>		Noted

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				sites. Gladman recommend that this element of the policy be deleted.		
HN P07 /07	Policy H6: Green Wedges	Gladman Development Ltd	Object	<p>Designation of Green Wedges is a strategic policy outside the remit of neighbourhood planning without sufficient evidence supported by the Local Authority in question. Wedges 1 and 2 are saved policies from the South Northamptonshire Local Plan 1997 and so their inclusion to the plan is justified. However, Wedge 3 has never previously been identified as a Special Landscape Area. Without the evidence of a landscape and visual character assessment, it is the recommendation of Gladman that this wedge be removed from the policy.</p> <p>Regarding this, Green Wedge 2 is deemed restrictive and unnecessary. New development can often be located within countryside gaps without leading to the physical or visual merging of settlements, eroding the sense of separation between them or resulting in the loss of openness and character. Designation of these Green Wedges conflicts with PPG 'designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.'</p>	<p>As per response to HNP02/06</p> <p>Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.</p>	<p>As per response to HNP02/06</p> <p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence".</i></p> <p>Remove Map 4.</p>
HN P08 /01	Plan General	Highways England (HE)	Object	<p>In relation to Harpole NP there is no SRN which routes through the Plan area, however the M1 routes in close proximity to the west and the A45 routes approximately 5 miles to the east, serving the wider Northampton area.</p> <p>Highways England previously responded to the draft version of the plan in July 2016 and it is considered that the comments provided at this time remain relevant in relation to the current Submission version.</p> <p>Development in (*Harpole) is subject to the A45 Northampton Growth Management Scheme (NGMS)</p>	<p>The plan does not refer to the NGMS MoU</p>	<p>Noted</p>

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				Memorandum of Understanding (MoU). This requires that relevant development contribute to the delivery of the NGMS either directly or through the Community Infrastructure Levy. Given that CIL applies to any new development proposals in the parish, Highways England does not consider that there is a need for a NP to specifically refer to the A45 NGMS MoU.		
HN P08 /02	Policy H3- Design Principles	Highways England (HE)	Support	HE previously welcomed Policy H3- Design Principles and Draft Policy H10 footpaths/ cycleways/ connectivity as they helped contribute towards ensuring that the operation of the SRN was safeguarded. HE notes that these policies are retained within the current consultation document and this is welcomed.		Noted
HN P09 /01	Plan General	Historic England	Support	Thank you for consulting Historic England on the Neighbourhood Plan for Harpole. We do not have any detailed comments to make on the plan at this time, however, if there are any specific issues that you feel would merit our closer involvement please advise us of this. The policy considerations relating to the historic environment are dealt with extensively in the National Planning Policy Framework (NPPF) and its associated Guidance (NPPG). For general advice on neighbourhood planning and the historic environment, we refer you to the Neighbourhood Planning section of the Historic England website: https://www.historicengland.org.uk/advice/hpg/historicenvironment/neighbourhoodplanning/ .		Noted
HN P10 /01	Plan General	National Grid	Support	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus. National Grid has identified the following high pressure Gas Distribution pipelines as falling within the Neighbourhood area boundary: - 1209 Mears Ashby / Harpole – HP Pipeline - 1225 Rothersthorpe to Churchover – HP Pipeline From the consultation information provided, the above gas distribution pipelines does not interact with any of the proposed development sites.		Noted

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				Gas Distribution – Low / Medium Pressure Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.		
HN P11 /01	Plan General	Natural England	Support	Natural England does not have any specific comments on this neighbourhood plan. However, we refer you to the attached annex (see full response) which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.		Noted
HN P12 /01	Policy H6: Green Wedges	Northampton Borough Council	Object	<p><u>Strategic Policy</u> Consideration of any need to establish a Green Belt, or Green Wedge or Green Gap type policies around Northampton is a strategic issue. If considered appropriate, this should be addressed through the West Northamptonshire Joint Core Strategy or in partnership with all of the local authorities responsible for land that adjoins the existing urban edge of Northampton. This should include a comprehensive assessment to identify any exceptional circumstances which are necessary to establish new Green Belt if proposed and to identify any land which meets the purposes of Green Belt as required by the NPPF.</p> <p>The current five year housing land assessment for the NRDA (April 2016) indicates deliverable housing land for the period of 2016-2021 of 3.10 years. The Part 2 Local Plan for Northampton, which has commenced and an Options consultation was held in September-November 2016, will seek to ensure that sufficient sites are identified to meet the requirements set out in the West Northamptonshire Joint Core Strategy to 2029 and specifically to identify sites to maintain the housing land supply. It will be important in the first instance for Daventry District Council and South Northamptonshire Council to continue to work closely together with Northampton Borough Council to maintain this supply through all three of their respective Local Plans (Part 2).</p> <p>In light of comments above regarding the available housing land supply within Northampton, any proposed</p>	<p>As per response to HNP02/06</p> <p>Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.</p>	<p>As per response to HNP02/06</p> <p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence".</i></p> <p>Remove Map 4.</p>

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				<p>strategic designations for the fringe of Northampton should be assessed, defined and kept under review in this context.</p> <p>The proposed Policy H6 in the Harpole Neighbourhood Plan should be removed as this is a strategic matter that should be assessed and reviewed in the strategic development plans for the area.</p>		
HN P12 /02	Policy H6: Green Wedges	Northampton Borough Council	Object	<p>Basic Conditions: The Harpole Neighbourhood Plan (Submission Draft) is required to be in conformity with the strategic policies contained in the development plan for the area of the authority.</p> <p>Policy EV8 Important Local Gaps in the South Northamptonshire Local Plan Saved Policies 2014 defines the Important Local Gaps within South Northamptonshire. This includes a designation to the east of the village of Harpole.</p> <p>The South Northamptonshire Local Plan (Part 2A) Options Consultation Document April 2016 considers the introduction of a policy to address Green Wedges within the Local Plan (Part 2A). Para 8.11 of the Consultation Document states: 'Green wedge boundaries can only be finalised once the distribution strategy for the district has emerged, as some development options may impact on their function and boundaries.'</p> <p>The area identified as a Green Wedge in the Harpole Neighbourhood Plan (Submission Draft) is substantially larger than that designated in Local Plan Policy EV8. There is no rationale provided for the lack of conformity with both Policy EV8 and the emerging South Northamptonshire Local Plan (Part 2A) and no evidence is provided to justify the approach that is proposed in the Neighbourhood Plan. There also does not appear to be a clearly evidenced justification for the extent of the areas proposed to be designated as a Green Wedge.</p> <p>The proposed Policy H6 in the Harpole Neighbourhood</p>	<p>As per response to HNP02/06</p> <p>Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.</p>	<p>As per response to HNP02/06</p> <p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence".</i></p> <p>Remove Map 4.</p>

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				Plan should be removed as it fails to meet the basic conditions as set out in the Planning Practice Guidance.		
HN P13 /01	H1 (e)	Northants Archaeology	Comment	H1 (e) open space includes <u>ridge and furrow</u> as per WNJCS Policy BN5.	Noted	Covered in H10 – Landscape character
HN P13 /02	6.2 Built Environment and Heritage Assets	Northants Archaeology	Comment	6.2 Built Environment and Heritage Assets 6.2.5 agree that protection for non-designated assets is important. This covers not only below ground remains but also upstanding medieval earthworks such as ridge and furrow. It also includes unlisted but locally interesting building which add to the character of the village.		Noted
HN P13 /03	H 4 (a) and (b)	Northants Archaeology	Support	Support these objectives.		Noted
HN P13 /04	H6	Northants Archaeology	Support	Totally support this as it provides protection for the historic landscape and recognises the importance of ridge and furrow.		Noted
HN P13 /05	H7	Northants Archaeology	Comment	Impact on the historic environment has to be considered in conjunction with biodiversity enhancement. Amend to include archaeological: locally-designated sites both ecological and <u>'archaeological'</u> has been avoided, mitigated or as a last resort compensated.	Amendment accepted	Amendment accepted
HN P13 /06	H8	Northants Archaeology	Comment	The aim of multifunctional greenspace is a reasonable aim but there must be a caveat that the range of functions suggested are not always beneficial to the historic environment. Woodland planting and the creation of SUD's are potentially damaging to archaeological deposits. Amend text to add in: "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 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." <i>The impact of commercial operations</i>	Amendment accepted	Amendment accepted

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				<i>must be considered with regard to the potential impact on the historic environment. The examples above can potentially be detrimental to the aim of preserving historic/ archaeological features.</i>		
HN P13 /07	H9	Northants Archaeology	Comment	This should not only cover the natural environment and biodiversity but also the historic environment. GI should be seen as an opportunity to encompass both and provide a holistic approach to the environment as a whole.	Noted	Noted
HN P13 /08	H10	Northants Archaeology	Comment	Add text to the following sentence: a) Preserve the landscape setting of Harpole village and Parish, ADD TEXT: ' including ridge and furrow and parkland '. A major part of the landscape setting particularly to the south of the village is formed by ridge and furrow and the parkland of Harpole Hall. It is unfortunate that a large swath of the ridge and furrow which formed a corridor down to the river and Kislingbury has been lost to development despite Policy BN5 of the WNJCS. In light of this loss it is imperative that the destruction of this key landscape feature is prevented.	Amendment accepted	Amendment accepted
HN P13 /09	H12	Northants Archaeology	Comment	This could also be an opportunity to enhance the historic environment. local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats ' but not to the detriment of the historic environment '.		Noted
HN P13 /10	H14	Northants Archaeology	Comment	The archaeological sensitivity of the area covered by the Neighbourhood Plan is known and as such any proposals with regard to community projects such as sports facilities and works within the Country Park may be potential subject to archaeological assessment which could involve archaeological fieldwork. It is worth emphasising this at an early stage so that any CIL discussions involve provision for the funding of archaeological assessment as part of any discussions and funding package.		Noted

Summary of responses received - Harpole Submission Plan (November 2016)						
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HN P14 /01	H2	Northampton Police	Object	<p>In my original consultation response to this emerging plan I made specific reference to the need for affordable homes to be in small clusters of between 8 – 12 dwellings throughout any new development. The Parish Council commented in response to this that it was already covered in the final sentence of the policy. I would beg to differ and would in fact suggest that the final sentence of policy H2 could be taken to mean that affordable housing should not be clustered at all and spread throughout. That could lead to 'pepper potting' which although fashionable a few years ago has been found to encourage more anti-social behaviour and neighbour nuisance issues than if affordable houses are put in small clusters. Experience of policing Upton where every 3rd house is 'affordable' would indicate that pepper potting does not work and leads to problems. Furthermore it is my understanding that social landlords prefer to have their affordable homes in clusters as it makes their management less onerous.</p> <p>I would suggest that final paragraph is reworded to make Harpole Parish Council's intention regarding the positioning of affordable housing clearer. It is entirely up to them how they distribute it across their area but I would strongly warn against pepper potting.</p>	The specific layout of a development site and location of different tenures is dealt with as part of the Development Management Process. The Neighbourhood Plan sets out principles.	Noted
HN P15 /01	Policy H1 – New Housing in Harpole Village	Persimmon Homes	Object	<p>We provide comments on the various issues that are relevant to us, as one of the key housebuilders in the area and as promoter of the site off School Lane / Glassthorpe Lane on the western side of the village.</p> <p>We welcome the addition within Policy H1 of the reference to the South Northamptonshire Local Plan Part 2A and the potential for this plan to allocate a site for new housing development in Harpole. It is perhaps a missed opportunity that the parish council have decided not to allocate any new sites for housing in this Neighbourhood Plan, as it could be an ideal opportunity for the local community to decide which site is most suitable. The most recent consultation on the Local Plan Part 2A puts forward a range of options for the scale of housing to be directed to each of the parishes, and for Harpole it ranges between 26 and 49, suggesting there</p>	See response to HNP05/01	Noted

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				<p>is a case for further medium scale development in the village over the plan period. We will continue to promote the site off School Lane / Glassthorpe Lane for housing through the South Northamptonshire Local Plan Part 2A and would welcome continuing engagement with the parish to help guide the proposals.</p> <p>In terms of the quantum of housing development suitable for the parish, it appears that substantial weight has been attributed to the Housing Needs Survey undertaken by South Northamptonshire Council in 2013. While this document provides a useful guide, its primary purpose was to identify the need for affordable housing within the parish and cannot be used as a robust method for determining levels or type of demand for market housing.</p>	The Parish Council consider the Housing Needs Survey that was undertaken by SNC is robust, with the primary purpose of identifying all housing need in the parish.	Noted
HN P15 /02	Policy H2 – Ensuring a mix of types, sizes and tenures	Persimmon Homes	Support	<p>We agree within the principles outlined in this policy and would seek to provide a mix of housing types, sizes and tenures on the site off School Lane / Glassthorpe Lane.</p> <p>Persimmon Homes specialise in providing a range of different house types and sizes to meet all different areas of the market, with a particular focus on 2 and 3 bed properties suitable for first time buyers and young families, as well as down-sizers.</p>		Noted
HN P15 /03	Policy H3 – Design Principles	Persimmon Homes	Support	We agree with the principles outlined in this policy, particularly the aim of directing new development to the most suitable and sustainable locations.		Noted
HN P15 /04	Policy H4 – Development within Harpole Conservation Area	Persimmon Homes	Support	We agree with the principles outlined in this policy.		Noted

Summary of responses received - Harpole Submission Plan (November 2016)						
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HN P15 /05	Policies H5-H10 – Green Infrastructure & Landscape Character	Persimmon Homes	Comment	We agree with the aim of these policies in protecting green areas of importance to the village. As noted in our previous representations, the site at School Lane / Glassthorpe Lane is free of environmental or historic designations and would not lead to risk of coalescence with surrounding settlements, and is therefore relatively unconstrained when compared with alternative sites around the village. It lies well outside the floodplain and surface water would be dealt with by means of a new attenuation basin. In landscape terms the site is well contained and its development would not have an impact on the wider landscape or long range views of the village. We would seek to retain and enhance the existing boundary hedgerows as part of any development.		Noted
HN P15 /06	Policies H11-H12 – Traffic & Transport including Pedestrian Safety and Countryside Access	Persimmon Homes	Agree/ Comment	We agree with the aim of these policies and would note that a Transport Appraisal has been carried out in respect of the site at School Lane / Glassthorpe Lane which has concluded that a development could be adequately accessed from the existing road network and would not result in any unacceptable off-site highway impacts. Developer contributions towards highway improvement or footpath schemes could be discussed during the course of a planning application.	Harpole PC does not agree with the conclusions that the respondent has made on the impact of any potential development, based on known issues and impact of current levels of use/traffic on both roads.	Noted
HN P15 /07	Policies H13-H14 – Community Facilities	Persimmon Homes	Agree/ Comment	We agree with the aim of these policies for protecting and enhancing community facilities in the village. A development of new homes at the School Lane / Glassthorpe Lane site could contribute to new facilities through developer contributions and/or the community infrastructure levy. It is estimated that the development at School Lane / Glassthorpe Lane could provide approximately £50-75,000 directly to the parish council through the community infrastructure levy, once the Neighbourhood Plan is made. A new development would also help to support the existing valued services and facilities in the village and surrounding area. It is estimated that the new residents of a site the size of School Lane / Glassthorpe Lane would spend approximately £1.3m on retail a year, with a significant amount of this spending taking place in the local area.		Noted

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				Included in the full submission is the Site Deliverability Statement that has been included as part of their previous representations.		
HN P16 /01	<p>Planning Policy Context:</p> <p>5.3 The Plan quotes from the National Planning Policy Framework (NPPF) that 'Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies'.</p> <p>PC have added text: 6.1.9 "The PC do not wish to allocate sites in the Neighbourhood Plan. The Neighbourhood Plan will be reviewed at the time when the South Northamptonshire Local Plan Part 2A is adopted to take account of the new policies".</p>	South Northamptonshire Council	Comment/ Object	<p>The emerging 'Local Plan Part 2A Options' consultation document sets out a number of different housing options for Harpole, ranging from 26-38 Houses up until 2029. Although the Council has met the minimum housing target for the rural areas as set out in the West Northamptonshire Joint Core Strategy (WNJCS), it is considered that there is a need for local communities to plan positively and sustainably for some limited growth to meet future needs including for example changing demographics.</p> <p>It is important that any further development will need to be in accordance with the criteria set out in Policy R1 of the WNJCS and at a scale that is both proportionate to help sustain the viability and vitality of an individual village.</p> <p>The District Council acknowledges that a significant proportion of the completed and committed housing development in the rural areas is in 16 villages that were identified in the Interim Rural Housing Policy (IRHP) (2009). The IRHP only considered that 16 villages were sufficiently sustainable to be considered appropriate for some development to meet the wider needs of the District. The Council further acknowledges that it is important that some of the remaining villages in the District do not become fossilised and that, in accordance with the Framework all communities will be expected to meet objectively assessed local housing needs for both market and affordable housing.</p> <p>Harpole is a reasonably sustainable and large village and within which some additional development is considered appropriate in addition to the 17 dwellings permitted since the beginning of the Plan period (2011). It is therefore expected that the Preferred Options document will still set out additional local housing in Harpole. As part of the Local Plan Options consultation a number of housing sites on the edge of the village were also promoted to the District Council.</p>	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan takes account of SNC's progress towards the Local Plan Part 2.</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows:</p> <p><i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the development plan"</i></p>

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				<p>The Plan doesn't allocate any sites for housing development in the village and proposes only very limited changes to the existing village confines. As drafted the Plan does not represent a positive approach to planning in accordance with the Framework. A robust justification is needed as to how any local housing needs (including that for market, affordable and starter homes) will be met in the Harpole Neighbourhood Plan.</p> <p>The Local Plan Part 2A will consider further changes to the confines and housing numbers and where appropriate allocations for Harpole, if this is not considered robustly and positively in the Neighbourhood Plan. If the parish do not wish to allocate sites then a criteria based policy that would allow for appropriate development of market and affordable housing on sites outside the existing confines could be included in the Plan.</p> <p>A Neighbourhood Plan is intended to set out the planning policy framework for an area for the future. The Part 2A Local Plan is anticipated to be adopted in 2018 and if as suggested the Neighbourhood Plan will be reviewed following this date then it could only have a 1.5 year lifespan.</p>		
HN P16 /02	<p>6.1 (Page 15) Housing needs survey</p> <p>Para 6.1.2 states a need from the 2013 survey for 11 affordable properties and Para 6.1.3 states a need for 32 market dwellings, 43 in total.</p> <p>PC have added text that:</p>	South Northamptonshire Council	Comment	<p>Housing Need- The Plan does not include any evidence as to where the local housing need (as identified in Para 6.1.2) for Harpole Parish will be met within the plan period up to 2029.</p> <p>6.1.4 States that 12 affordable homes have been delivered, however only 15 market homes have been built/committed, 27 in total. 6.1.6 of the Plan states: 'There are a number of potential windfall and brownfield sites available to accommodate the 16 dwellings over the plan period'. Clear evidence is needed to demonstrate that this is the case and that this identified growth can be delivered under Policy H1, especially given the constrained confines, and particularly considering the proposed designation of 'Local Green Space' within the village.</p>	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows:</p> <p><i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the</i></p>

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	6.1.6. 'There are a number of potential windfall and brownfield sites available to accommodate the 16 dwellings over the plan period'.				takes account of SNC's progress towards the Local Plan Part 2.	<i>development plan"</i>
HN P16 /03	Policy H6 – Green Wedges (page 24) '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: 1 Land west of N9A and south of N4. 2 Land north of A4500 and south of village. 3 Land west of N9A and east of Northampton Road'	South Northamptonshire Council	Comment/ Object	<p>The principle of appropriately managing, through plan making, any potential expansion of Northampton to take account of the separate identity and character of different settlements is generally supported.</p> <p>However the Council is concerned at the proposed scale of the designation of Green wedges at the current time. Whilst it is acknowledged that there is major growth planned for areas within and adjoining the Harpole Parish, to help meet the identified housing needs of Northampton, the recent 2016 Housing Land Supply Report states that Northampton is unable to demonstrate a 5 year supply of housing land (having a 3.1 year supply). This equates to a shortfall of 5,087 dwellings. The supply falls short of the NPPF, with its associated implications. There is clearly an urgent need to bring forward measures which will increase the housing supply. One of the work streams is for the Borough Council to work in partnership with Daventry, Wellingborough and South Northamptonshire Councils to identify appropriate land and ensure that funding, developer contributions and infrastructure are delivered to meet identified needs. This will require a comprehensive assessment of all possible development options. Until this work is complete and the housing land supply issue resolved, the proposed designation of green wedges that would effectively rule out areas from consideration, is considered contrary to the NPPF and premature.</p>	<p>As per response to HNP02/06</p> <p>Based on the fact that the three Local Authorities (South Northamptonshire Council, Daventry District Council and Northamptonshire Borough Council) have objected to this policy at regulation 16, the Parish Council consider this should be taken into account.</p>	<p>As per response to HNP02/06</p> <p>Amend Policy H6 Green Wedges to read as suggested by South Northamptonshire Council as follows:</p> <p><i>"Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence".</i></p> <p>Remove Map 4.</p>

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				<p>There is also concern that there is no technical evidence supporting the designation, such as evidence of an up to date landscape study or paper setting out why the designation is needed in this particular location.</p> <p>To overcome this issue it is advised that a DM style policy, similar to that recommended by the Inspector on nearby Braunston and Moulton Neighbourhood Plans, may be more suitable.</p> <p>The original plans, tried to include similar separation allocations, and the examiner recommended modifications to remove the proposed designations from the proposals map, but recommended to add in a policy that sought to: 'resist development that would result in the loss of the visual and physical separation between the areas'.</p> <p>An amended policy could read: "Notwithstanding the land allocated under Policies N9A and N4 within the WNJCS, development proposals should respect the individual and distinct identities of Harpole village, Northampton town and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence".</p> <p>The Parish Council, will also have the opportunity to work with the Council on any potential future allocations, as part of the consultation on the Councils Local Plan Part 2a</p>		
HN P16 /04	6.4.2 (page 30) 'Harpole supports this policy and, in particular, the Sandy Lane Relief Road as per the Plan (SN06/1467) that was agreed by Northamptonshire	South Northamptonshire Council	Comment/ Object	It should be noted that the route of the road is currently being considered as part of the recent planning application for development at Norwood Farm.		Noted

Summary of responses received - Harpole Submission Plan (November 2016)						
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	County Council in 2008'. Map 2 (page 34) Village Confines and New Housing in Harpole village'.					
HN P16 /05	Map 2 (page 34)	South Northamptonshire Council	Comment/ Object	<p>It is noted that minor changes to the confines have been made to include a recent development to the north of the village, as well as at Glassthorpe Lane to the west, but no other changes are proposed.</p> <p>Clarification should be given as to the methodology behind the review of the confines. SNC have published a background methodology of how we are reviewing our confines, and we are using this approach across all of the villages in the district.</p> <p>Criteria 1 of SNC's 'Methodology for town and village confines (2016) (a public document on our webpage) states: 'The need to try to base confines on strong physical boundaries that can be easily identified on the ground (Roads, watercourses, and strong field and curtilage boundaries)'.</p> <p>Based on this methodology paper, we therefore suggest the following further amendments to the confines (as also set out in accompanying map). This will ensure that all our village confines across the district are based on a consistent and robust methodology:</p> <p>-1. Garden at 54 Upper High Street. It is considered that this garden should be added into the confine, as it is not considered large or extensive in size. This would also ensure that the boundary reflects the natural boundary of the property curtilage.</p> <p>-2. Gardens at the back of Harpole Baptist Church and 50 High Street, it is recommended that this land should be added into the confine to reflect the natural boundary of the curtilage of the properties.</p>	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan takes account of SNC's progress towards the Local Plan Part 2.</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows: <i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the development plan"</i></p>

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				<p>-3. Gardens at the back of 58 High Street. Again it is considered that the curtilage of the property should be added into the boundary to reflect the natural boundaries of the village.</p> <p>-4. Garden at the end of Park Lane. It is recommended that this garden should be added in, as it is not considered extensive in size. This would ensure that the boundary reflects natural boundaries and features, such as the curtilage of properties.</p> <p>-5. 10 Park Lane, barn at the end of Park lane, should be included to reflect the built form, and as this is considered to relate better to the village than the open countryside.</p> <p>-6. 18 Duck Lane garden and garden 6 Hall Close- add in full extent of garden land to include whole of the natural property boundary.</p> <p>-7. Farm 10-12 Upper High Street add in farm buildings within the boundary, as these are considered well connected with the built form.</p>		
HN P16 /06	Objective 1 (page 7) Neighbourhood Plan Objective 1 'To ensure future housing meets local affordable needs...and enables people of all ages to continue to reside within the parish'.	South Northamptonshire Council	Comment/ Object	<p>Need explanation as to how the Neighbourhood Plan specifically will meet affordable housing needs.</p> <p>Or delete objective.</p>	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan takes account of SNC's progress towards the Local Plan Part 2.</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC's emerging Local Plan Part 2 as follows:</p> <p><i>"Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the development plan"</i></p>

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HN P16 /07	<p>Policy H1 g) (page 17)</p> <p>H5 (page 23)</p> <p>Policy H1 New Housing in Harpole village ‘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>g) Does not result in a loss of designated local green space in accordance with H5 of this plan’.</p> <p>Policy H5 Protecting Local Green Space States that:</p> <p>‘Development will be ruled out except in very special circumstances, for</p>	South Northamptonshire Council	Comment	<p>The District Council is currently preparing its Preferred Options for the Local Plan Part 2A. This may include allocations or a criteria based policy approach for new housing. The acknowledgement that this Part 2A Plan may include a policy approach for delivery of additional housing is supported.</p> <p>Planning Policy Guidance (PPG) states that ‘Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making’.</p> <p>It is unclear as to how the identified housing need will be accommodated within the village confines. In the absence of this evidence the proposed designation appears to be in conflict with the PPG.</p>	<p>As per response to HNP05/01</p> <p>Based on information that has come through the development of the SNC Local Plan Part 2, in relation to the SNC Methodology for Town and village confines (2016) (see response HNP16/05, the Parish Council agree with SNC comments on the village confines and wish to incorporate into the plan the proposed village confines map.</p> <p>Include additional paragraph in H1, based on information from SNC. This will give some flexibility and will ensure the Neighbourhood Plan takes account of SNC’s progress towards the Local Plan Part 2.</p>	<p>As per response to HNP05/01</p> <p>Replace Map 2 with the enclosed Map which identifies updated village confines</p> <p>Insert additional paragraph into H1 to take account of SNC’s emerging Local Plan Part 2 as follows:</p> <p><i>“Where there is a clearly identified local need, which is based on an up to date local housing needs survey, sites adjoining the settlement boundary will be allowed to come forward subject to satisfying all relevant policies within the development plan”</i></p>

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	example, where essential public utility infrastructure is necessary that cannot be located elsewhere'.					
HN P16 /08	Policy H1 (page 16/ 17) Policy H1 New Housing in Harpole village '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'.	South Northamptonshire Council	Comment	Need to ensure that this doesn't conflict with NPPF Para 55 which allows development in other circumstances and states that: 'Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: -the essential need for a rural worker to live permanently at or near their place of work in the countryside; or -where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or -where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or - the exceptional quality or such as where high quality design/ agricultural worker etc.' A policy based on the NPPF wording would be more appropriate.	Amendment accepted	Amendment accepted Policy to include 'Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: -the essential need for a rural worker to live permanently at or near their place of work in the countryside; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or -where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or - the exceptional quality or such as where high quality design/ agricultural worker etc.'
HN P16 /09	Policy H7 (previously H5) (page 25) 'Within the identified structural Greenspace, the Parish Council will support the following: 1. Land west of	South Northamptonshire Council	Comment/ Object	This is very prescriptive, especially in light of the current planning application that is being considered for the Norwood Farm development (policy N9A). It is proposed that the wording of the Policy be amended as follows: 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	The Parish Council consider the wording in the Neighbourhood Plan to be in accordance with Policy N9A of the WNJCS.	Noted

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	<p>Sandy Lane in the Norwood Farm SUE (Policy N9A) will be allocated as a Country Park.</p> <p>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 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</p>			<p>Northamptonshire Joint Core Strategy.</p> <p>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 indicative structural Greenspace, the Parish Council will support the following:</p> <p>1. Within the area annotated as 'indicative structural greenspace' under Policy N9A,) areas within it may be allocated as a Country Park.</p> <p>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 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. The landscaping on and around the Junction 16 industrial development will screen the development as far as is possible.</p> <p>4. The land south of the A4500 and west of the Upton Valley Way in the Upton SUE will remain open fields.</p> <p>The WNJCS does not need to ensure justification behind location. Clarify that Policy N9A (WNCSS) does not specify the Country Parks exact location.</p> <p>5. States 'The land south of the A4500 and west of the</p>		

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	on and around the Junction 16 industrial development will screen the development as far as is possible. 5. The land south of the A4500 and west of the Upton Valley Way in the Upton SUE will remain open fields'.			Upton Valley Way in the Upton SUE will remain open fields'. The location of this should be shown, and evidence that this is within the Harpole Neighbourhood Area. It should be clarified that the structural greenspace and country park is shown Indicatively on Inset 16 within the WNJCS (not defined).		
HN P16 /10	Para 4.10 (page 12) 'In Heritage terms, there is a Conservation Area within the Parish (Harpole), 26 Listed Buildings, of which 1 is Grade II* and 1 is a Scheduled Monument (see Appendix 2)'.	South Northamptonshire Council	Comment	It should be noted that there are only 25 listed buildings rather than the 26 stated in Para 4.10. Appendix 2 has listed the right buildings, it appears that they just haven't been totalled up correctly.	Amendment accepted	Amendment accepted