

WEST NORTHAMPTONSHIRE COUNCIL CABINET

12TH OCTOBER 2021

**PORTFOLIO HOLDER FOR PLANNING, BUILT ENVIRONMENT AND RURAL
AFFAIRS: COUNCILLOR REBECCA BREESE**

Report Title	Clipston Neighbourhood Development Plan
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List of Appendices

Appendix 1 - Proposed Decision Statement including Table 1, Examiner's recommended modifications and further editorial changes to the Clipston's 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 Clipston Neighbourhood Development Plan (NDP), and seek approval to put the plan to referendum.

2. Executive Summary

- 2.1 The report summarises the process which has been followed to produce the Clipston NDP and presents the outcomes of the independent examination, including the Examiner's recommendations.

3. Recommendations

- 3.1 It is recommended that Cabinet:
- a) Notes and welcomes the significant progress in making the NDP by the Clipston community.
 - b) Agrees the Examiner's recommended modifications in respect of the Clipston NDP are accepted and further minor modifications as set out in appendix 1 are also made
 - c) Agrees that the NDP, as modified in accordance with recommendation (b), shall proceed to a referendum of voters within the Clipston neighbourhood area
 - d) Approves subject to items (b) and (c) above, the proposed decision statement set out in appendix 1, subject to 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 earmarked reserve for neighbourhood planning.

4. Reason for Recommendations

- 4.1 In order for a NDP to be "made" (adopted) the Neighbourhood Planning (General) Regulations 2012 ((SI 2012 No. 637) require the council to make a decision on the Examiner's recommendations before agreeing to send it to referendum. In this case, the council is required to decide whether it is appropriate to make a different decision to the Examiner in respect of one issue.

5. Report Background

- 5.1 The Localism Act 2011 has introduced three types of neighbourhood planning. This includes a neighbourhood development plan, which is a plan making power allowing local communities to shape development in their area, and a neighbourhood development order, which is a mechanism for granting planning permission. When "made" (or adopted), NDPs 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 process an organisation (the “Qualifying Body” (QB, in other words parish or town council) must follow when preparing a neighbourhood development plan (NDP) or order, once a neighbourhood area is designated.
- 5.3 A draft NDP is drawn up and consulted on, and then the NDP is submitted to the local planning authority. This is followed by an examination, after which the Examiner makes recommendations. These recommendations can be that the plan should not proceed to a referendum, that it should proceed to a referendum with certain modifications, or that it should proceed to a referendum unchanged. Then the local planning authority West Northamptonshire Council (WNC) has to consider whether to accept the Examiner’s recommendations. In doing so the council has to decide for itself 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 must decide, what area should be used for the referendum if one is held; this may be larger than the neighbourhood affected if the impacts are important to a wider area.
- 5.4 Generally, there would need to be a good reason not to accept the Examiner’s recommendations, and the greater the divergence of WNC’s decision from the recommendations the stronger the justification would need to be.
- 5.5 If a NDP proceeds to a referendum and is approved by a majority of those voting, the council has a duty to “make” the plan, at which point it becomes part of the statutory development plan for the council when deciding planning applications, unless material considerations indicate otherwise. The council must then publish a decision statement explaining what it has done.

6. Issues and Choices

- 6.1 Plan Preparation
- 6.2 Clipston Parish Council (CPC), as the QB applied for the designation of a neighbourhood area on 20th February 2017. The neighbourhood area applied for covered the entire parish. Following consultation on the application, the council approved the application and designated the Clipston neighbourhood area on 3 March 2017.
- 6.3 A draft NDP was published by CPC for the Clipston neighbourhood area for Regulation 14 public consultation from 7th September 2020 to 30th October 2020. This was accompanied by a full strategic environmental assessment (SEA) of the plan.
- 6.4 Following submission of the Clipston NDP to the council the plan was published for formal Regulation 16 consultation from 7 February 2021 to 23 March 2021. The council then, with the agreement of CPC, appointed an independent Examiner, Andrew Ashcroft BA (Hons) MA, DMS, MRTPI MRTPI, to review whether the plan met the basic conditions (see 6.5) and should proceed to a referendum.
- 6.5 NDPs are not tested for their soundness, but are tested to ensure they meet ‘basic conditions’, 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 development plan contributes to the achievement of sustainable development
- The making of the neighbourhood development 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 development 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).

6.6 Examination Outcomes

- 6.7 The Examiner's report on the NDP was received in September 2021 and has been published on the council's website. In his report, the Examiner concludes that, subject to a series of modifications including the deletion of the housing allocation (policy HBE2), 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.
- 6.8 The most significant modification is the deletion of policy HBE2 Residential Site Allocation (and supporting text) which proposed the allocation of land off Naseby Road for about ten residential units. The southwest boundary of the proposed allocation adjoins the scheduled monument (Scheduled Monument 1418334 Clipston medieval settlement). Whilst the Examiner was satisfied that the parish council followed an appropriate site selection process, he considered that the plan was not underpinned with any direct evidence or site investigation work that demonstrated that the allocated site would cause less than substantial harm to the scheduled monument (para 7.48 of the Examiner's report). As a result the Examiner concluded that the approach taken in the plan does not provide the clarity required for a development plan.
- 6.9 The Examiner also considered that there was no detailed information to allow an informed assessment of the development of the proposed allocation site on the scheduled monument or its setting and no assessment of the balanced judgement between the public benefits that would arise from the development of new housing and the harm to the scheduled monument. As a result the Examiner concluded that the policy HBE2 be deleted. Further detail can be found in the Examiner's report para 7.35-7.57.
- 6.10 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. The other main changes recommended by the Examiner are:
- Amending the following policies; policy CC1 Mitigation of climate change-driven flooding, policy CC4 Energy efficient buildings, policy HEB4 Design Standards, policy

ENV2 Protection of sites of environmental significance, policy ENV4 Non-designated heritage assets, policy ENV5 Ridge and furrow, policy ENV6 Notable trees, policy ENV7 Biodiversity, woodland hedges and habitat connectivity, policy ENV8 Protection of important views, policy CF1 Retention of community facilities, policy BE1 Support for existing buildings and employment opportunities , policy TRS1 Traffic Management (to be renamed Highway capacity and traffic management. policy BE3 Farm diversification and policy BE4 Tourism to ensure they provide sufficient clarity as required by the NPPF

- Amending policies CC2 Flooding, CC3 Renewable energy generation infrastructure and policy ENV3 Important open space to ensure that there is not an overlap with national or local (including those within the neighbourhood plan) policies
- Amending policy BE2 support for new businesses and employment to ensure that it has the format necessary for a development plan policy.
- Amending policy CF2 New or improved community facilities and assets to ensure that the policy is positively worded as required by the NPPF for,
- Amendment to policy HBE3 Windfall sites to ensure that it is not overly prescriptive.
- Amending policy ENV1 Protection of local green space so that it reflects the wording in the NPPF in relation to local green spaces
- Amending policy CC5 Electric vehicles to future- proof the policy by making a reference to 'current best practice'
- Expanding on the supporting text for policies CC6 Home working, CC7 Pedestrian paths /pavements and Village confines policy HBE1 to allow additional clarity for the policy

6.11 The Examiner stated in his report that it would be appropriate for the Council and QB to be able to make consequential changes to general text as a result of his recommended modifications and to accommodate other administrative matters. The recommendations made by the Examiner, the reasons for them and what action is proposed in response to each of these is set out in table 1 to the proposed decision Statement. The changes proposed by the council to correct errors and make factual updates are marked as "accuracy changes" in table 1. It is considered that the recommended modifications (including accuracy changes) should be approved to ensure that the NDP meets the basic conditions. Further changes may also be necessary to address any factual and typographical errors and to reflect that the plan will be in its intended final form prior to the referendum. The revised NDP should then proceed to referendum in the Clipston neighbourhood area to determine if local people support it.

6.10 Decision making process

6.11 The council is required to issue its final decision on the NDP within five weeks of the post-examination consultation closing, unless the council and QB agree a different date. The Examiner's report was received on 7 September 2021 meaning a decision would have to be issued by 13 October 2021. As this date aligned with the date of this cabinet meeting an agreement with the CPC for a specific date was not sought.

6.12 Referendum

6.13 The referendum should be carried out for Clipston 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 or 2nd

December 2021. Prior to the referendum the suggested changes, including minor factual and typographical in nature, would be made to the NDP for it to be published as one of the specified documents in respect of the referendum.

- 6.14 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 Clipston to help it decide planning applications in the neighbourhood area?” Voters would be given the opportunity to vote “yes” or “no”.
- 6.15 There is no minimum turnout for a referendum to be valid.
- 6.16 Making the Plan
- 6.17 If more than 50 per cent 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 CPC would have to decide what its wishes 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 £3.6k. The council receives some financial support from the government to support neighbourhood planning, which is paid into an earmarked reserve.
- 7.1.2. It is proposed that this earmarked reserve is drawn down to cover cost of the examination and referendum referred.

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 No further consultation is required.

7.5 Consideration by Overview and Scrutiny

7.5.1 Not applicable

7.6 Climate Impact

7.6.1 The neighbourhood plan has considered climate change and the response to it as a key priority for Clipston and has included a number of policies to help tackle climate change. The plan has also identified a number of community actions which help to contribute to reducing the impact of climate change.

7.7 Community Impact

7.7.1 The Clipston 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 Report of the independent Examiner into the Clipston NDP, September 2021

Appendix 1 – Proposed Decision Statement
Clipston 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 Clipston Neighbourhood Development Plan will proceed to a neighbourhood planning referendum.
- 1.2 This decision statement and copies of the Clipston Neighbourhood Development Plan and its supporting documentation, including the Examiner’s report are available to view on the council’s website at
<https://www.daventrydc.gov.uk/living/planning-policy/neighbourhood-planning/>
- 1.3 Hard copies of this decision statement and the modified version of the neighbourhood plan are available for inspection at the following locations:
 - West Northamptonshire Council Daventry Area Offices (Lodge Road, Daventry, NN11 4FP)
 - All Saints Church, Church Lane, Clipston, LE16 9RW

2. Background

- 2.1 Clipston Parish Council, as the qualifying body, applied for Clipston Parish to be designated as a neighbourhood area on 20 February 2017. Following consultation on the application the council designated Clipston as a neighbourhood area on the 3rd March 2017.
- 2.2 The draft Neighbourhood Development Plan was published by Clipston Parish Council for public consultation on 7 September 2020 and closed on 30 October 2020.
- 2.3 Following submission of the Clipston Neighbourhood Development plan to the council on 4 February 2021, the plan was published by the Council for consultation. The consultation period ran from 7 February to 23 March 2021.
- 2.4 Following the submission consultation, the council, with the agreement of the parish council, appointed an independent Examiner, Andrew Ashcroft BA (Hons) MA, DMS, MRTPI 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 on 7 September 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 made the modifications proposed by the Examiner, to ensure that the plan meets the basic conditions. Table A 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 ~~striketrough~~.
- Modifications of wording by the Examiner are shown as **bold** or ~~striketrough~~ 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 ~~striketrough~~ for deletions. This includes accuracy changes.
- 3.2 The Examiner has concluded that with the specified modifications the Clipston Neighbourhood Development Plan meets the basic conditions and other relevant legal requirements. The council concurs with this view.
- 3.3 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 Clipston to help it decide planning applications in the neighbourhood area?'
- 3.4 The referendum will take place on 2 December 2021 and will be held at Clipston Village Hall, High St, Clipston LE16 9RU.

Table 1 Examiner's Recommended Modifications and further editorial changes to the Clipston Neighbourhood Development Plan and actions to be taken (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	N/A	Amend title Submission <u>Referendum</u> Version	Factual Change	Make the suggested minor modification
2	Pg 3 Contents Page, Policy List	N/A	Deletion of HBE2, renumber policies HBE3 and HBE4 policies HBE2 Residential site allocation HBE3 2 Windfall sites HBE4 3 Design standards	Consequential Change as a result of deletion of Policy HBE2	Make the suggested minor modification
3	Pg 3 Contents Page, Policy List	N/A	Amend Policy TRS1 title in the policy list TRS1 Highway Capacity and Traffic Management Movement		Make the suggested minor modification
4	Pg. 4 List of Figures	N/A	Delete Figure 5 Renumber all subsequent figures and page numbers 5 Residential allocation 6 5-Geology (left) and topography of Clipston.	Consequential Change as a result of deletion of Policy HBE2 and Figure 5	Make the suggested minor 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>76 Local Green Spaces</p> <p>8.1 7.1 Sites of historical environment significance</p> <p>8.2 7.2 Sites of natural environment significance</p> <p>9.1 8.1 Important open spaces with sport, recreation and amenity value</p> <p>9.2 8.2 Important open spaces contributing to village's setting and character</p> <p>10 9 Buildings and structures of local significance (non-designated heritage assets)</p> <p>11.1 10.1 Ridge and furrow in Clipston, 1999</p> <p>11.2 10.2 All surviving ridge and furrow in Clipston, 2018</p> <p>12.1 11.1 Notable trees of arboricultural, historical or ecological importance in Clipston parish</p> <p>12.2 11.2 Locations of trees under Tree Preservation Orders in Clipston village</p> <p>13 12 Hedges and woodland of biodiversity and/or historical significance</p> <p>14 13 River Ise wildlife corridor</p>		

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
			Delete Appendix 5a and 5b and renumber all Appendices Delete reference to HBE2 in Appendix 13 Appendix 5a Site Allocation Summary Appendix 5b Strategic Sustainability Assessments of Sites (as summarised in Appendix 5a) Appendix 6 5 Design Standards (existing buildings) Appendix 7 6 Environmental Inventory key map Appendix 8 7 Environmental Inventory in score order Appendix 9 8 Local Green Space evidence base Appendix 10 9 Non-Designated Heritage Assets Appendix 11 10 Important views Appendix 12 11 Pedestrian paths/pavements Appendix 13 12 Policies Map (for HBE1; HBE2 and ENV1)	Consequential Change as a result of deletion of Policy HBE2 and Figure 5	Make the suggested minor modification
5	Pg. 5 Glossary		Add in the following:	Factual change	Make the suggested minor 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><u>WNC - West Northamptonshire Council (formed 1st April 2021 as a new unitary authority upon the merger of the three districts of Daventry, Northampton and South Northamptonshire. It delivers the function of these districts, plus those of Northamptonshire County Council)</u></p>		
6	Pg.7 Para 1.1	N/A	<p><u>Amend paragraph to "This is the referendum version of the plan..."</u></p>	Factual change	Make the suggested minor modification
7	Pg. 7 Para 1.7	N/A	<p>Amend Paragraph as follows: Comments received through the pre-submission consultation process have been <u>were</u> considered and the proposed neighbourhood plan amended where appropriate. <u>It was then submitted to the District Council, who following consultation appointed an Independent Examiner who tested it. It is now ready to be submitted to the District</u></p>	Factual change	Make the suggested minor 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>Council who will consult on it further, before submitting it for independent examination where the Plan will be tested for conformity with a range of "Basic Conditions", including having regard for national planning policy; contributing towards the achievement of sustainable development; being in general conformity with the strategic policies of the development plan; and being compatible with human rights requirements and with EU obligations.</p>		
8	Pg. 7 Para 1.8	N/A	<p>Delete paragraph 1.8 to replace with <u>"The independent examiner recommended that subject to the incorporation of his modifications, the Plan should proceed to referendum. These modifications have been incorporated in the Plan. At the referendum those on the</u></p>	Factual change	Make the suggested minor 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
			<u>electoral register in the Parish will be invited to vote on whether or not they support it"</u>		
9	Pg.8 Para 2.8 (Para 7.122 of the Examiner's report)	At the end of paragraph 2.8 add: <u>'In March 2021 Daventry District Council (now West Northamptonshire Council) adopted the Clipston Conservation Area Appraisal and Management Plan. It will play a major part in managing development in the historic part of the village'</u>	N/A	To ensure the plan is up to date with regard to the recently adopted conservation area.	Amend paragraph 2.8 in accordance with examiner's recommendation
10	Pg. 12, Para 5.1 (Para 7.12 of examiner's report)	At the end of the paragraph add in <u>'The Plan period is 2020 to 2029'</u>	N/A	To ensure clarity of the plan period	Amend paragraph 5.1 in accordance with examiner's recommendation
11	Pg.17 Policy CC1: Mitigation of climate change-driven flooding (Para 7.14 of examiner's report)	Revise policy as follows: POLICY CC1: MITIGATION OF CLIMATE CHANGE-DRIVEN FLOODING a) Development proposals within the area indicated in purple on Figure 2 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation	N/A	To ensure that the policy has clarity and relates to policy and not process.	Amend policy CC1 in accordance with examiner's recommendation

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>to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure. All development will be subject to the sequential and exception tests.</p> <p>b) Proposals to construct new(or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be strongly supported, provided it does not harm the character or setting of the village.</p>			
12	Pg.16 Para 7.10 (Para 7.14 of examiner's report)	At the end of paragraph 7.10 add: ' <u>Policy CC1 addresses this important matter. Development proposals in the purple area as shown on Figure 2 will be subject to the sequential and exception tests. Relevant planning application should include the appropriate details to assist in this matter.</u> '	N/A	To ensure that the policy has clarity and relates to policy and not process.	Amend paragraph 7.10 in accordance with examiner's recommendation

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
13	Pg.19 Policy CC2 Flooding (Para 7.18 of examiner's report)	<p>Revise policy as follows:</p> <p>POLICY CC2: FLOODING Development proposals adjacent to watercourses, of one or more dwellings and/or for employment development should demonstrate that:</p> <p>a) if in a location susceptible to flooding from rivers or surface water, an alternative site to meet the local residential development need is not available;</p> <p>b) a) its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied <u>where appropriate</u> by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;</p> <p>↻ b) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout</p>	N/A	To ensure the policy does not overlap with national policy and relevant policy in the local plan.	Amend policy CC2 in accordance with examiner's recommendation

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		<p>and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten other natural habitats and water systems;</p> <p>d) c) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;</p> <p>e) d) it does not increase the risk of flooding to third parties;</p> <p>f) e) proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and</p> <p>g) f) it takes the effects of climate change into account.</p>			

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
14	Pg.19 Para 7.12 (Para 7.18 of examiner's report)	At the end of paragraph 7.12 add: <u>'Policy CC2 provides a locally-distinctive policy on this important matter to complement the approach in both the NPPF and in the development plan for the West Northamptonshire area'</u>	N/A	To ensure the policy does not overlap with national policy and relevant policy in the local plan.	Amend paragraph 7.12 in accordance with examiner's recommendation
15	Pg.20 Policy CC3: Renewable energy generation infrastructure (Para 7.20 of examiner's report)	<p>Revise policy as follows:</p> <p>POLICY CC3: RENEWABLE ENERGY GENERATION INFRASTRUCTURE</p> <p>Suitably designed proposals that promote and encourage the development of renewable and low carbon energy resources will only be permitted be supported where they:</p> <p>a) do not have an adverse unacceptable impact on the amenity of local residents (including noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions, sensitivity and character</p>	N/A	To improve clarity of the policy to ensure it is line with national policy and meets the basic condition.	Amend policy CC3 in accordance with examiner's recommendation

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>of the landscape);</p> <p>b) do not have an adverse <u>unacceptable</u> visual impact on the character and sensitivity of the landscape;</p> <p>c) do not have an adverse <u>unacceptable</u> effect on any designated or non-designated heritage asset, or their setting, or on sites and features recognised for their significance in this Plan;</p> <p>d) would not, in the case of wind turbines, result in an adverse <u>unacceptable</u> effect on protected species, and their habitats including migration routes or sites of biodiversity value; and</p> <p>e) provide, in the interests of residential amenity and safety, an appropriate minimum separation between wind turbines (over 25m to blade tip) and residential properties.</p>			

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16	Pg.21 Policy CC4: Energy Efficient Buildings (Para 7.21 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY CC4: ENERGY EFFICIENT BUILDINGS</p> <p>The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes, where practical and subject to viability:</p> <ul style="list-style-type: none"> a) siting and orientation to optimise passive solar gain; b) the use of high quality, thermally efficient building materials; c) installation of energy efficiency measures such as loft and wall insulation and double glazing; d) reducing water consumption and increasing water reclamation; e) non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'; f) any new development to incorporate on-site energy generation from renewable 	N/A	To ensure clarity of the policy as required by the NPPF.	Amend policy CC4 in accordance with examiner's recommendation

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		<p>sources such as solar panels, to at least the extent required by the Part 1 Strategic Plan Policies S10 and S11 of the <u>West Northamptonshire Joint Core Strategy</u>;</p> <p>g) the retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations;</p> <p>and</p> <p>h) alterations to existing buildings must should, where appropriate, be designed with energy reduction in mind and comply with sustainable design and construction standards.</p>			
17	Pg. 22 Policy CC5: Electric Vehicles (Para 7.24 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY CC5: ELECTRIC VEHICLES</p> <p>a) Residential development should, where practical, provide 7kW (or current best practice)</p>	N/A	To ensure clarity of the policy as required by the NPPF and to future proof the policy.	Amend policy CC5 in accordance with examiner's recommendation

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		<p>current best practice cabling to a vehicle-accessible location on the exterior of each dwelling to facilitate subsequent installation of a home electric vehicle charging point.</p> <p>b) The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively <u>does not have an unacceptable impact</u>' on existing available parking in the Parish and avoids harm to the village character or impact on heritage assets. <u>does not cause unacceptable harm to the character of the village or its heritage assets</u>'</p>			
18	Pg 22 Policy CC6: Home working (Para 7.26 of the Examiner's report)	<p>Revise policy as follows:</p> <p><u>POLICY CC6: HOME WORKING</u> <u>Insofar as planning permission is required</u> Proposals for the use of part of a dwelling for office and/or light industrial uses, and</p>	N/A	To improve clarity to the policy and supporting text.	Amend policy CC6 in accordance with examiner's recommendation

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		<p>for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <p>a) such development will not result in unacceptable traffic movements and that appropriate parking provision is made;</p> <p>b) no significant and adverse <u>unacceptable</u> impact arises to nearby residents and other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and</p> <p>c) any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they must be subservient by reason of height, scale, massing, location or the facing materials used in their construction.</p>			

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19	Pg.22 Para 7.24 (Para 7.26 of the Examiner's report)	At the end of the paragraph 7.24 of the supporting text add: <u>'Policy CC6 provides a context for this approach. It recognises that several such proposals may benefit from permitted development rights. West Northamptonshire Council will determine the need or otherwise for planning permission on a case-by-case basis taking account of the scale and the nature of the proposed business activity'</u>	N/A	To improve clarity to the policy and supporting text.	Amend paragraph 7.24 in accordance with examiner's recommendation
20	Pg.24 Policy CC7: Pedestrian Paths/ Pavements (Para 7.28 of the Examiner's report)	Revise policy as follows: POLICY CC7: PEDESTRIAN PATHS/PAVEMENTS The upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported where it does not harm the character or setting of the village. in order to: a) service new developments and connect them to the existing pedestrian footpath network; b) encourage walking over car use for making journeys within the Parish; and	N/A	To improve the clarity of the policy as required by the NPPF.	Amend policy CC7 in accordance with examiner's recommendation

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		c) provide an improved and more extensive footpath network to support exercise and leisure activities for the Parish residents and visitors.			
21	Pg. 24 Para 7.29.11 (Para 7.28 of the Examiner's report)	Add a new paragraph of supporting text to read: <u>'7.29.11. Policy CC7 provides a context for footpath improvements to take place. Such works have the ability to service new developments and connect them to the existing pedestrian footpath network; encourage walking over car use for making journeys within the Parish; and provide an improved and more extensive footpath network to support exercise and leisure activities for the Parish residents and visitors.'</u>	N/A	To improve the clarity of the policy as required by the NPPF by repositioning the benefits of the policy in the supporting text.	Amend para 7.29.11 in accordance with examiner's recommendation
22	Pg.28 Para 8.14 (Para 7.34 of the Examiner's report)	At end of paragraph 8.14 add: <u>'These issues are captured in Policy HBE3-HBE2 (Windfall Sites). That policy sets out detailed guidance on the development of small sites within the identified Village Confines'</u>	Due to deletion of HBE2, Policy HBE3 Windfall Sites will be renumbered as HBE2	To improve the clarity of the policy as required by the NPPF	Amend para 8.14 in accordance with examiner's recommendation
23	Pg.31 Policy HBE2: Residential Site Allocation (Para	Revise policy as follows: POLICY HBE2: RESIDENTIAL SITE ALLOCATION	Deletion of reference to the supporting documentation in the appendices list,	The approach taken to allocate the site doesn't	Delete policy HBE2 in accordance with examiner's recommendation

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	7.35 – 7.59 of the Examiner's report)	<p>Land is allocated off Naseby Road and to the rear of Marecroft for about ten dwellings as shown shaded yellow on the plan below (Figure 5).</p> <p>Development will be supported subject to the following criteria being achieved:</p> <p>a) the development proposal will provide a mixture of housing types specifically to meet the most up to date housing needs survey or housing needs assessment;</p> <p>b) be informed by heritage appraisal and impact assessment (including archaeological evaluation) to understand the significance of the scheduled monument and its setting as well as non-designated assets within the residential site allocation, the potential impact of any development on them and to identify any mitigation required;</p>	appendices 5a and 5b (and subsequent renumbering) and the reference to Policy HBE2 in paragraph 8.26 of the Plan.	<p>provide the clarity required for a development plan.</p> <p>No detailed information to allow an informed assessment of the development of the proposed allocated sites on the scheduled monument.</p> <p>No assessment of the balanced judgement between the public benefits that would arise from development of new housing and the harm to the scheduled monument.</p>	

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		<p>c) incorporate sufficient landscaping along the south-western boundary to minimise the effects on the setting and significance of the scheduled monument;</p> <p>d) be sympathetically and sensitively designed to mitigate the impact on the setting of the scheduled monument;</p> <p>e) none of the three bedroomed market value dwellings shall be larger than 150 square metres (excluding the garage) and none of the four bedroomed market value dwellings shall be larger than 180 square metres (excluding the garage);</p> <p>f) 2 of the market value dwellings will be built to the housing standards as set out in Policy HO8 (c) of the Part 2 Strategic Plan;</p> <p>g) no properties shall be higher than two and a half storeys;</p>			

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		<p>h) suitable pedestrian connectivity to be provided between the development site, the existing dwellings at both Marecroft and Naseby Road, so as to link into the existing village pedestrian network; and</p> <p>i) a natural landscaping scheme shall be planted along the south western and the north eastern boundaries of the development site to maintain a rural aspect and to ensure the development is sympathetic to neighbouring residents.</p>			
24	Pg.30 -31 Para 8.22 to 8.24 (Para 7.35 – 7.59 of the Examiner's report)	Delete the supporting text at 8.22 to 8.24	N/A	<p>The approach taken to allocate the site doesn't provide the clarity required for a development plan.</p> <p>Subsequent change following deletion of Policy HBE2</p>	Delete para 8.22 to 8.24 in accordance with examiner's recommendation

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25	Pg 29 – 30 Para 8.19 – 21 (Para 7.35 – 7.59 of the Examiner's report)	Delete paragraphs 8.19 to 8.21	N/A	The approach taken to allocate the site doesn't provide the clarity required for a development plan. Subsequent change following deletion of Policy HBE2	Delete para 8.19 to 8.21 in accordance with examiner's recommendation Renumber subsequent paragraphs to reflect change
26	Pg 29 – 30 Para 8.19 (Para 7.59 of the Examiner's report)	Insert a replacement paragraph 8.19 to read: 'The Parish Council will consider ways of meeting the affordable/social housing need in the Plan period. In particular land acquisition measures may be available to the Parish Council and/or registered social providers to deliver the types of houses identified by local residents'	Renumber subsequent paragraphs to reflect change	Additional paragraph describes other ways to help meet the need for affordable or social housing in the absence of allocating a site.	Insert new paragraph 8.19 in accordance with the examiners recommendation
27	Pg. 33 Para 8.26	N/A	8.26 To help maintain the character of Clipston, further development beyond the housing allocation described in Policy HBE2 above will be restricted to windfall sites within the Village Confines,	Subsequent change following deletion of Policy HBE2 and reflective and consistent with	Make the suggested modification

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			<p>and will be of no greater size than two additional properties on any single site in order to maintain the open aspect of the village <u>and will need to be appropriate to its locality.</u></p>	amendments to Policy HBE3	
28	Pg.33 Para 8.26 (Para 7.122 of the Examiner's report)	At the end of paragraph 8.26 add: ' <u>In March 2021 Daventry District Council adopted the Clipston Conservation Area Appraisal and Management Plan. Windfall proposals within the Conservation Area should take account of its findings and respond positively to its character and appearance</u> '	N/A	To ensure the plan is up to date with regard to the recently adopted conservation area.	Amend paragraph 8.26 in accordance with examiner's recommendation
29	Pg.33 Policy HBE3:Windfall sites (Para 7.63 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY HBE3: WINDFALL SITES Small development proposals on infill and redevelopment sites will be supported where such development:</p> <p>a) is located within the Village Confines;</p>	Due to deletion of HBE2, Policy HBE3 Windfall Sites will be renumbered as HBE2	To ensure that the policy meets the basic condition by not being overly prescriptive.	Amend policy HBE3 in accordance with examiner's recommendation

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		<p>b) will not result in the loss of existing services and facilities important to the sustainability of Clipston;</p> <p>c) provides for safe vehicular and pedestrian access to the development with adequate off-road vehicular parking;</p> <p>d) retains existing important natural boundaries such as trees, hedges and streams;</p> <p>e) respects and complements the form, character and setting of the village, protects relevant areas of historic or environmental importance and has appropriate regard to the open nature of Clipston;</p> <p>f) protects the integrity of garden or other open land to ensure any reduction in such space does not adversely impact the form or character of its immediate setting and/or the village;</p>			

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		<p>g) does not result in an unacceptable loss of amenity for neighbouring residents by reason of loss of privacy and/or loss of daylight, and/or creation of visual or noise intrusion;</p> <p>h) involves not more than two additional dwellings and/or buildings, which if two additional dwellings shall include at least one small dwelling with three or fewer bedrooms; <u>responds positively and sensitively to the size of the plot itself and to the density and layout of other buildings in the immediate locality and</u></p> <p>i) complies with all other relevant policies in this Plan.</p>			
30	Pg.37 Policy HBE4: Design Standards (Para 7.68 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY HBE4 3: DESIGN STANDARDS Development proposals should will demonstrate a high quality of design, layout and use of materials in order to make a</p>	Due to deletion of HBE2, Policy HBE4 Design Standards Sites will be renumbered as HBE3	To improve the clarity of the policy as required by the NPPF.	Amend policy HBE4 in accordance with examiner's recommendation

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		<p>positive contribution to the special character of Clipston and the Parish. Any conflict with the Village Design Statement shall be resolved in favour of the Neighbourhood Plan. Development proposals should <u>will</u> have regard to the following design principles where appropriate and proportionate to the development:</p> <p>a) to enhance and reinforce the local distinctiveness and character of the area in which it is situated. Proposals should clearly show how the general character, the scale, mass, density and layout of both the site and the building or extension, fit in with the surrounding area. Specifically, Development should be no more than 2.5 storeys in height;</p> <p>b) not to disrupt the visual amenities of the street scene and existing buildings;</p> <p>c) building materials and design, including rooflines,</p>			

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		<p>fenestrations, and street furniture (for example kerb stones), should be consistent with, and complement, the design and character of the surrounding area;</p> <p>d) existing buildings should be maintained in a style consistent with, and using materials that are sympathetic to, their original construction, as further outlined in Appendix 6;</p> <p>e) contemporary and innovative materials and design will be supported, where positive improvement can be robustly demonstrated without detracting from the historic context or character of the village. High quality materials are required to avoid an appearance typical of large-scale urban developments; however, for sites with multiple buildings care must be taken to introduce a variety of built forms and to avoid monotonous repetition of design;</p>			

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		<p>f) consideration should be given to how the design meets accessibility standards and how provision above the minimum statutory requirements can be achieved;</p> <p>g) detailed consideration of both vehicular and pedestrian access, and the provision of sufficient off- road parking and storage for bicycles and other outdoor equipment;</p> <p>h) where possible <u>practicable</u>, enclosure of plots should be of native hedging and/or timber post and/or rail fencing and/or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original. Provision for new trees and plants should be made where possible to encourage the Development to blend into the rural setting and soften the lines between old and new buildings;</p>			

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		<p>i) redevelopment, alteration or extension of historic farmsteads, agricultural buildings and workshops should be in keeping with the rural character of the area and be sensitive to their distinctive character, materials and form;</p> <p>j) proposals should minimise the impact on general amenity and give careful consideration to mitigate the adverse impacts of noise, odour and light. Light pollution should be minimised wherever possible practicable. Both on-street lighting and exterior lighting on buildings need to be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area;</p> <p>k) individual dwellings should accommodate discreet and accessible meter cupboards and storage containers compliant with the refuse collection system;</p>			

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		<p>l) proposals should protect existing flora where possible (such as retaining mature trees and protecting roots) and enhance biodiversity; and</p> <p>m) proposals should incorporate, wherever possible, robust sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and to mitigate climate change driven flooding.</p>			
31	Pg.34 Para 8.31 (Para 7.68 of the Examiner's report)	<p>In paragraph 8.31 replace the final sentence with: <u>'The policy sets out to supplement the details included in the Clipston Village Design Statement (VDS). It was adopted as supplementary planning guidance by Daventry District Council in May 2013. Policy HBE4 of the Plan has been carefully prepared to take account of recent changes in the national approach to design as set out in the NPPF and in the National Design guide. In this context where there is any conflict between the design standards</u></p>	Due to deletion of HBE2, Policy HBE4 Design Standards Sites will be renumbered as HBE3	To improve the clarity of the policy as required by the NPPF.	Amend para 8.31 in accordance with examiner's recommendation

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		set out in Policy HBE4 and the approach in the VDS priority will be given to the design standards in the policy'			
32	Pg. 42 Policy ENV1: Protection of local green space (Para 7.75 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY ENV1: PROTECTION OF LOCAL GREEN SPACE</p> <p>Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (Figure 7) will not be permitted other than in exceptional circumstances <u>Development proposals within the designated local green spaces listed below will only be supported in very special circumstances:</u></p> <p>a) All Saint's Churchyard (inventory reference V) b) Village Green (two parcels) (inventory reference A) c) Haddon Fields (inventory reference 103/104)</p>	N/A	The recommended modification reflects the wording in NPPF also takes account of the recent case in the Court of Appeal on the designation of local green spaces and the policy relationship with areas designated as Green Belts (2020 EWCA Civ 1259).	Amend policy ENV1 in accordance with examiner's recommendation
33	Pg. 42 Para 9.15 (Para 7.75 of the Examiner's report)	At the end of paragraph 9.15 add: ' <u>Policy ENV1 follows the matter-of-fact approach in the NPPF. In the event that development proposals come</u>		The recommended modification reflects the wording in NPPF	Amend para 9.15 in accordance with examiner's recommendation

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		<p><u>forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by West Northamptonshire Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy'.</u></p>		<p>also takes account of the recent case in the Court of Appeal on the designation of local green spaces and the policy relationship with areas designated as Green Belts (2020 EWCA Civ 1259).</p>	
34	Pg.44 Policy ENV2: Protection of sites of environmental significance (Para 7.79 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY ENV2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE</p> <p>The sites listed and mapped (Figures 8.1 and 8.2) have been identified as being of either national or local significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression or there is proven buried archaeology on</p>	Due to deletion of HBE2, and deletion of Figure 5 these figures will be renumbered as 7.1 and 7.2	To improve the clarity of the policy as required by the NPPF.	Amend policy ENV2 in accordance with examiner's recommendation

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		<p>the site, and they are locally valued.</p> <p>Development proposals, or changes of use requiring planning permission, will be required to <u>that would affect the sites of historic environmental significance shown on Figure 8.1 or the sites of natural environmental significance shown on Figure 8.2 should demonstrate that the development's local value outweighs the environmental significance of the site or feature.</u></p>			
35	Pg. 44 Para 9.16 (Para 7.79 of the Examiner's report)	<p>At the end of paragraph 9.16 add: <u>'Policy ENV2 seeks to safeguard these important features of the neighbourhood area. It balances the significance of the sites with the importance of the development proposed to the local community. The sites have been identified as being of local significance for their environmental features (natural and/or historic). They are ecologically important in their</u></p>	N/A	To improve the clarity of the policy as required by the NPPF.	Amend para 9.16 in accordance with examiner's recommendation

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		<p><u>own right, their historical features are extant and have visible expression, or there is proven buried archaeology on the site, and they are locally valued'</u></p>			
36	Pg. 47 Policy ENV3: Important open spaces (Para 7.83 of the Examiner's Report)	<p>Revise policy as follows:</p> <p>POLICY ENV3: IMPORTANT OPEN SPACES</p> <p>The following sites (Figure 9.1) are existing open spaces with a sport and/or recreation function, amenity value, or significance for the contribution they make to Clipston's setting and character.</p> <p><u>The Plan identifies the following sites (and as shown on Figure 9.1) as open spaces with a sport and/or recreation function, amenity value, or significance for the contribution they make to Clipston's setting and character.</u></p> <p>A. Village Green (CPC Open space) (amenity green space; registered village green) (Local Green Space)</p>	Due to deletion of HBE2, and deletion of Figure 5 these figure 9.1 and 9.2 will be renumbered as Fig 8.1 and Fig 8.2	<p>Removal of 3 sites from this policy which have been designated in ENV1.</p> <p>To improve the clarity of the policy as required by the NPPF.</p>	Amend policy ENV3 in accordance with examiner's recommendation

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		<p>B. Recreation Fields (Outdoor sports, children's play, young people, amenity green space) D. Post box verge, High Street (amenity green space) F. Church Close verges, Harborough Road (amenity green spaces) G. Weskers Close verges, Kelmarsh Road (amenity green spaces) O. Old village pound (amenity green space; registered Common Land) T. Bassett Way verges (amenity green space) U. The Baptist Chapel burial ground (cemeteries and burial grounds) V. All Saints Churchyard (cemeteries and burial grounds; Local Green Space) 103/104. Haddon Fields (amenity green space)(Local Green Space)</p> <p>Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported</p>			

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		<p>unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated to the Parish Council that the open space's amenities are no longer required by the community.</p> <p>Development proposals affecting the following additional open spaces (Figure 9.2), which make an essential contribution to the setting and character of Clipston, will not be supported <u>be resisted</u> unless the local benefit of the development can be shown to outweigh the existing open space value of the proposal site.</p> <p>E. Harborough Road paddock I. Paddock north of Bridge House, Kelmarsh Road K. Nobold Farm paddock L. Rectory paddock N. Vale Cottage paddock Q. Jitty gardens R. Land adjacent to 'The Hollies', Naseby Road / Gold Street S. Paddock opposite Bulls Head public house</p>			

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37	Pg.48 Figure 9.1 (Para 7.83 of the Examiner's Report)	In Figure 9.1 delete A (Village Green), V (All Saints Churchyard) and 103/104 Haddon Fields.	Due to deletion of HBE2, and Fig 5 this figure will be renumbered as Fig 8.1	To ensure consistency with Policy ENV3	Amend Figure 9.1 in accordance with examiner's recommendation
38	Pg.49 Para 9.22 (Para 7.122 of the Examiner's report)	Delete the final two sentences of paragraph 9.22. At the time of Submission of the Neighbourhood Plan, the District Council is consulting on a proposal to designate a Conservation Area for Clipston. Any impact arising from this will be addressed on Review of the Neighbourhood Plan.		To ensure the plan is up to date with regard to the recently adopted conservation area.	Amend paragraph 9.22 in accordance with examiner's recommendation
39	Pg.51 Policy ENV4: Non-designated heritage assets (Para 7.86 of the Examiner's report)	Revise policy as follows: POLICY ENV4: NON-DESIGNATED HERITAGE ASSETS Development proposals that affect the buildings and structures listed below, or their setting, will be expected to conserve the significant features which make them important. In weighing planning applications that affect directly or indirectly a building or structure in the list below, a balanced judgment will be required having regard to the scale of any harm or loss and the	Due to deletion of HBE2, and deletion of Figure 5, figure 10 will be renumbered as Fig 9	Re-order of policy to list buildings first and then applies the policy approach to ensure clarity as required by NPPF.	Amend policy ENV 4 in accordance with examiner's recommendation

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		<p>significance of the building or structure.</p> <p>The Plan identifies the following non-designated heritage assets (and as shown on Figure 10)</p> <ol style="list-style-type: none"> 1. Old Rectory, Church Lane 2. The Bulls Head public house, Harborough Road 3. Cottages, numbers 2 – 6 The Green 4. Cottages, Church Lane 5. Vale Cottage, Kelmarsh Road 6. Bridge House, Kelmarsh Road 7. Cottages, numbers 39– 43 Kelmarsh Road 8. Pump, Church Lane 9. Stable block (sits within the curtilage of The Chestnuts Grade II*) 10. Gold Street terrace 11. Cottages, numbers 8 and 10 Pegs Lane 12. Manor Farm, Pegs Lane 13. The Limes, Pegs Lane 14. Mill House, Chapel Lane <p><u>Development proposals that affect the identified buildings or their settings, should conserve the significant features which make them important. In</u></p>			

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		<p><u>weighing planning applications that affect directly or indirectly a non-designated heritage asset a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the building or structure</u></p>			
40	Pg.53 Policy ENV5: Ridge and furrow (Para 7.89 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY ENV5: RIDGE AND FURROW The areas of ridge and furrow earthworks mapped above (Figure 11.2), if not already designated as Scheduled Monument, are recorded here as shown on figure 11.2 are <u>identified as non- designated heritage assets.</u></p> <p><u>In assessing development proposals which would involve any loss or damage to an identified area of ridge and furrow earthwork on Figure 11.2 the benefits of the development will be balanced against the significance of the feature concerned as a heritage asset.</u></p>	Due to deletion of HBE2, and deletion of Figure 5, figure 11.2 will be renumbered as 10.2	Modifications to ensure clarity as required by NPPF	Amend policy ENV5 in accordance with examiner's recommendation

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		<p>Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) to the areas shown in Figure 11.2 which are not part of the Scheduled Monument will need to ensure that the benefits of such development are balanced against the significance of the ridge and furrow features as heritage assets.</p>			
41	Pg. 54 Policy ENV6: Notable trees (Para 7.92 of the Examiner's report)	<p>Revise Policy as follows:</p> <p>POLICY ENV6: NOTABLE TREES A number of trees (Figures 12.1, 12.2) have been identified as having high arboricultural, historical, ecological and/or landscape value. They make a significant contribution to the setting and character of Clipston. They should be protected from felling, uprooting or wilful damage, including by development proposals works, unless they are independently judged by a</p>	Due to deletion of HBE2, and deletion of Figure 5 these figures will be renumbered as 11.1 and 11.2	Modifications to the policy to bring the clarity required by the NPPF and to acknowledge that some trees may reach the end of their natural life and that their longer-term retention may not be appropriate.	Amend policy ENV6 in accordance with examiner's recommendation

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		<p>qualified arboriculturalist to present a safety risk.</p> <p><u>The Plan identifies a number of trees (and as shown in Figures 12.1, 12.2) which have high arboricultural, historical, ecological and/or landscape value. The identified trees should be protected from felling, uprooting or wilful damage either in their own right or as a direct or indirect effect of proposed development, unless they are independently assessed by a qualified arboriculturist to present a safety risk or are not worthy of longer-term retention.</u></p>			
42	Pg.59 Policy ENV7: Biodiversity, woodland, hedges and habitat connectivity (Para 7.94 of the Examiner's report)	<p>Revise Policy as follows:</p> <p>POLICY ENV7: BIODIVERSITY, WOODLAND, HEDGES AND HABITAT CONNECTIVITY</p> <p>a) Development proposals will be expected to <u>should</u> safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, to create a net gain in biodiversity and where possible,</p>	Due to deletion of HBE2, and deletion of Figure 5, figure 13 will be renumbered as figure 12 and figure 14 and figure 13	Modifications to the policy to bring the clarity required by the NPPF	Amend policy ENV7 in accordance with examiner's recommendation

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		<p>where practicable to create new habitats for wildlife.</p> <p>b) Development proposals that damage or result in the loss of the woodland and hedges of historical and biodiversity significance and amenity value (Figure 13) will be resisted not be supported. Proposals should be designed to retain and manage such trees and hedges where possible practicable.</p> <p>c) Development proposals should not damage or adversely unacceptably affect the habitat connectivity provided by the River Ise wildlife corridor identified on the map (Figure 14).</p>			
43	Pg.61 Policy ENV8: Protection of important views (Para 7.97 of the Examiner's report)	<p>Revise the policy with: POLICY ENV8: PROTECTION OF IMPORTANT VIEWS</p> <p><u>The Plan identifies the following important views (as shown on Figure 15)</u> <u>Views into and from the village (Figure 15) are important to the setting and character of Clipston</u></p>	Due to deletion of HBE2, and deletion of Figure 5, figure 15 will be renumbered as figure 14.	Modifications to the policy to bring the clarity required by the NPPF	Amend policy ENV8 in accordance with examiner's recommendation

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		<p>and highly valued by residents. To be supported, development proposals must not significantly harm these views or their viewpoints at publicly accessible locations. Development proposals should include appropriate mitigation measures to reduce any unacceptable impacts that would arise from the proposed development.</p> <ol style="list-style-type: none"> 1. West to north from Brown's Hill to the village and beyond 2. East from Harborough Road, across the Recreation Fields into rising open countryside 3. From Kelmarsh Road across the outskirts of the village 4. Southwest to north from Naseby Road 5. West to north from Sibbertoft Road 6. North, northeast and southeast from Oxendon Road corner 7. From Church Lane at the exit from the village, east and southeast to the skyline above the Ise valley 			

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		<p><u>Development proposals which would affect the identified views should be designed to ensure that their layout, scale and mass respect the significance and character of the views concerned. Where necessary development proposals should include measures to mitigate the effects of the development on the important view concerned</u></p>			
44	Pg.60 Para 9.40 (Para 7.97 of the Examiner's Report)	<p>At the end of the paragraph 9.40 add: <u>'Policy ENV7 provides a context to ensure that new developments respect the identified views. Where necessary, development proposals should include appropriate mitigation measures. Plainly they will vary on a case-by-case basis. However, they could include reduced or varied heights of buildings, the provision of gaps through development by sensitive layout planning, landscaping or tree-planting to soften the impact of built structures in a rural landscape.'</u></p>	N/A	Modifications to the supporting text to bring the clarity required by the NPPF	Amend para 9.40 in accordance with examiner's recommendation

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45	Pg.68 Policy CF1: Retention of community facilities and assets (Para 7.100 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY CF1: RETENTION OF COMMUNITY FACILITIES AND ASSETS</p> <p><u>Development proposals which would result in</u> Development leading to the loss or reduction of an existing community facility (including the Village Hall, Recreation Fields, Haddon Fields, All Saints Church, Baptist Chapel, School and the Bulls Head public house) or asset (including the Clipston Courier or village website) will not be supported unless it can be demonstrated that:</p> <p>a) there is no longer any need or demand for the existing community facility or asset; <u>or</u></p> <p>b) the existing community facility or asset is, demonstrably, economically unviable or unable to be supported by the community (such viability and support includes fundraising and volunteering by parishioners and others); and <u>or</u></p>	N/A	Modifications to the policy to bring the clarity required by the NPPF.	Amend policy CF1 in accordance with examiner's recommendation

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		<p>c) the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location with the Parish which complies with the other general policies of this Plan.</p>			
46	Pg 68 Para 10.39 (Para 7.100 of the Examiner's report)	At the end of paragraph 10.39 add: ' <u>Plainly the Clipston Courier and the village website are not land use in their nature and cannot be controlled by way of a land use policy</u> '	N/A	Modifications to the supporting text to bring the clarity required by the NPPF	Amend para 10.39 in accordance with examiner's recommendation
47	Pg.70 Policy CF2: New or improved community facilities and assets (Para 7.103 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES AND ASSETS</p> <p>Proposals that improve the quality and/or range of community facilities, particularly those which encourage healthy lifestyles and/or support youth engagements, will be supported, provided that the development:</p>	Due to the deletion of Policy HBE2, Policy HBE4 will be renumbered as Policy HBE3.	Modifications to the policy to bring the clarity required by the NPPF, as well as the policy will become more general in nature and ensuring it is positive rather than negative.	Amend policy CF2 in accordance with examiner's recommendation

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		<p>a) meets the Design Standards stated <u>set out</u> in Policy HBE4 of <u>this Plan</u>;</p> <p>b) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties <u>will not result in unacceptable traffic movements or cause unacceptable harm to the amenities of residential properties in the immediate locality</u>;</p> <p>c) will not generate a need for parking that cannot be adequately catered for <u>provide appropriate levels of car parking</u>;</p> <p>d) is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and</p> <p>e) takes into all reasonable account the requirements of people with physical disabilities and special educational needs.</p>			
48	Pg 72 Policy TRS1:Traffic management (Para	<p>Revise policy as follows:</p> <p>POLICY TRS1: TRAFFIC MANAGEMENT</p>	N/A	Modifications to ensure that the policy is applied in a	Amend policy TRS1 in accordance with examiner's recommendation

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	7.107 of the Examiner's Report)	<p>With particular regard to the road highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must, where appropriate <u>As appropriate to their scale, nature and location development proposals for housing and employment development should:</u></p> <ul style="list-style-type: none"> a) be designed to minimise additional traffic generation and movement through the village; b) incorporate sufficient off-road parking in line with other policies in this Plan; c) not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided; d) provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; e) consider, where appropriate, the improvement and where possible the creation of 		proportionate way taking account of scale and nature. In addition to removal of text within the policy to supporting text.	

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		<p>footpaths and cycle ways to key village services; and f) traffic safety measures such as speed camera facsimiles and digital speed monitoring units will be encouraged as part of any relevant scheme.</p>			
49	Pg. 72 New paragraph (Para 7.107 of the Examiner's Report)	<p><u>Insert as a new paragraph of supporting text: 'Traffic safety measures such as speed camera facsimiles and digital speed monitoring units will be encouraged as part of any development proposal subject to the agreement of West Northamptonshire Council. Any such measures within the conservation area should pay particular attention to its character and appearance'</u></p>	N/A	Modifications to ensure that the policy is applied in a proportionate way. In addition to removal of open text within the policy to supporting text.	As recommended, Insert new paragraph after 10.52 plus subsequent paragraph changes in accordance with examiner's recommendation
50	Pg 72 Policy TRS1:Traffic management (Para 7.107 of the Examiner's Report)	<p>Revise Policy as follows: POLICY TRS1: TRAFFIC MANAGEMENT-HIGHWAY CAPACITY AND TRAFFIC MOVEMENTS</p>	N/A	To avoid confusion as 'Traffic management' has a very specific definition which traditionally applies to works	Amend policy TRS1 in accordance with examiner's recommendation

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				undertaken by the Highways Authority in the highway.	
51	Pg. 74 Policy BE1: Support for existing businesses & employment opportunities (Para 7.109 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES</p> <p>There will be a strong presumption against the loss of commercial premises or land that provides employment.</p> <p>Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:</p> <p><u>Development proposals for a change of use or the redevelopment of a business or commercial use to an activity which does not provide employment opportunities will only be supported where it can be demonstrated that:</u></p> <p>a) the commercial premises or land in question has not been in active use for at least 12 months; and</p>	N/A	Modification required to ensure clarity of the policy as required by the NPPF.	Amend policy BE1 in accordance with examiner's recommendation

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		<p>b) the commercial premises or land in question has no potential for either re-occupation or re-development for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 6 months.</p>			
52	Pg. 75 Policy BE2: Support for new businesses and employment (Para 7.111 of the Examiner's Report)	<p>Revise policy as follows:</p> <p>POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT In supporting additional employment opportunities, new development will be required to <u>Proposals for new employment development will be supported where they comply with the following criteria:</u></p> <p>a) <u>they</u> fall within the boundary of the Village Confines, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment</p>	N/A	Modifications required to ensure the format that is required for a development plan policy.	Amend policy BE2 in accordance with examiner's recommendation

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		<p>related development appropriate to a countryside location or there are exceptional circumstances;</p> <p>b) where possible <u>practicable they are</u>, be sited in existing buildings or on areas of previously developed land;</p> <p>c) be <u>they are</u> of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Plan Area;</p> <p>d) <u>they would</u> not involve the loss of dwellings;</p> <p>e) <u>they would</u> not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;</p> <p>f) <u>they would</u> not generate unacceptable levels of traffic movement and on road parking, providing off road parking;</p>			

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		<p>g) they would contribute to the character, the design of the local built environment and the vitality of the local area; and</p> <p>h) be well integrated</p>			
53	Pg.76 Policy BE3: Farm diversification (Para 7.113 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY BE3: FARM DIVERSIFICATION In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural buildings will be supported subject to Proposals for the conversion of existing agricultural buildings to employment-related uses or community uses will be supported subject to:</p> <p>a) the use proposed is appropriate to the rural location;</p> <p>b) the conversion/adaptation works respect the local</p>	N/A	Modifications required to ensure clarity of policy as required by the NPPF, specifically in relation to appropriate alternative uses of agricultural buildings.	Amend policy BE3 in accordance with examiner's recommendation

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		<p>character of the surrounding area;</p> <p>c) the development will not have an adverse unacceptable impact on any archaeological, architectural, historic or environmental features;</p> <p>d) the local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and</p> <p>e) there is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk- <u>cause unacceptable harm to the amenities of residential properties in the immediate locality.</u></p>			
54	Pg.77 Policy BE4: Tourism (Para 7.115 of the Examiner's report)	<p>Revise policy as follows: POLICY BE4: TOURISM Support will be given to proposals that support tourism which avoid suburban</p>	N/A	Modifications to policy to ensure clarity as required by the NPPF.	Amend policy BE4 in accordance with examiner's recommendation

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		<p>treatments, or excessive widening of footpaths, as well as protecting hedgerows where they <u>Development proposals to enhance and/or manage tourism facilities will be supported subject to the following criteria:</u></p> <p>a) are within or adjoining Clipston, on a scale appropriate to the village;</p> <p>b) do not have a detrimental <u>they do not have an unacceptable</u> effect on the distinctive rural character of the Parish;</p> <p>c) do not adversely affect <u>they do not have an unacceptable</u> effect on the surrounding infrastructure, particularly local road networks and water supply and sewerage;</p> <p>d) will not have an adverse <u>unacceptable</u> impact on any archaeological, architectural, historic or environmental features;</p>			

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		<p>e) benefit the local community, through for instance, provision of local employment opportunities and improvements to local service provision;</p> <p>f) where feasible, the development involves the re-use of existing buildings or is part of farm diversification; and</p> <p>g) (as to signage) should be sympathetic to the character of the village, especially when entering the village.</p>			
55	Pg.76 (Para 7.115 of the Examiner's report)	At the end of paragraph 10.67 add: ' <u>Policy BE4 sets out a context for the development of tourism industries. Any associated proposals for signage will be considered separately under the Advertisement Regulations. Nevertheless, proposals for signage should be sympathetic to the character of the parish, should take account of its particular location, especially on the edges of the village</u> '	N/A	Modifications to policy to ensure clarity as required by the NPPF, including repositioning of some of the wording into the supporting text.	Amend para 10.67 in accordance with examiner's recommendation

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56	Pg.78 Policy BE5 Broadband and Mobile Infrastructure (Para 7.117 of the Examiner's report)	<p>Revise policy as follows:</p> <p>POLICY BE5: BROADBAND AND MOBILE INFRASTRUCTURE</p> <p>a) Insofar as planning permission is required proposals to provide improved access to faster broadband for all businesses and households will be supported for improvements to the mobile telecommunication network that serves all businesses and households within the Parish. If a new mast is to be installed, a shared provider policy should be adopted where possible to minimise the number of masts within the Parish.</p> <p>b) Any infrastructure improvements requiring above ground network installations, must be sympathetically located, designed to integrate into their surroundings, and not be in or near to open landscapes.</p>	N/A	Modification required to address that not all developments would require planning permission as a consequence of permitted development.	Amend policy BE5 in accordance with examiner's recommendation
57	Other Matters – General (Para 7.120 of the Examiner's report)	Recommend for WNC and the Parish Council to have the flexibility to make any necessary consequential changes to the	N/A	To ensure consistency with any of the modified policies	Amend as required in accordance with examiner's recommendation

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		<p>general text elsewhere in the Plan as a result of the recommended modifications to the policies.</p> <p>Modification of general text (where necessary) to achieve consistency with the modified polices and to accommodate any administrative and technical changes</p>		or technical changes	