

# Weedon Bec Submission Neighbourhood Development Plan

## Paragraph 8 of Schedule 4b

### Basic Conditions Statement



**Weedon Bec Neighbourhood Plan**

*Your neighbourhood, Your plan, Your village 2030*

**Kirkwells**  
The Planning People



## **1.0 LEGAL REQUIREMENTS**

### **The Submission Plan is being submitted by a qualifying body**

This Submission Plan is being submitted by a qualifying body, namely Weedon Bec 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 Weedon Bec 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 Weedon Bec 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 Weedon Bec 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, identifying housing site allocations, supporting local businesses and tourism, and tackling flooding issues and infrastructure requirements.

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 Weedon Bec Submission Neighbourhood Development Plan**

NPPF Core Planning Principle	Regard that Weedon Bec Neighbourhood 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</p>	<p>The Parish Council has produced the Submission 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</p>

<p>decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>for the area up to 2029. The Neighbourhood Plan sets out a concise and practical suite of policies (20 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 Plan offers the local community the opportunity to shape the future development of Weedon Bec 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 Plan refines and amplifies strategic policies set out in the West Northamptonshire Joint Core Strategy and the Daventry District Local Plan. The Submission Neighbourhood Plan supports appropriate business and economic growth in the village in Policies WB14 and WB15. Site allocations for new housing are set out under Policy WB11, and a site allocation for a new sports field is provided in WB7.</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 Plan promotes high quality design in Policy WB4. WB5 supports design to deter crime.</p> <p>Policy WB1 protects local landscape character and important local areas are identified as Local Green Space in Policy WB8. WB9 supports the Green Infrastructure corridor of the Nene Valley.</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 Plan takes regard of this guidance fully in plan-making and decision-taking.</p> <p>The Weedon Bec Neighbourhood Plan seeks to protect the surrounding countryside by allocating sites for new housing within and on the edge of the existing village; aims to preserve the character and identity of Weedon Bec; and to protect and enhance services and facilities vital to supporting a thriving rural community.</p> <p>New housing and economic development are supported.</p> <p>Local green spaces are identified for protection and the Nene Valley is identified as a Green Infrastructure corridor.</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 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 WB10 and WB19).</p> <p>Water and resource efficiency are promoted in Policy WB4.</p> <p>The Plan also includes policies to reduce the risk of surface water run-off from new development and to reduce flood risk (Policies WB16, WB17 and WB18).</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 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</p>

	<p>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 Plan is not at variance with this principle, and seeks to safeguard locally important open spaces from further new housing development.</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 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>A mixed use employment and housing site is identified as a site allocation (WB11/2).</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>The Submission Neighbourhood Plan is fully in line with this principle.</p> <p>The Plan supports the sensitive re-use of a nationally significant heritage asset – Weedon Depot – which is located in the heart of the village.</p>
<p>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</p>	<p>The Submission Neighbourhood 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.</p>

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 Neighbourhood 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 its Setting or any Features of Special Architectural or Historic Interest**

The Submission Neighbourhood Plan includes a complete list of the 50 Listed Buildings in the Parish in an Appendix.

The Plan requires all new development proposals to preserve and enhance the locally distinctive built and historic environment through Policy WB4 and supports the appropriate and sensitive re-use of Weedon Depot – a listed heritage feature at risk (WB6).

Additional wording has been added to some of the proposed site allocation policies (such as WB11/1, WB11/2, WB11/3, WB11/4 and WN11/6) following consideration of the SEA Environmental Report, in order to strengthen the policies in relation to protection and enhancement of heritage assets and their setting.

*[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**

The Plan notes that the Grand Union Canal is a Conservation Area and a half mile section cuts through the village roughly north / south.

*[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 Neighbourhood Plan has been subject to a separate Screening Process for Strategic Environmental Assessment prepared by Daventry District Council that accompanies the Submission 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**

### **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 Draft Screening Report for Strategic Environmental Assessment and Habitats Regulation Assessment and is summarised in response to question 4 in Table 1 in the report. It 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. Whilst there is conflict identified through the proposed housing allocations (WB9), it is not considered that the location and scale of the development proposed will 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.

### **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 Draft Screening Report for Strategic Environmental Assessment and Habitats Regulation Assessment. The assessment found that whilst the majority of the policies are in general conformity with the West Northamptonshire Joint Core Strategy significant environmental effects could occur as a result of the implementation of the Weedon Bec Neighbourhood Development Plan, principally because of the proposed allocations (WB9) being situated in close proximity to the Grand Union Canal Conservation Area and the Grade II\* listed building, the Ordnance Depot and therefore the likely cumulative effects of the housing allocations on cultural heritage in Weedon Bec. In addition further possible effects on the River Nene Strategic River Corridor resulting from WB9/3 have been identified and need to be assessed further.

Consequently from the findings of the screening assessment it was recommended that a full SEA would need to be undertaken for the Weedon Bec Neighbourhood Development Plan.

Responses were received from Historic England, Natural England, and the Environment Agency. All 3 bodies were satisfied with the local planning authority's conclusion that an SEA would be required. Natural England also advised that they were satisfied with the conclusion of the local

planning authority that there would be no likely significant effects on any European site, in particular the Upper Nene Valley Gravel Pit Special Protection Area (SPA) and Ramsar and the Rutland Water SPA and Ramsar, either alone or in combination, and therefore that further Habitats Regulations Assessment was not required.

AECOM was commissioned through Locality on half of Weedon Bec Parish Council in summer 2015 to undertake a strategic environmental assessment (SEA) in support of the emerging Weedon Bec Neighbourhood Development Plan. A first Regulation 14 consultation was undertaken in spring 2015; however this was not accompanied by the required Environmental Report. The Parish Council subsequently made amendments to the Plan and published a revised Plan for Regulation 14 consultation alongside the SEA Environmental Report in autumn 2015.

### **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 Plan contribute to the economic, social and environmental aspects of sustainable development.

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

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	<p>The Submission Neighbourhood Plan seeks to support and encourage a range of goods and services. The plan seeks to support business premises and employment opportunities, and also tourism development. By supporting significant housing growth identified in the emerging Local Plan the Neighbourhood Plan recognises the need to plan for housing and jobs together.</p>
Social	<p>The Neighbourhood 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.</p>
Environmental	<p>The Submission Neighbourhood 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 and the Nene Valley Corridor is identified as Green Infrastructure Corridor where proposals to enhance the setting of built and natural heritage assets will be supported.</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 Submission Neighbourhood 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 Neighbourhood Plan conforms to the relevant strategic policies from the Adopted Plans.

**Table 3 Conformity with Local Strategic Planning Policy**

<b><i>Weedon Bec Neighbourhood Development Plan</i></b>	<b><i>West Northamptonshire Joint Core Strategy 2014</i></b>	<b><i>Daventry District Local Plan 1997</i></b>
<p><b>Policy WB1 – Protecting and Enhancing Local Landscape Character and Views</b></p>	<p><b>Policy S10 Sustainable Development Principles</b> Development will be permitted where it protects, conserves and enhances the natural environment</p> <p><b>Policy BN5 The Historic Environment and Landscape</b> Development in areas of landscape sensitivity and/or known historic or heritage significance will be required to:-</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</p>	<p><b>Policy GN2</b> - planning permission will normally be granted if the proposal:</p> <ul style="list-style-type: none"> <li>- Is of a type, scale and design in keeping with the locality and does not detract from its amenities</li> <li>- Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting</li> <li>- Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites.</li> <li>- Will not adversely affect a special landscape area.</li> </ul> <p><b>Policy EN1</b> relates to Special Landscape Areas designated on the</p>

	<p>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>	<p>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><b>Policy EN2</b> protects Conservation Areas including the Grand Union and Oxford Canal.</p> <p><b>Policy EN21</b> – 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>
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		<p><b>Policy EN42</b> 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><b>Policy WB2 Protecting and Enhancing Local Community Facilities</b></p>	<p><b>Policy RC2 Community Needs</b></p> <p>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> <p>a) there is evidence that improvements can be made through the provision of a replacement</p>	<p><b>Policy RT8</b> 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</p>

	<p>facility of equal or better quality taking into account accessibility; or</p> <p>b) the proposal will bring about community benefits that outweigh the loss of the facility</p> <p><b>Policy R1 Spatial Strategy for the Rural Areas</b></p> <p>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><b>Policy R8</b></p> <p>R8 states that planning permission will not normally be granted for the change of use of 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>possible means of retaining the facility have been explored.</p> <p><b>Policy RT9</b> 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><b>Policy CM7</b> relates to public transport and states that granting planning permission for development will be dependent on provision being made for public transport, where appropriate.</p>
<p><b>Policy WB3 Supporting a Range of Goods and Services in the Village Centre and Encouraging New Retail Facilities as part of New Developments to the West of Weedon</b></p>	<p><b>Policy RC2 Community Needs</b></p> <p>The loss of existing community facilities including built sports facilities and areas of</p>	<p><b>Policies RT8 and RT9</b> outline the local planning approach to shopping and services within rural areas. <b>RT8</b> states that planning permission will</p>

	<p>open space will be resisted unless it can be demonstrated that:</p> <p>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</p> <p>b) the proposal will bring about community benefits that outweigh the loss of the facility</p> <p><b>Policy R1 Spatial Strategy for the Rural Areas</b></p> <p>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><b>Policy R8</b></p> <p>states that planning permission will not normally be granted for the change of use of 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>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><b>Policy RT9</b> 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>
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<p><b>Policy WB4 Protection of Built Heritage and High Quality Design</b></p>	<p><b>Policy S10 Sustainable Development Principles</b></p> <p>Development will:</p> <ul style="list-style-type: none"> <li>a) Achieve the highest standards of sustainable design incorporating safety and security considerations;</li> <li>b) Be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime;</li> <li>c) Make use of sustainably sourced materials;</li> <li>d) Minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling;</li> <li>f) Maximise solar gain, passive heating and cooling, natural light and ventilation using site layout and building design;</li> <li>g) Maximise the generation of its energy needs from decentralised and renewable or low carbon sources;</li> <li>h) Maximise water efficiency and promote sustainable drainage;</li> <li>k) Minimise pollution from noise, air and run off</li> </ul>	<p><b>Policy GN2</b> indicates that planning permission will normally be granted for development provided it:</p> <ul style="list-style-type: none"> <li>a) Is of a type, scale and design in keeping with the locality and does not detract from its amenities;</li> <li>b) Has satisfactory means of access and has sufficient parking facilities;</li> <li>c) Will not have an adverse impact on the road network</li> <li>d) Can be provided with the necessary infrastructure and public services and be served by public transport where appropriate;</li> <li>e) Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting.</li> </ul> <p><b>Policy EN1</b> 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</p>
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	<p><b>Policy S11 Low Carbon and Renewable Energy</b></p> <p>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><b>Policy H4 Sustainable Housing</b></p> <p>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><b>Policy BN5 The Historic Environment and Landscape</b></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 be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place</p> <p><b>Policy R1 Spatial Strategy for the Rural Areas</b></p>	<p>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><b>Policy EN2</b> protects Conservation Areas including the Grand Union and Oxford Canal.</p> <p><b>Policy EN21</b> – 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><b>Policy EN42</b> states that planning permission will be granted for development provided that:-</p> <ul style="list-style-type: none"> <li>a) Designs promote or reinforce local distinctiveness and enhance their surroundings; and</li> <li>b) Designs take account of local building traditions and materials; and</li> <li>c) The scale, density, massing, height, landscape, layout and access of the</li> </ul>
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	<p>Residential development in rural areas will be required to:</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 that equally addresses economic, social and environmental issues.</p>	<p>proposal combine to ensure that the development blends well within the site and with its surroundings; and</p> <p>d) Crime prevention measures are incorporated in the site layout and building design; and</p> <p>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.</p>
<p><b>Policy WB5 Designing Out Crime</b></p>		
<p><b>Policy WB6 Weedon Depot</b></p>	<p><b>Policy BN6 - Weedon Depot</b></p> <p>The re-use of the former ordnance depot at weedon will be supported in order to achieve the restoration of this important cultural and heritage site. A mix of uses will be the most appropriate solution for the site. The following uses will be considered:</p> <p>A) museum (class d1)</p>	<p><b>Policy GN2</b> - 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"> <li>- Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting</li> </ul>

	<p>B) employment (class b1)</p> <p>C) retail (class a1)</p> <p>D) restaurant/ café/ drinking establishment (class a3, a4 and a5)</p> <p>E) other leisure, tourism, and recreation uses</p> <p>F) residential</p> <p>For all forms of development proposed in respect of the site the following factors will need to be addressed in assessing the impact of a particular proposal:</p> <p>1) the need to preserve and enhance the cultural and heritage value of the site and its setting by ensuring that the re-use of existing buildings and any new building is undertaken in accordance with an agreed conservation plan.</p> <p>2) an impact assessment to demonstrate that the nature and scale of leisure, retail and/ or employment development is appropriate for the location and would not adversely affect the vitality and viability of existing town centres or the ability to secure investment and revitalisation in them. 3) a transport</p>	<ul style="list-style-type: none"> <li>- Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites.</li> </ul> <p><b>Policy EN18</b></p> <p>The redevelopment, renovation and conversion of existing buildings within villages.</p> <p>Planning permission for the redevelopment, renovation or conversion of existing buildings within the existing confines of villages will normally be granted provided the proposal respects the distinctive nature and quality of its surroundings. In determining applications in respect of the renovation or conversion of such buildings, regard will be paid to the following criteria:</p> <p>A. The building(s) must be capable of renovation or conversion without</p>
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	<p>assessment to ensure that sufficient capacity exists on the strategic and local highway networks and that full opportunities are taken to access the site by non-car modes. Development proposals should be accompanied by a masterplan prepared in consultation with the district planning authority, local community and other interested parties including the highway authorities for the nearby roads.</p>	<p>substantial changes in appearance or dimensions.</p> <p>B. The character and appearance of the original building(s) which make a contribution to the environment must be substantially reflected in the proposal and the applicant will be required to demonstrate that the inherent qualities of the building(s) have been retained and enhanced through sensitive design and the use of appropriate materials.</p> <p>C. The renovation or conversion of the building(s) should not require substantial public service costs or involve the introduction of visually intrusive services such as overhead power cables or telephone lines.</p> <p>D. Provision should be made for on-site parking in accordance with the council's parking policy as set out in this local plan. Such provision should properly relate to the converted building(s) in terms of design, materials and siting.</p>
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		<p>E. In order to enable a proper assessment to be made of the impact of the proposed renovation or conversion, applications will only be considered where they are accompanied by detailed drawings of the proposal illustrating the extent of the renovation or conversion and all physical and structural alterations.</p> <p>F. Proposals for the renovation or conversion of buildings having a group value, such as those in squares, terraces or farmyards, should reflect that value.</p> <p>G. Proposals for the renovation or conversion of buildings which make an important contribution to the village or street scene, should reflect that contribution. H. Access to the site is of a safe standard without detriment to the appearance of the area.</p> <p><b>Policy TM2</b> relates to tourist attractions. This states that the Council will normally grant planning permission for tourist attractions</p>
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		<p>comprising entertainment facilities, places of tourist interest, conference centres and tourist accommodation, including hotels, guest houses, self-catering and farm-based accommodation, but excluding caravans and camping sites, provided that in the open countryside such development does not comprise new buildings; in the restraint villages relates to the re-use of buildings where the development would be of benefit to the village environment; in the remainder of the rural settlements of the district relates to the reinstatement or conversion of existing buildings and to small-scale purpose built facilities which fall within the existing confines of the settlement; in the town of Daventry relates to facilities within the town or to the purpose-built facilities which lie on appropriate edge of town sites.</p>
<p><b>Policy WB7 Supporting Investment in Recreational Facilities and Open Space</b></p>	<p><b>Policy RC2 Community Needs</b></p> <p>The loss of existing community facilities including built sports facilities and areas of</p>	<p><b>Policy RC12</b></p>

	<p>open space will be resisted unless it can be demonstrated that:</p> <p>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</p> <p>b) the proposal will bring about community benefits that outweigh the loss of the facility</p> <p><b>Policy R1 Spatial Strategy for the Rural Areas</b></p> <p>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>New playing field provision in Daventry will be made on the basis of 1.6 hectares for every 1000 people.</p> <p>The analysis of participation rates in sport and of existing demand for pitches in Daventry has shown that a standard of 1.6 hectares (3 acres) of playing fields for every 1000 people is appropriate. Account has been taken of the likely changes in the population structure, but this standard will be continuously monitored to ensure a balance of supply against demand.</p>
<p><b>Policy WB8 Local Green Space Designations</b></p>	<p><b>Policy S10 Sustainable Development Principles</b></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><b>Policy R1 Spatial Strategy for the Rural Areas</b></p> <p>Residential development in rural areas should not affect open land which is of particular</p>	<p><b>Policy GN1</b> 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>

	significance to the form and character of the village	
<b>Policy WB9 Nene Valley Corridor</b>	<p><b>Policy BN1 Green Infrastructure Connections</b></p> <p>Green infrastructure corridors of sub-regional and local Importance as set out in figure 6 of the joint core strategy will be recognised for their important contribution to Sense of place and conserved, managed and enhanced by:</p> <ol style="list-style-type: none"> <li>1) incorporating existing and identified future networks into new development proposals;</li> <li>2) securing contributions from development or other sources for the creation of and future management of the green infrastructure networks;</li> <li>3) delivering long term management strategies for the sub-regional and local network.</li> </ol> <p>Measures to enhance existing and provide new green infrastructure provision will:</p> <ol style="list-style-type: none"> <li>A) be designed and delivered sustainably with prudent use of natural resources;</li> <li>B) mitigate and adapt to the effects of climate change including through improved flood risk management and as a carbon store;</li> </ol>	<p><b>Policy GN1</b></p> <p>The granting of planning permission for development will be guided by the need to</p> <ol style="list-style-type: none"> <li>a. safeguard the natural resources of the district</li> <li>b. protect and enhance the environment</li> </ol> <p>....</p>

	<p>C) be designed to the highest quality in terms of appearance, access provision and biodiversity enhancement and protection;</p> <p>D) reflect local character through the planting of native and other climate appropriate species and consideration of natural and cultural heritage features;</p> <p>E) be supported by a long-term management strategy.</p> <p>The Nene Valley corridor is identified as a Green Infrastructure (GI) Corridor in Figure 6 Section 20 of the West Northamptonshire Joint Core Strategy for the purposes of Policy BN1.</p>	
<p><b>Policy WB10 Improving Access to the Countryside and Enhancing Local Green Routes</b></p>	<p><b>Policy RC2 Community Needs</b></p> <p>Financial contributions towards the provision or enhancement of existing community facilities will need to be provided by new development.</p> <p><b>Policy C5 - Enhancing local and neighbourhood connections</b></p> <p>The connections within urban areas, between neighbourhoods and town and district centres and the rural hinterlands of West</p>	<p><b>Policy GN2</b> states that planning permission will normally be granted if the proposal can be provided with the necessary infrastructure and public services.</p> <p><b>Policy RC14</b> 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</p>

	<p>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;</p> <p>B) personalised travel planning and voluntary travel plans;</p> <p>C) improvements to cycling networks and cycle parking;</p> <p>D) securing and enhancing urban and rural walking networks;</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 F) promoting park and ride facilities for Northampton.</p> <p><b>Policy INF1 Approach to Infrastructure Delivery</b></p>	<p>arising from the development proposed.</p>
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	<p>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><b>Policy INF2 Contributions to Infrastructure Requirements</b></p> <p>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><b>Policy WB11 Site Allocations: New Housing Development</b></p>	<p><b>Policy S3 Scale and Distribution of Housing Development</b></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><b>Policy R1 Spatial Strategy for the Rural Areas</b></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</p>	<p><b>Policy HS22</b></p> <p>Planning permission will normally be granted for residential development in the restricted infill villages provided that:</p> <ul style="list-style-type: none"> <li>A it is on a small scale , and</li> <li>B it is within the existing confines of the village, and</li> <li>C it does not affect open land which is of particular</li> </ul>

	<p>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"> <li>a) Provide for an appropriate mix of dwelling types and sizes;</li> <li>b) Not affect open land which is of particular significance to the form and character of the village;</li> <li>c) Preserve and enhance historic buildings and areas of historic or environmental importance</li> <li>d) Protect the amenity of existing residents; and</li> <li>e) Be of an appropriate scale to the existing settlement; and</li> <li>f) Promote sustainable development; and</li> <li>g) Be within the existing confines of the village.</li> </ul>	<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 comprise:</p> <p>[Weedon Bec]</p>
<p><b>Policy WB12 Residential Care Home and Housing for Older Residents</b></p>	<p><b>Policy H1 – housing density and mix and type of dwellings</b></p> <p>Across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different</p>	

	<p>accommodation needs including the needs of older people and vulnerable groups.</p>	
<p><b>Policy WB13 Meeting Local Housing Needs</b></p>	<p><b>Policy H1 Housing Density and Mix and Type of Dwellings</b></p> <p>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><b>Policy H2 Affordable Housing</b></p> <p>Affordable housing will be provided as a proportion of the total number of dwellings to be delivered on individual sites as follows:</p> <p>Daventry district rural areas: 40%</p> <p>In all cases the percentage requirements identified above are subject to the assessment of viability on a site by site basis.</p> <p><b>Policy R1 Spatial Strategy for the Rural Areas</b></p> <p>Residential development in rural areas will be required to provide for an appropriate mix of dwelling types and sizes, including affordable</p>	<p><b>Policy HS25</b> 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 cannot be accommodated any other way.</p> <p><b>Policy HS27</b> 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>housing to meet the needs of all sectors of the community, including the elderly and vulnerable.</p>	
<p><b>Policy WB14 Supporting Business Premises and Employment Opportunities</b></p>	<p><b>Policy S1 The Distribution of Development</b></p> <p>New development in the rural areas will be limited with the emphasis being on:</p> <ol style="list-style-type: none"> <li>1. Enhancing and maintaining the distinctive character and vitality of rural communities;</li> <li>2. Shortening journeys and facilitating access to jobs and services;</li> <li>3. Strengthening rural enterprise and linkages between settlements and their hinterlands; and</li> <li>4. Respecting the quality of tranquillity</li> </ol> <p><b>Policy R1 Spatial Strategy for the Rural Areas</b></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 by supporting agricultural and forestry development.</p>	<p><b>Policy EN18</b> 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><b>Policy EN19</b> 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><b>Policy EM10</b> indicates that planning permission will normally be granted for industrial and commercial development in the limited development villages:</p> <ol style="list-style-type: none"> <li>a) On the sites specifically identified for additional industrial and commercial development:</li> </ol>

	<p><b>Policy R2 Rural Economy</b></p> <p>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> <ul style="list-style-type: none"> <li>a) The re-use of rural buildings;</li> <li>b) Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;</li> <li>c) Small-scale tourism proposals, including visitor accommodation;</li> <li>d) Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;</li> <li>e) The expansion of businesses in their existing locations, dependent upon the nature of the</li> </ul>	<ul style="list-style-type: none"> <li>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;</li> <li>c) For the renovation or conversion of buildings for industrial or commercial purposes.</li> </ul> <p><b>Policies EM11 and EM12</b> 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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	<p>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><b>Policy WB15 Supporting Tourism in Weedon Bec</b></p>	<p><b>Policy S1 The Distribution of Development</b></p> <p>New development in the rural areas will be limited with the emphasis being on:</p> <ol style="list-style-type: none"> <li>1. Enhancing and maintaining the distinctive character and vitality of rural communities;</li> <li>2. Shortening journeys and facilitating access to jobs and services;</li> <li>3. Strengthening rural enterprise and linkages between settlements and their hinterlands; and</li> <li>4. Respecting the quality of tranquillity</li> </ol> <p><b>Policy R1 Spatial Strategy for the Rural Areas</b></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</p>	<p><b>Policy EN18</b> 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><b>Policy EN19</b> 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><b>Policy EM10</b> indicates that planning permission will normally be granted for</p>

	<p>development through rural diversification and by supporting agricultural and forestry development.</p> <p><b>Policy R2 Rural Economy</b></p> <p>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> <ul style="list-style-type: none"> <li>a) The re-use of rural buildings;</li> <li>b) Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;</li> <li>c) Small-scale tourism proposals, including visitor accommodation;</li> <li>d) Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;</li> </ul>	<p>industrial and commercial development in the limited development villages:</p> <ul style="list-style-type: none"> <li>a) On the sites specifically identified for additional industrial and commercial development:</li> <li>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;</li> <li>c) For the renovation or conversion of buildings for industrial or commercial purposes.</li> </ul> <p><b>Policy TM2</b> relates to tourist attractions. This states that the Council will normally grant planning permission for tourist attractions comprising entertainment facilities, places of tourist interest, conference centres and tourist accommodation, including hotels, guest houses, self-catering and farm-based accommodation, but excluding caravans and camping sites, provided that in the open countryside such development does not comprise new</p>
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	<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>buildings; in the restraint villages relates to the re- use of buildings where the development would be of benefit to the village environment; in the remainder of the rural settlements of the district relates to the reinstatement or conversion of existing buildings and to small- scale purpose built facilities which fall within the existing confines of the settlement; in the town of Daventry relates to facilities within the town or to the purpose- built facilities which lie on appropriate edge of town sites.</p>
<p><b>Policy WB16 Reducing Flood Risk</b></p>	<p><b>Policy INF2 Contributions to Infrastructure Requirements</b></p> <p>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><b>Policy GN2</b> states that planning permission will normally be granted if the proposal can be provided with the necessary infrastructure and public services.</p>

	<p><b>Policy BN7 - Flood risk</b></p> <p>Development proposals will comply with flood risk assessment and management requirements set out in the national planning 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><b>Draft Policy WB17 Design for Flood Resilience and Resistance</b></p>	<p><b>Policy BN7 - Flood risk</b></p> <p>Development proposals will comply with flood risk assessment and management requirements set out in the national planning 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>	

	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.	
<b>Policy WB18 Water Supply and Foul Drainage</b>	<b>Policy INF2</b> as above.	
<b>Policy WB19 Traffic Management, Improvements to Local Roads and Parking</b>	<p><b>Policy C1 Changing Behaviour and Achieving Modal Shift</b></p> <p>Priority will be given to proposed transport schemes that will contribute to behavioural change by:</p> <ul style="list-style-type: none"> <li>a) Providing access by walking, cycling and public transport to key facilities and services;</li> <li>b) Promoting the use of walking, cycling and public transport over and above car trips.</li> </ul> <p><b>Policy R3 A Transport Strategy for the Rural Areas</b></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 villages to identify specific improvements required ensuring the safety of pedestrians.</p>	

<p><b>Policy WB20 Daventry Development Link Road</b></p>	<p><b>Policy C3 – Strategic connections</b></p> <p>The priorities to retain and enhance West Northamptonshire's strategic connections for economic advantage are to work in partnership with, and support the relevant transport providers in order to secure the following initiatives:</p> <p><b>2. Road</b></p> <p>The necessary road improvements to support strategic connectivity are the implementation of:</p> <p>b) traffic management measures and related junction modifications on the A45 and A43 trunk roads in conjunction with development coming forward in the corridors including the M1/ A45 Northampton growth management scheme .</p>	
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**Be Compatible with EU Obligations**

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

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

The Submission Neighbourhood 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 Plan is fully compatible with the rights outlined in this Article. Although the Submission 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 Weedon Bec Parish Council and Weedon Bec Neighbourhood Plan Steering Group by Kirkwells Town Planning Consultants [www.kirkwells.co.uk](http://www.kirkwells.co.uk)