

**Barb & Onley Draft Neighbourhood Development Plan –**

**Consultation Responses – Date 21<sup>st</sup> September 2015 to 1<sup>st</sup> November 2015**

Ref. No.	Consultee Name	Pg. No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
1-1	Ross Holdgate, Rural England				Comment	Natural England has previously given advice to Daventry District Council on screening of the draft plan for the need for Strategic Environmental Assessment and Habitats Regulations Assessment in a letter dated 15th September 2015. Based on the information in the screening report we advised that the plan would not affect any sites, such as Sites of Special Scientific Interest, which Natural England has a statutory duty to protect. Given the lack of impact to such sites Natural England does not wish to make any further comments on the draft Neighbourhood Development Plan at this time.	Noted.	No change
2-2	Julian Austin, National Grid				Comment	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network</p> <p>Please contact <a href="mailto:plantprotection@nationalgrid.com">plantprotection@nationalgrid.com</a></p>	Noted. There are no proposed development sites, so gas pipes will be unaffected.	No change

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3-3	Harvey & Pat Leslie		1.17 et al		Comment	Presentation: The use of emboldened text throughout the document is erratic and sometimes very funny, e.g. 1.17 one third of the word " <b>Church</b> " is emboldened	Noted and accepted. This is due to conversion from word to PDF at a low resolution. Next version will be a higher resolution which will alleviate this	Remove bold formatting where it is not relevant.
3-4	Harvey & Pat Leslie	10	1.29		Comment	If necessary at all, it should include the whole phrase "3 Junctions Area on the UK's inland waterways network"	Noted and accepted. As 3-1	As 3-1
3-5	Harvey & Pat Leslie	13	2.7		Comment	Why highlight the "s"? There are innumerable example like these throughout the document.	Noted and accepted. As 3-1	As 3-1
3-6	Harvey & Pat Leslie	19	5.1.1	BO-GP1	Comment	I assume ALL the listed criteria (a-g) must be met, therefore the word <u>and</u> should be inserted between each.	The "and" may be too restrictive. However, amendment to the policy is required to make it clearer.	Amend second Paragraph of Policy BO-GP1 to remove <i>"and will be acceptable when it:"</i>  Add additional sentence at end of policy  <i>"New developments which fail to meet the above criteria will not be acceptable."</i>
3-5	Harvey & Pat Leslie	19	5.1.1	BO-GP1	Comment	I think a new criterion should be added, e.g. (h) uses latest technological advances (e.g. solar energy, heat pumps, etc.) to minimise energy consumption and carbon emissions.	Noted and accepted.	<i>Amend policy BO-GP1 to add an additional criterion:</i>  <i>"(h) uses latest technological advances (e.g. solar energy, heat pumps, etc.) to minimise</i>

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								<i>energy consumption and carbon emissions."</i>
3-6	Harvey & Pat Leslie	27		BO-H2	Comment	In criterion 5 it refers to "Policy BO-H5 of the plan". H5 does not exist.	Noted and accepted. Should refer to Policy BO-H1	Amend criterion 5 in BO-H2 to read:  <i>"In accordance with criteria (a) – (j) within Policy BO-H1 of the plan"</i>
3-7	Harvey & Pat Leslie	27	Table 1		Comment	In table 1, first line, "All households" the number shown for Barby and Onley is 521, BUT on page 8, para 1.20 it is 531.	Noted. In the Census 2011 figures there are 531 dwellings, but only 521 households.	No change.
3-8	Harvey & Pat Leslie	30	Coloured Panels		Comment	The first coloured panel in "Parish Action 2" followed by "3", "4" and "5". "6" and "7" and "8" are on page 36. Where is "Parish Action 1"?	Noted and accepted	Re-number Parish Actions. Cross reference Parish actions. Add text  <i>"Further Parish Actions are shown after Policy BO-CF4 on page 36"</i>
3-9	Harvey & Pat Leslie	39	Inset Map, Onley		Comment	(See map below) the shaded area is also part of the open space.	Accepted. The blue shaded area is open space. The red shaded area can be designated as local green space.	Amend Inset Map Onley.
4-1	Mrs. C.M.Allan				Support	Concur with draft	Noted.	No change
5-1	David Blezard	7	1.18		Comment	Remove "Onley has its own Village Hall" as it has been mentioned already in 1.7	Notes and accepted	Remove "Onley has its own Village Hall" from 1.18.
5-2	David Blezard	38-39	Maps		Comment	I think the Barby Sports Ground and Onley Open Space should be marked as Local Green Space,	Noted. Not accepted. Barby Sports Ground	No change

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						especially as they are of such significant size and local amenity.	and Onley Open Space are extensive tracts of land, and don't necessarily fit with the NPPF criteria	
6-1	Ann Luntley	34-38			Comment	No. 5 on list marked as No 10 on Map	Noted and Accepted	Amend map accordingly.
6-2	Ann Luntley	34-38			Comment	No. 10 on list marked as No 14 on Map	Noted and Accepted	Amend map accordingly.
6-3	Ann Luntley	34-38			Comment	No. 14 on list marked as No 5 on Map	Noted and Accepted	Amend map accordingly.
6-4	Ann Luntley	34-38			Comment	What about the square of land at junction of Rugby Road and bottom of the Green beside the footpath from the pub. Is that privately owned? It's mown by the contractors.	Noted and accepted. Add to map as extension of No 4.	Amend map accordingly.
7-1	Penny Mould Principal Transport Planner, Northants Highways				Support	Northamptonshire Highways support the policy objectives and policies set out within the plan with regards to transportation matter.	Noted	No change
7-2	Penny Mould Principal Transport Planner, Northants Highways			BO – CF4	Comment	Would like to suggest an alteration to the wording in Policy BO – CF4 (Community facilities and Community Infrastructure Levy) with regards to the adoption of roads within Onley. Changing the word 'expedite' to 'investigate' would manage local expectation with regard to this matter.	Noted and accepted.	Amend second proposal in BO-CF4 to replace "expedite" with "support."
8-1	Tom James Principal Policy Officer (DDC)				Comment	Where local evidence through previous consultation supports the inclusion of policies this should be set out in the supporting text.	Noted and accepted.	Additional information inserted in Paras 5.2.3, 5.2.5 and 5.6.1.

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8-2	Tom James				Comment	Barby Pools Marina- the text should be clarified to confirm that it has planning consent (DA/2012/0440) because at present it is not clear what status the proposal has and what role the Neighbourhood Plan is seeking to have in its development. If it is only intended as context to development taking place in the area this should clearly be set out.	Noted and accepted	Insert in Paragraph 1.28 first sentence:  “, which has been granted planning permission (DA/2012/0440).”  Barby Pools Marina text amended.
8-3	Tom James		2.6		Comment	Replace ‘policy’ with ‘practice’	Noted and accepted	Replace ‘policy’ with ‘practice’
8-4	Tom James		2.9		Comment	Final sentence- insert “also” before remains.	Noted and accepted	Final sentence- insert “also” before remains.
8-5	Tom James		2.10		Comment	Replace ‘2010’ with ‘2007’ and at the end of the sentence insert “Furthermore some of the saved policies were replaced on adoption of the West Northamptonshire Joint Core Strategy”	Noted and accepted	Replace ‘2010’ with ‘2007’ and at the end of the sentence insert “Furthermore some of the saved policies were replaced on adoption of the West Northamptonshire Joint Core Strategy”
8-6	Tom James		2.11		Comment	This should be changed to reflect that the Settlements and Countryside Local Plan will cover the whole of the district	Noted and accepted	Insert in sentence 4 of 2.11 after district  “of Daventry”
8-7	Tom James		4.1		Comment	Objective 2- insert “the” before Parish	Noted and accepted	Objective 2- insert “the” before Parish
8-8	Tom James		5.0		Comment	Plan period should be to 2029 not 2026	Noted and accepted	Amend 5.0 to read 2029
8-9	Tom James				Comment	The following changes are suggested to ensure that the plans meets the basic conditions, specifically to ensure that it is positively prepared and is thus appropriate having regard to the NPPF and that it is in general conformity with the development plan.	Noted	No change

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						Furthermore some wording changes are required for clarity.		
8-10	Tom James			BO-GP1	Comment	<p>b) replace 'uses' with 'enables use of'</p> <p>c) replace 'does not have a detrimental effect' with 'protects residential amenity' and delete 'by reason of noise or other nuisance'</p> <p>d) replace 'does not have a detrimental effects on' with 'ensures'</p> <p>e) replace 'does not result in the loss' with 'protects and enhances areas which make'</p>	Noted and accepted	<p>Amend policy BO-GP1 as follows:</p> <p>b) replace 'uses' with 'enables use of'</p> <p>c) replace 'does not have a detrimental effect' with 'protects residential amenity' and delete 'by reason of noise or other nuisance'</p> <p>d) replace 'does not have a detrimental effects on' with 'ensures'</p> <p>e) replace 'does not result in the loss' with 'protects and enhances areas which make'</p>
8-11	Tom James			BO-D1	Comment	Delete 'all' in second sentence	Noted and accepted	Delete 'all' in second sentence
8-12	Tom James			BO-D2	Comment	Criterion 7- allows for development outside of the settlement boundary which conflicts with BO-D1 and BO-H1- is this intentional? This should be amended to ensure the plan is consistent.	Noted and accepted	Remove "adjoining" from criterion 7 of BO-D2.
8-13	Tom James			BO-D3	Comment	Second para should have an a) and subsequent sections re-lettered.	Accepted	Amend second Para to be the first criterion. Renumber following criteria.

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8-13	Tom James		5.3.5		Comment	Para 5.3.5 It is unclear what 'more across the board' means and this should be clarified.	Accepted Remove "more across the board",	Delete "more across the board from Paragraph 5.3.5
8-14	Tom James			BO-H1	Comment	Supporting text- the explanation of policy H2 incorrectly refers to 31% affordable housing- this should be changed to 40%. There is a strong level of repetition with policy BO-D1 particularly on design grounds and this should be avoided.	Noted and accepted	Delete criterion (f), (g) and (j) and replace with  "(g) Is in accordance with all relevant policies within this Neighbourhood Plan."
8-15	Tom James			BO-H2	Comment	To ensure the plan is appropriate regarding the NPPF, particularly paragraph 55 relating to avoiding isolated homes in the countryside and to ensure the plan contributes to the achievement of sustainable development it is suggested that the policy is amended as follows; Criterion 5- Delete Final Sentence- Delete Criterion 6- Amend as follows; It is rural exception housing in accordance with <del>Daventry DC policies</del> policy H3 of the West Northamptonshire Joint Core Strategy	Noted and accepted	Amend policy BO-H2 as follows:  Criterion 5- Delete Final Sentence- Delete Amend Criterion 6- "It is rural exception housing in accordance with policy H3 of the West Northamptonshire Joint Core Strategy"
8-16	Tom James			BO-E1	Comment	There are concerns that the policy isn't deliverable through restricting equivalent provision to only being within the settlement boundary. Furthermore it is not clear what change of use it is referring to. Therefore the following changes are suggested; Redevelopment or change of use of existing employment premises to non-employment uses will only be permitted when: The applicant can clearly demonstrate that the employment premises have been empty for 6 months or more and during that time actively marketed for employment use without securing a viable new use of this type;	Noted and accepted	Amend Policy BO-E1 as follows:  "Redevelopment or change of use of existing employment premises to non-employment uses will only be permitted when: The applicant can clearly demonstrate that the employment premises have been empty for 6 months or more and

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						or Equivalent, or better, provision is made, <del>elsewhere within the settlement boundary</del> in close proximity to the village, to replace the proposed loss of local employment space.		during that time actively marketed for employment use without securing a viable new use of this type; or Equivalent, or better, provision is made, in close proximity to the village, to replace the proposed loss of local employment space.”
8-17	Tom James			BO-E2	Comment	It is considered that the final three criteria repeat policy BO-GP1 and therefore aren't required.	Noted and accepted	Delete final three criteria and replace with:  “• Is in accordance with all relevant policies of the Neighbourhood Plan “
8-18	Tom James			BO-CF1	Comment	At present it is considered that the policy may be overly restrictive for allowing necessary development to support certain areas of Local Green Space, e.g. play space within recreation grounds. To address this issue the policy should be amended as follows; “New development which impacts adversely on the openness of these sites will only be permitted in very special circumstances and where necessary to support the areas role and function.” Furthermore whilst the table and the policy correctly refers to paragraphs 76 and 77 of the NPPF there are concerns that the table does not provide a sufficient justification against the criteria of para 77. Therefore some consideration should be given to evidencing their special qualities, e.g. through responses to the community consultation.	Noted and accepted	Amend Policy BO CF1:  “New development which impacts adversely on the openness of these sites will only be permitted in very special circumstances and where necessary to support the area's role and function.”  Amend Table 3 accordingly.



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9-1	Richard Chillingsworth	15	3.5		Comment	"Develop by less than 10%" Is the 10% based on current property numbers (ie 440 in Barby) Will the property number accumulate by each build? or will 484 be the maximum number of properties. Is there available space to build 44 properties?	Intended to mean 10% of the entire Parish. The number will not increase after each build.	Amend Paragraph 3.5  "Develop by less than 10% of the Parish"
9-2	Richard Chillingsworth	15	3.6		Comment	3.6 heading is "Barby and Onley" Of the 42 houses, what would be the %split between Barby and Onley?	The 42% covers the entire Parish. There is no quota system proposed.	Insert "across the Parish" in Bullet 4 of 3.6
9-3	Richard Chillingsworth	25	5.3.7	BO-H2	Comment	What is 31% of 5? and does it mean sites could be built in 4s so there would be NO affordable housing constructed.	31% is wrong. Amended to 40% as 8-14 above.	No change
9-4	Richard Chillingsworth	30	3		Comment	To also include Longdown Lane.	Noted and accepted	Add "Longdown Lane" into Parish Action (3) now (2)
9-5	Richard Chillingsworth	35	2		Comment	What is the definition of Demand. e.g. If the Pub is closed for 12 months, is that facility deemed to be no longer a required facility.	Noted and accepted.	Amend Policy BO-CF3 criterion 2:  "Satisfactory evidence is produced that the site has been actively marketed for a prolonged period of 12 months or more without securing a viable use for the facility."
10-1	David Finch	39	Inset Map, Onley		Comment	The map of Onley Park is out of date (c.40 years) and is not indicative of the habitation of trees and hedgerows that exist today. I suggest that the Google Earth map (Scan below) is more appropriate and should replace the existing map which was produced for the title deeds application. I have researched the Google Earth copyright permission web site and find that there is no restriction on the use of their maps, taking note that:-	The purpose of these two maps is to show (a) the village envelope, BO-H1 and (b) open/green spaces, BO-CF1 It is not intended to show the details requested.	Amend Onley map and add key. "

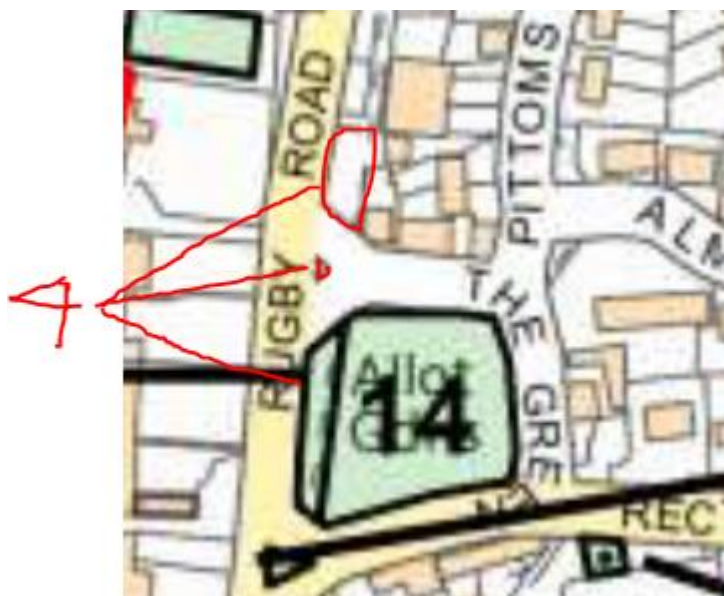
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						<p>1) Attributions are made on the map, this usually appears automatically on the content (see scan)</p> <p>2) We are not allowed to make any changes (e.g. delete, blur etc.) to their products that would make them look significantly different.</p> <p>3) No explicit permission is required for a print project.</p> <p>The Google Map of Onley Park is not too dissimilar to that which I propose to replace, however, I have included markers to indicate the Village Hall, Sports Ground and open spaces, etc. It will be see that approximately 35% of one section of open space area is covered by well-established trees and is bounded by hedgerows. The second large area of open space is a marked out sports field which also contains the Village Hall.</p> <p>Running alongside this green area is a service road retained and owned by the Ministry of Justice, this road is gated and locked for security purposes in the event that an emergency occurs in the prison compound. There are other small areas of open space land also indicated. All other small green areas are privately owned by residents.</p>	<p>This should be clarified by adding the key to the Onley map and perhaps changing the title.</p> <p>Also the reference out to the maps from BO-CF1 should be clarified to include the words "settlement boundary"</p> <p>There are copyright issues with reproducing Google earth maps in documents for public use.</p>	
11-1	Gavin Callard				Comment	<p>This document has clearly taken much time and effort to prepare and it should be noted that by raising the points I have I am by no means wanting to negative all the positives that are in it - rather I just have limited time so must concentrate my efforts on the points that most concern me</p>	Noted	No change
11-2	Gavin Callard	6	1.5		Comment	<p>This states that The open space land is clearly defined on a map as an addendum to a binding agreement between Daventry District Council and the Principal Secretary of State...I believe the land in Onley was</p>	Noted and accepted.	<p>Amend Paragraph 1.5:</p> <p>"to the council" to "to Barby &amp; Onley Parish Council"</p>

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						given to the Parish Council not Daventry District Council.		
11-3	Gavin Callard	17	4.1 Point 1		Comment	States "To protect and preserve the size, form and character of the village. Should this not read Parish? If not which village is this about?"	Noted and accepted.	Amend objective 1 from "village" to "Parish".
11-4	Gavin Callard	24	5.3.1		Comment	This states that the Daventry District Council Local Plan identifies Barby as a "Restricted infill Village" Should this not state that the Parish of Barby and Onley is a restricted infill Parish? Or is this just Barby?	Noted. Onley is a "Hamlet" in the Local Plan. Restricted infill applies to Barby only	Amend para 5.3.1 to insert "village" after Barby.
11-5	Gavin Callard	24	5.3.3		Comment	This states that there is an assumption for the purposes of the Neighbourhood Development Plan that Barby would likely be a secondary service village... Again, should this not be Parish? I don't see a mention of Onley here.	Noted and accepted.	Amend 5.3.3 as follows:  "Onley is likely to be identified within the category "other village" due to the lack of services and reliance on larger villages."
11-6	Gavin Callard	29	5.4.4		Comment	Point 2 states that "...and the reduction in traffic speeds on routes through the village centre...".  Should this not read village centres or is Onley not included in this either?  It then mentions "... to support future development in the village." Again should village not read villages or Parish or is Onley not included in this?	Change point 2 to "Barby village centre". Add a bullet point regarding speeding down Prison Drive.	Amend Policy B)-TH1 bullet 2 to "Barby village centre". Add a bullet point regarding speeding down Prison Drive.  Final sentence Change "village" to "Parish"
11-7	Gavin Callard	29	5.4.4		Comment	Pages 38-39 On pages 38 and 39 it is not clear why some areas are classed as Open Space and others as Local Green Space to add to this confusion all of the referenced areas in Barby (other than the Sports Ground) are.	Noted. Local green space can only be designated if it is in accordance with the	Amend map accordingly.

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						<p>According to the colour Key, Local Green Space whereas everything for Onley Park is shown as Open Space.</p> <p>The areas shown in Onley Park are not the full extent of the open space land that H.M.P transferred to the Parish Council. There is more land in the north-east of the settlement where the basketball courts are and then further land in the south-west corner, directly south of the 6 or so houses that stand apart from the main estate layout.</p> <p>This needs to be clarified, shown accurately and have the colours set out more clearly.</p>	<p>criteria within Para 76 and 77 of NPPF.</p> <p>Barby sports ground and Onley open space are extensive tracts of land and have protection as playing fields/sports grounds</p>	
12-1	Penny Leede	30		BO-TH2	Comment	<p>I agree with the policy of supporting the enhancement and improvement of the existing footpath network (BO-TH2) and acknowledge that footpaths link the villages' open spaces to the open countryside (para 5.6.1).</p> <p>I would like to point out that there are several places where public rights of way cross the canal towpath and although the routes appear to coincide on a map, it is not possible to get from one to the other. This occurs on the routes marked EC14, EC8 and EC10 where the access to the towpath is fenced off.</p> <p>It would be of great benefit to enable these connections which would give much more scope for circular walking routes and help improve walking access to the new marina at Barby Moorings.</p> <p>I would like to see these improvements included as a Parish Action and /or an inclusion in the list of proposals to which priority will be given in Policy BO-CF4.</p>	<p>Noted. Add a line to BO-CF4.</p> <p>Additional Parish Action added</p>	<p>Add additional criterion to BO-TH2:</p> <p>“Enabling access from footpaths EC14 and EC10 to towpath to enable circular walking routes and help improve walking access to the new marina at Barby Moorings. “</p>

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12-2	Penny Leede	10	1.28, 1.29, 1.31	BO-TH2	Comment	<p>I am finding it hard to understand why a whole page is given up to explaining the proposed Barby Pools Marina. The planning application has been approved although I am not aware that the project has commenced yet.</p> <p>The outlined proposals and the inherent benefits to the waterways users; the local communities and economy; biodiversity and wildlife habitats, are the same as those already being developed within the Parish at Barby Moorings.</p>	<p>Noted and accepted.</p> <p>Barby Pool marina is a significant investment in the Parish.</p>	Shorten text on Barby Pools Marina.

Map referenced in comment 3.9



Map referenced in comment 6-4





PRISON DRIVE

OWLEY PARK VILLAGE HALL

OWLEY PARK SPORTS GROUND

OPEN SPACE LAND