

Clipston Neighbourhood Plan

Pre submission Regulation 14 consultation responses – November 2020

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
1	General		Natural England	<p>Thank you for your consultation on the above dated 08 September 2020</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>	Noted	None
2	General		Former & future potential Resident	<p>The ongoing pandemic is likely to change many work patterns and therefore housing needs, especially outside cities, may need to be adapted.</p>	<p>Thank you for this comment.</p> <p>Noted</p>	None

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				<p>The Housing Needs survey is clear that more smaller homes are needed but recent planning permissions seems to have focused on larger houses (especially true opposite Gold Street where an opportunity to provide a range of house sizes was missed. Building 2 and 3 bedroom houses does not need to detract from the character of the Village if an imaginative developer is found. A single building can be made to look very traditional and incorporate a semi-detached 2 bed, semi-detached 3 bed and a terrace 2 bed.</p> <p><i>There is evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.</i></p>	Noted. The NP seeks to address this concern by supporting smaller housing as opposed to the larger houses that would otherwise be delivered if left to the market.	None
		CC6		This needs revisiting in light of a far greater proportion of the workforce likely to be “working from home post pandemic. This is different to running home based businesses.	Noted. Policy BE5 on broadband supports home working. This policy is aimed at those who wish to adapt their home to accommodate office space.	None
	Paragraphs 8.16, 8.20 and 8.21			It is difficult to analyse the formula used to arrive at the need for 10 houses. It is suggested that the aim should be to build <u>more</u> units whilst not changing the	Para 8.19 refers to the responses to the Housing Needs Survey which indicate a need for about 10 suitable dwellings.	None

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				character of the Village. Clipston must “do its bit” to be part of a bigger, overall plan to maintain the green belt and the countryside. There are clearly areas within the Village where infill can be achieved. See immediately below.	Daventry District Council has no formal housing requirement for the Parish.	
	Appendix 5a			It is suggested the development of the following would be in keeping with the character of the Village, if the “right” architect was used; <ul style="list-style-type: none"> • B • E H2 (reduced by 50%)	Noted. The site selected was considered most suitable based on a range of factors	None
3		EN1 and ENV3	Resident	Now that the village has rejected the idea of building a new village hall at the recreation fields, perhaps the recreation fields should be included as a ‘local green space’ to be afforded special protection? Perhaps it was excluded to allow for future rebuild of the pavilion? But we would want to protect that space from being used for residential building purposes – how can we afford it that protection without removing our ability to improve the pavilion at a possible future date?	Thank you for commenting. The recreation field is recognised as an important open space but does not satisfy the requirements for designation as Local Green Space. It is afforded the appropriate level of protection given its function.	None
4	General		Northamptonshire County Council Key Services (Education, Libraries, Broadband) and Northamptonshire Fire and Rescue Service	Introduction Thank you for your letter regarding the Regulation 14 consultation on the draft of the Clipston Neighbourhood Plan 2020-2029 (the Plan). I am responding on behalf of Northamptonshire County Council Key Services (Education, Libraries, Broadband) and on behalf of	Noted	None

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				<p>Northamptonshire Fire and Rescue Service (NFRS), on which development designated in the Plan would have an impact. Other County Council service areas may respond separately.</p> <p>This response is based on the County Council's adopted Planning Obligations Framework and Guidance Document "Creating Sustainable Communities – Jan 2015". This sets out the County Council's approach to Section 106 planning obligations and sets out the level and type of contributions that would usually be expected to be provided by developers towards the cost of delivering infrastructure (provided by the County Council) that is necessary to make development viable and sustainable. A copy of the document is available to download from the Council's website: www.northamptonshire.gov.uk/managinggrowth</p> <p>The Plan builds on the housing allocations established through the adopted West Northamptonshire Joint Core Strategy which sets out the long-term vision and objectives for the whole of the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils for the plan period up to 2029, including strategic policies for steering and shaping development. It identifies specific locations for strategic new housing and employment and changes to transport</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

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				<p>infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It also helps to ensure the co-ordination and delivery of other services and related strategies.</p> <p>It is noted that the Parish is not required to contribute to the supply of new housing across Daventry District, it seeks to safeguard other more sensitive areas and to afford greater protection against inappropriate development. The Plan seeks to address current housing need (as identified through the housing needs survey 2017) by limiting development at Clipston village to 'respect the form and character of the village' whilst also ensuring to 'preserve local residential amenity' and 'protecting the integrity of local open land'.</p> <p>At the end of 2011, there was a population of around 643 with 261 households in the village, a further 14 no. additional properties were built following the census. It is also noted that following the site allocation process, one specific site has been proposed in the Plan to accommodate housing development within the village boundary, with capacity to provide around 13 no. dwellings, in addition to this, small development proposals on infill and redevelopment sites will be considered and supported if they reflect village requirements.</p>	Noted	None

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				<p>Education</p> <p>Any new housing coming forward during the Plan period may place additional pressure on the demand for and availability of school places across Early Years,</p> <p>Primary, Secondary and Sixth Form ages. As such, developer contributions (such as section 106 planning obligations if applicable) may be required to support investment in new, enhanced and/or improved infrastructure in order to effectively mitigate the impact of new development and ensure that demand for services is met to support long term sustainability.</p> <p>Such mitigations may include a requirement for planning obligations towards local education infrastructure in order to ensure there is sufficient capacity to accommodate pupil yields arising from new housing development alongside projected population growth figures arising from any increase in birth rates and inward migration.</p> <p>The County Council will work with the relevant School, the Education Funding and Skills Agency, and other partners to ensure that suitable provision is available to accommodate all existing and potential future pupils in the area, and to secure section 106 planning obligations where appropriate to support this.</p> <p>Fire and Rescue Northamptonshire Fire and Rescue Service (NFRS) has</p>	<p>Noted. Planning Obligations will be confirmed at application stage</p> <p>Noted</p>	<p>None</p> <p>None</p>

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				<p>identified that new developments and associated infrastructure within Northamptonshire equates to an increase in population as well as traffic movements. This will inevitably lead to an increase in the spread of community risk which places additional demands on Fire and Rescue Service resources to ensure safe places are maintained, consistent with national Government expectations and guidance. NFRS sets out its criteria for responding to incidents within its Standards of Operational Response (SOR). The standards outline how the Service will respond to different incident types which fall within its statutory responsibilities under the Fire and Rescue Services Act 2004. The projected collective growth of the county will impact on the Service's ability to maintain Standards of Operational Response. For example:</p> <p>1. Increased community risk from fire: It is important to note that fire and rescue service provision is made on the basis of mitigating risk. In this regard, national and local statistics show that residential properties pose the highest risk to life from fire related incidents. Initial target attendance times for life risk incidents have been agreed at 8 minutes from time of call to arrival at scene on 75% of occasions, and it is this target that the county needs to maintain going forward.</p> <p>2. Increased community risk from road traffic collisions (RTC): Under the Fire and Rescue Services Act 2004, Northamptonshire Fire and Rescue</p>		

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				<p>Service have a statutory responsibility to respond to Road Traffic Collisions (RTCs).</p> <p>The impact of growth on NFRS is not limited to that within actual residential and commercial developments. Additional growth will create an increase in vehicles and traffic movements that will lead to an increase in risk and activity for the Service.</p> <p>Coupled with an increase in linear growth the Service will need to implement resources accordingly to ensure response standards to RTCs are maintained. The demands on fire and rescue resources as a result of collective growth manifest themselves in a variety of forms, dependent on the scale and nature of the proposed development, including the need for the Service to:</p> <ul style="list-style-type: none"> • introduce new types of fleet (e.g. smaller 'rapid response' initial intervention vehicles); • add new bays to existing fire stations to accommodate additional vehicles; • relocate or provide new response facilities (e.g. fire stations); • introduce new types of equipment; • reduce risk and demand through the provision of fire suppression systems (sprinklers) in appropriate developments <p>Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards Fire and Rescue service buildings and equipment will be</p>		

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				<p>required through s106 planning obligations. The county council will work with developers, the local planning authority and Northamptonshire Fire and Rescue to respond on site specific requirements as new planning applications come forward, and to identify opportunities for strategic infrastructure improvements to meet growing demand.</p> <p>Libraries Where a new major development will generate additional need and library space requirement, the County Council requires contributions towards the costs of providing new, extended and/or improved library facilities to support the delivery of growth and to ensure that established national and local levels of service delivery can be maintained.</p> <p>The County Council has adopted the National Library Tariff formula produced by the Museums Libraries and Archives Council (MLA). This includes:</p> <ul style="list-style-type: none"> • A minimum standard of 30 sq metres of new library space per 1,000 Population. • A construction and initial equipment cost on a per sq metre basis (adjusted to reflect Northamptonshire building costs), based on BCIS building costs for public libraries. <p>Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards Library facilities, services, buildings and equipment will be required through s106 planning</p>	Noted	None

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				<p>obligations. The county council will work with developers, the local planning authority and the Library service to respond on site specific requirements as new planning applications come forward, and to identify opportunities for strategic infrastructure improvements to meet growing demand.</p> <p>Broadband The vision for the county to be at the leading edge of the global digital economy. To meet this challenge we've set an ambitious target of 40% full fibre connectivity across the county by December 2023. To deliver on this, it is essential that new developments (both housing and commercial) are served by high quality full fibre networks. Access to the speeds, 1 gbps or faster, delivered by this technology will bring a multitude of opportunities, savings and benefits. It also adds value to the development and is a major selling point for potential residents and occupiers.</p> <p>In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable full fibre connectivity for all new developments. To help developers, some fibre based broadband network providers such as Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help. There are also a variety of other suppliers</p>	<p>Noted. The NP has a policy (BE5) which addresses this issue.</p>	None

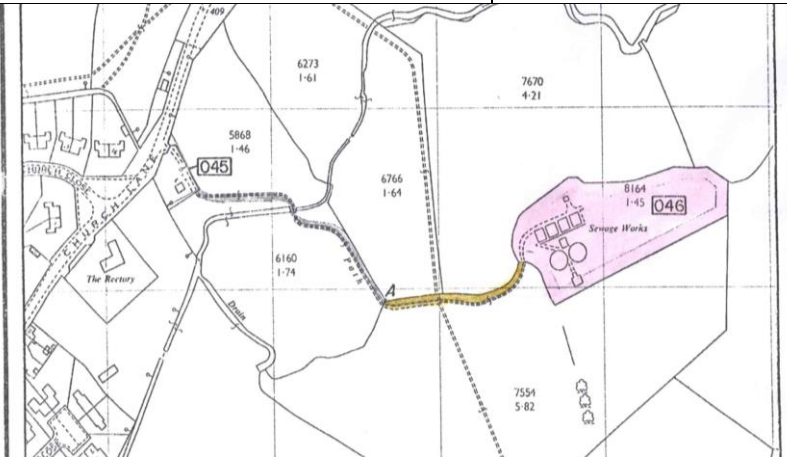
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				<p>operating in the area such as: Gigaclear, CityFibre and Glide. Further details of each of these as well as others can be found at the below web address: http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecomsproviders.aspx Early registration of development sites is key to making sure the people moving into your developments get a full fibre broadband service when they move in. More information can be found in the links below: BT Openreach: https://www.ournetwork.openreach.co.uk/property-development.aspx Virgin Media: http://www.virginmedia.com/lightning/network-expansion/propertydevelopers It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts. These documents can be found at: http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm For further information on the project please visit www.superfastnorthamptonshire.net Email us at: bigidea@northamptonshire.gov.uk</p> <p>In terms of other infrastructure requirements for which the County</p>		

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				Council has a statutory responsibility, such as Highways, S106 obligations for these would be handled directly by their respective areas within the Council. I would therefore suggest it may also be useful to liaise with these departments directly to ascertain any requirements over and above those mentioned here. I hope that the above information is helpful; of course please be aware that the comments provided may be subject to change as a result of future updates to the adopted s106 Planning obligation framework, in line with any changes to County or National planning policy or legislation. Please don't hesitate to contact me should you have any queries or require any additional information or clarifications		
5	General		National Grid	It has no record of any National Grid electricity and gas transmission assets within the Neighbourhood Plan area. No adverse comments on the draft Neighbourhood Plan	Noted	None
6	General		Resident	I am curious to know if any comments made about the neighbourhood development plan, as part of the consultation period that is currently ongoing, will be made available to the public for viewing, and if so, could you please point me in the direction of these?	Thank you for this comment. All responses will be made available once the NP has been submitted to Daventry District Council.	None
7		CC1	Anglian Water Services Limited	The policy as drafted requires development proposals within the area indicated in Figure 2 [on the Neighbourhood Plan] to demonstrate that	Policy CC1 relates to the areas coloured purple in figure 2.	None

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				<p>the benefits outweigh any climate change impacts</p> <p>We would ask that Policy CC1 is consistent with the requirements of national planning policy in respect of the application of the sequential and exception tests for flood risk. For example there are some uses which are identified as being acceptable within Flood Zones 3a and 3b. Whereas for all other uses the expectation is that development proposals would have to satisfy both parts of exception test which includes wider sustainability benefits which outweigh flood risk.</p> <p>Further information on this topic can be found at the following address:</p> <p><u>https://www.gov.uk/guidance/flood-risk-and-coastal-change#Sequential-Test-to-Local-Plan</u></p>	<p>The issue of the sequential test is addressed in criterion a) in policy CC2 which requires an alternative site to be found if a proposed location for development is susceptible to flooding from rivers or surface water.</p> <p>We will strengthen the supporting text and Policy CC1 criterion to refer to the sequential test.</p>	Change to be made as indicated.
		CC2		<p>Reference is made to the use of sustainable surface drainage systems (SuDS) for all housing and employment development proposals.</p> <p>Anglian Water support the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS) so as not to increase flood risk and to reduce flood risk where possible. The use of SuDS would help to reduce the risk of surface water and sewer flooding.</p>	Noted	None

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		HBE1		<p>We note that Policy HBE1 as drafted states that development in the open countryside will be carefully controlled in line with local and strategic plan policies.</p> <p>Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas. We would ask that the infrastructure provided by Anglian Water for our customers is considered to be an exceptional use for the purposes of this policy.</p>	<p>Noted. 'Exceptional circumstances' will be determined by the Local Planning Authority at Planning Application stage.</p> <p>Daventry Settlements and Countryside Part 2 LP policy RA5 does not include this type of development as an exception. Note that NDP policy CC1(b) references this issue.</p>	None
		HBE2		<p>We have no objection to the principle of residential development on this [residential allocated] site.</p>	Noted	None
		HBE4		<p>Point m: we welcome reference made to development proposals meeting high standards of water efficiency.</p> <p>Point n: reference is made to the use of sustainable surface drainage systems (SuDS) where appropriate.</p> <p>We would suggest that Policy HBE4 be amended for consistency with Policy CC2 and that SuDs is the preferred method of surface water management by being positively phrased.</p> <p>It is therefore suggested that Policy HBE4 is amended as follows:</p> <p>n) should incorporate, wherever possible appropriate, robust sustainable drainage systems with maintenance regimes to minimise vulnerability to</p>	<p>Noted</p> <p>Agreed</p>	<p>None</p> <p>Change to be made as indicated.</p>

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				flooding and to mitigate climate change driven flooding.		
		EN7		<p>Reference is made to development proposals not damaging or preventing wildlife connectivity within the area identified in Figure 14 of the Neighbourhood Plan.</p> <p>The proposed area identified as wildlife sites includes Clipston Water Recycling Centre (formerly sewage treatment works) in Anglian Water's ownership. Anglian Water as a statutory undertaker to provide wastewater services to our customers in its area of responsibility. Clipston Water Recycling Centres located off Church Lane is an essential sewage treatment facility which serves the Clipston catchment.</p> <p>We would therefore ask that the land in Anglian Water's ownership as shown on the below plan [NS 049, 050] is not included within the area identified as 'Biodiversity sites for which the corridor provides connectivity'.</p>	<p>We would prefer to keep the site in the area in question.</p> <p>Clipston CWRP is (as are other such rurally located facilities) as a matter of fact an area of locally higher biodiversity value, and it does contribute to connectivity as described. Mapping it as such is not intended to preclude essential development – see the conditional approach of NDP policy ENV7 – while in this particular case updating the CWRP might minimally reduce biodiversity but would not be expected to disrupt the corridor.</p>	None

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8	Appendix 8	ENV2 or ENV [5]	Historic England	<p>Thank you for your email of the 8th September consulting us on your neighbourhood plan. Further to our previous correspondence, the proposed allocation site D2 lies adjacent to the scheduled monument of Clipston Medieval Settlement (National Heritage List for England 1418334) and contains non-designated ridge and furrow remains (evidenced through available LiDAR data and Google Earth imagery) that relate, and make a positive contribution to the significance of the scheduled monument. This needs to be reflected in the supporting evidence, but the Environmental Inventory for this site scores history as 0. However as the site contains ridge and furrow (that also contributes to the setting of the scheduled monument) the scoring in our opinion should be 3-4 based on the method employed. In addition, with the presence of ridge and furrow the allocation is not in</p>	<p>As a result of Historic England recommending that a SEA was undertaken because of concerns raised over the location of the proposed development site, a full environmental survey was prepared and all the recommendations incorporated into the NP.</p> <p>We consider therefore that all of the issues raised by Historic England have been addressed through the independent SEA process</p> <p>However, we will amend the score to 3 and review the R&F impact within the Environmental Inventory, amending figures where appropriate.</p>	<p>Policy ENV2 will be changed to say '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 the site, and they are locally valued. Development proposals, or changes of use requiring planning permission, will be required to demonstrate that the development's local value outweighs the environmental significance of the site or feature.'</p> <p>ENV 5 will be changed to say 'The areas of ridge and furrow earthworks mapped above (Figure 11.2), if not already designated as Scheduled</p>

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				accordance with policies ENV2 (page 43) or ENV [5] (page 52). We therefore advise that the allocation is currently unsound	<p>We disagree that the allocation is unsound and that it is 'not in accordance with policies ENV2 and ENV5.</p> <p>Both policies require the benefit of development to be judged against the site's environmental significance. It is judged that the mitigation provided through the conditions attached to development ensures that the benefit of development outweighs the harm caused.</p> <p>We will amend each policy to reinforce this.</p>	Monument, are recorded here as non-designated heritage assets. 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'.
	Paragraphs 9.16 and 9.28. Appendices 5a) and 8			We recommend that the mapping of ridge and furrow in figure 8.1 and 11.2 is modified to include this field unit and that the environmental inventory scoring and site allocation assessments are adjusted accordingly to reflect the significance of these features. The selection of this site as the preferred allocation will then need to be re-considered in light of these adjustments and if it remains the preferred allocation will need to be justified in relation to national, local and neighbourhood plan policies in the usual way.	Noted. The scoring system will be amended accordingly as will the figures.	Change to be made as indicated.
9		CC1; CC2; CC3; CC4; CC5; CC6; CC7	Resident	I fully endorse all the Policies relating to Climate Change – CC1; CC2; CC3; CC4; CC5; CC6; CC7	<p>Thank you for making these comments.</p> <p>Noted</p>	None

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		ENV1; ENV2; ENV3; ENV4; ENV5; ENV6; ENV7; ENV8		I also fully support all the Environmental Policies – ENV1; ENV2; ENV3; ENV4; ENV5; ENV6; ENV7; ENV8	Noted	None
		CF1; CF2; BE1; BE2; BE3; BE4; BE5.		I am also content with the Policies that relate to the community – CF1; CF2; BE1; BE2; BE3; BE4; BE5.	Noted	None
		HBE1		<p>I do not disagree with the overall findings and recommendations of the Housing Policies but do find them slightly confusing and confused.</p> <p>In particular the definition of the “village confines” (HBE1) appears very strange, to the point of nonsensical. I am aware that this definition was one that was, in a sense, “inherited” from previous work but as it stands, whilst it might make sense to some, it is certainly not “common-sense” and makes no sense whatsoever to me!</p> <p>I especially find it hard to understand why the Plan indicates no development “within” the Village confines and only recommends housing “outside” of the Village confines whereas the Open Day and other consultation events highlighted other plots suitable for development.</p>	<p>Noted.</p> <p>The Village Confines are, as you say, based on those prepared by Daventry District Council.</p> <p>There may be a misunderstanding about development. Policy HBE1 says that development within the Village Confines will be supported, whilst it says that development outside the Village Confines will be carefully controlled.</p> <p>The sites that were put forward for development were all located outside of the confines</p>	None

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		HBE2		Whilst personally I am in favour of additional housing in the village, especially of an “affordable” nature I do have some qualms about the proposal for a single development of 10 units in one single block as opposed to maybe 5 or 6 of those units being spread around the village. Putting these 10 units in one block, especially so close to Marecroft, risks creating a separate small community.	Noted. The site was selected following a comprehensive process and assessment of all available options. The results of those assessments are contained in Appendix 5a.	None
		HBE3		I am also confused as to why, in the section relating to “windfall” development, they are specifically restricted to those within the “village confines”yet HBE1 suggests that development there can occur if “carefully controlled” according to the Executive Summary?	The NP supports development proposals within the Village Confines where they meet the NP policies. This is the favoured general location for future development and is considered most sustainable. National planning policies allow development in open countryside only in specific circumstances – such as for affordable housing or accommodation for farmworkers.	None
	General			<i>NB These comments are in no way intended to be a criticism of those who wrote these policies as I recognise they had an unenviable task that they undertook with complete integrity.</i>	Thank you – comment noted.	None
10	General		Great Oxendon Parish Council	> I ... wanted to respond formally to your neighbourhood plan consultation. The GO Parish council have reviewed your draft plan and found it to be very detailed and well-presented with nothing contentious in it! In fact they felt that it offers guidance as	Noted	None

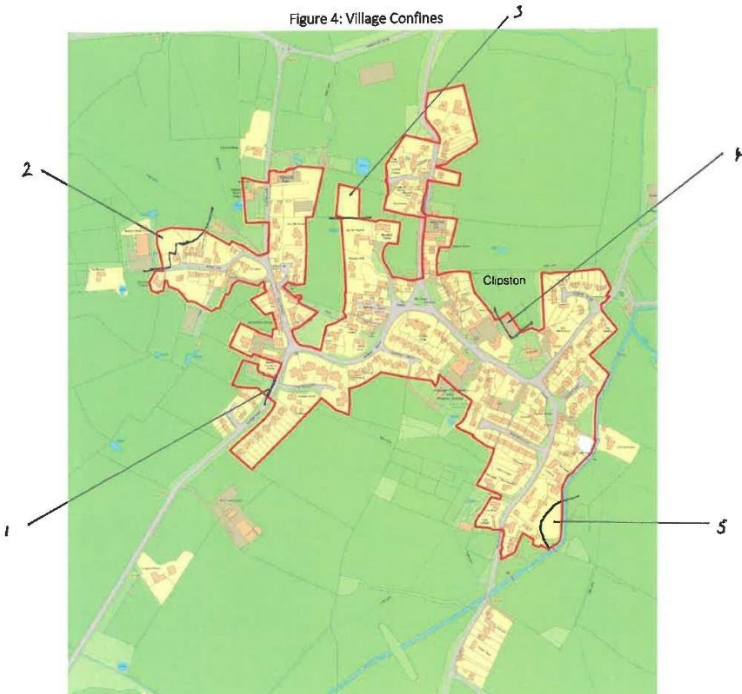
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				they consider their own neighbourhood plan.		
11		HBE1	Resident	<p>We fully support that the NP has allocated a single site for residential development to help safeguard other more sensitive areas and to afford greater protection against inappropriate development.</p> <p>Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other NP policies), i.e. within the village confines, and where development will be carefully controlled (i.e. outside the village confines).</p>	<p>Thank you for making comment.</p> <p>Noted</p>	None
		ENV1		We would like to see the area of green space located at the south east end of Gold Street included in this designation. It contains not only a wide variety of wildlife but also a number of mature trees which benefit from tree preservation orders.	The site in question does not meet the criteria for designation as Local Green Space. It is recognised in the NP as an Important Open Space (Site R).	None
12	General		Daventry District Council	<p>Thank you for providing Daventry District Council with the opportunity to comment on the draft Pre-submission Neighbourhood Plan for Clipston. Please note that this is an officer response, incorporating responses from colleagues in Planning Policy, Conservation, Heritage and Development Management. Our comments are as follows:</p> <p>On a whole It is a clearly laid out and well-ordered neighbourhood plan. There are a number of policies with supporting text and a number of maps and figures to help illustrate the content of the plan. Due to</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

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				<p>the proximity of the village to the scheduled monument that encompasses it, a full SEA was undertaken.</p> <p>It is not clear how the findings of the SEA have been taken into account into the development of the plan and further reference to the scheduled monument should be made specifically within the allocation policy and heritage policy. Recommended changes to specific policies to reflect this are identified further on in this response.</p> <p><u>General comments</u></p> <p>A conservation area for Clipston is currently being proposed and a draft conservation area appraisal and management plan is being consulted on. Depending on the timescales, and possibly more appropriate for the next version of the plan (Regulation 16) a reference to the emerging conservation area should be made, particularly within the heritage and design policies as well as any updating of maps and their designations.</p> <p>Regarding the policies generally, consideration should be given to how they are written. Policies should be positively worded as per the advice of NPPF. The use of 'must' and 'encourage' within same policy eg.CC4 (h) should be avoided – it should be one or the other. The repetition of policies should also be avoided to</p>	<p>There were no formal recommendations to change the Plan following the issue of the SEA.</p> <p>The reference to the scheduled monument will be strengthened following regulation 14.</p> <p>We can make this change as required bearing in mind its current status</p> <p>Noted</p>	<p>None</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>None</p>

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				ensure that there isn't a conflict between policies. Where suggested wording additions have been proposed these have been <u>underlined</u> and deletions have been struck through .		
	Paragraph 3.3			Should the vision also recognise the village's architecture and historic character and local distinctiveness?	The Vision was agreed through community consultation and we will retain it as is.	None
	Paragraph 5.5			The scheduled monument, that encompasses the village should be introduced here.	Agreed	Change to be made as indicated.
		CC1		It is not clear how part (a) would expected to be demonstrated. Add in some commentary in the supporting text. (b) include additional wording “ <u>provided doesn't harm the character or setting of the village</u> ”. Clarity is needed on whether this applies to all development, would this include householder applications?	We will add in a paragraph to explain that it will be up to the applicant to demonstrate how the benefit outweighs the harm. Agreed It will apply to all development that could impact on flooding. This is why it says 'where appropriate'.	Change to be made as indicated. Change to be made as indicated. None
		CC2		Make sure this policy doesn't conflict with NPPF, WNJCS and LLP2 Locally distinctive, it would be useful to include more on surface water drainage and other design considerations	Noted. We are confident it is compliant. Surface water drainage is covered in the policy. Other design considerations relating to sustainable design and construction are covered in policy HBE4	None None
		CC3		Delete reference to 'suitably located' within policy and place in supporting text.	We will move 'suitably located' to the supporting text and add 'and their habitats' to criterion d.	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				Include more in the supporting text about 'sensitivity of landscape' (d) protected species <u>'and their habitats'</u> (e) delete - not planning issue	The issue of distance to residential properties is an accepted NP policy and has featured in at least 2 NPs (Quorn and Ashover).	None
		CC4		(f) Reference West Northants Joint Core Strategy	Noted. The wording within CC4 is defined within the glossary in these terms.	None
		CC5		A reference should be included to consider siting to avoid harm to village character or impact on heritage assets. Replace 7KW with " <u>current best practice</u> "	Agreed The policy already says '7KW (or current best practice) which is considered to be clearer.	Change to be made as indicated. None
		CC6		The policy may be too prescriptive and would largely fall under permitted development rights. To be more effective it may be useful to separate out the policy what relates to in terms of 'use' and 'design'. (b) and (c) these should 'or' should be replaced with 'and'.	The policy is not considered to be too prescriptive and it is understood that it does potentially cover some permitted development rights but these can only be confirmed on an individual basis. We will amend 'or' to 'and' as suggested	Change to be made as indicated.
		CC7		Include following additional wording to ensure that footpath: " <u>doesn't harm the character or setting of the village</u> " LPP2 ST1, (Strategic Policy Appendix F) The policy and supporting text could include reference to avoiding suburban treatments, or excessive widening of footpaths, as well as protecting hedgerows. Consideration should also be	Agreed	Change to be made as indicated. Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				given to signage and make sure its sympathetic to the character, especially when entering the village so the rural character isn't lost.	Agreed . We will add this to the Tourism Policy BE4	
	Paragraph 8.11 Village Confines			<p>A number of changes to be made to ensure it aligns with the advice in Table 3 (Pg.35) Settlements and Countryside Local Plan Part 2.</p> <p>An up to date base map should also be used.</p> <p>See below map.</p>	<p>We have drawn the red line boundary to incorporate all land which relates to the built form, including gardens, but excluding land which relates more to the countryside, such as paddocks.</p> <p>In relation to site 1, this is a site with planning permission where houses are under construction. Site 4 is the Clipston Court tennis court and is clearly associated with the dwelling. Sites 2, 3 and 5 are gardens and clearly separated from the adjoining countryside.</p> <p>We have decided to retain the boundary as it is.</p>	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
<p style="text-align: center;">Figure 4: Village Confines</p> 						
		HBE1		<p>Include a cross reference to LPP2 Policy RA3 Note: RA3 will guide development that is outside but adjacent to the confines Delete 'strategic'</p> <p>Create a separate sport and recreation policy.</p>	<p>It is not felt necessary to cross-reference to each LP policy. The word 'strategic' is necessary because the NP will cover non-strategic policies. Strategic policies take precedence.</p> <p>On reflection, reference to sport and recreation will be removed from Policy HBE1</p>	<p>None</p> <p>Change to be made as indicated.</p>
		HBE2		<p>The proximity of the allocated site to the scheduled monument should be clearly referenced within this policy. Appropriate measures should be taken to ensure the setting of the designated heritage asset is</p>	<p>We will strengthen the policy in light of these comments and responses to the SEA.</p>	<p>Changes to be made as indicated.</p>

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>enhanced when plans for the design, layout and landscaping of the site are formulated. This should be reflected within both the policy and the supporting text (or cross referenced to the relevant section in the plan).</p> <p>Consideration should be given to the contribution that the rural and historic character of the land makes to the setting of the scheduled monument</p> <p>Site D2 also has within it ridge and furrow earthworks (non designated heritage assets) which have not been clearly referenced within the policy or supporting text. These contribute to the setting, context and understanding of the medieval field pattern and settlement of Clipston.</p> <p>See below for suggested changes to Policy HBE2</p>	<p>c) this is agreed save for the words 'open space and' to be removed</p> <p>f) is important locally and has been agreed with the landowner. The NP is seeking smaller houses and this criterion helps ensure this. Keep as is.</p> <p>h) 2.5 storeys was agreed with the landowner and will not increase the overall height of the dwelling significantly – dwellings close by are 2.5 storeys so this is in keeping – keep as is.</p> <p>g) to ensure it corresponds with the local plan we accept the change subject to replacing the word 'accessibility' with 'housing'</p> <p>j) we will seek to avoid landscaping to south-east adjoining Marecroft to integrate with the existing dwellings.</p> <p>In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.</p> <p>Other changes accepted.</p>	

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
<p>Policy HBE2 RESIDENTIAL SITE ALLOCATION – 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). 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 identified local needs as determined by the District Council Housing Survey, the Plan Consultation Exercises (if applicable) or future evidence of housing need the most up to date housing needs survey or housing needs assessment;</p> <p>b) <u>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.</u></p> <p>c) <u>Incorporate sufficient open space and landscaping along the south-western boundary to minimise the effects on the setting and significance of the scheduled monument</u></p> <p>d) <u>Be sympathetically and sensitively designed to mitigate the impact on the setting of the scheduled monument;</u></p> <p>e) All of the affordable dwellings will be constructed at least to the National Spaces Standards;</p> <p>f) None of the three bedroomed market value dwellings shall be larger than 150sq.m (excluding the garage) and none of the four bedroomed market value dwellings shall be larger than 180 sq.m (excluding the garage);</p> <p>g) <u>2 of the market value dwellings will be built to a minimum of building regulations M4(2) accessible and adaptable; Built to the accessibility standards as set out in Policy HO8 (c) of the local plan;</u></p> <p>h) No properties shall be higher than two and half storeys;</p> <p>i) 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;</p> <p>j) A natural landscaping scheme, shall be planted along the south western and north eastern western all boundaries of the development site to maintain a rural aspect and ensure the development is sympathetic to neighbouring residents; and</p> <p>k) No development shall take place within the area indicated until the applicant or their agent or successors title has secured the implementation of a programme of archaeological work in accordance with written scheme of investigation to be submitted by the applicant and approved in writing by the local planning authority.</p>						
				<p>The suggested re-order of the policy is to demonstrate the importance of the scheduled monument and to reflect the SEA. Other suggested amendments are to ensure there is an appropriate cross reference to the local plan and to ensure future proofing of the policy.</p> <p>‘2.5 storeys’ should only be included if supported by evidence.</p> <p>Some elements are already covered by part 2 local plan policies and don’t need to be repeated e.g. space standards.</p>	<p>We will only cross reference if necessary</p> <p>Dwellings close by are 2.5 storeys.</p> <p>Space standards agreed</p>	<p>None</p> <p>Change to be made as indicated.</p>

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				A reference to the TPO trees next to the site has also been omitted.	The TPO does not encroach into the allocated site.	None
		HBE3		Would this sit better with Policy HBE1 as it provides clarity of development within the confines. Part (e) Include a reference to <u>'significance'</u> of the character and setting Part (h) Delete as too prescriptive and replace with a criteria that relates to scale of any proposal	We prefer keeping the policies separate ...don't agree with the deletion of h) or the need to include 'significance ...'	None
	Paragraph 8.37			Need to ensure that the examples are consistent with the VDS and highlight the elements that are good examples that would be replicated in the village	Noted. We think that the examples shown demonstrate the style of development which will be supported.	None
		HBE4		See below for suggested changes to Policy HBE4		

POLICY HBE4: DESIGN STANDARDS – Development proposals will demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of Clipston and the Parish.

Development proposals should have regard to the following design principles: ~~where appropriate and proportionate to the development~~

- a) To enhance and reinforce 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 site and the building~~ or the proposed development, including building heights ~~extension fit in~~ sympathetic to ~~with~~ the immediate surrounding area. ~~Specifically Development should be no more than 2.5 storeys in height;~~
- b) ~~Not to disrupt the visual amenities of the street scene and existing buildings, not to impact negatively on any significant wider landscape views nor to detract from the views in and out of the village. Development should have no adverse effect on local green spaces, site of environmental significance, important open spaces, buildings and structures of local significance, or historic ridge and furrow sites;~~
- c) ~~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;~~
- d) Building materials and design, including rooflines, fenestrations and street furniture (for example Curb stones), should be consistent with, and complement, the design and character of the surrounding area;
- e) ~~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;~~
- f) 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;

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>g) Consideration should be given to how the design meets accessibility standards and how provision about the minimum statutory requirements can be achieved;</p> <p>h) Detailed consideration of both vehicular and pedestrian access and the provision of sufficient off road parking and storage for bicycles and other outdoor equipment. Where possible, 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 of 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> <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 and material 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. Both on-street lighting and exterior lighting on building need to be appropriate and sympathetic to the context and consistent with the density and outut of 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> <p>l) Should protect existing flora where possible (such as retaining mature trees and protecting roots) and enhance biodiversity, including design to preserve habitats for wildlife and protected species (for example the use of hedging and provision of birdboxes)</p> <p>m) Should incorporate, where appropriate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon technology</p> <p>n) Should incorporate, where appropriate, robust sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and to mitigate climate change driven flooding</p>		
				<p>Quite a wordy policy, many of the criteria content should be in the supporting text, including anything in brackets within a criteria e.g. criteria j.</p> <p>Need to clarify the reference to Clipston's Village Design Statement (VDS) - 'an update' is it replacing the VDS?</p> <p>Inclusion of '2.5 storeys' can only occur if supported by evidence.</p> <p>Repetition in this policy of other policies, suggested deletion of criteria b, c, e, i. m and n.</p>	<p>The VDS is to be retained. We will clarify to say that any conflict between the VDS and the NP will be resolved in favour of the NP.</p> <p>Dwellings close by are 2.5 storeys.</p> <p>We will ensure that any duplication is addressed whilst taking into account other valid comments.</p>	<p>Change to be made as indicated</p> <p>None</p> <p>Change to be made as indicated.</p>

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>There is conflict between Policy HBE2 and HBE4 (b) as this requires there is no adverse effect on historic ridge and furrow, but ridge and furrow is found within the proposed allocation.</p> <p>Criteria f and d could be combined</p> <p>Delete criteria g, as accessibility standards are covered by Local Plan policy HO8</p> <p>Criteria (h) This criteria needs to be rewritten as it refers to both access and boundary treatment. These should be separated out into 2 separate criteria, these could be soft and hard landscaping. Much of the content of it should be included as supporting text.</p> <p>Criteria j, second sentence should be placed in supporting text.</p>	<p>In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.</p> <p>There is sufficient content we believe to retain as separate criteria, however we have combined f and c</p> <p>The criterion requires proposals to demonstrate compliance and should be retained.</p> <p>Agreed with regard to the criteria being split.</p> <p>Disagree. Light pollution being minimised is a policy issue</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated</p> <p>None</p> <p>Change to be made as indicated</p> <p>None</p>
	Paragraph 9.6			<p>Consideration should be given to the final sentence of the para and the plan in the context of heritage assets. It states that 'the plan directs new development to places where this important heritage will not be adversely affected' however the ridge and furrow earthworks on the allocation site would be lost.</p>	<p>Agreed – we will delete the sentence</p>	<p>Change to be made as indicated.</p>
	Paragraph 9.10			<p>Erroneous reference to Leicestershire and Rutland Historic Records. Reference should be made to Northamptonshire.</p>	<p>Agreed</p>	<p>Change to be made as indicated</p>

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
		ENV1		Haddon Fields should be removed as a local green space. It is not considered to meet the test set out in NPPF for local green space, as it is an extensive tract of land. It is identified in ENV 2 as ridge and furrow and as a local wildlife site. It could be included within ENV 3 as an important open space.	<p>We disagree. Sites of a much larger scale than Haddon Fields and in similarly sized villages have passed examination (See Broughton and Old Dalby NP where a field over 18ha was agreed at Old Dalby)</p> <p>The field is 12.20ha and is a single coherent area with the same NPPF criteria/characteristics throughout, under single ownership and community management.</p> <p>LGS is a more powerful form of protection than env 2 or env 3 offers and is more appropriate.</p>	None
		ENV2		<p>This should be expanded to include any information regarding any impact on the scheduled monument and its setting and proposed mitigation.</p> <p>It should also acknowledge the national importance of a scheduled monument.</p> <p>It should include understanding of its significance particularly locally and its contribution it makes and this should inform any change that may occur.</p> <p>Should this policy include 'historical or heritage' significance as well as or instead of 'environmental'</p>	<p>The policy covers the scheduled monument, as the text on page 43 makes clear.</p> <p>The SM is shown in figure 8.1 for completeness and to provide context for the other historic environment sites covered by policy ENV2. Its protection, however, is through the statutory legislation – this includes consideration of its setting.</p> <p>The policy makes clear that it covers 'natural/historical' significance.</p> <p>We will change the policy to say 'national/local significance'</p>	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
		ENV3		The local green space needs to be removed from this policy as ENV 3 can not apply to site A and V as it creates a conflict with Policy ENV1.	If the LGS sites are approved by the examiner, they can be removed from this policy. We will clarify this in the narrative Haddon Fields to be added to ENV 3 to ensure protection in the event that it is not accepted as a LGS.	Change to be made as indicated.
		ENV4		Cross reference to Conservation Area Appraisal. No.9 include following “(this sites within the curtilage of The Chestnuts Grade II*)	Supporting text changed Agreed	Change to be made as indicated.
		ENV5		Suggest that this policy is combined with Policy ENV4 Need to consider further the archaeological significance, including the value, character, the condition, contribution to the setting to the scheduled monument as well as harm and potential mitigation. The earthworks within D2 and the fields immediately to its northeast are not included in Figure 11.2. Ensure that this policy is not in conflict with the allocation. (See comment on Appendix 8).	Although both policies are aimed at protecting NDHAs, these topics have been covered separately, because individual buildings, whose local significance has been identified by the community, have a different policy wording than that for ridge and furrow, a self-identifying landscape-scale feature. Fig. 11.2 to be corrected. The field to the NE of D2 is under construction and therefore no R&F now exists. Development permitted by DDC on this site.	Change to be made as indicated.
		ENV6		Notable trees, should these be subject to a tree preservation order if they considered to be notable. The policy could be expanded in how they could be incorporated within or on going management as part of development or include a reference to replacement trees if appropriate.	The Community Action immediately above the policy states that efforts will be made to recommend these trees for TPOs. It is not considered that on-going management issues are appropriate NP policies. Offering	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
					the potential for replacement trees if felled would be inconsistent with the policy.	
	Paragraph 9.33.5			Acknowledge the contribution to the character of the village hedgerows make, particularly those roadside as you enter the village. Reference should also be include to maintain and enhance hedgerows.	Paragraphs 8.1 and 9.7 reference the importance of hedgerows to the character of the village.	None
		ENV7		Include a reference to biodiversity net gain. Opportunities should be taken to enhance but ensure that appropriate species are encouraged.	Agreed	Change to be made as indicated.
		ENV 8		Not significantly harm' Clarity needed, this suggests that some harm can be allowed. It would useful to include in the supporting text what is special about these views and what needs to be retained. 'Treatment of views' would need to be included within the local requirements for it to be referenced here. It is not currently. Cross ref to the Conservation Area Appraisal and Management Plan	This is intentional – views cannot prevent all development (which always affects someone's view) – this would be too restrictive Will replace 'Proposals should include individual treatment of view design statements relating to Important views' with 'development proposals should include appropriate mitigation measures to reduce any unacceptable impacts that would arise from the proposed development'.	Change to be made as indicated.
		CF1		Repeats CW3 policies in the LPP2 and RC2, it would be helpful to include additional detail eg 12 months marketing?	The difference with the LP Policy is that it lists the facilities and assets to be covered by the policy.	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
		CF2		This policy should be amended to ensure that it is positively worded. Reference to fumes / smell should be omitted as these are not planning matters.	The policy is positively worded – it supports development subject to stated conditions. Fumes and smell have featured in similar NP policies elsewhere (see Kibworth; Hungarton; Great Bowden; Broughton and Old Dalby; Sileby etc). It helps safeguard residential amenity.	None
		TRS1		Within the policy use either ‘must’ or ‘where appropriate’ not both. f) need to consider impact on Conservation Area and that measures are sympathetically designed?	It is considered that the phrase ‘must, where appropriate ...’ is the correct terminology and reflects the fact that some development will not generate additional traffic. Where it does, it must follow the policy.	None
		BE1		Need to consider how this relates to both the community facilities policy and Permitted Development Delete reference to ‘future potential development’	The policy does not cover permitted development. The policy stands on its own. Agree to delete ‘future potential employment opportunities’	None None Change to be made as indicated.
		BE2		Criteria d) ‘generally’ - delete Criteria f) repetition – delete Criteria h) need expansion on what this means in the supporting information, otherwise delete	Agreed We think it is important to keep this in the policy as it relates to business development Add a statement about the need for business development to be in keeping with adjacent buildings in terms of scale, mass and density.	Change to be made as indicated. None Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
		BE3		Need supporting information about what is 'appropriate' Should include a reference to scale within the policy	We disagree. This is up to the applicant to determine. It is not appropriate to be too prescriptive.	None
		BE4		This policy repeats Policy BE2 criteria (a). Consider combining this policy with BE2 Ensure no conflict with R2 of WNJCS Include Criteria BE3 (c) within this policy Tourism in terms of heritage should also be considered, how better to reveal heritage assets that improves a better understanding of them?	We would prefer to keep them separate as they address different issues. We will add criteria c) of Policy BE3 to the conditions. Tourism for heritage purposes is generally supported elsewhere in the NP	None Change to be made as indicated. None
		BE5		Masts and cables are covered by Permitted Development. Need to consider whether this policy is necessary or place within community actions.	The reference to masts has passed examination in other NPs (see Colston Bassett; Ryton on Dunsmore). We will retain the policy as it helps shape development locally.	None
	Chapter12 (Monitor and Review)			Good practice suggests that consideration of a review every 3 years of a 'made' neighbourhood plan. DDC have produced a Neighbourhood Plan Review Toolkit to assist with this process. A reference to this could be made here.	The section proposes a more flexible review process based on any changes to the planning system.	None
	Policies Map			The plan should include one policy map that brings together the policy allocations that the neighbourhood plan designates. This should include the village confines, the local green spaces, the residential allocation and important views. Where appropriate other designations could be	We will include a Policies map which contains the Village Confines, residential allocation and Local Green Spaces.	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				included in this, such as the extent of Scheduled Monument to give the allocations a wider context. Figure 2 provides an appropriate base map to use.	Other designations such as views will make the map very crowded and unclear.	
	Appendices			Appendix 1-5 should be separated out from the plan and placed in the 'Supporting Document' section. These appendices will support the submission of the neighbourhood plan but would not form part of the plan should it be made. The remaining appendices (6 -12) are appropriately placed within the plan and should form part of the plan. It would also be useful to include SD2 Statutorily protected heritage assets as an appendix to the plan.	All of the appendices provide evidence in support of the policies. We suggest retaining them for this purpose. Statutorily protected buildings do not relate to any specific NP policy.	None
	Appendix 8			The allocated site D2 is covered by entry 095 in the Environmental Inventory. There is no mention of the ridge and furrow earthworks or the contribution this parcel of land makes to the setting of the scheduled monument. These are both factors that are recorded against other pieces of land elsewhere in or on the fringes of the village. The land has been given a score of 0 in relation to its historical importance but doesn't appear to have been considered in a comparable way to other parcels that have similar attributes.	Noted. The score will be revised to a 3. Please see the response to Historic England, comment no. 8 on page 16 and page 17.	Change to be made as indicated.
	Access of documents.			Please note that Clipston's Neighbourhood Plan will need to be accessible for users. It suggested to use the following guidance in this link: https://www.gov.uk/guidance/publishing-	PC to address as appropriate.	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				accessible-documents to make a document compliant for local government.		
13		HBE1	Resident	<p>We fully support that the NP has allocated a single site for residential development to help safeguard other more sensitive areas and to afford greater protection against inappropriate development.</p> <p>Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other NP policies), i.e. within the village confines, and where development will be carefully controlled (i.e. outside the village confines).</p>	<p>Thank you for making comment on the NP.</p> <p>Noted</p>	None
14			Resident	<p>I am writing to object to the housing development plan behind Marecroft, I don't want the noise, I don't want the traffic, Members from my household all suffer from asthma and do not want brick dust Making our asthma worse, But most of all there was a massive problem with flooding on that field as our gardens all flood in the winter, I feel that the development will make the flooding even worse.</p>	<p>Thank you for making comment on the NP.</p> <p>We understand the concerns of people living close to the site, however the site was selected following an independently-led and comprehensive selection process and is considered to be the most suitable for development in Clipston.</p> <p>The field in question is in an area of low/very low flood risk in the Environment Agency Flood Maps.</p>	None
15		HBE1	Resident	<p>I fully support that the Neighbourhood Plan has allocated a single site for residential development to help safeguard other more sensitive areas of the village and to afford greater protection against inappropriate development in Clipston.</p>	<p>Thank you for commenting on the NP</p> <p>Noted</p>	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other Neighbourhood Plan policies), i.e. within the village confines, and where development will be carefully controlled (i.e. outside the village confines).		
16		HBE1	Resident	<p>I fully support that the Neighbourhood Plan has allocated a single site for residential development to help safeguard other more sensitive areas of the village and to afford greater protection against inappropriate development in Clipston.</p> <p>Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other Neighbourhood Plan policies), i.e. within the village confines, and where development will be carefully controlled (i.e. outside the village confines).</p>	<p>Thank you for the comment.</p> <p>Noted</p>	None
17		HBE1	Resident	<p>I fully support that the Neighbourhood Plan has allocated a single site for residential development to help safeguard other more sensitive areas of the village and to afford greater protection against inappropriate development in Clipston.</p> <p>Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other Neighbourhood Plan policies), i.e. within the village confines, and where development will be</p>	<p>Thank you for the comment.</p> <p>Noted</p>	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				carefully controlled (i.e. outside the village confines).		
18		HBE1	Resident	<p>I fully support that the Neighbourhood Plan has allocated a single site for residential development to help safeguard other more sensitive areas and to afford greater protection against inappropriate development in the village.</p> <p>Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other Neighbourhood Plan policies), i.e. within the village confines, and where development will be carefully controlled (i.e. outside the village confines).</p>	<p>Thank you for making comment</p> <p>Noted</p>	None
19	General		Resident	Thorough and clearly laid out. However (p2 para2) it might have got a wider response with pencil and paper requests delivered and collected personally as in the previous village survey.	<p>Thank you for the comments.</p> <p>Covid 19 procedures have limited the scope of consultation, unfortunately.</p> <p>Paper copies were available both for the NP and comments form.</p>	None
	Paragraph 7.11			Surface water from flooded drains has affected more than one household this year. The drains had not been cleared by DDC for six years. This is exacerbated by lack of street cleaning.	Noted	None
		CC4		It is unclear whether the Government aim to replace oil and gas for home heating is still intended for implementation, however it is clear that oil will become increasingly unviable over the next decade, so a policy	Noted. The policy supports alternative energy proposals but cannot be prescriptive about the solutions reached.	None.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				to replace (in Clipston's case) oil would be beneficial and necessary. Most of Clipston's houses would need retro fitting for this. It would be useful to have some information on what the alternatives		
		CC6		With increased home working, CC4 becomes an even more urgent discussion.	Noted	None
		HBE4		Should be accepted	Noted	None
	Paragraph 7.29 (Road Parking)			That some people have no choice is a given, but an increasing number of those with off road parking and/or garaging are opting to park on the road as well. This is unfair on those who have no choice, and is increasingly a menace to pedestrians of all ages. Perhaps those who can might be persuaded to use their own facilities. Those parking outside the school and this includes the school bus, should not be permitted to leave engines running, as this is a source of pollution, and especially harmful to young children .	Noted. These are issues beyond the scope of neighbourhood plan policies, but the community actions CA12 – 15 help to keep these issues on the agenda and seek to address them.	None
	Paragraph. 7.27 (Cycling)			The above is relevant, also the state of the roads which is as bad as the pavements having many potholes etc. (7.29).	Noted. Maintenance issues cannot be dealt with through the NP except though highlighting them through the Community Actions (see CA15)	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
	Paragraphs 8.15 to 8.21 and 10.51			<p>Additional housing seems inevitable; the word affordable needs clarifying in the context of Clipston's housing needs and existing stock.</p> <p>See also above re parking: many households now have two, three or more vehicles. Parking spaces will need to be able to cope with this to avoid clogging up the roads.</p> <p>It should also be recognised that new housing will further encroach on the spaces for wildlife and biodiversity.</p>	<p>Affordable Housing is a specific term referring to subsidised housing which will help in a high-value area such as Clipston.</p> <p>Policy TRS1 requires development to have sufficient off-road parking. We can only address development from this point onwards.</p> <p>The site selection process took the environmental impact of development into account.</p>	<p>None</p> <p>None</p> <p>None</p>
	Chapter 9			The key to the future, and not just of Clipston. It is not certain what will happen after January 1st 2021, either for farming and more generally, and decisions post brexit affect what develops here. Light and noise pollution can both affect wildlife, and have been shown also to have adverse effects on people.	<p>Noted.</p> <p>Policy HBE4 on design seeks to limit the impact of light and noise.</p>	None
	Paragraph 9.30			Relevant to issues of flooding. Also older trees are more effective in reducing carbon emissions, saplings not so. Great care needs to be taken therefore, in the siting of new houses to avoid the destruction of established trees.	Noted	None.
	Paragraph 10.40.4			<p>The suggestions re a pocket park could be widened to include a village orchard. Villagers could plant their own tree(s), and the produce could be shared. It would also be a productive open space.</p> <p>Other facilities need to be tested for demand. Village shops have not recently flourished here, though the new weekly 'bus' shop may prove more successful.</p>	This is referenced in Community Action CA11	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
20	General		Sport England	<p>> Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>> It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>> https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>> Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and</p>	These general comments are noted but are not considered relevant at this stage of the Plan preparation.	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>implementation of planning policy is the evidence base on which it is founded.</p> <p>> https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>> Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>> Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure</p>		

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>> http://www.sportengland.org/planningtoolsandguidance</p> <p>> If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>> http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>> Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>> In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to</p>		

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				<p>lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>> Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>> NPPF Section 8:https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>> PPG Health and wellbeing section:https://www.gov.uk/guidance/health-and-wellbeing</p> <p>> Sport England's Active Design Guidance:https://www.sportengland.org/activedesign</p> <p>> (Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p>		
21	Paragraph 8.22		Resident	<p>With regards to the ridge and furrow field that backs onto Marecroft – I understand that there are on-going substantial drainage issues with the land adjacent to</p>	<p>Thank you for making comment.</p> <p>Noted.</p>	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>this proposed site. Two dwellings are currently being built and there has been much disruption to the road leading from Naseby to Gold Street due to flooding as well as temporary traffic controls due to the road being dug up to install drains. This has clearly been as a result of attempting to alleviate what is clearly a problem with drainage. I can't believe that the field right next to this site would not suffer from the same drainage woes. I understand that an independent survey has been conducted stating there are no drainage issues, however, I would request that a further survey be done to verify this.</p>	<p>Detailed surveys will be undertaken as part of the planning application process, which will be subject to comment from relevant statutory agencies.</p> <p>The field in question is in an area of low/very low flood risk in the Environment Agency Flood Maps.</p>	
	Appendix 5 a)			<p>The Assessment of the land has referred to the lack of badgers. However, the neighbouring field north of D2 has recently erected badger-proof fencing due the presence of a badger set.</p>	<p>We did not see any badger sets around the site during our surveys and recent inspections have also failed to find any sign of badgers. We understand that the owner of the neighbouring field has erected an animal proof fence, not specifically for the purpose of badgers but to prevent entry by any wild animals.</p> <p>Mitigation may be required at planning application stage.</p>	None
	Paragraph 8.12			<p>From the Village Plan the field that backs onto Marecroft – reference D2, is classified as “outside the bounds of the village confines” and so it is classed as “open countryside”. How could a development of 10 houses be proposed for this parcel of land? This does not make sense.</p>	<p>The reason is that this site is outside the Village Confines is that in line with DDC methodology, the site should remain outside until it receives a planning permission which is activated, at which point it will be incorporated into the Village Confines.</p>	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>Surely all land outside the village confines should be excluded from the Neighbourhood Plan?</p> <p>Similarly, the land on the corner of Gold Street, is also shown as outside the village confines. How has this site managed to submit a housing application? I understand that an archeological study has taken place in this site due to its proximity to a Scheduled Historic Monument. The D2 land is also very close to this Historic Monument so therefore should it also be subjected to an archeological study</p>	<p>The NP cannot exclude all development outside the Village Confines, as stated in Policy HBE1</p> <p>Anyone can submit a planning application. It is the policies within the NP and Daventry Development Plan as well as the NPPF that will help determine the decision. Policy HBE2 requires an Archaeological Study to be undertaken.</p> <p>The site has been subject to a wide-ranging Strategic Environmental Assessment which has confirmed its suitability as a development site.</p>	<p>None</p> <p>None</p> <p>None</p>
	Paragraph 9.28	ENV5		A map of ridge and furrow fields has been compiled (figure 11.2). However, the proposed development D2 has been excluded from this map. The photograph on the front page of the Strategic Environmental Assessment document includes the field D2 and clearly shows that it IS a ridge and furrow field.	<p>Noted. The field score and figure will be updated to reflect this. The field will score a 3.</p> <p>Please see the response to Historic England, comment no. 8 on page 16 and page 17.</p>	Change to be made as indicated.
22	Paragraph 7.8		Environmental Agency	We support the 'rewilding' approach to mitigation and managing river flood events suggested in paragraph 7.8. The Plan may wish to incorporate other ways of tackling climate change which are associated with net biodiversity gain and managing green and blue infrastructure, including green open spaces and wildlife corridors. These also have multifunctional	We are to add in a requirement for a net biodiversity gain within policy Env 7. There is already a policy on wildlife corridors.	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				benefits for flood risk control, water quality and quantity. wildlife corridors. These also have multifunctional benefits for flood risk control, water quality and quantity.		
		CC1 and CC2		<p>The text of Policy CC2 indicates that it is applicable to 'Develop ... proposals adjacent to watercourses', however it includes requirements for all sources of flooding (particularly surface water). We would suggest that the area that the policy covers is mapped to avoid any ambiguity. Given that it includes surface water requirements, we would also recommend discussion with the Lead Local Flood Authority (LLFA), Northamptonshire County Council and would suggest that it follows the same area required by Policy CC1.</p> <p>Our Asset Performance team have advised that 'alongside the channel we would ask that 8 metres be left from the top of bank, particularly as the channel is downstream from Clipston Flood Storage Reservoir and as such we would like to maintain access to remove blockages or perform maintenance works as required'. Please note that under The Environmental Permitting (England and Wales) Regulations 2016 a permit or exemption is required for any activities which will take place:</p> <ul style="list-style-type: none"> • on or within 8 metres of a main river (16 metres if tidal) 	<p>We believe the policy is clear when read in conjunction with Figs 2 and 3.</p> <p>The watercourse is mapped therefore the area adjacent to the watercourse is clear from the figure. Fig. 3 is taken from the publicly available E.A. flood risk maps.</p> <p>The 8 m distance alongside the watercourse will be covered by the term 'adjacent'.</p>	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<ul style="list-style-type: none"> • on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission <p>For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03702 422 549. Applicants should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.</p>		
		HBE2		According to the latest data available, there is currently room to take away the foul drainage for the outlined development for 10 dwellings within the Plan in site allocation HBE2. However, the local pumping station may need some improvements, as the need for a new phosphate limit at this works has been identified.	Noted	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
		ENV7		We are satisfied with the wording in Policy ENV7, which will ensure that that new developments should not damage or adversely affect the habitat connectivity provided by the River Ise wildlife corridor. However, the Plan may wish to expand upon the options for habitat creation and net biodiversity net gain, and may wish to engage with The River Ise Partnership to further develop ideas.	Noted. The need to achieve a 'net gain' will be added to the policy Env 7.	Change to be made as indicated.
23	Paragraphs 8.15 to 8.21		Resident	<p>After reading the appendix' I would like to raise my concerns that the planned building land has not recognised that there are wildlife residing in the area. The land has badger sets and various other wildlife that call that area home. I think the plan to build "more" houses in Clipston isn't a benefit to the area and to replace the wildlife and scenery of the village with yet more houses is quite sad.</p> <p>I would also object to the conclusion that the proposed building land has no draining issues. It's well known that the surrounding areas of Clipston have drainage issues mainly due to the ridges and furrows of the land.</p>	<p>Thank you for this comment.</p> <p>We did not see any badger sets around the site during our surveys and recent inspections have also failed to find any sign of badgers.</p> <p>Mitigation may be required at planning application stage.</p> <p>The field in question is in an area of low/very low flood risk in the Environment Agency Flood Maps.</p> <p>The site was selected following an independently led and comprehensive assessment process. And was confirmed as the most suitable site in terms of environmental impact through the SEA.</p> <p>The SSA scoring relevant to drainage will be amended from green to amber with associated text changes. Detailed drainage surveys will be undertaken as part of the planning application</p>	<p>None</p> <p>Change to be made as indicated.</p>

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
					process, which will be subject to comment from relevant statutory agencies.	
24		HBE2	Resident	<p>I note that consideration is being given to 10 units / dwellings to be built on the land indicated on the map.</p> <p>The location appears similar to that behind where my family and I live. It is a green space, it has ridge and furrow and it enables drainage for the land. It also allows those living adjacent to it to enjoy good views of the countryside which as we collectively recognise is very important for wellbeing. On that basis I would not support building there.</p> <p>Clipston has had a number of developments lately, our own included. Ours utilised pre-existing buildings and did not affect those factors which I raised above, except perhaps for that relating to views. We accept our build is several feet higher than previous buildings, which is a shame as it affected a small number of neighbours. The proposals seem very different in degree to ours and I believe would disproportionately adversely affect those living nearby.</p>	<p>Thank you for commenting.</p> <p>The concerns of residents living adjacent to the preferred site is noted. Unfortunately, the protection of private views is not a matter that can prevent development taking place.</p> <p>In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.</p> <p>Noted</p>	<p>None</p> <p>Change to be made as indicated</p> <p>None</p>
25		HBE1	Resident	I fully support that the NP has allocated a single site for residential development to help safeguard other more sensitive areas and to afford greater protection against inappropriate development.	<p>Thank you for commenting.</p> <p>Noted</p>	None


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				Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other NP policies), i.e. within the village confines, and where development will be carefully controlled (i.e. outside the village confines).	Noted	None
		HBE2		I fully support the proposal for the development of housing to meet the needs of local people	Noted	None
		TRS1		I think that specific traffic calming measures should be proposed in this policy. The example of the priority give way system introduced at Cold Ashby should be proposed to stop traffic speeding into the village at both the north and south of the village. Specific attention needs to be paid to the parking of vehicles near the Bulls Head causing the road to be a single carriageway with reduction in visibility both approaching the village green from the north and the south.	<p>This will be taken into account in Community Action CA12.</p> <p>The allocated site will not receive a planning approval until Highways issues have been identified and addressed in consultation with the Highways Authority.</p>	None
26	Paragraph 8.22	ENV2 and ENV5	Resident	The chosen site (land behind Marecroft) has a ridge and furrow in the field. The site appraisal including Fig 11.2 does not recognise this in the assessment of the land described as D2. The current appearance of the land itself and the image on the front of document SD5 clearly illustrate a ridge and furrow appearance. Significance has been attached to other land classified as ridge and furrow, with advice being to refrain from development. Reclassification of site D2 and the appropriate significance of this should be included as an amendment.	<p>Thank you for commenting on the Neighbourhood Plan</p> <p>In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.</p> <p>The environmental impact of the site was carefully considered in a Strategic Environmental Assessment and the site deemed to be the most appropriate of those made available. Conditions</p>	Change to be made as indicated

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				Furthermore the hedge described bordering the south of the site was planted within the last 7 years, indicating that until very recently the site D2 would have been part of the land classed as scheduled monument.	to be added into the policy will safeguard the scheduled monument. The site has never been a part of the Scheduled Monument.	
	Paragraph 8.22 and Appendices 5a) and 5b)			<p>Site appraisal in appendix 5a and 5b cite that there are no drainage issues associated with land D2, however pooling in the bottom corner of proposed site D (D1 & D2) is noted stating this would be easy to mitigate for. Current building works occurring on land adjacent to the north border of site D2 clearly illustrate major drainage works currently being undertaken to alleviate historical land drainage networks. This should be taken into consideration for the site.</p> <p>A 'no impact on wild life' assessment was assigned to the site behind Marecroft (D2). However the neighbouring development has implemented badger proof fencing along the north border of the site D2 to prevent wildlife entering from the site, suggesting there is an active badger population on the land.</p>	<p>The SSA scoring relevant to drainage will be amended from green to amber with associated text changes. Any drainage issues will be subject to mitigation through the planning application process.</p> <p>Detailed surveys will be undertaken as part of the planning application process, which will be subject to comment from relevant statutory agencies.</p> <p>The field in question is in an area of low/very low flood risk in the Environment Agency Flood Maps.</p> <p>We did not see any badger sets around the site during our surveys and recent inspections have also failed to find any sign of badgers. We understand that the owner of the neighbouring field has erected an animal proof fence, not specifically for the purpose of badgers but to prevent entry by any wild animals.</p> <p>Mitigation may be required at planning application stage.</p>	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
27		HBE2	Resident	<p>I support the proposition to designate a specific site for new housing in order to safeguard more sensitive areas and agree that any new development should be within the village confines and that due provision should be made for more affordable housing.</p> <p>However, I do have concern that the preferred site D3 is clearly a Ridge and Furrow field and I would prefer to see this protected given that there are several other sites of a similar size available with a Green score for their suitability for development.</p>	<p>Thank you for commenting on the Neighbourhood Plan.</p> <p>Noted.</p> <p>There is no site D3. If you are referring to site D2, then in relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.</p>	<p>None</p> <p>Change to be made as indicated</p>
	Appendix 5a)			<p>As indicated above, I am supportive of allocation a specific site for new development and that this should include affordable housing, but I would prefer an alternative to D3 (land rear of Marecroft) as this is very clearly a Ridge and Furrow field which should be protected if at all possible.</p> <p>Whilst I would not be directly affected in terms of visual impact etc by the development of this site it is along the road from our house and there has been some serious flooding in Naseby Road recently which appears to have been exacerbated by the two new houses currently under construction so I would be concerned if further development added to the problem.</p> <p>I would not support the Red graded sites, but it appears that there are several others of a similar size with green scores</p>	<p>Noted. The site was selected following a detailed and comprehensive site selection process which considered a wide range of issues including the impact on the environment and the scheduled monument. Furthermore, an extensive Strategic Environmental Assessment confirmed its position as preferred site.</p> <p>In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.</p> <p>The field in question is in an area of low/very low flood risk in the Environment Agency Flood Maps.</p>	<p>None</p> <p>Change to be made as indicated.</p>

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				that could be utilised instead. I note that there is currently a revised planning application in for site B (which is opposite us) and am supportive of this too subject to ensuring adequate protection of protected trees.		
28	Paragraph 8.22		Resident	<p>I have significant concerns over the drainage associated with the proposed site. Within the Strategic Sustainability assessment of sites, question 25 refers to any drainage issues. I can confirm that the neighbouring site which currently has 2 dwellings under construction is suffering significantly with drainage issues. The land will be of the same type and is topographically higher than Marecroft, therefore I would expect the same drainage issues on the proposed site and increase in risk of flooding to the 2 houses under construction currently and also to Marecroft.</p> <p>Question 25 of the same document (page 25) when referring to site D (D1 + D2) answered the question as <i>'Slight pooling at the lowest levels of the site, easily remediated.'</i></p> <p>The lowest part of the proposed site is the same when considering D2 as a separate entity, therefore the same scoring should be applied (Question 25, page 20).</p> <p>The image below shows the current drainage works that are being conducted in the site neighbouring the proposed site. The other side of the hedge (some 5 meters away) shown here is the proposed site.</p>	<p>Thank you for making comment.</p> <p>The SSA scoring relevant to drainage will be amended from green to amber with associated text changes. Drainage issues will be addressed with appropriate mitigation at planning application stage.</p> <p>The field in question is in an area of low/very low flood risk in the Environment Agency Flood Map</p>	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
						
		ENV2 and Figures 8.1 and 8.2		<p>The site has not been classified as ridge and furrow in these maps, despite clearly being a ridge and furrow field. These figures should be amended and a reassessment conducted. Following policy ENV5, the proposed site should be excluded from the list of options as it is unsound.</p> <p>The image below shows the obvious presence of ridge and furrow in the proposed site</p>	In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
						
	Paragraph 8.22			<p>There is a significant badger presence on the proposed site, as well as across large areas within Clipston. The neighbouring field has implemented a badger fence (can be seen in the photo above) around the whole perimeter to reflect the presence of badgers in the proposed site. A sett can be found at the top of field D and given the far reaching distances a badger travels for food, any development on the proposed site would be harmful. There is an abundance of bats that also travel across this site which travel from the woodland on Naseby road and the building at The Chestnuts.</p>	<p>We did not see any badger sets around the site during our surveys and recent inspections have also failed to find any sign of badgers. We understand that the owner of the neighbouring field has erected an animal proof fence, not specifically for the purpose of badgers but to prevent entry by any wild animals.</p> <p>Mitigation may be required at planning application stage.</p>	None
	Paragraph 8.22			<p>Within the Strategic Sustainability assessment of sites document, question 9 (page 19) states that all hedgerows will need to be fully protected. The width of the field gate (question 15 of same document) will not satisfy the space requirements of the highways without removal of part of the hedge. This is a</p>	<p>The SSA will be amended to reflect the loss of a small area of hedgerow of limited importance fronting Naseby Road.</p>	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>conflict to question 9 which states the hedge needs to be fully protected, therefore this should be discounted as a suitable entrance.</p> <p>The alternative arrangement could be to allow traffic to enter through the existing Marecroft development, however the scoring would then need to be changed to red (as per question 15 for site L (page 59)).</p>		
		ENV3 and Figure 9.2		I do not feel that site L or I contribute to the villages setting or character in any particular way and should be excluded from this map.	<p>The scoring in the Environmental Inventory reflects the agreed importance of each paddock.</p> <p>We believe that these paddocks are important to the setting of Clipston.</p>	None
		HBE1		I am in full support for this policy provided the proposed site (D2) is excluded from the plan.	Noted	None
		CC4		I am in full support of this policy, although including item C) seems unnecessary as this is a minimum requirement to meet building regulations anyway.	Building regulations can change over time so this offers safeguards against this changing.	None
		HBE2		I strongly oppose the proposed site location for the aforementioned reasons.	Noted	None
		ENV2		I am in full support of this policy once the proposed site, D2, has been amended to reflect the ridge and furrow that is abundantly present.	In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.	Change to be made as indicated.
		ENV5		I am in full support of this policy once the proposed site, D2, has been amended to	Noted. See above	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				reflect the ridge and furrow that is abundantly present.	In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.	
	General			<p>I feel the proposed site (D2) is going to significantly contribute to traffic issues on arguably the most dangerous part of the highways network within Clipston. Vehicles approach and enter Clipston way above the permitted speed limit, and have not started slowing down until they are beyond the entrance to Marecroft. The survey sent out to local residents had overwhelming support to improve the speed related traffic issues, in particular focusing on Naseby Road. The parking issues on Naseby Road will be compounded by this development.</p> <p>I feel that the proposed location will offer an increased risk to local road users due to additional volume of traffic in this fast section of road.</p> <p>A couple of recent sightings of otters in gardens on Naseby road suggests that the ponds at the top of site D are where they could have originated from. This field, along with all the neighbouring fields on the village boundary are wildlife corridors and should be preserved to allow nature to thrive.</p>	<p>The objection to the preferred site is noted, however the benefits of development on this site are considered to outweigh the harm, and this has been endorsed by independent assessment through the Strategic Environmental Assessment.</p> <p>The Highways Authority will be consulted when the site reaches the stage of a planning application, and the County Council are stakeholders in the Regulation 14 consultation.</p> <p>The issue of traffic flows is a key issue for the Community Action group which will take matters forward with the Highways Authority.</p> <p>Any requirements will be met at that time.</p>	<p>None</p> <p>None</p>
29	Paragraph 8.22		Resident	Although the site has been appraised we see no reference to any drainage concerns have been made. This is despite significant ongoing issues in the adjacent field. There is not currently any planning	<p>Thank you for this comment.</p> <p>The SSA scoring relevant to drainage will be amended from green to amber with associated</p>	Change to be made as indicated.

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				approval in place for the drainage works and redistribution of soil in the adjacent field so it would not have been brought to the site assessors' attention. This is of concern to people currently living near the proposed site.	text changes. Drainage matters will be appropriately addressed at planning application stage. Detailed surveys will be undertaken which will be subject to comment from relevant statutory agencies.	
		ENV2 and figures 8.1 and 11.2		The proposed site (D2) has not been classified as ridge and furrow despite obviously being so. The image on the front of the SEA document indicates that the ridge and furrow is still present and should be preserved. These figures should be amended to reflect the ridge and furrow and reassessed accordingly.	In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.	Change to be made as indicated
	Paragraph 8.22			The presence of badgers within the proposed site is significant, which can be supported by the fact that the adjacent field has had badger proof fencing installed along its perimeter. This does not appear to have been factored into the scoring in the assessment.	We did not see any badger sets around the site during our surveys and recent inspections have also failed to find any sign of badgers. We understand that the owner of the neighbouring field has erected an animal proof fence, not specifically for the purpose of badgers but to prevent entry by any wild animals. Mitigation may be required at planning application stage.	None
		HBE2		It is not clear what the route through would be for any vehicles during construction and future use by residents of the proposed site, but we suspect there may be a possibility of trying to utilise the existing roadway within Marecroft. This would cause a significant increase in	The route in is proposed to be off Naseby Road.	None


No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>traffic and noise levels, as well as inconvenience to existing occupants of Marecroft. Whilst also representing a clear danger to children and concern to their parents who currently consider it a safe area for minors to play.</p> <p>There is also the matter of mature trees and foliage being removed to accommodate construction access to the proposed site of which the environmental aspect worries us greatly.</p> <p>I would therefore like the above concerns being addressed and be informed of any future discussion regarding this</p>	No trees will be removed to facilitate access to the site	None
30		ENV4	Resident	<p>Is it possible to include all pre 1914 buildings? In their own way they all have heritage value and contribute to the vernacular of the village in style and building materials. When the Old Red Lion was demolished a lot of history was swept away and all its materials lost; it's not possible to rebuild the past. As the twentieth century progressed and local materials were used less and less so today a lot of the village's buildings could be seen anywhere in the UK. There is no longer a vernacular which makes our older buildings with their own individuality even more important. I agree that provision for Electric Car Charging is an excellent idea.</p>	<p>Thanks for commenting.</p> <p>To be classed as an important heritage asset, buildings and structures must satisfy specific criteria – this does not include all dwellings before a specific date. The establishment of a Conservation Area, if designated in this area, will help preserve dwellings.</p> <p>Noted</p>	<p>None</p> <p>None</p>
31	Appendix 5a		Resident	The allocation of Site D2 raises concerns in relation to putting increased pressure on an already failing drainage system within the village. I am aware that a	Thank you for commenting on the Plan.	

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				property along Peggs Lane is having to undertake drainage works in a field adjoining the site to prevent their house flooding. Further development in this part of the village will only add to existing issues. I am also aware that since the old pub site was developed cottages in the bottom of the village have suffered from severe flooding as the drainage is not sufficient to take the rain water which ends up running down the road. It is felt that considerable drainage mitigation would need to be put in place to protect the neighbouring houses from the risk of flooding. There are other sites that seem to have similar green ratings that seem better options, such as site A.	<p>The SSA scoring relevant to drainage will be amended from green to amber with associated text changes. Drainage matters will be appropriately addressed at planning application stage.</p> <p>The field in question is in an area of low/very low flood risk in the Environment Agency Flood Maps.</p>	<p>Change to be made as indicated.</p> <p>None</p>
32	General		Resident	Whilst in principle I remain in favour of rural development to help ensure future proofing of rural amenities, the information collated to support the decision in regard requirement and site placement appears to have a significant bias in favour of D2. I, as I'm sure all land owners interested in selling/developing, would welcome re-evaluation of all sites based on comparative individual merit, rather than an illustration of commentary designed to support what appears to have been a pre-determined decision.	<p>Thank you for these comments.</p> <p>The preferred site was selected following an independently led and comprehensive site selection process. It has subsequently been validated through the Strategic Environmental Assessment.</p> <p>There was no predetermined decision.</p>	None
	8.12 Page 26			The proposed site falls outside the bounds of the village confines and as such would be classed as open countryside and would therefore be classed as ribbon development and detract from the visual amenity of the area.	The reason is that this site is outside the Village Confines is that in line with DDC methodology, the site should remain outside until it receives a planning permission which is activated, at which point it will be	None

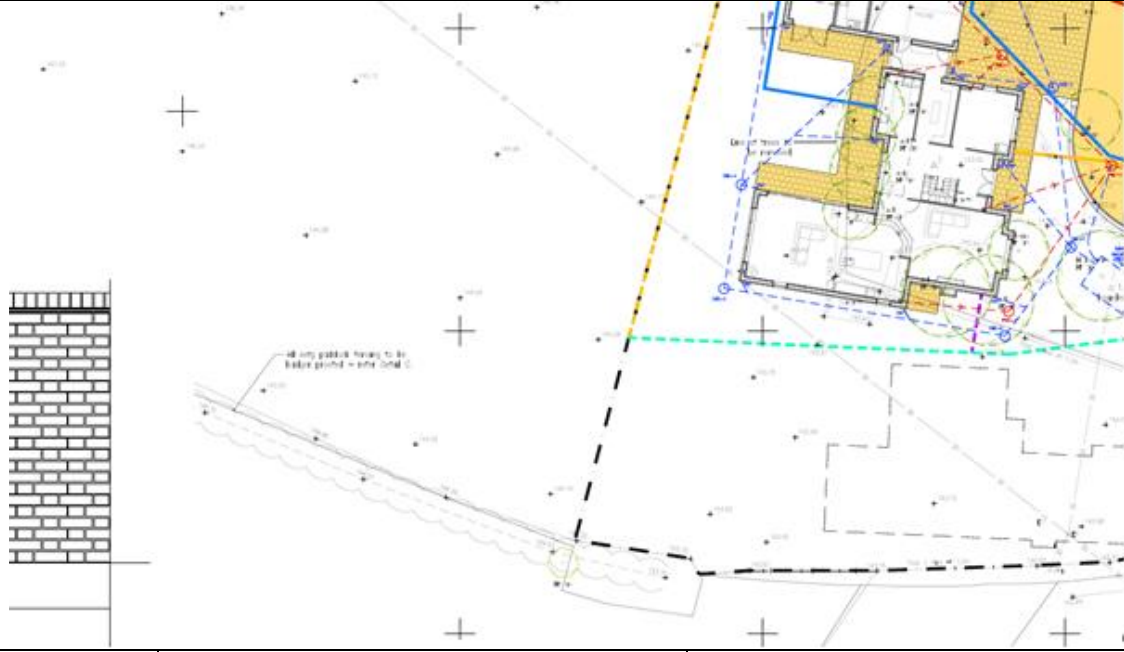
No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
					<p>incorporated into the Village Confines.</p> <p>This is not a ribbon development.</p>	
	8.15 Page 28			<p>Proposed future housing needs were judged based on village consultation in conjunction with assessment by housing requirements determined by West Northamptonshire Joint Core strategy (WNJCS). Rural housing targets up to and including 2029 were judged as exceeded by WNJCS, conceding the requirement should not be viewed as a ceiling. Survey of the current village residents deemed requirement for 4 affordable houses only but provision for 10 to be made to allow the exercise to be deemed profitable by a developer.</p> <p>Since this time 6 houses have been built/made available for dwelling use as part of windfall and submission of planning permission for a further 5 houses are currently being considered. This includes 2 affordable houses.</p>	<p>Noted.</p> <p>The local analysis of housing need considered a range of additional information and was supported by community consultation. The original site capacity for this location was for 24 residential units.</p> <p>In discussions with landowners a minimum of ten units was found viable to allow the scheme to be delivered. The Housing Need survey concludes both the need for private housing as well as affordable.</p> <p>We are not clear where these numbers have come from.</p> <p>The site allocation is for the length of the plan, to 2029.</p>	None
	8.22 Page 29			<p>Site appraisal detailed in Appendix 5a and Appendix 5b illustrate gross inconsistencies with site appraisals, resulting in the appearance of a pre-determined decision on site suitability made prior to the assessment being conducted. Please see additional comments for further illustration.</p>	<p>The assessments were undertaken in a comprehensive manner, led by an independent consultant.</p> <p>The scores were applied consistently across each site based on the knowledge available at the time. Any appropriate adjustment has been considered.</p>	Appendix 5a and Appendix 5b to be changed as appropriate

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				Due the significant inconsistencies which have occurred and the weighted significance placed on the SSA assessment, this should be addressed as a matter of urgency.	There were no pre-determined outcomes.	
	Fig 8.1 Page 44 and Fig 11.2 Page 52			The site D1&2 is not classified as ridge and furrow not in the scheduled monument. The image on the front of the SEA document as well as the field itself clearly illustrates ridge and furrow. This figure should be amended to reflect this and the site D1&2 reclassified as such.	In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.	Change to be made as indicated
	10.43.1 Page 68			89% of residents raising concerns over speed of traffic entering the village on Naseby road. Appendix 5a states in the conclusion one of the crucial and significant reasons was 'its vehicular access, potentially partly through the existing Marecroft development, or off Naseby Road, the principal (and only classified) highway serving Clipston. This increases the traffic on the main road of concern. Additionally in appendix 5b vehicular access via Naseby road is questioned on viability.	Noted – the site assessment exercise covered a wide range of factors of which this was just one. The Highways Authority will be consulted when the site reaches the stage of a planning application, and the County Council are stakeholders in the Regulation 14 consultation. Any requirements will be met at that time.	None.
	10.55.1 Page 71			Reference to the Architects practice as a source of employment opportunity is no longer valid. Planning permission for change of use from business to a residential dwelling has been approved.	Noted. This is not yet implemented but a comment to reflect the planning consent has been made.	Change to be made as indicated.
		HBE2 (e)		Planning applications on neighbouring land stipulate obscured glazing as a requirement for any windows on the first story or higher to minimise the impact on neighbouring houses in Marecroft.	The detail of site design will be determined at planning application stage.	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				Allowing a 2 and half storey properties to be built on ground neighbouring and with higher sea level topography than existing properties should be subject to the same planning considerations. This policy seems unachievable under these circumstances without severely impacting either existing residents or severely reducing the capacity for windows in any properties on the North border of D2 with neighbouring land.		
		HBE4 (c)		40% of proposed housing development is classed as affordable. Given the current architectural examples which have been referenced as affordable housing in the village (Marecroft and Weskers Close), is there any concern that achieving high quality materials at an affordable price is a viable option, when factoring in CIL liability by any developer as opposed to self-builder? Initial concern about the gross margin achievable by a developer led to the decision for 10 houses total required to ensure 4 affordable houses was achievable.	The NP reference is to bungalows and not affordable housing. The landowner is confident the scheme is viable.	None
	Strategic Sustainability Assessment ("SSA") anomalies			There are a number of discrepancies between application of scoring system to the sites proposed	The issues are dealt with in turn	Changes made as indicated below.
	SSA Number 8 – Visual impact			Visual impact from both sites L and D2 are the same in a southwest direction, yet marked differentiation of assessment for the same view has been made: Site L: <i>The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. It has a rural aspect, the views on the South Western boundary are of an exceptional quality.</i>	Category 8 - Landscape and Visual Impact Assessment – addresses not only views but, importantly, the visual impact of the site. The scoring reflects the position of the site – secluded and behind a development of a rural exception site (of affordable	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>Development would cause substantial harm to quality and amenity.</p> <p>Site D2: The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The site opens to the countryside with good views; the location semi-rural in character and is of a medium to high LVIA quality.</p> <p>Development would cause less than substantial harm to the quality and amenity of the adjoining residents.</p>	housing) producing very limited visual impact on the village	
<p>Evidence to support argument for changing question 8 to red</p> 						
	SSA Number 10			The land behind Marecroft is adjacent to a larger number of houses compared to other sites but downgraded on	The comments on mitigation still apply even though an additional	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>importance. It is now adjacent to an additional 2 houses, totalling 7.</p> <p><i>'The site is adjacent to five current residential dwellings and development could create a negative visibility to this side of the village, this could be mitigated by planting and a sensitive design solution.'</i></p> <p>In comparison to site C: <i>'The site is adjacent to four current residential dwellings and the removal of number 6 Weskers Close would create an unusual and very prominent negative visibility to the existing street scene.'</i></p> <p>In comparison to site F2: <i>'The site is adjacent to three current residential dwellings and development of this scale would create a very prominent negative visibility to the amenity and the feel of this edge of the village, it is contiguous in planning terms.'</i></p>	<p>two dwellings have been built since the assessment.</p> <p>The whole site D1 for 24 units was graded red for this criterion, the smaller site D2 was graded amber. The same change happened in terms of sites H1 and H2, this score was changed from a red to amber following a reduction in yield from 10 to 6 units. The assessments were conducted in 2019 so could not take account of the additional two dwellings.</p> <p>Category 10 relates not exclusively to the number of adjoining houses but, as the Category title says, the "Relationship with the existing pattern of built development". A Site C allocation would involve demolition of Number 6 Weskers Close and the subsequent new vehicular access between two houses – two major visual factors affecting the adjoining owners and also the Weskers Close street scene. A Site F2 allocation would lie next the village school, which is a listed building, and would be an unwieldly "add on" to the Chestnut Grove cul de sac</p>	
	SSA Number 11 [Site D2]			The site has been scored as green but there are badgers present.	We did not see any badger sets around the site during our surveys and recent inspections have also failed to find any sign of badgers.	None


No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				The landowner has implemented badger fencing to keep badgers out evidenced by the planning drawings below. Surely this indicates a significant badger presence which has not been accounted for.	<p>We understand that the owner of the neighbouring field has erected an animal proof fence, not specifically for the purpose of badgers but to prevent entry by any wild animals.</p> <p>Mitigation may be required at planning application stage.</p>	
						
	SSA Number 14 [Site D2]			<p>No impact on existing vehicular traffic</p> <p>The number of houses proposed for site D2 in the SAA assessment was 13 (later reduced to 10). The map illustrates other sites and number of houses proposed, the colour denoting assigned significance. Site D2 has 13 houses proposed yet is classified as green.</p>	<p>The location of the site for ten additional units was not judged to have a significant effect on the existing village centre, unlike other potential sites in more sensitive traffic settings.</p> <p>Highway access is from a classified road, whereas access to</p>	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
					the majority of other sites are from unclassified roads.	



No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
	SSA Number 15			<p>Safe vehicular access deemed safe from site D2 via a farm access gateway to the side of Marecroft on Naseby road but the same gateway access is deemed unsafe when assessed for site D1 & D2.</p> <p><i>Site D1 & D2:</i> <i>'Any proposed vehicular provision in to the site cannot be provided from the existing Marecroft development without the support of the third party owner of the Marecroft development. A farm vehicular access gate is in place on the edge of the site but it is unlikely that such site access for a development of this scale could meet the highways space standards and visibility splays that will be required.'</i></p> <p><i>Site D2:</i> <i>'Any proposed vehicular provision in to the site cannot be provided from the existing Marecroft development without the support of the third party owner of the Marecroft development. A farm vehicular access gate is in place on the edge of the site. It is probable that such site access may meet the highways space standards and visibility splays that will be required for such development.'</i></p> <p>Safe vehicular access is a function of road width, visibility splay and speed of oncoming traffic. There are no influential factors to consider with regards volume of traffic turning out.</p> <p>A visibility splay for a trunk road joining a 30mph road must give 70m clear visibility to a height of 1.005m in either direction. This will be the same for proposal on land D1 & 2 or D2 only and either possible or impossible for both.</p>	<p>Access was scored as being from Naseby Road not through Marecroft.</p> <p>The Highways Authority will be consulted when the site reaches the stage of a planning application, and the County Council are stakeholders in the Regulation 14 consultation.</p> <p>The access and width of any roadway and the visibility splay required on safety grounds was differed for site D1 as this had a yield of 24 units, whilst D2 has a lesser yield of 10 units.</p> <p>The "fine details" of highways arrangements will be agreed at the full planning application stage and are therefore beyond the scope of a comparative site assessment exercise such as this.</p> <p>Informal information from the Highway Authority provided at the time of assessment for site D2 identified no significant highways concerns over access.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>


No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
					This is not a Trunk Road, which is designed for travelling long distances. These comments do not apply.	None
	SSA Number 16 [Site D2]			<p>Walking distance to village centre</p> <p>To contribute positively to climate change and illustrate accessibility to the village amenities, sites should be judged on distance from the village green or centre of the village. Site D is cited as being approximately 450m from the village green. Walking distance is 527m from the centre of the plot. This would alter the score from amber to red.</p>	All sites were assessed from the edge of the site and the distance of 450m is correct on this basis.	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>Ensure you get the best experience on our website</p>  <p>6 a month AA Find out more ></p> <p>Distance 526.982 Metres</p>		
	SSA Number 19 [Site D2]			<p>Historic England report the ridge and furrow nature of the proposed site contributes positively to the scheduled monument.</p> <p><i>Further more: The SEA report states: With regards to non-designated assets, Policy ENV4 (Non-designated heritage assets) outlines that proposals for development within the Plan area will be expected to demonstrate sensitive design and mitigation measures to prevent harm to 16 locally identified, though non-designated, structures of historic significance.</i></p>	<p>Noted.</p> <p>The SEA was comprehensive in its examination of the selected site and alternatives. It endorsed the selected site.</p> <p>In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.</p>	Change to be made as indicated

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p><i>Similarly, Policy ENV5 (Ridge and furrow) specifies the protection of non-designated ridge and furrow features that require safeguarding from the potential adverse effects of development.</i></p> <p>The land is ridge and furrow but has not been classed or assessed as such. Within the Clipston village design statement (adopted May 2013)the following was stated: <i>(LG6) The ridge and furrow and deserted village earthwork areas not designated as part of the Nobold scheduled ancient monument should be retained wherever possible and managed appropriately to retain their character. (Section 12 of National Planning Policy Framework March 2012).</i></p>		

Image from front of the SEA document



No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
	SSA Number 25 [Site D2]			<p>No drainage issues identified</p> <p>Current building works on the land adjoining has illustrated land drainage issues and uncovered a network of land drains extending onto proposed site. This is currently scored green indicative of no drainage issues identified. Although when the sites D1& D2 were assessed as a whole, concern was raised over poor drainage and 'pooling' of water at the bottom of the site (D2).</p> <p><i>Site D1&2: 'Slight pooling at the lowest levels of the site, easily remediated'</i></p> <p><i>Site D2: 'No issues identified'</i></p>	<p>The SSA scoring relevant to drainage will be amended from green to amber with associated text changes. Detailed remediation issues relating to drainage will be dealt with at the full planning application stage.</p>	<p>The SSA will be rescored to reflect this</p>
						
	Strategic Environment Assessment (2nd Assessment) ("SEA") anomalies			<p>SEA conclusions on effects on the landscape of the village are unclear, there is no consensus on the report.</p> <p><i>Key finding; 'In terms of landscape, a key concern is avoiding harm to the rural setting and context of the village and</i></p>	<p>Noted. The SEA is an independently produced document to inform the Neighbourhood Plan.</p> <p>The organisation that prepared the SEA will be supplied with a</p>	<p>None</p>

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p><i>Clipston's village scape character. Again, the policies of Neighbourhood Plan are considered likely to deliver growth which does not result in adverse effects to how the village is perceived within the landscape or to the character of its built area</i></p> <p>However support evidence in the document in regard the landscape considers the effect to be uncertain. Conclusion of the landscape SEA objectives: Therefore, on balance it is considered that the Neighbourhood Plan will lead to uncertain effects in relation to the landscape SEA objectives as the nature and degree of potential effects will likely be determined by detailed matters of design, materials, massing and layout.</p>	copy of the amended NP resulting from the Comments and Responses that have been made.	
	Strategic Environment Assessment (2nd Assessment) ("SEA") anomalies			<p>SEA assessment is for an area of land smaller than proposed building plot. In the SEA the area of land referenced for assessment is D2 below [see page 76]. This states D2 is formed of the eastern half of the whole field. However the area of land currently included in the proposal for 10 houses is larger.</p> <p>The blue lines and red circle illustrate a point of reference between the two images. The proposed site for development is greater than D2 referenced in the SEA assessment. SEA have drawn a site area D2 0.36 hectares as part of their assessment. They have also indicated that the site area D2 occupies half of D1+D2, an area of 0.85 hectares.</p>	<p>Noted. The SEA is an independently produced document to inform the Neighbourhood Plan.</p> <p>The organisation that prepared the SEA will be supplied with a copy of the amended NP resulting from the Comments and Responses that have been made.</p>	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
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No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
	Strategic Environment Assessment (2nd Assessment) ("SEA") anomalies Landscape			Proposed development at the back of Gold street was dismissed partly on the basis that it deviated from what is termed 'linear development', meaning houses built behind houses. The alternative site was dismissed on the basis that it added 'substantial depth to what was historically a linear settlement'. However the site behind Marecroft, Naseby Road, although also added depth beyond the current extent of surrounding housing, was not flagged as unsuitable for this reason. When combined with the information detailing an incorrect representation of the land proposed for building on in the SEA document, it can be expected that a 'more substantial depth of housing than considered' is being proposed.	Noted. The SEA is an independently produced document to inform the Neighbourhood Plan. The organisation that prepared the SEA will be supplied with a copy of the amended NP resulting from the Comments and Responses that have been made.	None
	Strategic Environment Assessment (2nd Assessment) ("SEA") anomalies Historic environment			Historic England note that: 'The SEA framework omits to mention setting of historic assets. The proposed Naseby Road site allocation is bounded on two sides by the Clipston Medieval Settlement Scheduled Monument, and would quite possibly affect its setting. We advise that the omission of the consideration of the setting of designated heritage assets from the SEA framework puts the neighbourhood plan at risk of being found unsound, and should therefore be included.' Although these comments have now been taken into consideration and a separate historic assessment included in the SEA document, classification of the field as ridge and furrow has not been considered, nor the potential requirement of major	Noted. The SEA is an independently produced document to inform the Neighbourhood Plan. The organisation that prepared the SEA will be supplied with a copy of the amended NP resulting from the Comments and Responses that have been made.	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				engineering works to the land D1 to mitigate for existing land drainage similar to that currently being undertaken on the adjacent land. (see images below).		
 						

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
	SSA and SEA – General			Based on the information above, if the proposed site D2, was scored in alignment with other sites a significantly different overall score would be achieved. Theoretically if all scores are adjusted to correlate with similar sites, D2 could be reclassified as a Red 1. Due the significant inconsistencies which have occurred and the weighted significance placed on the SSA assessment cited in the SEA document, this should be addressed as a matter of urgency.	D2 has been re-scored in line with the additional information that has been provided. The site still scores as a green five and continues to be selected as the allocated residential site for ten units. The SEA is an independently produced document to inform the Neighbourhood Plan. The organisation that prepared the SEA will be supplied with a copy of the amended NP resulting from the Comments and Responses that have been made.	Change to be made as indicated None
33	General		Resident	In agreement with the proposals.	Thank you for this comment. Noted	None
34			Resident	My sincere apologies for the late reply to the Neighbourhood Development Plan regarding my concerns for new dwellings being considered to the rear of Marecroft on Naseby Road, Clipston. I hope you will still accept my concerns for consideration. Detailed below are my concerns	Thank you, We have accepted your comments for consideration.	None
	Para 8.22 page 29			Drainage - Although the site has been appraised, I see no reference to any drainage concerns have been made. This is despite significant on-going issues in the adjacent field. There is no planning approval in place currently for the drainage works and re-distribution of soil in the adjacent field so it would not have been brought to the site assessors'	The SSA scoring relevant to drainage will be amended from green to amber with associated text changes. Drainage matters will be appropriately addressed at planning application stage. Detailed surveys will be undertaken as part of the planning	Change to be made as indicated

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				attention. This is of concern to my neighbours and myself living near the proposed site.	application process, which will be subject to comment from relevant statutory agencies.	
	Fig 8.1 page 44 and Fig 11.2 page 52			Ridge and Furrow - The proposed site (D2) has not been classified as ridge and furrow despite obviously being so. The image on the front of the SEA document indicates that the ridge and furrow is still present and should be preserved. These figures should be amended to reflect the ridge and furrow and reassessed accordingly.	In relation to Ridge and Furrow, see the response to Historic England, comment no. 8 on page 16 and page 17.	Change to be made as indicated
	Para 8.22 page 29			Badger presence - The presence of badgers within the proposed site is significant, which can be supported by the fact that the adjacent field has had badger proof fencing installed along its perimeter. This does not appear to have been factored into the scoring in the assessment.	We did not see any badger sets around the site during our surveys and recent inspections have also failed to find any sign of badgers. We understand that the owner of the neighbouring field has erected an animal proof fence, not specifically for the purpose of badgers but to prevent entry by any wild animals. Mitigation may be required at planning application stage.	None
	General			It is not clear what route would be used for vehicles during construction and future use by residents to access the proposed site. I am concerned that the existing roadway within Marecroft would be used and this would cause a significant increase in traffic flow and noise levels. It would also cause inconvenience to Marecroft residents. Marecroft is a small	The site was assessed on the basis of access being off the Naseby Road.	None

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				<p>close and residents feel safe that their children can play outside in a safe area. I am also extremely concerned the mature trees and foliage surrounding Marecroft would be removed to accommodate the proposed site. From an environmental aspect this is a worry to me.</p> <p>I have a very strong connection with Clipston and I am very proud to be part of the village heritage. My family (on my mother's side) is one of the main generations in Clipston (Vials) that go back decades. I brought my property in Marecroft in 1994 and was delighted to be given the opportunity to stay in Clipston. At no time was it ever mentioned/documentated to me that the land to the rear of Marecroft would be built on and I was led to believe it was preserved as part of the scheduled monument which surrounds clipston. My decision to buy my house was swayed by the fact that I would be able to appreciate the beautiful views from my windows without the worry of any future development. Therefore, I feel the proposed site would be very detrimental to myself and the residents of Marecroft.</p> <p>I would also like to mention that Marecroft was built with the purpose of Clipston residents/connections to Clipston to be given the chance to stay/move into the village as well as accommodate Clipstons older generation in the purpose built bungalows. Since Marecroft was built in 1994, many residents of Marecroft have enjoyed their life living in a quiet and safe</p>	<p>Noted. Private viewpoints are not an appropriate planning concern.</p> <p>Noted</p>	<p>None</p> <p>None</p>

No.	Chapter/ Paragraph/ Appendix	Policy Ref	Respondent	Comment	Response	Amendment
				environment and I know current Marecroft residents would like to keep on doing this. I would like the above concerns to be addressed and I would like to be kept informed of any future discussions regarding this matter.		
35	General		Northamptonshire Rural Housing Association <i>(existing affordable housing provider/owner at Marecroft)</i>	<p>I am writing to confirm my support for your proposed NDP and the possible use of land adjacent to Marecroft to facilitate local needs affordable and market housing.</p> <p>As suggested previously, I would prefer the land to be treated as a Rural Exception site, where evidence of local need through a Housing Needs Survey would be required.</p> <p>This model would deliver homes that are required by the village and I believe as such would represent a sustainable model of housing delivery.</p> <p>The Marecroft provides a number of local needs affordable homes and lends itself to being extended, the removal of the fencing to the rear of the scheme could lead to positive environmental enhancement.</p>	<p>Noted</p> <p>The allocation was made as a result of a housing needs assessment which identified the need for affordable housing, which the site delivers.</p>	None