

WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

26 APRIL 2022

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

Report Title	Pitsford 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 Pitsford Neighbourhood Development Plan and actions to be taken

Appendix 2 – Map of Pitsford Neighbourhood Area

1. Purpose of Report

- 1.1 For members to consider the recommendations of the independent Examiner following the examination of the Pitsford Neighbourhood Development Plan (PNDP) and to 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 PNDP and presents the outcomes of the independent examination, including the Examiner's recommendations. It recommends that the plan, with suggested recommendations, proceeds to referendum.

3. Recommendations

- 3.1 It is recommended that Planning Policy Committee:
- a) Notes and welcomes the significant progress in making the PNDP by the Pitsford community.
 - b) Accepts the Examiner's recommended modifications in respect of the PNDP.
 - c) Accepts the Examiner's recommendation that the PNDP, as modified in accordance with recommendation b) above, should proceed to a referendum of voters within Pitsford Parish.
 - d) Approves the proposed decision statement set out in Appendix 1, subject to recommendations b) and c) 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 PNDP 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 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 on the Examiner's recommendations before agreeing to send it to referendum.

5. Report Background

- 5.1 The Localism Act 2011 introduced three types of neighbourhood planning including Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build.
- 5.2 Neighbourhood Development Plans ("NDPs") is a plan making power allowing local communities to shape development in their area. When "made" (or adopted), NDPs form part of the development plan alongside the Council's Part 1 and Part 2 Local Plans.
- 5.3 The Neighbourhood Planning Regulations 2012 set out the statutory process a qualifying body (QB) (a parish council, town council or forum) must follow when preparing a NDP or order, following designation of a neighbourhood area.
- 5.4 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 (WNC)) must consider whether to accept the Examiner's recommendations. In doing so, the council must 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.

- 5.5 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.
- 5.6 If a NDP proceeds to referendum, and if it is approved by most 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 Pitsford Parish Council (PPC), as the QB applied for the designation of a neighbourhood area covering the entire Pitsford parish on 7 December 2016. The council approved the application and designated the Pitsford neighbourhood area on 13 December 2016 (see map in Appendix 2).
- 6.3 A draft NDP was published by PPC for the Pitsford neighbourhood area for Regulation 14 public consultation from 4 January 2021 to 15 February 2021. Following submission of the Pitsford NDP to the council on 20 August 2021 the plan was published for formal Regulation 16 consultation. The consultation period ran from 27 August 2021 to 15 October 2021. With the agreement of PPC, the council appointed an independent Examiner, Andrew Ashcroft BA (Hons) MA, DMS, MRTPI, 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 4B 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 in March 2022 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. Most of the changes are minor and necessary for clarity and accuracy. More significant changes are:
- Amending policies PNDP1 Housing in Pitsford Village, PNDP2 Design Principles, PNDP3 Development affecting non-designated assets and PNDP4 Protecting landscape and heritage character, to ensure that they are applied proportionately to development according to its scale and nature
 - Amending policy PNDP5 Protecting Local Green Spaces to replace the final part with wording that reflects the national policy approach to LGS
 - Revising the extent of proposed Local Green Space LGS 5/6, to exclude a car park associated with Pitsford Reservoir because it fails the NPPF test of being "demonstrably special to the local community". The grassed area was considered to meet the test and would be retained as LGS 5/6.
 - Amending policy PNDP9 Traffic management and transport improvements to restrict it to proposals that require planning permission
- 6.8 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. The revised NDP should then proceed to referendum in the Pitsford neighbourhood area (Pitsford 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 receiving the Examiner's report, unless the council and QB agree a different date. In the case of the Pitsford NDP, the final examiner's report was received on 1 April 2022, meaning that a decision would have to be issued by 7 May 2022 unless a different date is agreed.

6.11 Referendum

- 6.12 The referendum should be carried out for Pitsford 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 16 June. 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 Pitsford to help it decide planning applications in the neighbourhood area?”. Voters would be given the opportunity to vote “yes” or “no”.
- 6.14 There is no minimum turnout for a referendum to be valid.
- 6.15 Making the Plan
- 6.16 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 PPC would have to decide what it 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 £3,600. 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 2012 (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 The council has been informing and engaging residents throughout the process, including the initial public consultation, with further communications to take place should it proceed to referendum stage to raise awareness and promote local participation and subsequent outcomes.

7.5 Consideration by Overview and Scrutiny

7.5.1 Not applicable.

7.6 **Climate Impact**

7.6.1 The NDP does not specifically address climate change. However, the implementation of a number of its policies concerned with protecting the natural, built and historic environment will in combination, help to contribute to reduce the impact of climate change.

7.7 **Community Impact**

7.7.1 The Pitsford 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 Pitsford Neighbourhood Development Plan – Submission Draft

8.2 Report of the independent Examiner into the Pitsford NDP, April 2022

Appendix 1 – Proposed Decision Statement

Pitsford 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 Pitsford Neighbourhood Development Plan will proceed to a neighbourhood planning referendum.
- 1.2 This decision statement and copies of the Pitsford 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)
 - West Northamptonshire Council, Northampton Area Offices (Guildhall, St Giles’ Square, Northampton, NN1 1DE)
 - Brixworth Library (Spratton Road, Brixworth, NN6 9DS)
 - Griffin Inn (25 High Street, Pitsford, NN6 9AD)
 - Book Exchange Phone Box (High Street/Moulton Road, Pitsford)

2. Background

- 2.1 Pitsford Parish Council, as the qualifying body, applied for Pitsford Parish to be designated as a neighbourhood area on 7 December 2016. The council designated Pitsford as a neighbourhood area on 13 December 2016.
- 2.2 The draft Neighbourhood Development Plan was published by Pitsford Parish Council for public consultation on 4 January 2021 and closed on 15 February 2021.
- 2.3 Following submission of the Pitsford Neighbourhood Development plan to the council on 20 August 2021, the plan was published by the Council for consultation. The consultation period ran from 27 August to 15 October 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 1 April 2022 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 Pitsford 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 Pitsford to help it decide planning applications in the neighbourhood area?'
- 3.4 The referendum will take place on 16 June 2022 and will be held at Pitsford Village Hall.

Table 1 Examiner’s Recommended Modifications and further editorial changes to the Pitsford 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	Submission Draft August 2021 <u>Referendum version June 2022</u>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
2	Header and footer throughout document	N/A	Pitsford Neighbourhood Development Plan Regulation 16 Submission Draft, August 2021 <u>Referendum version, June 2022</u>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
3	Para 1.5	N/A	Amend para 1.5 and insert a new para 1.6 as follows: 1.5 The Regulation 16 consultation held by West Northamptonshire Council gives residents, businesses, land owners and others an opportunity to comment on the plan before it proceeds to independent examination. Planning can be full of technical phrases and jargon, so we have also included a Glossary on page 51 to help you when reading the plan. We welcome your comments on the Regulation 16 Draft PNDP which should be	To reflect the fact that this is the referendum version.	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>made on a form which can be downloaded from the following webpage:</p> <p>West Northamptonshire Council Daventry Area Submitted Neighbourhood Plans</p> <p>Comments can be submitted by email or post and should be returned to West Northamptonshire Council by Midnight on Friday 15 October 2021.</p> <p>• Email: planningpolicy.ddc@westnorthants.gov.uk</p> <p>• In writing: Local Strategy Daventry Area, West Northamptonshire Council, Lodge Road, Daventry, NN11 4F</p> <p><u>1.5 Pitsford Parish Council submitted the draft neighbourhood plan to West Northamptonshire Council in August 2021. Following a six week consultation which closed in October 2021, an independent examiner was appointed to examine the plan against the basic conditions. The examiner's report was received in April 2022.</u></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
			<p><u>1.6 West Northamptonshire Council accepted the examiner's recommendations and agreed that the neighbourhood plan should proceed to a referendum of voters within Pitsford Parish. The date of the referendum has been set for 16 June 2022.</u></p>		
4	p22 Policy PNDP1 (para 7.19 of Examiner's report)	<p>Revise policy as follows:</p> <p>Development within the village confines of Pitsford village (Figure 3) will be supported where it meets the criteria in part C of SCLP Policy RA2 – Secondary Service Villages. In addition, and as <u>appropriate to their scale, nature and location</u> development will be</p>	N/A	To enable the policy to be applied proportionately and to bring clarity required by NPPF.	Amend policy PNDP1 in accordance with Examiner's recommendation.

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		<p>required to meet the following criteria:</p> <ul style="list-style-type: none"> a) Development within the Pitsford village confines will be expected to be of an appropriate scale relative to its role as a Secondary Service Village; b) a) It meets <u>addresses</u> a local housing need identified in the latest Pitsford Housing Needs Survey; ↵) b) It seeks to sustain and enhance designated heritage assets and their settings 			

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		<p>including (e.g. Pitsford Conservation Area, Listed Buildings and Scheduled Monuments); and</p> <p>⊕) c) It is in accordance with the design (PNDP2) and landscape (PNDP3 4) policies of the PNDP.</p>			
5	p22, para 5.2 (para 7.19 of Examiner's report)	<p>Revise para 5.2 as follows:</p> <p>5.2map, Figure 3 of the PNDP. Development outside of the confines would only be allowed in defined circumstances. <u>This</u></p>	N/A	To ensure policy is interpreted in accordance with the Local Plan.	Amend para 5.2 in accordance with Examiner's recommendation.

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		<p><u>includes the circumstances set out in policies RA2B and RA6 of the SCLP and as a rural exception site for affordable housing, in accordance with policy H3 of the WNJCS.</u></p>			
6	p22, para 5.4 (para 7.19 of Examiner's report)	<p>Revise para 5.4 as follows:</p> <p>5.4 PNDP1 also seeks to ensure that future housing needs are also considered when planning applications are made within the village confines. The latest housing needs survey for the village was published in March 2021. <u>It will retain its</u></p>	N/A	To bring clarity required by NPPF.	Amend para 5.4 in accordance with Examiner's recommendation.

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		<p><u>effectiveness for three years.</u> The Parish Council acknowledge that such reports can become out of date very quickly, but based on the most recent information needs are as follows:</p>			
7	p26, policy PNDP2 (para 7.25 of Examiner's report)	<p>Revise policy as follows:</p> <p>All new development will be expected to <u>As appropriate to their scale, nature and location development proposals should respond positively to the environmental assets of the neighbourhood area and the key local design features of</u></p>	N/A	To enable the policy to be applied proportionately and to bring clarity required by NPPF.	Amend policy PNDP2 in accordance with Examiner's recommendation.

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		<p>the village. Development will not be supported where it is of poor design that has a significant adverse impact on the character of the area and/or its surroundings. To ensure good design is achieved development should be designed to take account of, and will be assessed against, the following criteria, where relevant. The development:</p> <p>h) Does not have a severe adverse <u>unacceptable</u> effect on the safe and efficient operation of the existing transport</p>			

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		<p>and road infrastructure;</p> <p>o) Has appropriate car parking in accordance with locally adopted standards and, where possible, such parking is sited so that it is unobtrusive and does not dominate the street scene e.g. by minimising the visual impact of car parking; and</p> <p>After criterion p) add new paragraph:</p> <p><u>Development proposals which are poorly-designed and/or have an</u></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
		<p><u>unacceptable impact on the character of the area and/or its surroundings will not be supported.</u></p>			
8	p28 policy PNDP3 (para 7.28 of Examiner's report)	<p>Revise policy as follows:</p> <p><u>Development As appropriate to their scale and nature development proposals affecting the non-designated heritage assets and their settings identified below, and on the PNDP Policies Map (Non-designated Heritage Assets), should conserve those assets in a manner proportionate to their significance:</u></p>	N/A	To enable the policy to be applied proportionately.	Amend policy PNDP3 in accordance with Examiner's recommendation.

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9	p30 policy PNDP4 (para 7.33 of Examiner's report)	<p>Revise policy as follows:</p> <p>New development <u>As appropriate to their scale, nature and location development proposals</u> should conserve and enhance the landscape <u>and rural</u> character of the area by:</p> <p>Landscape matters</p> <p>a) Conserving or enhancing landscape features, such as field boundaries and settlement pattern; ↔ b) Conserving or enhancing water features (such as ponds and streams)</p>	N/A	To enable the policy to be applied proportionately and to bring clarity required by NPPF.	Amend policy PNDP4 in accordance with Examiner's recommendation

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		<p>and their setting, especially Pitsford Water. Proposals which involve the role, function and operation of Pitsford Water Reservoir, its treatment works, associated networks and supporting infrastructure are supported in principle;</p> <p>e) c) Minimising light pollution to retain and enhance the area's dark skies;</p> <p>h) d) Assessing and mitigating the impact of development on significant and important views, including those as identified in the Pitsford Conservation Area</p>			

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		<p>Appraisal and Management Plan;</p> <p>i) <u>e</u>) Creating new views and vistas, where such opportunities arise;</p> <p>ii) <u>f</u>) Retaining existing Public Rights of Way and improving access to the countryside;</p> <p>iii) <u>g</u>) Seeking to minimise the encroachment of development into visually exposed landscapes. Where development is proposed on the edge of the village it should be designed in a way that such development enhances views of the settlement edge from the surrounding</p>			

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		<p>countryside, and does not lead to inappropriate incursion into the surrounding countryside, by reason of siting, design, materials or use of landscaping;</p> <p>Trees and woodland</p> <p>h) <u>h)</u> Conserving or enhancing areas of historic local woodland;</p> <p>f) <u>i)</u> Conserving or enhancing mature trees, ancient and mature hedgerows, or where removal of such features is proposed, as a last resort, using offsetting by way of replacement planting</p>			

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		<p>of appropriate native species elsewhere on-site or within the neighbourhood area;</p> <p>g) j) Using native species in planting and landscape design to ensure that such treatment is suitable when considered within the wider local landscape, and where appropriate, provides links to existing woodland and hedgerows;</p> <p>Heritage issues</p> <p>e) k) Preserving features or remains of archaeological interest <i>in situ</i> wherever possible. Where this is justifiably not</p>			

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		<p>possible, provision should be made for recording and the production of a suitable report and archive; and by</p> <p>l) Seeking to conserve or enhance the significance of heritage assets and their settings, using appropriate styles and sustainable, locally distinctive materials.</p>			
10	p36, policy PNDP5 (para 7.44 of Examiner's report)	<p>Revise policy as follows:</p> <p>a) The following local green spaces as shown on PNDP Policies Map (East Sheet) and designated in accordance with paragraphs 99 <u>101</u></p>	N/A	To ensure that the policy is in accordance with the NPPF.	Amend policy PNDP5 in accordance with Examiner's recommendation

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		<p>and 100 <u>102</u> of the NPPF:</p> <p>PNDP5/1 – Millennium Spinney PNDP5/2 - The Square PNDP5/3 - Flagpole Green PNDP5/4 - Churchyard and green space when approaching the church PNDP5/5 - Valley area to the west of Grange Lane north of Meadow View Cottage PNDP5/6 - Reservoir Car Park PNDP5/7 – T's Wood PNDP5/8 – Jubilee Green PNDP5/9 – Grange Lane Nature Reserve</p>			

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		<p>b) Development <u>proposals of these within the designated Local Green Spaces must be consistent national planning policy for Green Belt. Will only be supported in very special circumstances.</u></p>			
11	p36, para 5.24 (para 7.44 of Examiner's report)	<p>Revise para 5.24 as follows:</p> <p>5.24.....In effect these spaces are given a very high level of protection through the planning system. <u>Policy PNDP 5 follows the matter-of-fact approach in the NPPF. In the event</u></p>	N/A	To ensure that the policy is in accordance with the NPPF.	Amend para 5.24 in accordance with Examiner's recommendation.

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		<p><u>that development proposals come 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>			
	p37, Table 1 (para 7.44 of Examiner's report)	Revise the "Demonstrably Special to a local community?" entry in respect of "6.	N/A	To restrict designated area of LGS to area that meets the	Amend Table 1 in accordance with Examiner's recommendation.

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		<p>Reservoir Car Park with views across the water" as follows:</p> <p><u>Grassed area with trees within the Reservoir car park and adjoining land which is</u> used by many residents and those from farther afield for walking, dog-walking, and other seasonal activities such as tobogganing in the winter.</p> <p>Revise the area of LGS5/6 on the Policies Map to correspond with only the grassed area in the area proposed in the Plan as LGS.</p>		requirements of the NPPF.	Amend the Policies Map in accordance with the 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
12	P42 policy PNDP7 (para 7.51 of Examiner's report)	<p>Revise policy as follows:</p> <p>A) The facilities covered by Policy PNDP7 are listed below and <u>The Plan identifies the following important community facilities.</u> They are shown on PNDP Policies Map (East Sheet and West Sheet):</p> <p><u>PNDP7/1 - Griffin Inn</u> <u>PNDP7/2 - All Saints Church</u> <u>PNDP7/3 - Village Hall</u> <u>PNDP7/4 - Brampton Halt Inn</u> <u>PNDP7/5 – Heritage Railway</u> <u>PNDP7/6 – Pitsford Primary School</u></p>	N/A	To bring clarity required by NPPF.	Amend policy PNDP7 in accordance with the Examiner's recommendation.

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		<p><u>PNDP7/7 – Pitsford School</u></p> <p>A) B) There will be a presumption in favour of the protection of community facilities including those listed in Part C. Where planning permission is required, <u>Development proposals should safeguard community facilities including those listed in Part A of the policy. Insofar as planning permission is required the</u> change of use of local community facilities will be considered against West Northamptonshire</p>			

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		<p>Joint Core Strategy Policy RC2 and Settlements and Countryside Local Plan policy CW3 in the case of public houses and retail facilities. Changes should be for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children's day nurseries), unless one of the following can be demonstrated:</p> <p>1. The proposal includes alternative provision, on a site within the</p>			

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		<p>neighbourhood area, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or</p> <p>2. Satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.</p>			

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		<p>B) <u>C)</u> Proposals that would enhance the appearance, improve access and accessibility to these facilities <u>the important community facilities listed in part A of this policy</u> will be supported when they are in accordance with other development plan policies and the policies of the PNDP.</p> <p>C) The facilities covered by Policy PNDP7 are listed below and shown on PNDP Policies Map (East Sheet and West Sheet):</p> <p>PNDP7/1 – Griffin Inn</p>			

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		<p>PNDP7/2 – All Saints Church PNDP7/3 – Village Hall PNDP7/4 – Brampton Halt Inn PNDP7/5 – Heritage Railway PNDP7/6 – Pitsford Primary School PNDP7/7 – Pitsford School</p>			
13	p46, policy PNDP9 (para 7.56 of Examiner's report)	<p>Revise policy as follows:</p> <p><u>Insofar as planning permission is required proposals to improve road safety and traffic management throughout the neighbourhood area will be supported where it will protect the form, character</u></p>	N/A	To ensure the policy reflects the fact that planning permission is not required for some highway works.	Amend policy PNDP9 in accordance with Examiner's recommendation.

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		<p>and setting of the village and the amenity of existing residents, including:</p> <p>a) Improved car parking to support the use of local services and facilities</p> <p>b) Improved public transport, cycling and footpath links from Pitsford village to the surrounding countryside and key centres</p>			
14	p48 policy PNDP10 (para 7.60 of Examiner's report)	<p>Revise policy as follows:</p> <p>Development proposals of an appropriate scale that would help to</p>	N/A	No need for a neighbourhood plan to re-state or repeat existing policies.	Amend policy PNDP10 in accordance with Examiner's recommendation.

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		<p>retain and support the growth of the neighbourhood area's existing sources of local employment will be supported when such proposals would not lead to significant adverse impact on:</p> <ul style="list-style-type: none"> a) Existing and future amenity of neighbouring uses; b) Highway safety and on-street car parking; and c) The rural character of the area. <p>Development of new employment sites and premises will be assessed against</p>			

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		<p>West Northamptonshire Joint Core Strategy Policy R2 and criteria in part C of the Daventry Settlements and Countryside Local Plan Policy RA2.</p>			
15	p60, paras 6.1, 6.2, 6.3	N/A	<p>Delete section 6 as shown:</p> <p>6.0 How to comment on this document</p> <p>6.1 The Pitsford Neighbourhood Plan has been published for consultation under Regulation 16 of the Neighbourhood Planning Regulations 2012. The Regulation 16 consultation runs from Friday 27 August to Midnight on Friday 15 October 2021.</p> <p>6.2 Following this consultation, the Plan and any representations made will be subject to independent examination. This will be carried out by a suitably qualified,</p>	To reflect the fact that this is the referendum version.	Make the suggested minor modification.

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			<p>independent person, jointly appointed by West Northamptonshire Unitary Authority and the Parish Council to consider whether the Plan meets the basic conditions and any legal and procedural requirements.</p> <p>6.3 It is likely that the independent examiner will recommend further changes, before the Plan is the subject of a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before West Northamptonshire may "make" the Plan. The PNDD will then be used to help determine planning decisions in the Pitsford neighbourhood area alongside West Northamptonshire and National Planning Policies.</p>		
16	Other Matters – General (Para 7.61 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 or technical changes	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>			
17	Other Matters – Specific (para 7.63 of examiner's report)	Other modifications to the Plan based on WNC's comments insofar as they are necessary to ensure that the Plan meets the basic conditions.	<p>Paragraph 4.8 – replace 'Northamptonshire County Council' with 'Minerals and Waste Planning Authority'</p> <p>Identify all charts, graphs and tables as 'figures' and make appropriate cross-references in the text and the policies concerned.</p>	To ensure that the NDP meets the basic conditions.	Amend as required in accordance with examiner's recommendation.

Appendix 2 – Map of Pitsford Neighbourhood Area

