

Flore Submission Neighbourhood Development Plan

Paragraph 8 of Schedule 4b

'Basic Conditions' Statement



**For the village
by the village**



1.0 LEGAL REQUIREMENTS

The Submission Neighbourhood Development Plan is being submitted by a qualifying body.

This Submission Neighbourhood Development Plan is being submitted by a qualifying body, namely Flore Parish Council.

What is being proposed is a neighbourhood development plan.

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect.

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made up to 2029 (the same period as the West Northamptonshire Core Strategy and emerging Daventry Settlements and Countryside Local Plan).

The policies do not relate to excluded development.

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Flore designated neighbourhood area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 BASIC CONDITIONS

Have Appropriate Regard to National Policy

The Flore Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for West Northamptonshire and Daventry District, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Flore Neighbourhood Plan does not undermine the strategic policies of the Joint Planning Authority or the District Council; the Plan aims to support these policies with protecting and enhancing landscape character, community facilities and local services, protecting built heritage and promoting high quality design, improving access to the countryside and protecting local green spaces, supporting future small scale housing developments, and supporting local businesses.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Flore Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that Flore Neighbourhood Development Plan has to guidance
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Neighbourhood Development Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2029. The Neighbourhood Plan sets out a concise and practical suite of policies (16 in total) to guide development management decisions.</p>

<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Development Plan offers the local community the opportunity to shape the future development of Flore in a creative way, ensuring that the quality of the place is enhanced by protecting important local green spaces, promoting accessibility to surrounding areas of countryside, and protecting community and built heritage assets, whilst at the same time supporting housing growth.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>This Submission Neighbourhood Development Plan refines and amplifies strategic policies set out in the West Northamptonshire Joint Core Strategy and the Daventry District Local Plan. The Plan supports appropriate business and economic growth in the village in Policies F15 and F16, and encourages small scale housing growth in addition to existing commitments in Policies F2, F3 and F4.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Development Plan promotes high quality design in Policies F1, F5, and F6.</p> <p>Policy F7 protects local landscape character and important local areas are identified as Local Green Space in Policy F9.</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Submission Neighbourhood Development Plan takes regard of this guidance fully in plan-making and decision-taking.</p> <p>The Plan seeks to protect the surrounding countryside by specifying a village development area for new development to be located within, aims to preserve the character and identity of Flore; and to protect and enhance services and facilities vital to supporting a thriving rural community. New housing and economic development are also supported.</p>

<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission Neighbourhood Development Plan promotes an approach which reduces reliance on the private car and improves the pedestrian environment, for example, through improved traffic management and promoting improved accessibility for walking and cycling through the identification of a series of new and improved routes (Policies F12, F13 and F14).</p> <p>Water management is promoted in Policy F8.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Neighbourhood Development Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protecting and enhancing open green spaces, and supporting local biodiversity and wildlife through landscape design principles which benefit local biodiversity. These policies should have a beneficial impact on the natural environment and pollution reduction.</p> <p>Proposals for increasing opportunities for walking and cycling have the potential to improve traffic flow through the area thereby reducing carbon emissions and, with their concomitant environmental improvements, are likely to have a positive impact on air quality.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission Neighbourhood Development Plan is not at variance with this principle, and seeks to safeguard locally important open spaces from further new housing development. This criteria is included in Policy F1.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Neighbourhood Development Plan recognises that open space can perform multiple functions through policies promoting landscaping in new developments and rural diversification and supporting a network of green routes.</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for</p>	<p>The Submission Neighbourhood Development Plan is fully in line with this principle.</p>

their contribution to the quality of life of this and future generations	
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The Submission Neighbourhood Development Plan seeks to focus development in sustainable locations and facilitates sustainable patterns of transport, by improving local connectivity through enhanced routes for walking and cycling.
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Submission Neighbourhood Development Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces and help to deliver community infrastructure improvements.

Have Special Regard to the Desirability of Preserving any Listed Building or it's Setting or any Features of Special Architectural or Historic Interest

The Submission Neighbourhood Development Plan includes a complete list of the 44 Listed Buildings, and 1 historic Park & Garden in the Parish in an Appendix.

The Plan requires all new development seek to retain historic buildings.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

There is no Conservation Area within the parish of Flore

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The Submission Neighbourhood Development Plan has been subject to a separate Screening Process for Strategic Environmental Assessment prepared by Daventry District Council that accompanies the Submission Neighbourhood Development Plan and this Basic Conditions Statement. Plans that may have a significant effect on European Sites have to undertake a Habitat Regulations Assessment (HRA).

Conclusions and recommendations of the Screening Assessments

SEA

A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in section 4 of the screening report. The assessment finds that no significant effects will occur as a result of the implementation of the Flore Neighbourhood Plan. The assessment also finds many of the policies are in conformity with the policies of the West Northamptonshire Joint Core Strategy which have been subject to a full SA/SEA where no significant effects were identified.

Consequently from the findings of the screening assessment it is recommended that a full SEA does not need to be undertaken for the Flore Neighbourhood Plan. This has been confirmed through the responses from Historic England and Natural England set out in Appendix E to the screening report. No comments were received from the Environment Agency.

HRA

A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in appendix A of the screening report and summarised in response to question 4 in table 1 of the screening report. It has found that many of the policies are in conformity with the policies of the West Northamptonshire Joint Core Strategy which was subject to full HRA which found no significant or in combination effects. It is considered that due to the plan demonstrating conformity with the West Northamptonshire Joint Core Strategy and it promoting growth to assist with delivering that strategy, including through supporting development within the proposed development boundary and the inclusion of policies which specifically seek to preserve the River Nene within the neighbourhood area, that it will not result in any significant effects, alone or in combination, upon the Upper Nene Valley Gravel Pits pSPA/pRAMSAR or the Rutland Water SPA/RAMSAR sites. This has been confirmed through the responses from Historic England and Natural England set out in Appendix E of the screening report. No response was received from the Environment Agency.

Contribute to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

In Paragraph 6, the NPPF states that "the policies in paragraphs 18-219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Submission Neighbourhood Development Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Neighbourhood Development Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Development Plan seeks to support and encourage a range of goods and services. The plan seeks to support business premises and employment opportunities. By supporting housing growth identified in the emerging Local Plan the Neighbourhood Plan recognises the need to plan for housing and jobs together.
Social	The Submission Neighbourhood Development Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local community facilities and promotes health and well-being by protecting recreational facilities and green spaces, encouraging investment in new facilities and identifying a network of foot and cycle paths to improve connectivity and accessibility.
Environmental	<p>The Submission Neighbourhood Development Plan sets out policies that protect and enhance local landscape character and views towards and within the village as valued local assets. Local green spaces are identified for protection from development.</p> <p>Policies seek to promote the local distinctiveness and historic character of the area, and recognise the significance of natural and built heritage assets to local residents as an important aspect of the village’s identity.</p>

Be in General Conformity with Strategic Local Planning Policy.

The Flore Submission Neighbourhood Development Plan is in general conformity with strategic Local Plan policies contained in the West Northamptonshire Joint Core Strategy 2014 and Daventry District Local Plan 1997.

Planning Practice Guidance 2014 para 009 advises that “*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*”

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Flore Submission Neighbourhood Development Plan conforms to the relevant strategic policies from the Adopted Plans.

Table 3 Conformity with Local Strategic Planning Policy

<i>Flore Submission Neighbourhood Development Plan</i>	<i>West Northamptonshire Joint Core Strategy 2014</i>	<i>Daventry District Local Plan 1997</i>
<p>Policy F1 – General Development Principles</p> <p>F1.1 New developments or changes to existing buildings within the Parish will be permitted when they meet the following criteria and other policies set down in this Plan.</p> <p>In assessing the suitability of sites for development priority will be given to making best use of previously developed land and vacant and under-used buildings in sustainable locations which will contribute to the achievement of a West Northamptonshire target of 30% of additional dwellings on previously developed land or through conversions, and:</p> <ol style="list-style-type: none"> 1. Not have a detrimental effect on residential amenity by reason of noise or other nuisance. 2. Not result in the loss of an area which makes a significant contribution to public amenity and enjoyment by virtue of its open space character, appearance and function. 3. Not result in backland development which has a detrimental impact on the character of the village. 	<p>Policy S10 – Sustainable Development Principles</p> <p>Development will:</p> <ul style="list-style-type: none"> • achieve the highest standards of design incorporating safety and security considerations and a strong sense of place; • be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime; • make use of sustainably sourced materials; • minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling; • be located where services and facilities can be easily accessed by walking, cycling or public transport; • maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design; • maximise the generation of its energy needs from decentralised and renewable or low carbon sources; • maximise water efficiency and promote sustainable drainage; • protect, conserve and enhance the natural and built environment and heritage assets and their settings; 	<p>Policy GN1: The granting of planning permission for development will be guided by the need to:</p> <ul style="list-style-type: none"> • Safeguard the natural resources of the district • Protect and enhance the environment • Make proper use of disused or under- utilised land and buildings • Concentrate development in or closely associated with the large and small towns • Limit development in the villages • Severely restrain development in the open countryside • Ensure that development is accessible by public transport where appropriate <p>GN2: Planning policy relating to the design of new development, which stipulates that planning permission will normally be granted if the proposal</p> <ul style="list-style-type: none"> • Is of a type, scale and design in keeping with the locality and does not detract from its amenities • has satisfactory means of access and has sufficient parking facilities

<ol style="list-style-type: none"> 4. Give consideration to the scale and detail of the proposal in relation to the immediately adjoining area, including streets and open spaces, and the attractive mixed character of the village as a whole, whilst maintaining a balanced housing stock. 5. Not have a detrimental impact on local services. 6. Be economically, socially and environmentally sustainable. 7. In conversion proposals, not detract from the character of the original building, which must be structurally sound and capable of conversion without complete rebuilding. 8. Seek to retain historic buildings that contribute to the landscape and their setting. This may include existing redundant farm buildings in open countryside which are of significant quality or importance in the landscape and/or agricultural history of the parish and where conversion may save them from demolition or collapse. 9. Must not constitute inappropriate development in those private gardens and orchards which make a significant impact on the local environment, both within and on the edge of the village. New developments in private gardens which currently make a contribution to 	<ul style="list-style-type: none"> • promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and • minimise pollution from noise, air and run off. <p>Policy BN5 – The Historic Environment and Landscape</p> <p>Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.</p> <p>In environments where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.</p> <p>In order to secure and enhance the significance of the area's heritage assets and their settings and landscapes, development in areas of landscape sensitivity and/ or known historic or heritage significance will be required to:</p> <ol style="list-style-type: none"> 1. sustain and enhance the heritage and landscape features which contribute to the character of the area including: <ol style="list-style-type: none"> a) Conservation Areas; b) significant historic landscapes including historic parkland, battlefields and ridge and furrow; c) the skyline and landscape settings of towns and villages; 	<ul style="list-style-type: none"> • Will not have an adverse impact on the road network • Can be provided with the necessary infrastructure and public services and be served by public transport where appropriate • Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting • Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites. • Will not adversely affect a special landscape area. • Has full regard to the requirements of agriculture and the need to protect the best and most versatile agricultural land from development which is irreversible <p>Policy EN1 relates to Special Landscape Areas designated on the Proposals Map. The policy restricts the type of development in these areas to agricultural, forestry or tourism development, or development that is well related to existing settlements. In this latter case the siting, design and landscaping of</p>
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<p>the character of the local environment will not be permitted.</p> <p>F1.2 The village development area is shown on Map 2. Note that gardens, or former gardens, within the curtilages of dwelling houses, will not necessarily be assumed to fall within the developable confines of the village. The construction of the Daventry Link Road will not be regarded as an extension of the confines of the village and land between the existing built-up area and the new road will still be considered as open countryside.</p> <p>F1.3 Examples of appropriate infill development are included in Section 4.1</p>	<p>d) sites of known or potential heritage or historic significance; e) locally and nationally important buildings, structures and monuments</p> <p>2. demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting in order to minimise harm to these assets; where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report.</p> <p>3. be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place</p> <p>The retention and sensitive re-use of disused or underused heritage assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources.</p> <p>Proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported.</p>	<p>proposals will be material considerations. The policy permits re-use and rehabilitation of existing buildings within these areas provided their finished form, bulk and general design are in keeping with their surroundings. Proposals that have an adverse impact on landscape character will be refused.</p> <p>Policy EN21 – Planning permission will be permitted for the conversion and adaptation of traditional buildings provided that the essential character of the original building is retained.</p> <p>Policy EN42 contains more detailed policy on design stating that permission will be granted for development provided that designs promote or reinforce local distinctiveness and enhance their surroundings; that the landscaping of the proposal ensures that the development blends well within the site and with its surroundings; and existing landscape attributes of the site are incorporated within the layout wherever practicable, and combine with proposed landscaping and open space to ensure that the development's environmental impact is minimised.</p>
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<p>Policy F2 - Scale and Type of new residential development</p> <p>F2.1 Within the village development area as defined on Map 2, small-scale development not exceeding 10 dwellings will be permitted where:</p> <ol style="list-style-type: none"> 1. It will not lead to the loss of open space, shops or other local facilities. 2. Appropriate access can be provided. 3. It contributes to local open space and village amenity. 4. It will not lead to a detrimental impact on the character of the village in accordance with Policies F5 and F7 <p style="text-align: center;">or</p> <ol style="list-style-type: none"> 5. The development will convert or re-use an existing building or previously developed land. <p>F2.2 In line with West Northamptonshire Joint Core Strategy Policy R1 - Spatial strategy for the rural areas, proposals for new housing outside the village development area (other than the 97 dwellings which have already been applied for as at 1 September 2015), will only be supported in the following circumstances:</p> <ol style="list-style-type: none"> A. Residential development essential for the purposes of agriculture. B. Residential development which meets an identified local need. C. Development provides for the appropriate conversion of redundant 	<p>Policy S3 Scale and Distribution of Housing Development</p> <p>Provision will be made for about 2360 net additional dwellings in the Daventry rural areas during the plan period 2011 to 2029.</p> <p>Policy R1 Spatial Strategy for the Rural Areas</p> <p>Within the rural areas of West Northamptonshire there is an identified need for 2,360 dwellings within Daventry district beyond the town of Daventry to be provided between 2011 and 2029. Within the rural areas the distribution of the rural housing requirement will be the subject of the Part 2 Local Plans according to the local need of each village and their role within the hierarchy.</p> <p>Residential development in rural areas will be required to:</p> <ol style="list-style-type: none"> a) Provide for an appropriate mix of dwelling types and sizes; b) Not affect open land which is of particular significance to the form and character of the village; c) Preserve and enhance historic buildings and areas of historic or environmental importance d) Protect the amenity of existing residents; and e) Be of an appropriate scale to the existing settlement; and f) Promote sustainable development; and g) Be within the existing confines of the village. 	<p>Policy HS22</p> <p>Planning permission will normally be granted for residential development in the restricted infill villages provided that:</p> <p>A it is on a small scale , and</p> <p>B it is within the existing confines of the village, and</p> <p>C it does not affect open land which is of particular</p> <p>Significance to the form and character of the Village, or</p> <p>D it comprises the renovation or conversion of existing buildings for residential purposes</p> <p>Provided that the proposal is in keeping with the character and quality of the village environment.</p> <p>For the purpose of the policies in this local plan, the restricted infill villages include Flore</p>
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<p>buildings to dwellings, providing they are suitably located, are capable of conversion without the need for complete reconstruction, and their form and general design are in keeping with their surroundings.</p> <p>D. The rebuilding or replacement of existing dwellings, subject to the following criteria:</p> <ul style="list-style-type: none"> i) The residential use of the property should not have been abandoned; ii) There being no adverse impact on the landscape in relation to the new dwelling. 		
<p>Policy F3 – Ensuring an appropriate mix of tenure, type and size of houses</p> <p>F3.1 All proposals for new housing development will have to demonstrate how they help to maintain a mix of tenure, type and size of dwelling in the Parish. As there is a particular need for smaller properties and those suitable for retired villagers, priority will be given to these types of units within developments.</p> <p>F3.2 Sites including affordable housing should integrate both affordable housing and market housing across a site and be in accordance with the Daventry District Council Affordable Housing SPD.</p>	<p>Policy R1 Spatial Strategy for the Rural Areas</p> <p>Within the rural areas of West Northamptonshire there is an identified need for 2,360 dwellings within Daventry district beyond the town of Daventry to be provided between 2011 and 2029. Within the rural areas the distribution of the rural housing requirement will be the subject of the Part 2 Local Plans according to the local need of each village and their role within the hierarchy.</p> <p>Residential development in rural areas will be required to:</p> <ul style="list-style-type: none"> a) Provide for an appropriate mix of dwelling types and sizes; 	

	<p>b) Not affect open land which is of particular significance to the form and character of the village;</p> <p>c) Preserve and enhance historic buildings and areas of historic or environmental importance</p> <p>d) Protect the amenity of existing residents; and</p> <p>e) Be of an appropriate scale to the existing settlement; and</p> <p>f) Promote sustainable development; and</p> <p>g) Be within the existing confines of the village</p> <p>Policy H1 – housing density and mix and type of dwellings Across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different accommodation needs including the needs of older people and vulnerable groups.</p>	
<p>Policy F4 – Affordable Housing and rural exception sites</p> <p>F4.1 Proposals for small-scale affordable housing developments outside the Flore settlement boundary but adjacent to and connected to the existing village will be supported subject to the following criteria.</p> <ol style="list-style-type: none"> 1. They comprise no more than 10 dwellings. 2. The proposals contribute towards meeting the needs of people with a local connection for shared ownership, 	<p>Policy H3 – Rural Exception Sites The provision of affordable housing to meet identified local needs in rural areas on 'exception sites' will be supported.</p> <p>Schemes must either be purely affordable housing or mixed tenure schemes including an element of market housing where this is essential to the delivery of the affordable housing. It will be a requirement that the market housing:</p> <ol style="list-style-type: none"> 1) is the minimum necessary to make the scheme viable; and 	<p>Policy HS25 relates to large scale development which calls for affordable housing to be delivered as part of the development in line with demonstrable need. HS26 relates to affordable housing exceptions. Where planning permission will not normally be granted for residential development, exceptions may be made for small-scale affordable housing schemes solely to meet particular local housing needs that</p>

<p>affordable, and social rented accommodation.</p> <p>3. The development is subject to an agreement which will ensure that it remains as affordable housing in perpetuity for people with a local connection.</p> <p>4. The development is appropriate, in terms of its scale, character and location, with the village, and adheres to the design criteria in this plan.</p> <p>F4.2 Open market housing will only be permitted where it meets a local need and can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development.</p>	<p>2) meets specific locally identified housing needs.</p> <p>In all cases the following criteria must be met:</p> <p>a) the site is within or immediately adjoins the main built-up area of a rural settlement;</p> <p>b) the form and scale of development should be clearly justified by evidence of need through a local housing needs survey; and</p> <p>c) arrangements for the management and occupation of affordable housing must ensure that it will be available and affordable in perpetuity for people in local housing need.</p>	<p>cannot be accommodated any other way.</p> <p>Policy HS27 outlines the occupancy criteria for affordable housing, which it restricts to initial and successive occupiers who cannot afford to purchase or rent a dwelling at the prevailing market price, and for whom a suitable type of housing is not available.</p>
<p>Policy F5 Design of development</p> <p>F5.1 In accordance with the Flore Village Design Statement, the following design principles apply in Flore:</p> <p>1. High quality design, layout and appearance of the proposed development that respects the scale, density and character, layout, access, street furniture & signage of existing surrounding buildings and landscape, and protects and enhances the unique identity of the area where it is located.</p>	<p>Policy S10 Sustainable Development Principles</p> <p>Development will:</p> <p>a) Achieve the highest standards of sustainable design incorporating safety and security considerations;</p> <p>b) Be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime;</p> <p>c) Make use of sustainably sourced materials;</p> <p>d) Minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling;</p>	<p>Policy GN2 indicates that planning permission will normally be granted for development provided it:</p> <p>a) Is of a type, scale and design in keeping with the locality and does not detract from its amenities;</p> <p>b) Has satisfactory means of access and has sufficient parking facilities;</p> <p>c) Will not have an adverse impact on the road network</p> <p>d) Can be provided with the necessary infrastructure and public services and be served by public transport where appropriate;</p>

<p>2. High quality contemporary design, which will be encouraged, as well as more traditional designs which accurately reflect the local vernacular and proportions, and use or re-use of materials indigenous to the area or which are indistinguishable from them.</p> <p>3. Respecting established building lines and details of front garden enclosures, and relating well to the street, providing an active street frontage using materials that complement the existing palette of materials used within the village (see photos) and ensuring the retention of historic fabric such as cob walls and other traditional means of enclosure.</p> <p>4. Ensuring that the scale of infill developments does not adversely affect the immediate locality and, in the case of back-land development, does not exceed 5m above existing ground level unless it can be clearly demonstrated that there is no loss of privacy in adjoining properties.</p> <p>5. On enclosed sites which do not relate directly to existing areas in Flore, other than the access road (as in the proposed High Street development), the design should utilise varied plot widths, roof heights and pitches, variable densities and relationships to highways, including gable ends onto the highway, which will reflect the layout of the older parts of the</p>	<p>f) Maximise solar gain, passive heating and cooling, natural light and ventilation using site layout and building design; g) Maximise the generation of its energy needs from decentralised and renewable or low carbon sources; h) Maximise water efficiency and promote sustainable drainage; k) Minimise pollution from noise, air and run off</p> <p>Policy S11 Low Carbon and Renewable Energy All new residential developments are required to achieve a minimum of Level 4 standard in the Code for Sustainable Homes and to achieve the Zero Carbon standard from 2016, or national equivalent standard.</p> <p>Policy H4 Sustainable Housing Residential development must be designed to provide accommodation that meets the requirements of the Lifetime Homes standard subject to the assessment of viability on a site by site basis</p> <p>Policy BN5 The Historic Environment and Landscape In order to secure and enhance the significance of the area's heritage assets and their settings and landscapes, development in areas of landscape sensitivity and/or known historic or heritage significance will be required to be sympathetic to locally distinctive landscape</p>	<p>e) Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting.</p> <p>Policy EN1 relates to Special Landscape Areas designated on the Proposals Map. The policy restricts the type of development in these areas to agricultural, forestry or tourism development, or development that is well related to existing settlements. In this latter case the siting, design and landscaping of proposals will be material considerations. The policy permits re-use and rehabilitation of existing buildings within these areas provided their finished form, bulk and general design are in keeping with their surroundings. Proposals that have an adverse impact on landscape character will be refused.</p> <p>Policy EN21 – Planning permission will be permitted for the conversion and adaptation of traditional buildings provided that the essential character of the original building is retained.</p> <p>Policy EN42 states that planning permission will be granted for development provided that:-</p>
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<p>village. Shared surface or single footpath road surfaces incorporated into speed restricting layouts should be used where possible, and buildings located close to the highway.</p> <ol style="list-style-type: none"> 6. Achieving low carbon sustainable design 7. Providing amenity and garden space appropriate to the property size and type rather than tenure, and car, cycle, and refuse storage to allow a well-managed streetscape. Single-storey dwellings may have restricted garden size subject to orientation, overlooking and privacy. 8. Providing on-site parking and/or allocated on street parking where the adjacent highway provides sufficient space. 9. Protecting key views as identified in Policy F8 and Map 3. 10. All new external and street lighting should avoid light spillage and follow the Lighting Guidelines published by The Campaign for Dark Skies. <p>F5.2 Planning permission will not be granted for development of poor design which fails to take the opportunities available for improving local character and quality of the area and the way it functions,</p>	<p>features, design styles and materials in order to contribute to a sense of place</p> <p>Policy R1 Spatial Strategy for the Rural Areas</p> <p>Residential development in rural areas will be required to:</p> <ol style="list-style-type: none"> a) provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and b) not affect open land which is of particular significance to the form and character of the village; and c) preserve and enhance historic buildings and areas of historic or environmental importance including those identified in Conservation Area Appraisals and Village Design Statements; and d) Protect the amenity of existing residents; and e) Be of an appropriate scale to the existing settlement; and f) Promote sustainable development that equally addresses economic, social and environmental issues. 	<ol style="list-style-type: none"> a) Designs promote or reinforce local distinctiveness and enhance their surroundings; and b) Designs take account of local building traditions and materials; and c) The scale, density, massing, height, landscape, layout and access of the proposal combine to ensure that the development blends well within the site and with its surroundings; and d) Crime prevention measures are incorporated in the site layout and building design; and e) Existing landscape attributes of the site are incorporated within the layout wherever practicable, and combine with proposed landscaping and open space to ensure that the development's environmental impact is minimised.
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<p>including movement to, within, around and through the development.</p>		
<p>Policy F6 - Residential extensions</p> <p>F6.1 Where planning permission is required, house extensions will usually be permitted where they meet the following criteria:</p> <ol style="list-style-type: none"> 1. The scale, height and form fit with the existing building and the character of the street scene. 2. Spacing between buildings respects the character of the street scene. 3. Gaps which provide views out of the village to surrounding countryside are maintained. 4. Materials are compatible with the materials of the existing building. 5. The traditional boundary treatment of an area is retained and where feasible reinforced. 6. The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. 	<p>Policy S10 – Sustainable Development Principles</p> <p>Development will:</p> <ul style="list-style-type: none"> • achieve the highest standards of design incorporating safety and security considerations and a strong sense of place; • be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime; • make use of sustainably sourced materials; • minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling; • be located where services and facilities can be easily accessed by walking, cycling or public transport; • maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design; • maximise the generation of its energy needs from decentralised and renewable or low carbon sources; • maximise water efficiency and promote sustainable drainage; • protect, conserve and enhance the natural and built environment and heritage assets and their settings; • promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and • minimise pollution from noise, air and run off. 	<p>GN2: Planning policy relating to the design of new development, which stipulates that planning permission will normally be granted if the proposal</p> <ul style="list-style-type: none"> • Is of a type, scale and design in keeping with the locality and does not detract from its amenities • has satisfactory means of access and has sufficient parking facilities • Will not have an adverse impact on the road network • Can be provided with the necessary infrastructure and public services and be served by public transport where appropriate • Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting • Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites. • Will not adversely affect a special landscape area. • Has full regard to the requirements of agriculture and the need to protect the best and most versatile agricultural land

		<p>from development which is irreversible</p> <p>Policy EN42 contains more detailed policy on design stating that permission will be granted for development provided that designs promote or reinforce local distinctiveness and enhance their surroundings; that the landscaping of the proposal ensures that the development blends well within the site and with its surroundings; and existing landscape attributes of the site are incorporated within the layout wherever practicable, and combine with proposed landscaping and open space to ensure that the development's environmental impact is minimised.</p>
<p>Policy F7 – Protecting and enhancing local views, landscape character</p> <p>F7.1 Locally significant views are protected and developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies (see Map 3).</p> <p>F7.2 Development proposals should conserve important local landscape</p>	<p>Policy S10 Sustainable Development Principles Development will be permitted where it protects, conserves and enhances the natural environment</p> <p>Policy BN5 The Historic Environment and Landscape Development in areas of landscape sensitivity and/or known historic or heritage significance will be required to:-</p>	<p>Policy GN2 - planning permission will normally be granted if the proposal:</p> <ul style="list-style-type: none"> - Is of a type, scale and design in keeping with the locality and does not detract from its amenities - Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting

<p>features such as cob walls, ridge and furrow fields, and wrought iron field and parkland railings. Mature and established trees within and around the village should be retained and incorporated into landscaping schemes.</p> <p>F7.3 Local habitats and wildlife corridors should be preserved and enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management.</p> <p>F7.4 The planting of Ash trees is discouraged in schemes to avoid problems associated with “Ash Dieback”. New linear plantings of Alder and Willow trees are encouraged along water courses. When constructing residential property boundaries native tree species should be used. Existing hedgerows should be retained (except where they restrict the achievement of the aims of this Plan, as in the linear village green proposed for the High Street) and the</p>	<p>a) sustain and enhance landscape features which contribute to the character of the area, including conservation areas, historic landscapes, the skyline and landscape settings of towns and villages, sites of heritage or historic significance, locally and nationally important buildings;</p> <p>b) demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting;</p> <p>c) be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place.</p>	<ul style="list-style-type: none"> - Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites. - Will not adversely affect a special landscape area. <p>Policy EN1 relates to Special Landscape Areas designated on the Proposals Map. The policy restricts the type of development in these areas to agricultural, forestry or tourism development, or development that is well related to existing settlements. In this latter case the siting, design and landscaping of proposals will be material considerations. The policy permits re-use and rehabilitation of existing buildings within these areas provided their finished form, bulk and general design are in keeping with their surroundings. Proposals that have an adverse impact on landscape character will be refused.</p> <p>Policy EN2 protects Conservation Areas including the Grand Union and Oxford Canal.</p> <p>Policy EN21 – Planning permission will be permitted for the conversion and adaptation of traditional buildings</p>
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<p>establishment of new native hedges is encouraged to support and protect wildlife.</p> <p>F7.5 Developments will be required to design and deliver high quality green infrastructure, informed by the West Northamptonshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high quality experience of nature and heritage.</p> <p>F7.6 The Nene Valley Nature Improvement Area should be preserved and enhanced.</p>		<p>provided that the essential character of the original building is retained.</p> <p>Policy EN42 contains more detailed policy on design stating that permission will be granted for development provided that designs promote or reinforce local distinctiveness and enhance their surroundings; that the landscaping of the proposal ensures that the development blends well within the site and with its surroundings; and existing landscape attributes of the site are incorporated within the layout wherever practicable, and combine with proposed landscaping and open space to ensure that the development's environmental impact is minimised.</p>
<p>Policy F8 – Water management and surface water run-off</p> <p>F8.1 The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.</p>	<p>Policy INF2 Contributions to Infrastructure Requirements New development will only be permitted if the necessary infrastructure that is required to support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place to ensure that it will be delivered.</p> <p>Policy BN7 - Flood risk Development proposals will comply with flood risk assessment and management requirements set out in the national planning</p>	<p>Policy GN2 states that planning permission will normally be granted if the proposal can be provided with the necessary infrastructure and public services.</p>

<p>F8.2 Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.</p> <p>F8.3 Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</p> <p>F8.4 Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.</p> <p>F8.5 Surface water will not be permitted to discharge to the foul sewerage network.</p>	<p>policy framework and planning practice guidance and the West Northamptonshire strategic flood risk assessments to address current and future flood risks with appropriate climate change allowances.</p> <p>All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management.</p>	
<p>Policy F9 – Protection of local green spaces</p> <p>F9.1 The following local green spaces (identified on Map 2 and the Proposals Map) with accompanying photos are designated in accordance with paragraphs 76 and 77 of the NPPF and are also shown in the Flore Village Design Statement:</p> <ol style="list-style-type: none"> 1. High Street Verges 2. Ram Bank 3. Russell Bank 4. Town Yard 	<p>Policy S10 Sustainable Development Principles</p> <p>Development will be permitted where it promotes the creation of green infrastructure networks, enhances biodiversity and reduces the fragmentation of habitats</p> <p>Policy R1 Spatial Strategy for the Rural Areas</p> <p>Residential development in rural areas should not affect open land which is of particular significance to the form and character of the village</p>	<p>Policy GN1 indicates that the granting of planning permission for development will be guided by the need to safeguard the natural resources of the district, protect and enhance the environment and limit development in the villages.</p> <p>Policy EN10 Planning permission will not be granted for development in green wedges as identified on the Proposals Map unless it would not: -</p> <ol style="list-style-type: none"> a. be discordant with the predominantly open/green nature

<ol style="list-style-type: none"> 5. Last remaining ancient orchard 6. Collins Hill 7. Brodie Lodge Playing Field 8. Old Village Green 9. Other village verges (e.g. Bricketts Lane, Brockhall Road, The Avenue) <p>F9.2 New development which impacts adversely on the function, openness and permanence of these sites will not be permitted unless in very special circumstances.</p>		<p>of a green wedge by reason of appearance or use; or</p> <ol style="list-style-type: none"> b. reduce the physical separation between settlements; or c. compromise agricultural or forestry operations, recreation use or wildlife value in a green wedge; or d. impair public access to a green wedge
<p>Policy F10 Protection of local community facilities</p> <p>F10.1 There will be a presumption in favour of the protection of existing facilities. The change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children’s day nurseries), unless one of the following can be demonstrated:</p> <ol style="list-style-type: none"> 1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking. 2. Satisfactory evidence is produced that, over a minimum period of 12 months, it 	<p>Policy RC2 Community Needs The loss of existing community facilities including built sports facilities and areas of open space will be resisted unless it can be demonstrated that:</p> <ol style="list-style-type: none"> a) there is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or b) the proposal will bring about community benefits that outweigh the loss of the facility <p>Policy R1 Spatial Strategy for the Rural Areas The rural hierarchy will have regard to the presence of services and facilities to meet the day to day needs of residents and opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements.</p>	<p>Policy RT8 states that planning permission will not normally be granted for the change of use from village shops and post offices except where it can be clearly demonstrated that the business is no longer commercially viable and that all possible means of retaining the facility have been explored.</p> <p>Policy RT9 states that planning permission will normally be granted for shops serving local communities provided that they provide a local service and are within the confines of the settlement.</p> <p>Policy CM7 relates to public transport and states that granting planning permission for development will be dependent on provision being made</p>

<p>has been demonstrated that there is no longer a demand for the facility.</p> <p>F10.2 The facilities are listed as follows Brodie Lodge Playing Field and pavilion Millennium Hall Scout Hut Village Shop/Post Office Chapel Phantoms Close Allotments White Hart public house Chapel schoolroom Petrol filling station/garage Flore C of E Primary School Church of All Saints Flore Day Nursery</p>		<p>for public transport, where appropriate.</p>
<p>Policy F11 – Community facilities and community infrastructure levy.</p> <p>F11.1 Development will be required to support proposals for improved community facilities and infrastructure in the Parish. Priority will be given by the Parish Council for funds that they receive through C.I.L. to the following proposals:</p> <ol style="list-style-type: none"> 1. New linear village green facilities. 2. Improvements to Millennium Hall 3. Children’s play-space to the north of the village. 	<p>Policy RC2 – Community Needs</p> <p>New residential and commercial development will be required to make provision for community facilities and public open space in accordance with the standards set out in Open Space/Recreation Studies and identified within the West Northamptonshire Sports Facility Strategy and the Cultural Investment Plan. The loss of existing community facilities, including built sport facilities and areas of open space will be resisted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> • There is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or 	<p>Policy RC14</p> <p>The granting of planning permission for residential development in Daventry will be dependent on contributions to the cost of recreational facilities that are, or are to be, provided to satisfy needs arising from the development proposed.</p>

	<ul style="list-style-type: none"> • The proposal will bring about community benefits that outweigh the loss of the facility; or • Having regard to the relevant open space study, the space is surplus or is little used. <p>Proposals for new facilities will need to be supported by a long term maintenance and management plan. Financial contributions towards the provision or enhancement of, existing community facilities will need to be provided by new development. The exact nature of the provision and timing will be set out within the Daventry District Settlements and Countryside Local Plan, South Northamptonshire Settlements and Development Management Policies Local Plan and Northampton Related Development Area Allocations and Development Management Policies Local Plan and supported by Supplementary Planning Documents.</p> <p>Policy R1 Spatial Strategy for the Rural Areas The rural hierarchy will have regard to the presence of services and facilities to meet the day to day needs of residents and opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements.</p>	
Policy F12 – The new linear village green	Policy S10 – Sustainable Development Principles Development will:	Policy GN1: The granting of planning permission for development will be guided by the need to:

<p>F12.1 Following the construction of the Daventry Development Link Road, the Flore Neighbourhood Development Plan will support the redefinition of the village centre through the creation of a new linear village green. The linear village green area is identified on Map 4. The following principles apply:</p> <ol style="list-style-type: none"> 1. Developments which front onto the High Street should ensure that buildings on or near that boundary face onto the High Street and have sufficient mass and scale in relation to the width of the highway. 2. On these sites balancing ponds should be used to provide an extension to the proposed linear village green and dwellings should face onto this area. 3. These developments should support environmental improvements including traffic calming, on-street parking and landscaping to the village centre. The impact of the works on the historic core of the village will be considered and hard and soft landscaping proposals will be designed sensitively to enhance the centre of the village. 	<ul style="list-style-type: none"> • achieve the highest standards of design incorporating safety and security considerations and a strong sense of place; • be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime; • make use of sustainably sourced materials; • minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling; • be located where services and facilities can be easily accessed by walking, cycling or public transport; • maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design; • maximise the generation of its energy needs from decentralised and renewable or low carbon sources; • maximise water efficiency and promote sustainable drainage; • protect, conserve and enhance the natural and built environment and heritage assets and their settings; • promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and • minimise pollution from noise, air and run off. 	<ul style="list-style-type: none"> • Safeguard the natural resources of the district • Protect and enhance the environment • Make proper use of disused or under- utilised land and buildings • Concentrate development in or closely associated with the large and small towns • Limit development in the villages • Severely restrain development in the open countryside • Ensure that development is accessible by public transport where appropriate <p>GN2: Planning policy relating to the design of new development, which stipulates that planning permission will normally be granted if the proposal</p> <ul style="list-style-type: none"> • Is of a type, scale and design in keeping with the locality and does not detract from its amenities • has satisfactory means of access and has sufficient parking facilities • Will not have an adverse impact on the road network • Can be provided with the necessary infrastructure and public services and be served by public transport where appropriate • Will not adversely affect a conservation area or a building
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		<p>listed as being of architectural or historic interest and their setting</p> <ul style="list-style-type: none"> • Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites. • Will not adversely affect a special landscape area. • Has full regard to the requirements of agriculture and the need to protect the best and most versatile agricultural land from development which is irreversible
<p>Policy F13 – Traffic management and transport improvements</p> <p>F13.1 Proposals for improvements in road safety and traffic management and the provision of/improvements to public transport will be fully supported.</p> <p>F13.2 Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the Parish:</p> <ul style="list-style-type: none"> • Highway improvement schemes to promote the safety of pedestrians and cycle users. • Traffic calming measures, pedestrian priority schemes and reduction in traffic 	<p>Policy C1 Changing Behaviour and Achieving Modal Shift</p> <p>Priority will be given to proposed transport schemes that will contribute to behavioural change by:</p> <ol style="list-style-type: none"> Providing access by walking, cycling and public transport to key facilities and services; Promoting the use of walking, cycling and public transport over and above car trips. <p>Policy R3 A Transport Strategy for the Rural Areas</p> <p>Improved accessibility and sustainable transport within rural areas and the avoidance of congestion and ‘rat running’ will be secured by reviewing walking connections within</p>	

<p>speeds on routes through the village centre.</p> <ul style="list-style-type: none"> Increasing public and community transport to and from the village. <p>F13.3 The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village.</p>	<p>villages to identify specific improvements required ensuring the safety of pedestrians.</p>	
<p>Policy F14 - Footpaths/ cycleways/ connectivity</p> <p>F14.1 Proposals for the enhancement and improvement of the existing footpath/cycleway network within the designated neighbourhood area will be supported.</p> <p>F14.2 Proposals for improved linkages and accessibility within Flore and to the areas beyond will be supported.</p> <p>F14.3 All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:</p> <ol style="list-style-type: none"> Enhanced public access and appropriate signage from residential areas. Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as the provision of new 	<p>Policy RC2 Community Needs Financial contributions towards the provision or enhancement of existing community facilities will need to be provided by new development.</p> <p>Policy C5 - Enhancing local and neighbourhood connections The connections within urban areas, between neighbourhoods and town and district centres and the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:</p> <p>A) improvements to the strategic and local bus networks including upgrades to local interchanges, service frequency, reliability and quality; B) personalised travel planning and voluntary travel plans; C) improvements to cycling networks and cycle parking; D) securing and enhancing urban and rural walking networks;</p>	<p>Policy GN2 states that planning permission will normally be granted if the proposal can be provided with the necessary infrastructure and public services.</p> <p>Policy RC14 The granting of planning permission for residential development in Daventry will be dependent on contributions to the cost of recreational facilities that are, or are to be, provided to satisfy needs arising from the development proposed.</p>

<p>areas of woodland, orchards using traditional fruit varieties and new hedgerows.</p> <p>3. Enhancements will be designed to be sensitive to the historic environment. Tree planting should be avoided in areas of ridge and furrow.</p>	<p>E) sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and enhancing the network where gaps presently exist; and</p> <p>F) promoting park and ride facilities for Northampton</p> <p>Policy INF1 Approach to Infrastructure Delivery New development will be supported by, and provide good access to, infrastructure, including physical, green and social elements. It will integrate with and complement adjoining communities.</p> <p>Policy INF2 Contributions to Infrastructure Requirements New development will only be permitted if the necessary infrastructure that is required to support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place to ensure that it will be delivered.</p>	
<p>Policy F15 – Supporting existing local employment</p> <p>F15.1 Existing sources of local employment will be protected.</p> <p>F15.2 The loss of existing employment premises will only be permitted when:</p>	<p>Policy S1 The Distribution of Development New development in the rural areas will be limited with the emphasis being on:</p> <ol style="list-style-type: none"> 1. Enhancing and maintaining the distinctive character and vitality of rural communities; 2. Shortening journeys and facilitating access to jobs and services; 	<p>Policy EN18 relates to the redevelopment, renovation and conversion of existing buildings within villages. Proposals of this nature will normally be granted provided that the proposal respects the distinctive nature and quality of its surroundings.</p>

<p>1. The employment premises have been empty for over 12 months and during that time actively marketed without securing a viable alternative employment use or equivalent,</p> <p>or</p> <p>better provision is made elsewhere within the parish to replace the proposed loss of local employment space.</p>	<p>3. Strengthening rural enterprise and linkages between settlements and their hinterlands; and 4. Respecting the quality of tranquillity</p> <p>Policy R1 Spatial Strategy for the Rural Areas The rural hierarchy in the Part 2 Local Plans will have regard to sustaining the rural economy by retaining existing employment sites, where possible, by enabling small scale economic development through rural diversification and by supporting agricultural and forestry development.</p> <p>Policy R2 Rural Economy Proposals which sustain and enhance the rural economy by creating and safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. The following types of development are considered to be acceptable:</p> <p>a) The re-use of rural buildings; b) Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding; c) Small-scale tourism proposals, including visitor accommodation;</p>	<p>Policy EN19 deals with the conversion and adaptation of rural buildings. This type of proposal will normally be granted permission providing the building is of permanent and substantial construction and in a sound condition.</p> <p>Policy EM10 indicates that planning permission will normally be granted for industrial and commercial development in the limited development villages:</p> <p>a) On the sites specifically identified for additional industrial and commercial development: b) For small scale development within the existing confines of the village provided that it does not take up open land which is of particular significance to the form and character of the village; c) For the renovation or conversion of buildings for industrial or commercial purposes.</p> <p>Policies EM11 and EM12 advise that in the restricted infill villages planning permission for new business and industrial development will normally be granted provided the scale and character of the proposal reflects the residential nature of the surroundings,</p>
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	<p>d) Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;</p> <p>e) The expansion of businesses in their existing locations, dependent upon the nature of the activities involved, the character of the site and its accessibility;</p> <p>f) Small scale employment development to meet local needs; and</p> <p>g) The use of land for agriculture, forestry and equestrian activity.</p>	<p>and provided it is within the existing confines of the village.</p> <p>Policy EM13 advises that in the restricted infill villages planning permission will not normally be granted for new business and industrial development on open land which is of particular significance to the form and character of the village.</p>
<p>Policy F16 – New local employment opportunities</p> <p>The development of new local employment opportunities, rural enterprises and live/work facilities will be permitted within the Neighbourhood Development Plan area providing that they comply with the other relevant Development Design criteria of this Plan, policy R2 of the West Northamptonshire Joint Core Strategy and:</p> <ol style="list-style-type: none"> 1. They give priority to the re-use of a brownfield site, or the conversion of an existing building. 2. They are of a scale appropriate to the parish. 3. They do not have a detrimental impact on surrounding residential amenity. 	<p>Policy S1 The Distribution of Development</p> <p>New development in the rural areas will be limited with the emphasis being on:</p> <ol style="list-style-type: none"> 1. Enhancing and maintaining the distinctive character and vitality of rural communities; 2. Shortening journeys and facilitating access to jobs and services; 3. Strengthening rural enterprise and linkages between settlements and their hinterlands; and 4. Respecting the quality of tranquillity <p>Policy R1 Spatial Strategy for the Rural Areas</p> <p>The rural hierarchy in the Part 2 Local Plans will have regard to sustaining the rural economy by retaining existing employment sites, where possible, by enabling small scale economic development through rural diversification and</p>	<p>Policy EN18 relates to the redevelopment, renovation and conversion of existing buildings within villages. Proposals of this nature will normally be granted provided that the proposal respects the distinctive nature and quality of its surroundings.</p> <p>Policy EN19 deals with the conversion and adaptation of rural buildings. This type of proposal will normally be granted permission providing the building is of permanent and substantial construction and in a sound condition.</p> <p>Policy EM10 indicates that planning permission will normally be granted for industrial and commercial development in the limited development villages:</p>

<p>4. They do not lead to the loss of open space or green infrastructure or valuable agricultural land.</p> <p>5. They are located close to existing highways and do not have an unacceptable detrimental impact on traffic.</p>	<p>by supporting agricultural and forestry development.</p> <p>Policy R2 Rural Economy Proposals which sustain and enhance the rural economy by creating and safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. The following types of development are considered to be acceptable:</p> <p>a) The re-use of rural buildings;</p> <p>b) Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;</p> <p>c) Small-scale tourism proposals, including visitor accommodation;</p> <p>d) Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;</p> <p>e) The expansion of businesses in their existing locations, dependent upon the nature of the activities involved, the character of the site and its accessibility;</p> <p>f) Small scale employment development to meet local needs; and</p> <p>g) The use of land for agriculture, forestry and equestrian activity.</p>	<p>a) On the sites specifically identified for additional industrial and commercial development:</p> <p>b) For small scale development within the existing confines of the village provided that it does not take up open land which is of particular significance to the form and character of the village;</p> <p>c) For the renovation or conversion of buildings for industrial or commercial purposes.</p> <p>Policies EM11 and EM12 advise that in the restricted infill villages planning permission for new business and industrial development will normally be granted provided the scale and character of the proposal reflects the residential nature of the surroundings, and provided it is within the existing confines of the village.</p> <p>Policy EM13 advises that in the restricted infill villages planning permission will not normally be granted for new business and industrial development on open land which is of particular significance to the form and character of the village.</p>
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Be Compatible with EU Obligations

The Submission Neighbourhood Development Plan is fully compatible with EU Obligations.

The Submission Neighbourhood Development Plan has been subjected to an SEA Screening Assessment and full SEA.

The Submission Neighbourhood Development Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Development Plan is fully compatible with the rights outlined in this Article. Although the Submission Neighbourhood Development Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Parish Council has developed the policies and proposals within the Plan in full

consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Prepared on behalf of Flore Parish Council and Flore Neighbourhood Plan Steering Group by Kirkwells Town Planning Consultants
www.kirkwells.co.uk