



WEST NORTHAMPTONSHIRE COUNCIL CABINET

12 OCTOBER 2021

**COUNCILLOR RESPONSIBLE FOR PLANNING, BUILT ENVIRONMENT AND
RURAL AFFAIRS – COUNCILLOR REBECCA BREESE**

Report Title	Hackleton Neighbourhood Development Plan
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List of Appendices

Appendix 1 - Proposed Decision Statement including Table A, Examiner's recommended modifications and further editorial changes to the Hackleton Neighbourhood Development Plan and actions to be taken

1. Purpose of Report

- 1.1. For members to consider the recommendations of the independent examiner following the examination of the Hackleton Neighbourhood Development Plan, and to seek approval to put the plan to referendum.

2. Executive Summary

The report summarises the process which has been followed to produce the Hackleton Neighbourhood Development Plan (“Hackleton NDP”) and presents the outcomes of the independent examination, including the examiner’s recommendations.

3. Recommendations

- 3.1 It is recommended that the Cabinet:

- a) Notes and welcomes the significant progress in making the neighbourhood development plan (NDP) by the Hackleton community.
- b) Accepts the examiner’s recommended modifications in respect of the Hackleton NDP.
- c) Accepts the examiner’s recommendation that the Hackleton NDP, as modified in accordance with recommendation (b) above, should proceed to a referendum of voters within Hackleton Parish.
- d) Approves the proposed decision statement set out in Appendix 1, subject to recommendations (b) and (c) above and any necessary factual alterations.
- e) Agrees that delegated authority be given to the Interim Head of Planning and Climate Change Policy to make further minor editorial changes to the NDP to address any factual and typographical errors and to reflect the fact that the document will be in its intended final form.
- f) Agrees that the costs of the referendum be met from the existing budget for neighbourhood planning.

4. Reason for Recommendations

- 4.1 In order for a Neighbourhood Development Plan (“NDP”) to be ‘made’ (adopted) the Neighbourhood Planning (General) Regulations 2012 (SI 2012 No. 637) require the Council to make a decision regarding the examiner’s recommendations before agreeing to subject the NDP to a referendum.

5. Report Background

- 5.1 The Localism Act 2011 introduced three types of neighbourhood planning. This includes a NDP, which is a plan making power allowing local communities to shape development in their area and neighbourhood development orders, which are a mechanism for granting planning permission. When “made” (or adopted), NPDs will form part of the development plan alongside the Council’s Part 1 and Part 2 Local Plans.

- 5.2 The Neighbourhood Planning Regulations 2012 set out the statutory process a qualifying body (“QB”) (i.e. a parish council, town council or forum) must follow when preparing a NDP or order, following designation of a neighbourhood area.
- 5.3 A draft NDP is drawn up and consulted on by the QB and then submitted to the local planning authority for further formal consultation. This is followed by an examination undertaken by an independent examiner, who makes recommendations. The recommendations can be that the plan should proceed to referendum unchanged, that it should not proceed to referendum or, the usual course of action, that it should proceed to referendum with certain modifications. The local planning authority (West Northamptonshire Council) has to consider whether to accept the examiner’s recommendations. In doing so, the Council has to decide if, with the proposed modifications, the plan would meet the basic conditions and would not contravene convention rights or European Union obligations. The examiner will also recommend and WNC will decide, what area should be used for the referendum if one is held; this may be larger than the neighbourhood area if the impacts are important to a wider area.
- 5.4 There would need to be a good reason not to accept the examiner’s recommendations and the greater the divergence of WNC’s decision is from the recommendations the stronger the justification would need to be.
- 5.5 If a NDP proceeds to referendum, and if it is approved by a majority of those voting, the council has a duty to have the plan “made”, at which point it becomes part of the statutory development plan for the council when deciding planning applications. The council must then publish a decision statement explaining what it has done.

6. Issues and Choices

- 6.1 Plan preparation
- 6.2 The Hackleton neighbourhood area which covers the entire Hackleton Parish, was subject to an application by Hackleton Parish Council on 16 May 2017 and was approved on 18 October 2017.
- 6.3 A draft NDP was published by Hackleton Parish Council for public consultation under Regulation 14 between 06 March 2020 and 24 April 2020. Following submission of the Hackleton NDP to South Northamptonshire Council on 18 January 2021 the plan was published for formal Regulation 16 consultation. The consultation period ran from 10 February 2021 to 26 March 2021. With the agreement of the Parish Council, the independent examiner, Andrew Matheson MSc, MPA, DipTP, MRTPI, FCIH was appointed to review whether the plan met the basic conditions (see below) and should proceed to referendum.
- 6.4 NDPs are not tested for their soundness, but are tested to ensure they meet the “basic conditions” set out in paragraph 8(2) of Schedule B of the Town and Country Planning Act 1990, which are that:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
 - The making of the neighbourhood plan contributes to the achievement of sustainable development.

- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

6.5 Examination outcomes

- 6.6 The examiner's report on the NDP was received by West Northamptonshire Council on 31 July 2021 and has been published on the council's website. In his report, the examiner concludes that, subject to a number of modifications, the plan has met all the legal requirements and should proceed to referendum. He noted that the NDP has been underpinned by community support and engagement.
- 6.7 A schedule of the examiner's recommendations is set out in Table 1 to the Proposed Decision Statement, which is Appendix 1 of this report. These consist mainly of minor changes that are necessary for clarity and accuracy with a more significant changes of note being the deletion of Village Green Spaces from Policy HNDP1 and the policies map accompanying the Neighbourhood Plan and the removal of proposed Policy HNDP12 'Supporting Local Employment' as the matters that this raised are considered to already be adequately addressed in the South Northamptonshire Local Plan Part 2.
- 6.8 The recommendations made by the examiner and the reasons for them are set out in Table 1 to the proposed Decision Statement. It is considered that the recommended modifications (including accuracy changes) should be approved to ensure that the NDP meets the basic conditions. The revised NDP should then proceed to referendum in the Hackleton Neighbourhood Area (Hackleton Parish) to determine if local people support it.

6.9 Decision making process

- 6.10 The council is required to issue its final decision on the NDP within five weeks of the receipt of the Examiners report. In the case of the Hackleton NDP, The Examiners report was received on 31 August 2021. Agreement was sought from the QB (HPC) to an extension of time to allow this decision to be made at Cabinet on 12 October 2021 with the decision issued on the 13 October. Hackleton Parish Council are in agreement with this.

6.11 Referendum

- 6.12 The referendum should be carried out for Hackleton Parish. This is recommended by the examiner and there are no reasons to differ from his recommendation. As set out in the proposed decision statement the date for the referendum is provisionally set for 02 December 2021. Prior

to the referendum the suggested changes would be made to the NDP for it to be published as one of the specified documents in respect of the referendum.

- 6.13 The referendum would follow a similar format to an election. All those registered to vote within the neighbourhood area would be given the opportunity to vote. Voters would be given a ballot paper with the question (the wording of which is specified in the Regulations) “Do you want West Northamptonshire Council to use the Neighbourhood Plan for Hackleton to help it decide planning applications in the neighbourhood area?”. Voters would be given the opportunity to vote “yes” or “no”.

6.14 Making the Plan

- 6.15 If more than 50% of those voting in the referendum vote “yes” then the council is required to “make” the plan. If the referendum is unsuccessful then the council takes no further action and HPC would have to decide what is wished to do.

7. Implications (including financial implications)

7.1 Resources and Financial

- 7.1.1 The council is required to fund the examination and referendum. It is not expected that the cost of the referendum will exceed £3600. The council receives some financial support from the government to support neighbourhood planning, which is paid into an earmarked reserve.

7.2 Legal

- 7.2.1 In accordance with the Neighbourhood Planning Regulations (Regulation 17A) the council is required to consider the report of the independent examiner and decide what actions to take in response to each recommendation. It must also decide what modifications to make, whether to extend the area to which the referendum is to take place, to take the plan to referendum and to ‘make’ the plan if there is a successful vote.

7.3 Risk

- 7.3.1 There are no significant risks arising from the proposed recommendations in this report.

7.4 Consultation

- 7.4.1 Not applicable.

7.5 Consideration by Overview and Scrutiny

- 7.5.1 Not applicable.

7.6 Climate Impact

- 7.6.1 The Hackleton NDP contains policy on climate change (HNDP4 Sustainable Design and constructions and this also features under Objective 1 of the Plan. This requires development to seek to make a contribution towards reducing the effects of climate change.

7.7 **Community Impact**

- 7.7.1 The Hackleton NDP has been subject to formal and informal consultation in accordance with the Neighbourhood Planning (General) Regulations 2012. A consultation statement was produced by the QB which sets out the consultation and engagement activity undertaken, what comments were received and how the plan responded to these.

8. **Background Papers**

- 8.1 Hackleton Neighbourhood Development Plan – Submission Draft
<https://www.southnorthants.gov.uk/info/47/neighbourhood-plans/284/hackleton-neighbourhood-plan>
- 8.2 Report of the independent examiner into the Hackleton Neighbourhood Development Plan, August 2021 <https://www.southnorthants.gov.uk/info/47/neighbourhood-plans/284/hackleton-neighbourhood-plan>

Appendix 1 – Proposed Decision Statement

Hackleton Neighbourhood Development Plan Decision Statement

Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

1. Summary

- 1.1 Following an independent examination, West Northamptonshire Council (the “Council”) now confirms that the Hackleton Neighbourhood Development Plan will proceed to a neighbourhood planning referendum.
- 1.2 This decision statement and copies of the Hackleton Neighbourhood Development Plan and its supporting documentation, including the Examiner’s report are available to view on the Council’s website at:

<https://www.southnorthants.gov.uk/info/47/neighbourhood-plans/284/hackleton-neighbourhood-plan>

- 1.3 Hard copies of this decision statement and the modified version of the Neighbourhood Plan are available for inspection at the following locations during normal opening hours:
 - West Northamptonshire Council, South Northamptonshire Office, The Forum, Moat Lane, Towcester, NN12 6AD
 - West Northamptonshire Council, Northampton Area Offices, St Giles’ Square, Northampton, NN1 1DE

2. Background

- 2.1 Hackleton Parish Council, as the qualifying body, applied for the whole of Hackleton Parish to be designated as a Neighbourhood Area on 16 May 2017. This was approved by South Northamptonshire Council on 18 October 2017.
- 2.2 The draft Neighbourhood Development Plan was published by Hackleton Parish Council for public consultation on 06 March 2020 and closed on 24 April 2020.
- 2.3 Following submission of the Hackleton Neighbourhood Development plan to the Council on 18 January 2021, the plan was published for consultation by the Council. The consultation period ran from 10 February 2021 to 26 March 2021.
- 2.4 Following the submission consultation, the Council, with the agreement of the Parish Council, appointed an independent examiner, Andrew Matheson Msc, MPA, DipTP, MRTPI, FCIH to review whether the plan met the basic conditions required by the legislation and should proceed to a referendum.

2.5 Following the examination, the Examiner's Report was completed in August 2021 and made available on the Council's website. The report concludes that subject to the making of the modifications recommended in his report the plan meets the basic conditions set out in legislation and should proceed to a referendum.

3. Decision and Reasons

3.1 The Council has agreed the modifications proposed by the Examiner, to ensure that the plan meets the basic conditions. Table 1 below sets out these modifications and the action to be taken in respect of each of them. Depending on the recommended change, these are illustrated differently in the Decision Statement and set out below. All deletions will also be shown with a ~~strikethrough~~.

- Modifications of wording by the Examiner are shown as underlined or ~~strikethrough~~ for deletions.
- Where the Examiner has not recommended specific wording and the Council has had to interpret the recommendation and identify specific wording this is double underlined or double strikethrough for ~~deletions~~. This includes accuracy changes.

3.2 The Council has considered whether to extend the area in which the referendum is to take place and agrees with the Examiner that there is no reason to extend the referendum area beyond the Hackleton Neighbourhood Area.

3.3 The Examiner has concluded that with the specified modifications the Hackleton Neighbourhood Development Plan meets the basic conditions and other relevant legal requirements.

3.4 To meet the requirements of the Localism Act 2011, a referendum will be held which poses the question; 'Do you want West Northamptonshire Council to use the Neighbourhood Plan for Hackleton to help it decide planning applications in the neighbourhood area?'

3.5 The referendum will take place on 02 December 2021 and will be held in Hackleton Parish.

R Wood
Interim Head of Planning and Climate Change policy
13 October 2021

Table 1 Examiner's Recommended Modifications to the Hackleton Neighbourhood Development Plan and the reasons for them (set out in plan order)

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
1	Front cover Examiner modification reference 1.1	Amend the Plan period to '2021 to 2029' on the front cover and here and on the page headings simply reference 'Hackleton Neighbourhood Development Plan'.	As detailed	For clarity and accuracy	Make the suggested modification.
2	Foreword Page 3 Examiner modification reference 1.2	Under the heading "Foreword" correct the formatting error in the 4 th paragraph of page 3.	As detailed	For clarity and accuracy	Make the suggested modification.
3	Contents Page 4 Examiner modification reference 1.3	Once the Plan text has been amended, review the "Contents" page to accommodate as required the recommended modifications from this Report.	As detailed	For clarity and accuracy	Make the suggested modification.
4	Page 7 Para 1	Under the heading "1.0 Background": Delete the last sentence of	The steps in preparing a Neighbourhood Plan are set out in	For clarity and accuracy	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
	Examiner modification reference 2.1.1	paragraph 1.4.	Figure 2 below. The HNDP has now reached the second stage of formal consultation: the Regulation 16 consultation.		
5	Page 7 Para 1.5 Examiner modification reference 2.1.2	Delete paragraph 1.5.	The Regulation 16 consultation runs for six weeks from Wednesday 10 February to 5pm on Friday 26 March 2021. Planning can be full of technical phrases and jargon, so we have also included a Glossary on page 133 to help you when reading the plan. We welcome your comments on the HNDP and these can be returned to South Northants Council: • By email to planning.policy@southnorthants.gov.uk • By post to Planning Policy, South Northants Council, The Forum, Moat Lane, Towcester, Northants, NN12 6AD	For clarity and accuracy	Make the suggested modification.
6	Page 15 Figure 3 Examiner modification reference 2.2.1	Under the heading "3.0 Hackleton Neighbourhood Area": Amend Figure 3 to show the current site with planning permission,	As detailed	For clarity and accuracy	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		annotated as such.			
7	Page 27 Figure 7 Examiner modification reference 2.2.2	Amend Figure 7 to provide detail comparable with the other Figures including the current major site for 300 dwellings.	As detailed	For clarity and accuracy	Make the suggested modification.
8	Page 28 Para 4.1 Examiner modification reference 2.3.1	4.0 Planning Policy Context": In paragraph 4.1 replace "as the HNDP is prepared, the Regulation 16 draft" with 'the HNDP'	Neighbourhood Development Plans must be consistent with national planning policies and advice; and be in general conformity with the strategic planning policies for the area. It is therefore important that as the HNDP is prepared, the Regulation 16 draft policies reflect this higher-level planning framework.	For clarity and accuracy	Make the suggested modification.
9	Page 28 Para 4.2 Examiner modification reference 2.3.2	In paragraph 4.2 replace "February 2019" with "July 2021"	National planning policy is set out in the National Planning Policy Framework (NPPF) ¹ published in <u>February 2019</u> <u>July 2021</u> .	For clarity and accuracy	Make the suggested modification.
10	Page 29 Figure 8 Examiner modification reference 2.3.3	Improve the reproduction of Figure 8 so that the key can be deciphered and provide the web source reference so that the original can be accessed.	As detailed	For clarity and accuracy	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
11	Page 30 Para 5.1 Examiner modification reference 2.4	Under the heading "5.0 Neighbourhood Plan Policies" in paragraph 5.1 replace "set of Policies Maps (available separately) that cross-reference with the relevant policy, where applicable" with 'Policies Map with a key cross-referencing to individual Policies'.	This section of the HNDP sets out the planning policies (green boxes) to manage development in the Parish of Hackleton up to 2029. The policies are defined below each HNDP objective. Whilst the policies are divided between the objectives the policies of the plan should and will be read as a whole. This written document is also accompanied by a <u>set of Policies Maps (available separately) that cross-reference with the relevant policy, where applicable Policies Map with a key cross-referencing to individual Policies</u>	For clarity and accuracy	Make the suggested modification.
12	Page 31 Para 5.3 Examiner modification reference 3.1.1	Under the heading "HNDP Objective 1, Introduction": In paragraph 5.3 replace "to be" with 'as'.	Policy R1 of the WNJCS states that development in the rural area will be guided by a rural settlement hierarchy (<u>to be as</u> determined in the South Northamptonshire Part 2 Local Plan).	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.
13	Page 31 Para 5.4 Examiner modification reference 3.1.2	Delete paragraph 5.4 and renumber subsequent paragraphs accordingly.	<u>In terms of the current development plan Hackleton, Horton and Piddington remain restricted infill villages. Development within the existing village confines is considered acceptable.</u> <u>Development outside the three</u>	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
			village confines is severely restricted. So, for example, in Preston Deanery, where there is no identified village confines boundary, development is treated as being in the open countryside.		
14	Page 31 Para 5.5 Examiner modification reference 3.1.3	In paragraph 5.5, second sentence, delete "to be".	The SNC Part 2 Local Plan includes revised village confines boundaries for Hackleton, Piddington and Horton. The three villages are to be designated "Secondary Service Villages – third category, Secondary Villages (A)". The planning policy associated with this designation - Policy LH1: Development within Town and Village Confines accepts, in principle, that new development within these revised village confines is acceptable. There is no need for the HNDP to repeat or duplicate this policy. The Draft HNDP supports and works to the village confines boundaries (see the Policies Map accompanying the HNDP).	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
15	Page 31 Para 5.5 Examiner modification reference 3.1.4	After paragraph 5.5 add a new paragraph: 'In Preston Deanery where there is no identified village confines boundary, development is treated as being in the open countryside.'	5.5 <u>In Preston Deanery where there is no identified village confines boundary, development is treated as being in the open countryside.</u>	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.
16	Page 31 Para 5.6 Examiner modification reference 3.1.5	In paragraph 5.6 delete "As already stated,".	As already stated, Development outside of the three village confines is considered to be in the open countryside. Such development will not be acceptable unless it:	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.
17	Page 32 Policy HNDP1 Examiner modification reference 3.2.1	Within Policy HNDP1 – Village Character and Village Greenspace: In the opening sentence, replace ", and will be assessed against," with 'the relevant Village Design Guide (www.southnorthants.gov.uk/downloads/download/662/village-design-guides-and-guidance-notes)' and replace "criteria" with 'key characteristics'.	To retain the character and identity of the villages of Hackleton, Horton and Piddington, planning proposals should have regard to, and will be assessed against, the relevant Village Design Guide (www.southnorthants.gov.uk/downloads/download/662/village-design-guides-and-guidance-notes) the following criteria <u>key characteristics'</u> identified for each village.	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
18	Page 32 Policy HNDP1 Examiner modification reference 3.2.2.1	Under the heading "Hackleton": In the first sentence after "historic core of the village" insert ', around Pine Tree Farmhouse on the B526(see Policies Map)',.	Within the historic core of the village <u>around Pine Tree Farmhouse on the B526(see Policies Map)</u> , new development should use traditional, local materials for walls, windows, doors and roofing.	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.
19	Page 32 Policy HNDP1 Examiner modification reference 3.2.2.2	In the last sentence replace "that significantly disrupts the integrity and uniformity of these areas by reason of building form will not be supported" with 'a more uniform pattern of development is sought'.	Away from the historic core, on these surrounding estates, new development <u>that significantly disrupts the integrity and uniformity of these areas by reason of building form will not be supported</u> <u>a more uniform pattern of development is sought</u>.	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.
20	Page 32 Policy HNDP1 Examiner modification reference 3.2.3	Under the heading "Horton", in the second sentence, delete "(see Policies Map)".	New development in Horton should conserve or enhance the historic setting of Horton Hall Park. In particular, new development within that part of the village confines that also falls within the Park (see Policies Map) and along The Drive should retain the spacious layout of buildings. Infilling and garden	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
			development in these areas will not be supported.		
21	Page 32 Policy HNDP1 Examiner modification reference 3.2.4	Under the heading "Piddington", in the first sentence, after "older historic core of Piddington" insert ', centred on Church Road(see Policies Map)'.	New development within the older historic core of Piddington <u>centred on Church Road(see Policies Map)</u> should seek to retain and reinforce this area's character by protecting the existing network of lanes and footpaths	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.
22	Page 32 Policy NNDP1 Examiner modification reference 3.2.5	Replace the last paragraph with: 'Green spaces on the edge of village confines can be a similarly important key characteristic of a rural settlement. Particularly where spaces separate settlements, assure a distinctive village edge or afford significant views, the retention of open aspects to villages should be regarded as a vital part of respecting local character.'	To maintain each village's character, the village green spaces shown on the Policies Map will be protected. New development in these areas will only be acceptable when it retains their openness. <u>Green spaces on the edge of village confines can be a similarly important key characteristic of a rural settlement. Particularly where spaces separate settlements, assure a distinctive village edge or afford significant views, the retention of open aspects to villages should be regarded as a vital part of respecting local character</u>	For clarity and accuracy and to meet Basic Conditions 1 & 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
23	Page 37 Policy HNDP2 Examiner modification reference 4.1	<p>Reword Policy HNDP2 as follows:</p> <p>'The non-designated heritage assets and their settings, including those identified below which are detailed in Appendix 3 and shown on the Policies Map, will be protected from loss or substantial harm according to their significance, weighing the public benefit of the proposed development against the loss of or harm to the asset. Development proposals will be supported when they conserve or enhance these assets.'</p>	<p>Non-designated heritage assets, including those identified below, and shown on the Policies Map, will be protected according to their significance.</p> <p>Development proposals affecting these assets will be supported when they conserve or enhance these assets. Development that would result in the loss of, or have a significant adverse impact on, these assets will only be supported in the following circumstances:</p> <p>a) Where renovation or alteration of non-designated heritage assets require planning permission, such changes are designed sensitively and with careful regard to the heritage asset's historical and architectural value and paying appropriate regard to the asset's setting; or</p> <p>b) Where a development proposal would result in the loss of, or substantial harm to a locally non-designated heritage asset, such development will only be supported when the public benefit of</p>	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
			<p>the proposed development outweighs the loss of or harm to the asset and its setting; and</p> <p>c) Where such development is permitted, this will be conditioned in such a way so as to ensure the proposed development takes place after the loss, or harm, has occurred (e.g. demolition or removal of a building feature); and that appropriate recording of the heritage asset takes place prior to any loss or harm.</p> <p><u>The non-designated heritage assets and their settings, including those identified below which are detailed in Appendix 3 and shown on the Policies Map, will be protected from loss or substantial harm according to their significance, weighing the public benefit of the proposed development against the loss of or harm to the asset. Development proposals will be supported when they conserve or enhance these assets.</u></p>		

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24	Page 38 Policy HNDP2 Examiner modification reference 4.2	Under the sub-heading "Background/Justification" replace the two references to "Policy HNDP3" with 'Policy HNDP2'.	As detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
25	Appendix 3 Examiner modification reference 4.3	In the related Appendix 3, correct the reference in the first introductory sentence to read 'HNDP2' in place of "HNDP3".	As detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
26	Page 39 Policy HNDP3 Examiner modification reference 5.1	Under the heading "Policy HNDP3 – Archaeology": Merge paragraphs 1 & 2 of Policy HNDP3 as follows: 'Development proposals should demonstrate that they have had appropriate regard to known or potential surface and sub-surface archaeology, including that listed in Appendix 1, the Historic Environment Record and as identified in Figures 3-6. Heritage assets with archaeological interest, including ridge and furrow,	<p>Development proposals should demonstrate that they have had appropriate regard to known surface and sub-surface archaeology, including that listed in the Historic Environment Record. Heritage assets with archaeological interest should be conserved in situ or recorded according to their degree of significance.</p> <p>Where a site on which development is proposed has the potential to include heritage assets with archaeological interest, developers will be required to submit an appropriate desk based assessment and, where necessary, a</p>	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

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		should be conserved in situ or recorded according to their degree of significance.'	<p>field evaluation. Where such work identifies heritage assets with archaeological interest these should be conserved in situ or recorded according to their degree of significance.</p> <p><u>Development proposals should demonstrate that they have had appropriate regard to known or potential surface and sub-surface archaeology, including that listed in Appendix 1, the Historic Environment Record and as identified in Figures 3-6. Heritage assets with archaeological interest, including ridge and furrow, should be conserved in situ or recorded according to their degree of significance</u></p> <p>Where possible, and appropriate, development proposals should seek to incorporate archaeology in such a way that any conserved remains can be accessed by the public and that suitable signage and information is provided to and on the site to promote such access and aid interpretation of the asset.</p>		

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27	Page 39 Policy NNDP3 Examiner modification reference Para 5.2	Under the following sub-heading “Background/Justification”, add to the first sentence of paragraph 5.18 ‘as illustrated in Figures 3 – 6’.	The neighbourhood area contains significant archaeological remains <u>as illustrated in Figures 3 – 6</u> . These range from evidence of Iron Age, Roman and medieval settlement including deserted villages at Preston Deanery and Horton, ridge and furrow, through to more recent archaeology associated with the social development of the area (Appendix 1).	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
28	Page 40 Policy HNDP4 Examiner modification reference 6.1.1	Under the heading “Policy HNDP4 – Sustainable Design and Construction”: Within Policy HNDP4: Delete the first paragraph which repeats Policy HNDP1.	All new development will be expected to respond positively to the key attributes of the neighbourhood area and the key local design features of the village in which it is to be situated.	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
29	Page 40 Policy HNDP4 Examiner modification reference 6.1.2	In the second paragraph replace “should seek” with ‘is encouraged’ and replace “To ensure good design is achieved development should be designed to	Development <u>should seek</u> is <u>encouraged</u> to exceed minimum standards for energy efficiency and resource use and seek to be carbon neutral, thereby making a contribution to reducing the effects of climate change. Development will not be supported	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		take account of, and will be assessed against, the following criteria, where relevant it:" with 'Sustainable design will be achieved if, where relevant, it:'.	where it is of poor design that has an adverse impact on the character of the area. To ensure good design is achieved development should be designed to take account of, and will be assessed against, the following criteria, where relevant it: Sustainable design will be achieved if, where relevant, it:		
30	Page 40 Policy HNDP4 Para 6.1.3	Replace element (a) with: 'responds positively to the key attributes of the neighbourhood area and the key local design features of the village in which it is to be situated.'	(a) promotes or reinforces local distinctiveness by demonstrating that appropriate account has been taken of existing good quality examples of street layouts, blocks and plots, building forms and styles, materials and detailing and the vernacular of the settlement; responds positively to the key attributes of the neighbourhood area and the key local design features of the village in which it is to be situated	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
31	Page 40 Policy HNDP4 Examiner modification reference 6.1.4	Within element (i) delete "seek to improve pedestrian facilities and linkages in the Parish and beyond to".	(i) includes measures that seek to improve pedestrian facilities and linkages in the Parish and beyond to encourage walking and cycling, wherever possible;	For clarity and accuracy and to meet Basic Conditions	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
				1 and 3	
32	Page 40 Policy HNDP4 Examiner modification reference 6.1.5	Delete element (j) since it adds nothing to element (a); renumber subsequent elements accordingly.	(j) makes a contribution to local identity, and sense of place. Proposals should not feature generic designs and should set out how they take account of the locally distinctive character of the area in which they are to be located within any submitted Design and Access Statement;	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
33	Page 41 Policy HNDP4 Examiner modification reference 6.1.6	In element (m) replace "contributes to reducing carbon emissions by incorporating measures" with 'addresses the need'.	(m) contributes to reducing carbon emissions by incorporating measures <ins>addresses the need</ins> to reduce energy consumption (e.g. building orientation, siting, areas for outdoor drying of domestic washing) and, where possible, sources of renewable energy (e.g. solar, domestic wind turbines etc.). Where such features are included, they should be appropriate in scale to the building of good design and well sited. Such features should also be sympathetic to the surrounding area;	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
34	Page 41 Policy HNDP4 Examiner modification reference 6.1.7	Replace element (o) with: 'all proposed development should be located within Flood Zone 1 and should follow the drainage hierarchy and install sustainable drainage systems (SuDS) having considered risk from all sources of flooding and local ground conditions. Consideration should be given to SuDS, ponds, basins etcas areas of multiple benefit creating amenity and encouraging biodiversity.'	(o) uses existing watercourses and ditches, sustainable drainage systems (SuDS, such as swales) to hold rainwater in storms. SuDS should be planted with native vegetation to support wildlife. All paving (including pavements) should be semi permeable to allow run off to drain away; all proposed development should be located within Flood Zone 1 and should follow the drainage hierarchy and install sustainable drainage systems (SuDS) having considered risk from all sources of flooding and local ground conditions. Consideration should be given to SuDS, ponds, basins etcas areas of multiple benefit creating amenity and encouraging biodiversity.	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
35	Page 41 Policy HNDP4 Examiner modification reference 6.1.8	In element (p) replace "includes features to minimise" with 'minimises'.	(p) includes features to minimise <u>minimises</u> light pollution;		Make the suggested modification.

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36	Page 41 Policy HNDP4 Examiner modification reference 6.1.9	Within element (r) provide in-text or footnote source references for the documents as titled.	As detailed	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
37	Page 41 Policy HNDP4 Examiner modification reference 6.1.10	Delete element (u); renumber subsequent elements accordingly.	(u)provide external wall mounted charging points for plug in and other ultra low emission vehicles for each dwelling that is to have a private drive or garage. Where communal car parking is provided this should also contain charging points. Larger homes, such as those with 3 bedrooms or more, should consider providing facilities to charge more than one vehicle at once;	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
38	Page 41 Policy HNDP4 Examiner modification reference 6.1.11	Delete element (v) which is over prescriptive compared with element (c); renumber subsequent elements accordingly.	(v)ensures there is no loss of, or damage to, existing trees or woodland. Where trees or woodland cannot be retained, they are to be replaced at a ratio of at least 2:1 native trees. Three new native trees will be planted for each new dwelling; and	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
39	Page 41 Policy HNDP4 Examiner modification reference 6.1.12	Delete the last paragraph which is a negative version of what the Policy is expressing positively.	Poor design when assessed against the above criteria will not be supported.	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
40	Page 41 Para 5.21 Examiner modification reference 6.2.1	In paragraph 5.21 provide in-text or footnote source references for the documents as titled.	As detailed	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
41	Page 42 Para 5.24 Examiner modification reference 6.2.2	In paragraph 5.24 correct the reference to "HNDP5" with 'HNDP4'.	As detailed	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
42	Page 42 Para 5.26	In paragraph 5.26 correct and update the reference to the NPPF by replacing the last sentence with 'National policy	5.26 In seeking to achieve good design it can often be the small details that result in a development achieving or failing to achieve this objective. This	For clarity and accuracy and to	Make the suggested modification.

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	Examiner modification reference 6.2.3	states: “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes” (NPPF para 134).’	can be the result of a single poor choice, for example the wrong brick colour, or use of the wrong window shape. In these days of mass production and standardised house types the temptation to produce a “could be anywhere” solution is strong. But such solutions fail to undertake a proper analysis of local context. In doing this, such an approach is not in line with national planning policy which states that “development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions” (para. 64, NPPF) if this results in poor design it should be refused. <u>National policy states:</u> <u>Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary</u>	meet Basic Conditions 1 and 3	

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			<u>planning documents such as design guides and codes (NPPF para 134).</u>		
43	Page 43 Policy HNDP5 Examiner modification reference 7.1	Under the heading "Policy HNDP5 – Wildlife Corridors": 7.1 Rework Policy HNDP5 as follows: 'Development proposals should have appropriate regard for the integrity of wildlife corridors shown indicatively on the Proposals Map and the natural features (such as trees, hedges, watercourses and important habitats) within them; proposals will only be supported when the benefits of development clearly outweigh adverse impacts and appropriate levels of mitigation can be provided.'	Where development may adversely affect the effective functioning or connectivity of the Wildlife Corridors, shown on the Policies Map, proposals should: a) Where practicable, retain or enhance existing landscape and natural features (such as trees, hedges, watercourses and important habitats); and b) Where corridors are disrupted, such proposals ensure an alternative corridor can be provided to ensure equivalent connectivity is maintained. <u>Development proposals should have appropriate regard for the integrity of wildlife corridors shown indicatively on the Proposals Map and the natural features (such as trees, hedges, watercourses and important habitats) within them; proposals will only be supported when the benefits of development clearly outweigh adverse impacts and appropriate levels of mitigation can be provided</u>	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
44	Page 44 Para 5.30 Examiner modification reference 7.2.1	Under the following sub-heading “Background/Justification”: In paragraph 5.30 update the NPPF paragraph reference from “170(d)” to ‘174(d).	As detailed	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
45	Page 44 Para 5.31 Examiner modification reference 7.2.2.1	In paragraph 5.31: At the beginning of the first sentence correct “HNDP6” with ‘HNDP5’.	As below	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
46	Page 44 Para 5.31 Examiner modification reference 7.2.2.2	At the end of the second sentence replace “on the Policies Map” with ‘in Appendix 6’.	5.31 Policy HNDP65 supports WNJCS Policy BN1 Green Infrastructure Connections that identifies a network of sub-regional green infrastructure (Figure 6 of the WNJCS) this network, in part, helps support and maintain ecological processes. Two sub-regional corridors (4, Yardley, Salcey and Whittlewood Ridge and 7. Northampton to Salcey) run through the neighbourhood area and are	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.

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			<p>shown on the Policies Map in Appendix 6. Policy HNDP5 also complements WNJCS Policy BN2 Biodiversity that protects the existing hierarchy of biodiversity designations in the area. Policy HNDP5 will also complement the natural environment policies in South Northamptonshire's Local Plan Part 2. A wide variety of sources of information have been used to develop the natural environment policies in the HNDP, these are set out in Appendix 56.</p>		
47	Page 44 Para 5.31 Examiner modification reference 7.2.2.3	At the end of the last sentence replace "Appendix 5" with 'Appendix 6'.	As above	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
48	Appendix 6 Examiner modification reference 7.3.1.1	Within the related Appendix 6: Under the heading "Our Parish and the wider environment": Add methodology detail as provided by the Qualifying Body to me in their email dated 12th July 2021.	As detailed	For clarity and accuracy and to meet Basic Conditions 1	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
				and 3	
49	Page 155 Appendix 6 Examiner modification reference 7.3.1.2	On Appendix 6 Map 8 provide a key and declare the source reference for the Sub-Regional Wildlife Corridors	As detailed	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
50	Page 160 Appendix 6 Examiner modification reference 7.3.2	Under the heading "How does this get turned into policies?", within the bullet point relating to Policy HNDP5, replace "Policy MapHNDP5" with 'the Policies Map'.	As detailed	For clarity and accuracy and to meet Basic Conditions 1 and 3	Make the suggested modification.
51	Page 45 Policy HNDP6 Examiner modification reference 8.1	Under the heading "Policy HNDP6 - Protecting Local Green Space": Within Policy HNDP6 replace the opening sentence with: 'The following areas as shown on the Policies Map and detailed in Appendix 4 are designated Local Green Spaces:'. 	Policy HNDP6 - Protecting Local Green Space The following areas as shown on the Policies Map are designated Local Green Spaces in accordance with paragraphs 99 and 100 of the NPFF <u>The following areas as shown on the Policies Map and detailed in Appendix 4 are designated Local Green Spaces:</u> HNDP6/1 – Longland Meadow HNDP6/2 – Piddington Fields	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

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			Development of the designated Local Green Spaces will only be permitted when consistent with national planning policy for Green Belt.		
52	Page 45 Para 5.32 Examiner modification reference 8.2.1	Under the following sub-heading “Background Justification”: In paragraph 5.32 update the NPPF reference from “99” to ‘101’.	As detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
53	Page 45 Para 5.33 Examiner modification reference 8.2.2	In paragraph 5.33 update the NPPF reference from “100” to ‘102’.	As detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

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54	Page 46 Policy HNDP7 Examiner modification reference 9	Within "Policy HNDP7 - Protecting Other Open Spaces" reword element (b) as follows: 'the community benefits gained from the loss of the space clearly outweighs current amenity value'.	Policy HNDP7 - Protecting Other Open Spaces Development that would result in the loss of the open spaces within the Village Confines and identified on the Policies Map will be only supported when: a)Equivalent or better provision is provided elsewhere within a suitable location within the same Village Confines boundary; or b)It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity, or active public recreation use. The community benefits gained from the loss of the space clearly outweighs current amenity value	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
55	Page 48 Policy HNDP8 Examiner modification reference 10.1.1	Under the heading "Policy HNDP8 - Conserving and Enhancing the Landscape": Within Policy HNDP8: Delete element (b) the "ridge and furrow" reference having	Policy HNDP8 - Conserving and Enhancing the Landscape New development should conserve or enhance the local landscape by: (a)Maintaining and enhancing the landscape setting, landscape features, field and settlement pattern of the neighbourhood area;	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

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		been picked up appropriately in Policy HNDP3.	(b)Seeking to conserve in situ known heritage assets of archaeological value, including "ridge and furrow";		
56	Page 48 Policy HNDP8 Examiner modification reference para 10.1.2	As recommended by the Environment Agency, add to element (d): 'and takes into consideration opportunities to work with natural processes, slowing the flow of water throughout the river catchment;'	(d)Where new planting and landscaping is proposed it should use native species and be designed in such a way so as to ensure that it is suitable when considered in the wider local landscape, and where appropriate ,links to existing woodland and hedgerows; <u>and takes into consideration opportunities to work with natural processes, slowing the flow of water throughout the river catchment</u>	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
57	Page 48 Policy HNDP8 Examiner modification reference 10.1.3	In element (e) replace "Taking account of" with "Assess and address", provide an in-text or footnote source references for the Village Design Guides and delete the second sentence.	e) <u>Taking account of</u> <u>Assess and address</u> the impact of the development on the views identified in the relevant Village Design Guide and those views identified in Appendix 2 of the HNDP. Development affecting these views and vistasshould be designed in such a way so as not to have a significant adverse impact on their visual quality and amenity;	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

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58	Page 48 Policy HNDP8 Examiner modification reference 10.1.4	Replace element (g) with: 'Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials.'	(g) Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials; <ins>Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials.</ins>	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
59	Page 48 Policy HNDP8 Examiner modification reference 10.1.5	Delete element (j).	(j)Seeking to conserve and enhance the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed through the use of appropriate styles and sustainable locally distinctive materials.	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
60	Page 48 Policy HNDP8 Examiner modification reference 10.1.6	At the end of element (h) add 'and' and at the end of element (i) delete "and by".	h)Seek to minimise the encroachment of development into visually exposed landscapes and where development is proposed on the edge of the village, it enhances views of the settlement edge from the surrounding countryside and does not lead to inappropriate incursion into the surrounding countryside by reason of its siting, design ,materials or use of landscaping; <u>and</u>	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
			(i) Maintaining and improving access to the surrounding countryside; and by		
61	Page 51 Para 5.47 Examiner modification reference 10.2.1	Under the following sub-heading “Background Justification”: In paragraph 5.47 replace the first two sentences with: ‘Policy HNDP8 provides criteria against which the impact of development proposals can be assessed and addressed.’	5.47 Policy HNDP8 seeks to identify the key landscape features of the neighbourhood area that should be conserved and enhanced. Policy HNDP9 should be used by applicants and developers when designing planning proposals and will be used by those assessing and making decisions on planning proposals. <u>Policy HNDP8 provides criteria against which the impact of development proposals can be assessed and addressed</u>	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
62	Page 51 Para 5.48 Examiner modification reference 10.2.2	In paragraph 5.48 delete the first “are” in the first sentence.	A series of views are identified through fieldwork are set out in Appendix 2.	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
63	Appendix 2 Page 67 Examiner modification Reference 10.3.1	Amend the related Appendix 2 as follows: Delete the sub-heading “Wider Parish Views”.	Wider Parish Views	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

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64	Appendix 2 Page 67 Examiner modification Reference 10.3.2	<p>Amend the opening text to read as follows:</p> <p>'In addition to the views identified in the SNC Village Design Guides there are a number of other views around the Parish which have been identified as important to local people. These views would be diminished or lost if insensitive developments were carried out. The methodology for selecting the views to be included for protection was as follows:</p> <ul style="list-style-type: none"> • Each view included in the Village Design Guides produced by SNC was visited, photographed and included in the Appendix for discussion within the team. • Further views were identified by walking sections of the parish to record views further way from the villages which were not included in the Village Design Guides. Each was photographed and some suggestions were rejected after further consideration.' 	<p>In addition to the views identified in the SNC Village Design Guides there are a number of other views around the Parish which have been identified for protection. In each case the view is towards a specific building, these views would be diminished or lost if insensitive developments were carried out. <u>important to local people.</u> <u>These views would be diminished or lost if insensitive developments were carried out. The methodology for selecting the views to be included for protection was as follows:</u></p> <ul style="list-style-type: none"> <u>• Each view included in the Village Design Guides produced by SNC was visited, photographed and included in the Appendix for discussion within the team.</u> <u>• Further views were identified by walking sections of the parish to record views further way from the villages which were not included in the Village Design Guides. Each was photographed and some suggestions were rejected after further consideration.</u> 	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		<p>suggestions were rejected after further consideration.</p> <ul style="list-style-type: none"> • The view maps were drawn up to show each view's location and orientation. • Discussions were also held with residents during our presentations and many commented on the importance to them of particular views identified 	<ul style="list-style-type: none"> • <u>The view maps were drawn up to show each view's location and orientation.</u> • <u>Discussions were also held with residents during our presentations and many commented on the importance to them of particular views identified</u> <p>Photographs all taken at various points in Spring/Summer 2019</p>		
65	Examiner modification Reference 10.3.3	Add for each view a brief statement about the nature/value of each view so as to highlight issues potential developers would need to address in their proposals.	As detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
66	Policy HNDP9 Page 52 Examiner modification reference 11	Within Policy HNDP9 reward element 2 as follows: 'Satisfactory evidence is produced, which may include viability data and/or an active marketing exercise as agreed with the local planning authority, which demonstrates there is no longer a demand for the facility.'	2.Satisfactory evidence is produced which <u>may</u> includes <u>viability data and/or</u> an active marketing exercise to be as agreed with the local planning authority, which demonstrates there is no longer a demand for the facility. The marketing exercise will usually be required for a minimum period of 12 months.	For clarity and to meet Basic Conditions 1 & 3	Make the suggested modification.

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67	Policy HNDP10 Page 53 Examiner modification reference 12	Within Policy HNDP10 add an additional facility as follows: 'HNDP10/4 – Playing Fields at the Caroline Chisholm School, Wootton Fields'.	The following sport, recreation and leisure facilities, also identified on the Policies Map, will be protected: HNDP10/1 - Recreation Ground and Children's Play Area, Hackleton HNDP10/2 - Horton House Cricket Club, Horton HNDP10/3 – Allotments, Piddington <u>HNDP10/4 – Playing Fields at the Caroline Chisholm School, Wootton Fields</u>	For clarity and to meet Basic Conditions 1 & 3	Make the suggested modification.
68	Policy HNDP11 Page 55 Examiner modification reference 13.1	Under the heading "Policy HNDP11 - Traffic Management and Transport Improvements": 13.1 Retitle Policy HNDP11 as 'Transport Improvements' and reword the Policy itself as follows: 'Development proposals should, appropriately to their location and scale, provide for the extension and/or improvement of local cycling facilities and routes. Particular local initiatives include an off-road cycleway to be created	Policy HNDP11 – Traffic Management and Transport Improvements Proposals to improve road safety and traffic management throughout the Parish will be fully supported, examples include: • Improved provision for walking and cycling particularly through development of the Public Rights of Way network. • Safety of cycle and walking routes by improving signage, maintenance and lighting. • Denton Road should be improved (at least) to the standard of Brafield Road.	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

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		linking the neighbourhood villages to Northampton (avoiding the B526) and new cycle links (also accommodating other users) along a “parish spine” to be created linking the Neighbourhood Area’s settlements.’	<p>New off-road cycleway to be created linking the villages to Northampton (avoiding the B526).</p> <ul style="list-style-type: none"> • Adequate car parking to be included in planning proposals. • New foot and cycle links along a “parish spine” to be created linking the neighbourhood area’s settlements, this should be accessible for all users. • The opening/use of closed railway lines to be developed. <p><u>‘Development proposals should, appropriately to their location and scale, provide for the extension and/or improvement of local cycling facilities and routes. Particular local initiatives include an off-road cycleway to be created linking the neighbourhood villages to Northampton (avoiding the B526) and new cycle links (also accommodating other users) along a “parish spine” to be created linking the Neighbourhood Area’s settlements’</u></p>		

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69	Para 5.53 Page 56 Examiner modification reference 13.2.1	Under the following sub-heading "Background Justification": Reword the second sentence of paragraph 5.53 as follows: 'Policy HNDP11 identifies a particular issue that could be improved through the planning system and should be considered for inclusion in larger planning applications.'	5.53 The neighbourhood area has a number of transport, traffic and accessibility issues. Policy HNDP11 identifies <u>a particular issue that could be improved through the planning system and should be considered for inclusion in larger planning applications.</u> a number of areas where such issues can be improved through the planning system and should be considered for inclusion in planning applications.	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
70	Para 5.54 Page 56 Examiner modification reference 13.2.2	Delete from the beginning of paragraph 5.54: "As well as the transport issues that are highlighted in Policy HNDP11".	5.54 As well as the transport issues that are highlighted in Policy HNDP11 There are also a number of non-planning related traffic and transport issues.	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
71	Supporting Actions Page 57	Consider adding to the "Supporting Actions" box for "Proposals to improve road safety and traffic management throughout	As detailed	For clarity and to meet Basic Condition 1	Make the suggested modification.

Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
	Examiner modification reference 14	the Parish", references to "Safety of cycle and walking routes by improving signage, maintenance and lighting", "Denton Road should be improved (at least) to the standard of Brafield Road" and "The opening/use of closed railway lines to be developed".			
72	15	Delete Policy HNDP12 and its supporting material.	<p>Policy HNDP12 – Supporting Local Employment</p> <p>Development proposals that would help retain and foster the growth of existing sources of local employment (this includes those existing uses in Use Class E) will be supported when it would not lead to significant adverse impact on:</p> <p>a) Existing and future amenity; and</p> <p>b) Traffic conditions and on street car parking.</p> <p>To support all local businesses improvements to communications infrastructure will be supported.</p> <p>Background/Justification</p>	For clarity and to meet Basic Condition 1	Make the suggested modification.

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			<p>5.55 There are four types of businesses in the parish. These providing goods and services including the pubs, store, butchers, and motor vehicle servicing and repairs at Station Farm, Horton. Offices situated in Grange Park, Preston Deanery and Station Farm, Horton. Smaller local businesses e.g. at Deanery Court, Grange Farm, Preston Deanery and Station Farm, Horton, including a machine shop and locksmith. And finally, businesses being run by people working from home. These range from building and construction, landscaping, gardening and tree surgery; plumbers, carpenters, electricians, plasterers, roofers and tilers; IT services and support and media consultants; beauty therapist, paediatricians; accountants, solicitors and legal services.</p> <p>5.56 Ensuring that there is a continued level of local employment helps to make the neighbourhood area a more balanced, sustainable community. Providing local employment opportunities for less</p>		

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			<p>travel and supporting economic growth in the area. To help retain existing sources of local employment and to support their growth Policy HNDP12 will be used to assess planning proposals.</p> <p>5.57 All of these businesses are dependent on modern communications infrastructure. Although broadband speeds have improved recently, they are still slow – coverage is patchy and very poor in some parts of the neighbourhood area.</p>		
	Section 6 Page 59 Examiner modification reference 16	Delete Section 6.0.	<p>6.0 How to comment on this document</p> <p>6.1 The Regulation 16 Draft HNDP has been published for consultation from Wednesday 10 February to 5pm Friday 26 March 2021. We welcome your comments on the Regulation 16 Draft HNDP and these can be returned in writing to the South Northants Council in one of the following ways:</p> <ul style="list-style-type: none"> • By email to planning.policy@southnorthants.gov.uk • By post to Planning Policy, South 	For clarity and accuracy	Make the suggested modification.

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			<p>Northants Council, The Forum, Meat Lane, Towcester, Northants, NN12 6AD</p> <p>6.2</p> <p>6.3 Following the SNC consultation the Plan will be subject to an independent examination by a jointly appointed Examiner. This will consider if the HNDP meets the basic conditions. In assessing if the HNDP meets the basic conditions, it is likely that the Examiner will recommend further changes. This amended plan will then be the subject of a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before SNC "make" the Plan. The made HNDP will then be used to help determine planning decisions in the Hackleton neighbourhood area alongside SNC and National Planning Policies.</p>		
73	Policies Map Examiner modification reference 17.1	On the Policies Map accompanying the Neighbourhood Plan: Include only content arising from the revised Neighbourhood Plan Policies, the key being used to	The Policies Map will be amended as detailed	For clarity and accuracy and to meet Basic	Make the suggested modification.

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		indicate to which Policy each feature relates.		Condition 1	
74	Policies Map Examiner modification reference 17.2	Ensure that the Map encompasses the whole Neighbourhood Area whilst being scaleable to allow for detail to be discerned with accuracy; also ensure that the Map title box is complete.	The Policies Map will be amended as detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
75	Policies Map Examiner modification reference 17.3.1	In relation to Policy HNDP1: Add, as dotted lines only, the indicative "historic core" boundaries for Hackleton and Piddington as supplied by the Qualifying Body with their email of Thursday 26th August.	The Policies Map will be amended as detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
76	Policies Map Examiner modification reference 17.3.2	Delete the green spaces originally identified for this Policy but now no longer specified within it (see earlier amendment).	The Policies Map will be amended as detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.

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77	Policies Map Examiner modification reference 17.4	As indicated in Policy HNDP5, whilst not suggesting false accuracy by being specific about the width of the corridors, in keeping with the Core Strategy and Local Plan representations, show on the Map up to 4 indicative (dashed line) wildlife corridor routes that might tend to coalesce along the south-east edge of the Parish.	The Policies Map will be amended as detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
78	Policies Map Examiner modification reference 17.5	In relation to Policy HNDP6, ensure that the revised boundary for Local Green Space HNDP6/1 is shown accurately, in accordance with the email sent by the Qualifying Body to me on 17th August 2021.	The Policies Map will be amended as detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.
79	Policies Map Examiner modification reference 17.6	In relation to Policy HNDP9 ensure that there are accurate Map representations for HNDP9/3, /11 & /12.	The Policies Map will be amended as detailed	For clarity and accuracy and to meet Basic Condition	Make the suggested modification.

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				1	
80	Policies Map Examiner modification reference 17.7	In relation to Policy HNDP10 ensure that the playing field of the Caroline Chisholm School, Wootton Fields is shown on the Map.	The Policies Map will be amended as detailed	For clarity and accuracy and to meet Basic Condition 1	Make the suggested modification.