

	ORGANISTAION	RESPONSE	BOPC RESPONSE	HAS NDP BEEN ALTERED
Local Planning Authority	West Northants Council (Planning Policy)	In response doc - The question asks for comments to be made against paragraph numbers, however, the Draft Review Neighbourhood Plan does not include paragraph numbers. It would be very helpful to users of the Plan for these to be included	Noted. This will be done on submission	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	It would be useful for the contents page to contain a list of policies and for the contents to be "clickable"	We will include policies in the contents page.	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	Recommend having a single policies map so that the designations and allocations can be read together in context, with separate maps for Barby and Onley if necessary.	We do not consider this necessary. There are too many separate designations to make a single policies map affective.	None
Local Planning Authority	West Northants Council (Planning Policy)	Add the following acknowledgement for maps where appropriate, possibly at the end of the plan: © Crown copyright [and database rights] 2024 OS 0100063706. You are granted a nonexclusive, royalty free, revocable licence solely to view the Licensed Data for noncommercial purposes for the period during which West Northamptonshire Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.	We disagree. The NP figures use Ordnance Survey maps via Parish Online and this includes a Licence and the copyright line provided	None
Local Planning Authority	West Northants Council (Planning Policy)	The Government will be consulting on revisions to the NPPF in 2024. Depending on the timing of this, ensure that the neighbourhood plan has regard to the latest national policy, including references to relevant paragraphs.	Noted. The NP will be updated as necessary at time of submission if changes have been made.	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	The following comments are made for "accessibility" reasons and will be necessary for West Northants Council to publish the submitted neighbourhood plan: · Text should be left (not fully) justified. · Avoid using italic text. · Avoid using coloured text for the Vision and policies, black text is preferred. If you want the text to stand out, you could bolden it. · Remove appendices A and C from the document, they are evidence base documents and do not form part of the neighbourhood plan. Moreover, they do not meet accessibility guidelines. It is recommended that they are held on the Parish Council website for reference.	Noted and accessibility issues will be addressed on submission.	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	page 11 Does the census data include prison residents as resident in Barby/Onley? If it does, it would affect any demographic figures. It says that only 15 new homes have been built since 2011. There have been a number of caravan sites and plots that have been given planning permission recently so that could help account for any anomalies	Noted. This reference will be included.	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	Page 13 & 16 Support housing objective 6 on page 13. Page 16 states that 51 people responded to a survey, what questions did the survey ask on housing? It is assumed that all consultation events will be detailed in the Consultation Statement that will be submitted in due course.	This is correct	None

Local Planning Authority	West Northants Council (Planning Policy)	Page 21 The Parish Council will be aware that West Northants Council is preparing a new Local Plan. As part of this, we are reviewing the settlement hierarchy and confines across the whole of West Northants. Lower tier settlements may have confines defined, however, this will be subject to further consultation later in 2024.	Noted	None
Local Planning Authority	West Northants Council (Planning Policy)	Page 23 fig 2 This map needs the following copyright adding over the map image: © Crown copyright and database rights 2024 Ordnance Survey licence no. 0100063706	Agreed	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	Page 36 para 3 & 5 As policy ENV4 part c) has been removed, it is recommended that and 5 the text on Great Crested Newts in para 3 is replaced with that from para 5.	Agreed	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	Page 37 Wildlife corridors Suggest adding in how the wildlife corridors have been identified.	Agreed. A part of the narrative explaining that the mapped (figure 6) WLCs provide connectivity between identified biodiversity sates (habitat areas) - which are also as mapped in figure 5 can be included.	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	Page 38 Sites and features of historic environment significance – recommend the following change: A number of sites in the Neighbourhood Area are known to be of at least local significance for history. They comprise all parcels of land of known local history heritage significance...'	We can add the word heritage	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	Page 39 Statutorily protected heritage assets - at the end of the introductory paragraph it might be good to have a sentence to say 'Further details of each designated heritage asset can be found at Search the List - Find listed buildings, monuments, battlefields and more Historic England'	We can add this reference	Change to be made as indicated

<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy H1 What is the justification for "up to 4 homes"? There is a need for 1.3 affordable low cost home ownership homes per annum and at least 3 affordable rented homes per annum. The site could take more homes and the evidence seems to show that the need is much greater than 4 dwellings, although this is not clear in the report.</p> <p>In 2019 the WNC housing need survey showed a need for 7 affordable rented homes and numbers on the housing register has stayed consistent in subsequent years. A site of less than 8-10 dwellings is very difficult to bring forward due to viability issues. With a larger site you will have income from the sales of the properties to put in the roads etc. With just 2-4 dwellings, roads, utilities, and other infrastructure will be difficult to deliver. A larger School Close site could accommodate 10-12 homes and would ensure a good mix of house types and tenures meeting the needs of the whole village, not just 3 or 4 households, and mean that a site could be delivered.</p>	<p>The site boundary will be redrawn to accommodate the four dwellings proposed. Barby and Only does not have a housing requirement from WNC therefore any additional dwellings are to be welcomed. Further development is supported through the Village Confines and through the support for an affordable housing exception site, so this allocation contributes significantly to the overall provision of housing.</p>	<p>None</p>
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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy H2 a) Recommend re-drafting to be positively written as follows: a) Development proposals on sites within the Village Confines as identified in Figure 2 below, will only be supported where they be expected to respect the character of Barby and comply with the policies of this Plan. b) could be clearer, the first part says that development has to be in line with local and national policy, then goes on to set out in I and II two specific forms of development. However, this ignores other forms of development that would be acceptable according to Daventry Settlements and Countryside Local Plan (SCLP) RA6. The last sentence of b) doesn't link well to I and II so it is unclear what it is seeking to achieve, is it saying that only those two forms of development will be supported? This should be redrafted for clarity. Policy H2 a) Recommend re-drafting to be positively written as follows: a) Development proposals on sites within the Village Confines as identified in Figure 2 below, will only be supported where they be expected to respect the character of Barby and comply with the policies of this Plan. b) could be clearer, the first part says that development has to be in line with local and national policy, then goes on to set out in I and II two specific forms of development. However, this ignores other forms of development that would be acceptable according to Daventry Settlements and Countryside Local Plan (SCLP) RA6. The last sentence of b) doesn't link well to I and II so it is unclear what it is seeking to achieve, is it saying that only those two forms of development will be supported? This should be redrafted for clarity. Policy H2 a) Recommend re-drafting to be positively written as follows: a) Development proposals on sites within the Village Confines as identified in Figure 2 below, will only be supported where they be expected to respect the character of Barby and comply with the policies of this Plan. b) could be clearer, the first part says that development has to be in line with local and national policy, then goes on to set out in I and II two specific forms of development. However, this ignores other forms of development that would be acceptable according to Daventry Settlements and Countryside Local Plan (SCLP) RA6. The last sentence of b) doesn't link well to I and II so it is unclear what it is seeking to achieve, is it saying that only those two forms of development will be supported? This should be redrafted for clarity. Policy H2 a) Recommend re-drafting to be positively written as follows: a) Development proposals on sites within the Village Confines as identified in Figure 2 below, will only be supported where they be expected to respect the character of Barby and comply with the policies of this Plan. b) could be clearer, the first part says that development has to be in line with local and national policy, then goes on to set out in I and II two specific forms of development. However, this ignores other forms of development that would be acceptable according to Daventry Settlements and Countryside Local Plan (SCLP) RA6. The last sentence of b) doesn't link well to I and II so it is unclear what</p>	<p>This policy wording was taken from the Made NP Policy BO-H2 and states that development outside the village confines will follow local and national policy and stresses two elements that are particularly welcomed. As such it is clear what the policy intent is.</p>	<p>None</p>
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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy H3 a) The HNA should not be an appendix, it is an evidence base document.</p> <p>b) A good mix of dwellings types is welcome, however, there does not appear to be a clear link between how the housing need information in the assessment relates to the mix of housing that is being proposed. Point 166 of the HNA states that there is a need for 2 and 3 beds and 1 and 2 beds affordable dwellings. Bungalows to meet the need for older persons accommodation is referred to in the assessment and is welcomed. The need for a 65/35% mix on the affordable rent/home ownership has been evidenced and is supported. Policy H3 a) The HNA should not be an appendix, it is an evidence base document.</p> <p>b) A good mix of dwellings types is welcome, however, there does not appear to be a clear link between how the housing need information in the assessment relates to the mix of housing that is being proposed. Point 166 of the HNA states that there is a need for 2 and 3 beds and 1 and 2 beds affordable dwellings. Bungalows to meet the need for older persons accommodation is referred to in the assessment and is welcomed. The need for a 65/35% mix on the affordable rent/home ownership has been evidenced and is supported. Policy H3 a) The HNA should not be an appendix, it is an evidence base document.</p> <p>b) A good mix of dwellings types is welcome, however, there does not appear to be a clear link between how the housing need information in the assessment relates to the mix of housing that is being proposed. Point 166 of the HNA states that there is a need for 2 and 3 beds and 1 and 2 beds affordable dwellings. Bungalows to meet the need for older persons accommodation is referred to in the assessment and is welcomed. The need for a 65/35% mix on the affordable rent/home ownership has been evidenced and is supported. Policy H3 a) The HNA should not be an appendix, it is an evidence base document.</p> <p>b) A good mix of dwellings types is welcome, however, there does not appear to be a clear link between how the housing need information in the assessment relates to the mix of housing that is being proposed. Point 166 of the HNA states that there is a need for 2 and 3 beds and 1 and 2 beds affordable dwellings. Bungalows to meet the need for older persons accommodation is referred to in the assessment and is welcomed. The need for a 65/35% mix on the affordable rent/home ownership has been evidenced and is supported. Policy H3 a) The HNA should not be an appendix, it is an evidence base document.</p> <p>b) A good mix of dwellings types is welcome, however, there does not appear to be a clear link between how the housing need information in the assessment relates to the mix of housing that is being proposed. Point 166 of the HNA states that there is a need for 2 and 3 beds and 1 and 2 beds affordable dwellings. Bungalows to meet the need for older persons accommodation is referred to in the assessment and is welcomed. The need for a 65/35% mix on the affordable rent/home ownership has been evidenced and is supported. Policy H3 a) The HNA should not be an appendix, it is an evidence base document.</p>	<p>The HNA is considered to be an important document which provides the evidence base for the policy on housing mix. The policy clearly links back to the HNA as indicated through its support for smaller dwellings and bungalows.</p>	<p>None</p>
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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy H4 Support a)-e) for rural exception schemes.</p> <p>c) Market housing should be referred to as local market housing to make it clear that it also must meet the need identified in the HNA. Under current local policy we can only ensure that affordable housing is made available in perpetuity, not local market housing, this can only be local market on first sale, and the first 12 weeks of marketing is suggested.</p> <p>Sequentially d) would read better if it was before c).</p> <p>f) The WNC interim First Homes Policy states that the discount should be a maximum of 30%, but this was put in place for the Government's pilot scheme. Work is currently being carried out to draft a full First Homes Policy. Without pre-judging the outcome of this, it is likely that WNC will be staying with the 30% discount, but perhaps won't put a limit on this. Should the Council wish to deviate from 30%, as a local authority, we will have to show why this is necessary through a viability study of affordability across West Northants. Amend level of discount to a 'minimum of 30% discount' instead of 50% to avoid potential conflict.</p> <p>Policy H4 Support a)-e) for rural exception schemes.</p> <p>c) Market housing should be referred to as local market housing to make it clear that it also must meet the need identified in the HNA. Under current local policy we can only ensure that affordable housing is made available in perpetuity, not local market housing, this can only be local market on first sale, and the first 12 weeks of marketing is suggested.</p> <p>Sequentially d) would read better if it was before c).</p> <p>f) The WNC interim First Homes Policy states that the discount should be a maximum of 30%, but this was put in place for the Government's pilot scheme. Work is currently being carried out to draft a full First Homes Policy. Without pre-judging the outcome of this, it is likely that WNC will be staying with the 30% discount, but perhaps won't put a limit on this. Should the Council wish to deviate from 30%, as a local authority, we will have to show why this is necessary through a viability study of affordability across West Northants. Amend level of discount to a 'minimum of 30% discount' instead of 50% to avoid potential conflict.</p> <p>Policy H4 Support a)-e) for rural exception schemes.</p> <p>c) Market housing should be referred to as local market housing to make it clear that it also must meet the need identified in the HNA. Under current local policy we can only ensure that affordable housing is made available in perpetuity, not local market housing, this can only be local market on first sale, and the first 12 weeks of marketing is suggested.</p> <p>Sequentially d) would read better if it was before c).</p> <p>f) The WNC interim First Homes Policy states that the discount should be a maximum of 30%, but this was put in place for the Government's pilot scheme. Work is currently being carried out to draft a full First Homes Policy. Without pre-judging the outcome of this, it is likely that WNC will be staying with the 30% discount, but perhaps won't put a limit on this. Should the Council wish to deviate</p>	<p>We will amend the policy in relation local Market housing, but we wish to retain the First Homes discount of 50% subject to viability as the evidence from the HNA supports this. We respectfully suggest that the Local Plan Review should allow for local variations through neighbourhood plans where evidence of local need is evidenced as it has been here.</p>	<p>Change to be made as indicated</p>
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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy H5 b) If this policy applies to both Barby and Onley, part b) is contrary to the Daventry SCLP policy RA2 Ci) in respect of Barby. It should not say "small scale", it would be better to say "An appropriate scale relative to the village's role as a secondary service village". "Small scale" is appropriate for Onley (ref. Daventry SCLP RA3 Ci). The text in brackets would sit better in the supporting text. Policy H5 b) If this policy applies to both Barby and Onley, part b) is contrary to the Daventry SCLP policy RA2 Ci) in respect of Barby. It should not say "small scale", it would be better to say "An appropriate scale relative to the village's role as a secondary service village". "Small scale" is appropriate for Onley (ref. Daventry SCLP RA3 Ci). The text in brackets would sit better in the supporting text. Policy H5 b) If this policy applies to both Barby and Onley, part b) is contrary to the Daventry SCLP policy RA2 Ci) in respect of Barby. It should not say "small scale", it would be better to say "An appropriate scale relative to the village's role as a secondary service village". "Small scale" is appropriate for Onley (ref. Daventry SCLP RA3 Ci). The text in brackets would sit better in the supporting text. Policy H5 b) If this policy applies to both Barby and Onley, part b) is contrary to the Daventry SCLP policy RA2 Ci) in respect of Barby. It should not say "small scale", it would be better to say "An appropriate scale relative to the village's role as a secondary service village". "Small scale" is appropriate for Onley (ref. Daventry SCLP RA3 Ci). The text in brackets would sit better in the supporting text. Policy H5 b) If this policy applies to both Barby and Onley, part b) is contrary to the Daventry SCLP policy RA2 Ci) in respect of Barby. It should not say "small scale", it would be better to say "An appropriate scale relative to the village's role as a secondary service village". "Small scale" is appropriate for Onley (ref. Daventry SCLP RA3 Ci). The text in brackets would sit better in the supporting text. Policy H5 b) If this policy applies to both Barby and Onley, part b) is contrary to the Daventry SCLP policy RA2 Ci) in respect of Barby. It should not say "small scale", it would be better to say "An appropriate scale relative to the village's role as a secondary service village". "Small scale" is appropriate for Onley (ref. Daventry SCLP RA3 Ci). The text in brackets would sit better in the supporting text. Policy H5 b) If this policy applies to both Barby and Onley, part b) is contrary to the Daventry SCLP policy RA2 Ci) in respect of Barby. It should not say "small scale", it would be better to say "An appropriate scale relative to the village's role as a secondary service village". "Small scale" is appropriate for Onley (ref. Daventry SCLP RA3 Ci). The text in brackets would sit better in the supporting text.</p>	<p>The policy applies to Barby as it refers to development within the village confines. The reference to small-scale is taken from Policy BO-D2 from the Made Neighbourhood Plan so is an established form of words that is already in the development plan for Barby.</p>	<p>None</p>
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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy H6 Recommend re-drafting as follows: a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Policy H6 Recommend re-drafting as follows: a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Policy H6 Recommend re-drafting as follows: a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Policy H6 Recommend re-drafting as follows: a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Policy H6 Recommend re-drafting as follows: a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Policy H6 Recommend re-drafting as follows: a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Policy H6 Recommend re-drafting as follows: a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions.</p>	<p>Agreed. Will add in reference to 'appropriate scale and massing'</p>	<p>Change to be made as indicated</p>
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Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Policy H6 Recommend re-drafting as follows:

a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting and the setting of other designated and non-designated heritage assets. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions.

Local Planning Authority	West Northants Council (Planning Policy)	<p>Policy ENV1 Sites should be numbered to make reference to the map easier (see ENV7) and set out as one rather than two columns of text for ease of reading and accessibility reasons. Policy ENV1 Sites should be numbered to make reference to the map easier (see ENV7) and set out as one rather than two columns of text for ease of reading and accessibility reasons. Policy ENV1 Sites should be numbered to make reference to the map easier (see ENV7) and set out as one rather than two columns of text for ease of reading and accessibility reasons. Policy ENV1 Sites should be numbered to make reference to the map easier (see ENV7) and set out as one rather than two columns of text for ease of reading and accessibility reasons. Policy ENV1 Sites should be numbered to make reference to the map easier (see ENV7) and set out as one rather than two columns of text for ease of reading and accessibility reasons. Policy ENV1 Sites should be numbered to make reference to the map easier (see ENV7) and set out as one rather than two columns of text for ease of reading and accessibility reasons. Policy ENV1 Sites should be numbered to make reference to the map easier (see ENV7) and set out as one rather than two columns of text for ease of reading and accessibility reasons. Policy ENV1 Sites should be numbered to make reference to the map easier (see ENV7) and set out as one rather than two columns of text for ease of reading and accessibility reasons.</p>	We will number the sites and bullet-point the list.	Change to be made as indicated
Local Planning Authority	West Northants Council (Planning Policy)	<p>Policy ENV2 Suggest setting out as one rather than two columns of text and avoid italic text for ease of reading and accessibility reasons. Policy ENV2 Suggest setting out as one rather than two columns of text and avoid italic text for ease of reading and accessibility reasons. Policy ENV2 Suggest setting out as one rather than two columns of text and avoid italic text for ease of reading and accessibility reasons. Policy ENV2 Suggest setting out as one rather than two columns of text and avoid italic text for ease of reading and accessibility reasons. Policy ENV2 Suggest setting out as one rather than two columns of text and avoid italic text for ease of reading and accessibility reasons. Policy ENV2 Suggest setting out as one rather than two columns of text and avoid italic text for ease of reading and accessibility reasons. Policy ENV2 Suggest setting out as one rather than two columns of text and avoid italic text for ease of reading and accessibility reasons. Policy ENV2 Suggest setting out as one rather than two columns of text and avoid italic text for ease of reading and accessibility reasons.</p>	We do not consider this to be necessary.	None

Local Planning Authority	West Northants Council (Planning Policy)	<p>Policy Env 3 Whilst the source data for priority habitats is generally correct, it has not been ground truthed and in some cases a habitat will not be present on the ground. Similarly, there are areas that have not been mapped. It is recommended that a footnote is added to figure 5 to that effect. It is important that the Records Office and Natural England have given permission for the data to be published.</p> <p>b) Since 2 April 2023, almost all developments are required to provide 10% net gain. Where exempted, developments cannot be required to deliver 10% net gain, but can be required to provide biodiversity enhancements proportionate to the nature and scale of the proposed development. Policy Env 3 Whilst the source data for priority habitats is generally correct, it has not been ground truthed and in some cases a habitat will not be present on the ground. Similarly, there are areas that have not been mapped. It is recommended that a footnote is added to figure 5 to that effect. It is important that the Records Office and Natural England have given permission for the data to be published.</p> <p>b) Since 2 April 2023, almost all developments are required to provide 10% net gain. Where exempted, developments cannot be required to deliver 10% net gain, but can be required to provide biodiversity enhancements proportionate to the nature and scale of the proposed development. Policy Env 3 Whilst the source data for priority habitats is generally correct, it has not been ground truthed and in some cases a habitat will not be present on the ground. Similarly, there are areas that have not been mapped. It is recommended that a footnote is added to figure 5 to that effect. It is important that the Records Office and Natural England have given permission for the data to be published.</p> <p>b) Since 2 April 2023, almost all developments are required to provide 10% net gain. Where exempted, developments cannot be required to deliver 10% net gain, but can be required to provide biodiversity enhancements proportionate to the nature and scale of the proposed development. Policy Env 3 Whilst the source data for priority habitats is generally correct, it has not been ground truthed and in some cases a habitat will not be present on the ground. Similarly, there are areas that have not been mapped. It is recommended that a footnote is added to figure 5 to that effect. It is important that the Records Office and Natural England have given permission for the data to be published.</p> <p>b) Since 2 April 2023, almost all developments are required to provide 10% net gain. Where exempted, developments cannot be required to deliver 10% net gain, but can be required to provide biodiversity enhancements proportionate to the nature and scale of the proposed development. Policy Env 3 Whilst the source data for priority habitats is generally correct, it has not been ground truthed and in some cases a habitat will not be present on the ground. Similarly, there are areas that have not been mapped. It is recommended that a footnote is added to figure 5 to that effect. It is important that the Records Office and Natural England have given permission for the data to be published.</p> <p>b) Since 2 April 2023, almost all developments are required to provide 10% net gain. Where exempted, developments cannot be required to deliver 10% net gain, but can be required to provide biodiversity enhancements proportionate to the nature and scale of the proposed development. Policy Env 3 Whilst the source data for priority habitats is generally correct, it has not been ground truthed and in some cases a habitat will not be present on the ground. Similarly, there are areas that have not been mapped. It is recommended that a footnote is added to figure 5 to that effect. It is important that the Records Office and Natural England have given permission for the data to be published.</p>	<p>We do not consider this to be necessary or achievable, except in any rare cases where it is obvious to the parish council that the site clearly no longer exhibits the habitat type for which it has been designated - for example as a result of development since Natural England's assessment. This did not occur during drafting of Barby & Onley NP. Otherwise these are 'existing designations' formally designated by Natural England. We would expect Natural England to comment if there were any inaccuracies, but they have not.</p>	None
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Local Planning Authority	West Northants Council (Planning Policy)	<p>Policy ENV 4 Recommend re-drafting part a) as follows to differentiate between biodiversity net gain and compensation for adverse effects: a)All new development proposals in Barby & Onley will be expected to safeguard habitats and species, including those of local significance, and to deliver at least 10% biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement compensation (via biodiversity net gain at minimum 10%), planning permission should be refused, having regard for paragraph 180a of the National Planning Policy Framework.</p> <p>Policy ENV 4 Recommend re-drafting part a) as follows to differentiate between biodiversity net gain and compensation for adverse effects: a)All new development proposals in Barby & Onley will be expected to safeguard habitats and species, including those of local significance, and to deliver at least 10% biodiversity net gain. 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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy ENV 6 Recommend re-drafting a) and b) as follows: a) The sites mapped in figure 7 have been identified as being of at least local significance for history heritage. b) Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development and after consultation with the Northamptonshire Historic Environment Record (HER), prior to and during development. Suggest adding reference to the Planning Archaeologist. Combine figures 7 and 8.Policy ENV 6 Recommend re-drafting a) and b) as follows: a) The sites mapped in figure 7 have been identified as being of at least local significance for history heritage. b) Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development and after consultation with the Northamptonshire Historic Environment Record (HER), prior to and during development. Suggest adding reference to the Planning Archaeologist. Combine figures 7 and 8.Policy ENV 6 Recommend re-drafting a) and b) as follows: a) The sites mapped in figure 7 have been identified as being of at least local significance for history heritage. b) Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development and after consultation with the Northamptonshire Historic Environment Record (HER), prior to and during development. Suggest adding reference to the Planning Archaeologist. Combine figures 7 and 8.Policy ENV 6 Recommend re-drafting a) and b) as follows: a) The sites mapped in figure 7 have been identified as being of at least local significance for history heritage. b) Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development and after consultation with the Northamptonshire Historic Environment Record (HER), prior to and during development. Suggest adding reference to the Planning Archaeologist. Combine figures 7 and 8.Policy ENV 6 Recommend re-drafting a) and b) as follows: a) The sites mapped in figure 7 have been identified as being of at least local significance for history heritage. b) Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development and after consultation with the Northamptonshire Historic Environment Record (HER), prior to and during development. Suggest adding reference to the Planning Archaeologist. Combine figures 7 and 8.Policy ENV 6 Recommend re-drafting a) and b) as follows: a) The sites mapped in figure 7 have been identified as being of at least local significance for history heritage. b) Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development and after consultation with the Northamptonshire Historic Environment Record (HER), prior to and during development. Suggest adding reference to the Planning Archaeologist.</p>	<p>Agreed - the amendment to para b) includes reference to the HER which satisfies the need to refer to the Planning Archaeologist.. We will remove the Scheduled Monument from Figure 7 so that all that remains are the sites and features of Historic Environment Significance</p>	<p>Change to be made as indicated</p>
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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy ENV 7 Recommend re-drafting as follows: The structures and buildings listed here (and mapped in Figure 9, Appendix E) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The loss of, or substantial harm, to a Non-Designated Heritage Asset listed here will not be supported...' Appendix E seems to be descriptions with photos, there is no evidence of how assets have been identified or assessed. Barby Water Tower – this is a relatively modern structure, of which there are many examples nationally. Although it is regarded locally as a landmark, it does not necessarily have heritage value and should be omitted from Appendix E and Figure 9. 46-52 Daventry Road. These are former council houses. Historic mapping suggests that they were built post-Second World War. They are of a type that is seen in many locations throughout West Northamptonshire and, indeed the country. Therefore, they are not of a type and appearance that contributes to the distinctive character of Barby. In addition, they have lost some of their original character through changes to features such as doors and windows. For these reasons it is recommended that buildings be omitted from Appendix E and Figure 9. The entry for 'The Green, Barby (Group Asset) – although group value is a legitimate reason for identifying buildings as nondesignated heritage assets, for clarity, and to avoid ambiguity, this entry should describe each building individually. Has consideration been given as to whether Barby War Memorial could be given non-designated heritage asset status? Policy ENV 7 Recommend re-drafting as follows: The structures and buildings listed here (and mapped in Figure 9, Appendix E) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The loss of, or substantial harm, to a Non-Designated Heritage Asset listed here will not be supported...' Appendix E seems to be descriptions with photos, there is no evidence of how assets have been identified or assessed. Barby Water Tower – this is a relatively modern structure, of which there are many examples nationally. Although it is regarded locally as a landmark, it does not necessarily have heritage value and should be omitted from Appendix E and Figure 9. 46-52 Daventry Road. These are former council houses. Historic mapping suggests that they were built post-Second World War. They are of a type that is seen in many locations throughout West Northamptonshire and, indeed the country. Therefore, they are not of a type and appearance that contributes to the distinctive character of Barby. In addition, they have lost some of their original character through changes to features such as doors and windows.</p>	<p>The proposed re-wording appears to be more restrictive than that allowed by NPPF December 2023 para 209 regarding the balanced judgement required to make a decision on heritage assets (including non-designated).</p> <p>We believe the NDHAs proposed in the NP meet the criteria in the Historic England Guidance to merit inclusion. The criterion for this non-statutory level of protection in a NP needs only to be significance in the context of Neighbourhood Area (importance to local people, including as buildings associated with the 20th century social history of the two settlements). This clearly applies to the water tower and RDC council houses.</p> <p>Group value is the key issue here, and the entry was proposed by the history society and their contribution was valued.</p> <p>The war memorial will be added as a NDHAThe proposed re-wording appears to be more restrictive than that allowed by NPPF December 2023 para 209 regarding the balanced judgement required to make a decision on heritage assets (including non-designated).</p>	<p>None None Change to be made as imdicated.</p>
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We believe the NDHAs proposed in the NP meet the criteria in the Historic England Guidance to merit inclusion. The criterion for this non-statutory level of protection in a NP needs only to be significance in the context of Neighbourhood Area (importance to local people, including as buildings associated with the 20th century social history of the two settlements). This clearly applies to the water tower and RDC council houses.

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The proposed re-wording appears to be more restrictive than that allowed by NPPF December 2023 para 209 regarding the balanced judgement required to make a decision on heritage assets (including non-designated).

We believe the NDHAs proposed in the NP meet the criteria in the Historic England Guidance to merit inclusion. The criterion for this non-statutory level of protection in a NP needs only to be significance in the context of Neighbourhood Area (importance to local people, including as buildings associated with the 20th century social history of the two settlements). This clearly applies to the water tower and RDC council houses.

Group value is the key issue here, and the entry was proposed by the history society and their contribution was valued.

			The war memorial will be added as a NDHA	
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		<p>intrusion that is not capable of satisfactory mitigation; b) adverse effect on landscape elements which contribute to Contributes positively to landscape character....; and c) Avoids the introduction of unnatural landscape elements Policy ENV 9 Policy is not positively drafted, recommend re-drafting as follows: ".....Broad Unwooded Vale. The following will not be supported Impact on the landscape should be assessed to ensure that the proposal: a) unacceptable visual intrusion Avoids unacceptable visual intrusion that is not capable of satisfactory mitigation; b) adverse effect on landscape elements which contribute to Contributes positively to landscape character....; and c) Avoids the introduction of unnatural landscape elements</p>		
Local Planning Authority	West Northants Council (Planning Policy)	Policy Env 11 End of policy needs a closing bracket i.e.)	Agreed	Change to be made as indicated

<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>Policy Env 14 Figure 16 seems to be missing. a) Does the evidence justify the restriction on size and scale? a)a) Are water pollution, smell, air quality impairment, gaseous/particulate emissions likely from solar and wind energy? a)b) Are the identified views the same as the important views shown in figure 13 and protected in ENV10? a)c) what sort of adverse impacts are likely to be caused on these routes? a)e) Recommend re-drafting as follows: e) adverse effect on statutory designated heritage assets historic environment features or sites, or non-designated heritage assets or , including ridge and furrow, (policies ENV5 and 6 will apply) that would result in harm to their significance through their alteration, destruction or development within their setting.Policy Env 14 Figure 16 seems to be missing. a) Does the evidence justify the restriction on size and scale? a)a) Are water pollution, smell, air quality impairment, gaseous/particulate emissions likely from solar and wind energy? a)b) Are the identified views the same as the important views shown in figure 13 and protected in ENV10? a)c) what sort of adverse impacts are likely to be caused on these routes? a)e) Recommend re-drafting as follows: e) adverse effect on statutory designated heritage assets historic environment features or sites, or non-designated heritage assets or , including ridge and furrow, (policies ENV5 and 6 will apply) that would result in harm to their significance through their alteration, destruction or development within their setting.Policy Env 14 Figure 16 seems to be missing. a) Does the evidence justify the restriction on size and scale? a)a) Are water pollution, smell, air quality impairment, gaseous/particulate emissions likely from solar and wind energy? a)b) Are the identified views the same as the important views shown in figure 13 and protected in ENV10? a)c) what sort of adverse impacts are likely to be caused on these routes? a)e) Recommend re-drafting as follows: e) adverse effect on statutory designated heritage assets historic environment features or sites, or non-designated heritage assets or , including ridge and furrow, (policies ENV5 and 6 will apply) that would result in harm to their significance through their alteration, destruction or development within their setting.Policy Env 14 Figure 16 seems to be missing. a) Does the evidence justify the restriction on size and scale? a)a) Are water pollution, smell, air quality impairment, gaseous/particulate emissions likely from solar and wind energy? a)b) Are the identified views the same as the important views shown in figure 13 and protected in ENV10? a)c) what sort of adverse impacts are likely to be caused on these routes?</p>	<p>Reference to Fig 16 was an error and will be removed.</p> <p>Reference to Fig 16 was an error and will be removed.</p> <p>Reference to Fig 16 was an error and will be removed.</p> <p>Reference to Fig 16 was an error and will be removed.</p> <p>Reference to Fig 16 was an error and will be removed.</p> <p>Reference to Fig 16 was an error and will be removed.</p> <p>Reference to Fig 16 was an error and will be removed.</p>	<p>Change to be made as indicated</p>
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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>CS1 a)Difficult to understand how this would be achieved or measured, it would depend on the nature and scale of theproposed use</p> <p>Highways would comment on whether traffic generation impact would be acceptable and suggest mitigation. e) Would be conditioned, no need to include in policy. CS1 a)Difficult to understand how this would be achieved or measured, it would depend on the nature and scale of theproposed use</p> <p>Highways would comment on whether traffic generation impact would be acceptable and suggest mitigation. e) Would be conditioned, no need to include in policy. CS1 a)Difficult to understand how this would be achieved or measured, it would depend on the nature and scale of theproposed use</p> <p>Highways would comment on whether traffic generation impact would be acceptable and suggest mitigation. e) Would be conditioned, no need to include in policy. CS1 a)Difficult to understand how this would be achieved or measured, it would depend on the nature and scale of theproposed use</p> <p>Highways would comment on whether traffic generation impact would be acceptable and suggest mitigation. e) Would be conditioned, no need to include in policy. CS1 a)Difficult to understand how this would be achieved or measured, it would depend on the nature and scale of theproposed use</p> <p>Highways would comment on whether traffic generation impact would be acceptable and suggest mitigation. e) Would be conditioned, no need to include in policy. CS1 a)Difficult to understand how this would be achieved or measured, it would depend on the nature and scale of theproposed use</p> <p>Highways would comment on whether traffic generation impact would be acceptable and suggest mitigation. e) Would be conditioned, no need to include in policy. CS1 a)Difficult to understand how this would be achieved or measured, it would depend on the nature and scale of theproposed use</p> <p>Highways would comment on whether traffic generation impact would be acceptable and suggest mitigation. e) Would be conditioned, no need to include in policy.</p>		<p>None</p>
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<p>Local Planning Authority</p>	<p>West Northants Council (Planning Policy)</p>	<p>CS2 Cannot impose the market ing requirement on employment premises unless there is evidence that premises are in danger of being lost to non-employment generating uses (Daventry SCLP policy CW3 has a 12 month marketing period but this applies to local retail services and public houses, not employment uses). If the extant consent is an open B1 use (or any other former B use which is now in E class) the change of use could take place without needing planning permission. Suggest inserting the phrase "Where planning permission is required..."</p> <p>a)The West Northants Joint Core Strategy and Daventry SCLP allows expansion and new build in specific cases.</p> <p>g) How is complementing existing businesses a planning matter and what does "well integrated" mean? It is unclear how this part of the policy would be applied. CS2 Cannot impose the market ing requirement on employment premises unless there is evidence that premises are in danger of being lost to non-employment generating uses (Daventry SCLP policy CW3 has a 12 month marketing period but this applies to local retail services and public houses, not employment uses). If the extant consent is an open B1 use (or any other former B use which is now in E class) the change of use could take place without needing planning permission. Suggest inserting the phrase "Where planning permission is required..."</p> <p>a)The West Northants Joint Core Strategy and Daventry SCLP allows expansion and new build in specific cases.</p> <p>g) How is complementing existing businesses a planning matter and what does "well integrated" mean? It is unclear how this part of the policy would be applied. CS2 Cannot impose the market ing requirement on employment premises unless there is evidence that premises are in danger of being lost to non-employment generating uses (Daventry SCLP policy CW3 has a 12 month marketing period but this applies to local retail services and public houses, not employment uses). If the extant consent is an open B1 use (or any other former B use which is now in E class) the change of use could take place without needing planning permission. Suggest inserting the phrase "Where planning permission is required..."</p> <p>a)The West Northants Joint Core Strategy and Daventry SCLP allows expansion and new build in specific cases.</p> <p>g) How is complementing existing businesses a planning matter and what does "well integrated" mean? It is unclear how this part of the policy would be applied. CS2 Cannot impose the market ing requirement on employment premises unless there is evidence that premises are in danger of being lost to non-employment generating uses (Daventry SCLP policy CW3 has a 12 month marketing period but this applies to local retail services and public houses, not employment uses). If the extant consent is an open B1 use (or any other former B use which is now in E class) the change of use could take place without needing planning permission. Suggest inserting the phrase "Where planning permission is required..."</p>	<p>We will add in the phrase 'where planning permission is required'. Complementing existing businesses is a planning matter as the design of buildings is required to be in keeping with its setting.</p>	<p>Change to be made as indicated</p>
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g) How is complementing existing businesses a planning matter and what does "well integrated" mean? It is unclear how this part of the policy would be applied.

Local Planning Authority	West Northants Council (Planning Policy)	<p>CS 3 The facilities should be set out as one rather than two columns of text for ease of reading and accessibility reasons. It would be helpful if the facilities were shown on a map. CS 3 The facilities should be set out as one rather than two columns of text for ease of reading and accessibility reasons. It would be helpful if the facilities were shown on a map. CS 3 The facilities should be set out as one rather than two columns of text for ease of reading and accessibility reasons. It would be helpful if the facilities were shown on a map. CS 3 The facilities should be set out as one rather than two columns of text for ease of reading and accessibility reasons. It would be helpful if the facilities were shown on a map. CS 3 The facilities should be set out as one rather than two columns of text for ease of reading and accessibility reasons. It would be helpful if the facilities were shown on a map. CS 3 The facilities should be set out as one rather than two columns of text for ease of reading and accessibility reasons. It would be helpful if the facilities were shown on a map.</p>	We do not believe this is necessary given the small number of facilities in the Parish.	None
Local Planning Authority	West Northants Council (Planning Policy)	<p>cs4 The policy only refers to conversion of existing buildings, does it also support new build for rural diversification?cs4 The policy only refers to conversion of existing buildings, does it also support new build for rural diversification?cs4 The policy only refers to conversion of existing buildings, does it also support new build for rural diversification?cs4 The policy only refers to conversion of existing buildings, does it also support new build for rural diversification?cs4 The policy only refers to conversion of existing buildings, does it also support new build for rural diversification?cs4 The policy only refers to conversion of existing buildings, does it also support new build for rural diversification?cs4 The policy only refers to conversion of existing buildings, does it also support new build for rural diversification?</p>	Yes - we will clarify this.	Change to be made as indicated

Local Planning Authority	West Northants Council (Planning Policy)	CS5 Not all of this will require planning permission, suggest re-drafting to say "Where planning permission is required..." CS5 Not all of this will require planning permission, suggest re-drafting to say "Where planning permission is required..." CS5 Not all of this will require planning permission, suggest re-drafting to say "Where planning permission is required..." CS5 Not all of this will require planning permission, suggest re-drafting to say "Where planning permission is required..." CS5 Not all of this will require planning permission, suggest re-drafting to say "Where planning permission is required..."	Agreed	Change to be made as indicated
West Northants Council	West Northants Council (Education)			
West Northants Council	WNC (Highways)			
Northants Police				
WNC	West Northants Council (Public Health)			
Adjoining Local Planning Authority	Rugby Borough Council			
Adjoining Parish Councils	Kilsby Parish Council	Kilsby Parish is adjacent to the East and North East borders of Barby and Onley Parish , as shown on the map on page 15. By some oversight however it does not appear to be mentioned in the Parish description on pages 9 & 10. It too is in West Northamptonshire. As immediate neighbours, with only a mile of farmland separating Kilsby village from Barby, we strongly support the principal elements of the reviewed Plan, especially the emphasis on sustainability and preserving and enhancing the rural environment. We agree with the principle of only supporting development within the village confines (Policy H2) unless truly appropriate for the open countryside. We consider it essential that the green space between Kilsby and Barby is protected and maintained, to preserve both the rural environment (including an important wildlife corridor) and the separate and distinct identities of the two communities	Agreed - we will refer to Kilsby Parish as proposed.	Change to be made as indicated.
Adjoining Parish Councils	Ashby St. Ledgers Parish Meeting			
Adjoining Parish Councils	Braunston Parish Council			
Adjoining Parish Councils	Grandborough Parish Council			

Adjoining Parish Councils	Dunchurch Parish Council			
Adjoining Parish Councils	Willoughby Parish Council			
	Homes England			
	Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets.</p> <p>The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan.</p> <p>This includes any third party appeal against any screening decision you may make. If an</p>	Noted	None

Strategic

Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact:

consultations@naturalengland.org.uk Natural England is a non-departmental public body.

Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft

neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they

consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

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considered when preparing a Neighbourhood Plan and to the following information.

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is unable to advise whether this plan is likely to affect protected species to such an extent as to require a

Strategic Environmental Assessment. Further information on protected species and development is included

in Natural England's Standing Advice on protected species .

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	Marine Management Organisation			

	Environment Agency	<p>Flood risk. The flood zone 3 shown in green in Figure 14.3 is associated with non-main rivers and may be based on 2004 modelling which will soon be updated late 2024/ 2025 with the new National Model. You are advised to ensure this Figure is updated to reflect this, if necessary, as the Neighbourhood Plan progresses. The Neighbourhood Plan should steer all development outside of flood zones 3 and 2 as lots of flood zone 1 land is available. We consider Policy ENV 12 needs to be more forceful on this point.</p> <p>Flood risk. The flood zone 3 shown in green in Figure 14.3 is associated with non-main rivers and may be based on 2004 modelling which will soon be updated late 2024/ 2025 with the new National Model. You are advised to ensure this Figure is updated to reflect this, if necessary, as the Neighbourhood Plan progresses. The Neighbourhood Plan should steer all development outside of flood zones 3 and 2 as lots of flood zone 1 land is available. We consider Policy ENV 12 needs to be more forceful on this point.</p> <p>Flood risk. The flood zone 3 shown in green in Figure 14.3 is associated with non-main rivers and may be based on 2004 modelling which will soon be updated late 2024/ 2025 with the new National Model. You are advised to ensure this Figure is updated to reflect this, if necessary, as the Neighbourhood Plan progresses. The Neighbourhood Plan should steer all development outside of flood zones 3 and 2 as lots of flood zone 1 land is available. We consider Policy ENV 12 needs to be more forceful on this point.</p> <p>Flood risk. The flood zone 3 shown in green in Figure 14.3 is associated with non-main rivers and may be based on 2004 modelling which will soon be updated late 2024/ 2025 with the new National Model. You are advised to ensure this Figure is updated to reflect this, if necessary, as the Neighbourhood Plan progresses. The Neighbourhood Plan should steer all development outside of flood zones 3 and 2 as lots of flood zone 1 land is available. We consider Policy ENV 12 needs to be more forceful on this point.</p> <p>Flood risk. The flood zone 3 shown in green in Figure 14.3 is associated with non-main rivers and may be based on 2004 modelling which will soon be updated late 2024/ 2025 with the new National Model. You are advised to ensure this Figure is updated to reflect this, if necessary, as the Neighbourhood Plan progresses. The Neighbourhood Plan should steer all development outside of flood zones 3 and 2 as lots of flood zone 1 land is available. We consider Policy ENV 12 needs to be more forceful on this point.</p>	Agreed. Policy Env 12 will be updated to reference the need to direct development away from floodzones 2 and 3 in line with the sequential test.	Change to be made as indicated
	Environment Agency	<p>Foul drainage infrastructure We note the Plan does make comment regarding proposed growth in the neighbourhood area. It needs to be ensured that there will be adequate foul drainage infrastructure to cope with this. With this in mind, we would recommend that you consult the sewage and wastewater undertaker (Severn Trent Water Ltd) on the Plan and consider their Level 3 Drainage and Waste Water Management Plans (DWMPs) for Rugby Newbold and Kilsby Sewage Treatment Works to ensure that available sewage network capacity is available and taken into account for any proposed new building development. These can be found on their website: Document library Drainage and wastewater management plan Our plans About us Severn Trent Plc.</p>	Noted. This will be undertaken as necessary on any planning application.	None

	Environment Agency	<p>Water resources and water efficiency We note there is a brief mention of water efficiency on page 73 of AECOM Design Guidance and Notes which accompany the Plan and mention of water resources on pages 72, 74 and 76 of the same document when referring to measures relating to rain and grey water. However, we cannot see anything in the Neighbourhood Plan itself relating to water resources and efficiency of water use. We would suggest something is included encouraging the use of water efficient fittings in new development. We also suggest you look at water availability, River Basin Management Plans and Water Resources Management Plans where the Water Companies set out how they plan to achieve a secure supply of water. You should then look if there is a water stress designation for the area, climate change considerations in terms of demand on water and adapting buildings to use water efficiently, the preservation of canals in the area (Grand Union Canal and Oxford Canal - contact Canal River Trust) and Building Research Establishment Environmental Assessment Methodology (BREEAM) standards to specify and measure sustainability performance of new developments. If water efficiency measures are promoted by the Plan, this will help reduce the amount of foul drainage from developments within the Neighbourhood Plan area and lessen any pressure on Sewage Treatment Works.</p>	Noted. The references within the Design Guide are deemed to be sufficient.	None
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	<p>Groundwater and contaminated land National Planning Policy Framework (NPPF) Paragraph 180 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, Paragraph 189).With this in mind we note that there is a reference to contamination on page 74 of the AECOM Design Guidance and Codes and it is also referred to as a topic to be considered in the appendix A Individual Site Assessments.</p> <p>However, as we advised when consulted by West Northamptonshire Council on the February 2024 version of the Neighbourhood Plan, the area it covers lies over a small area of geology classified as Secondary A and Secondary undifferentiated aquifers. The secondary A aquifer can support local abstractions and baseflow to streams and rivers whereas the secondary undifferentiated have a minor value due to the variable characteristics of the rock type. The area within the Lincolnshire and Northamptonshire water management area is characterised by geology sensitive for controlled waters. The use (or potential use) of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development. Best practice to ensure groundwater is protected from pollution and as a resource is contained within guidance document 'The Environment Agency's approach to groundwater protection' available at Groundwater protection position statements - GOV.UK (www.gov.uk). This publication sets out the Environment Agency's position for a wide range of activities and developments, including:</p> <ul style="list-style-type: none"> ▪ Waste management ▪ Discharge of liquid effluents ▪ Land contamination ▪ Ground source heat pumps ▪ Cemetery developments ▪ Drainage <p>We recommend wording should be included in the Plan giving this background informationGroundwater and contaminated land National Planning Policy Framework (NPPF) Paragraph 180 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, Paragraph 189).With this in mind we note that there is a reference to contamination on page 74 of the AECOM Design Guidance and Codes and it is also referred to as a topic to be considered in the appendix A Individual Site Assessments.</p> <p>However, as we advised when consulted by West Northamptonshire Council on the February 2024 version of the Neighbourhood Plan, the area it covers lies over a small area of geology classified as Secondary A and Secondary undifferentiated aquifers. The secondary A aquifer can support local abstractions and baseflow to streams and rivers whereas the secondary undifferentiated have a minor value due to the variable characteristics of the rock type. The area within the Lincolnshire and Northamptonshire water management area is characterised by geology sensitive for controlled waters. The use (or potential use) of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development. Best practice to ensure groundwater is</p>	<p>We consider the references in the design guide to be sufficient.</p>	<p>None</p>
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- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
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However, as we advised when consulted by West Northamptonshire Council on the February 2024 version of the Neighbourhood Plan, the area it covers lies over a small area of geology classified as Secondary A and Secondary undifferentiated aquifers. The secondary A aquifer can support local abstractions and baseflow to streams and rivers whereas the secondary undifferentiated have a minor value due to the variable characteristics of the rock type. The area within the Lincolnshire and Northamptonshire water management area is characterised by geology sensitive for controlled waters. The use (or potential use) of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development. Best practice to ensure groundwater is protected from pollution and as a resource is contained within guidance document 'The Environment Agency's approach to groundwater protection' available at Groundwater protection position statements - GOV.UK (www.gov.uk). This publication sets out the Environment Agency's position for a wide range of activities and developments, including:

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- Waste management
- Discharge of liquid effluents

- Land contamination
- Ground source heat pumps
- Cemetery developments
- Drainage

We recommend wording should be included in the Plan giving this background information

	Environment Agency	<p>We also wish to give the following general advice for interested parties. Land affected by contamination may pose risk to human health, groundwater, surface waters and the wider environment. We recommend that developers should:</p> <ul style="list-style-type: none"> • Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination • Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health • Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed • Refer to the contaminated land pages on gov.uk for more information <p>In addition, within the Neighbourhood Plan area, our records show there are eight historic landfills, all receiving inert waste. It is considered to be worth referring to these in the Barby and Onley Neighbourhood Plan so any risk posed can be appropriately managed. The sites and their grid references are as follows: Landfill Location Barby Hill SP453700 269400 Onley Fields Farm SP452000 269700 Onley Prison SP451800 269800 Onley Road SP453600 270600 Barby Wood Bridge SP452600 271000 Barby (Adjacent to M45) SP454200 271200 Barby Wharf SP453900 272000 Cleves Farm SP454600 268700</p> <p>We also wish to give the following general advice for interested parties. Land affected by contamination may pose risk to human health, groundwater, surface waters and the wider environment. We recommend that developers should:</p> <ul style="list-style-type: none"> • Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination • Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health • Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed • Refer to the contaminated land pages on gov.uk for more information <p>In addition, within the Neighbourhood Plan area, our records show there are eight historic landfills, all receiving inert waste. It is considered to be worth referring to these in the Barby and Onley Neighbourhood Plan so any risk posed can be appropriately managed. The sites and their grid references are as follows: Landfill Location Barby Hill SP453700 269400 Onley Fields Farm SP452000 269700 Onley Prison SP451800 269800 Onley Road SP453600 270600 Barby Wood Bridge SP452600 271000 Barby (Adjacent to M45) SP454200 271200 Barby Wharf SP453900 272000 Cleves Farm SP454600 268700</p> <p>We also wish to give the following general advice for interested parties. Land affected by contamination may pose risk to human health, groundwater, surface waters and the wider environment. We recommend that developers should:</p> <ul style="list-style-type: none"> • Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination • Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health • Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed • Refer to the contaminated land pages on gov.uk for more information 	Noted.	None
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Barby Wharf SP453900 272000
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Barby Wharf SP453900 272000
Cleves Farm SP454600 268700

	Environment Agency	<p>Cleves Farm SP454600 268700</p> <p>5. Waste Materials</p> <p>Further to comments we have previously made, we note the topic of waste is now mentioned on pages 54,72,77,80 and 83 of the AECOM Design Guidance and Notes. This is welcomed.</p> <p>However, still we wish to offer the following comments, which we made at the last stage, as general advice about other matters relating to the protection of the environment which have to be complied with outside the requirements of Planning Legislation. We consider this will be useful for people living and wishing to build in the Parish. On reflection, we are not insisting these comments are included in the Plan but they will be available for people to see when our consultation response is published.</p> <p>Waste permitting</p> <p>Developers are advised to find out more information about the permit application process online and to send a pre-application enquiry form via the gov.uk website if needed: https://www.gov.uk/government/publications/environmental-permit-preapplication-advice-form</p> <p>In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply. More information on exempt activities can be found here: Register, renew or change waste exemptions - GOV.UK (www.gov.uk)</p> <p>Movement of waste off-site – Duty of Care & Carriers, Brokers and Dealers Regulations</p> <p>The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes.</p> <p>The code of practice applies to you if you produce, carry, keep, dispose of, treat, import or have control of waste in England or Wales.</p> <p>The law requires anyone dealing with waste to keep it safe and make sure it is dealt with responsibly and only given to businesses authorised to take it. The code of practice can be found here: Waste duty of care: code of practice (accessible version) - GOV.UK (www.gov.uk)</p> <p>If you need to register as a carrier of waste, please follow the instructions here: Register or renew as a waste carrier, broker or dealer - GOV.UK (www.gov.uk)</p> <p>Movement of waste off-site – Duty of Care & Carriers, Brokers and Dealers Regulations Characterisation and Classification of Waste</p> <p>In order to meet the applicant's objectives for the waste hierarchy and obligations under the duty of care, it is important that waste is properly classified. Some waste (e.g. wood and wood-based products) may be either a hazardous or non-hazardous waste dependent upon whether or not they have had preservative treatments.</p> <p>Proper classification of the waste both ensures compliance and enables the correct onward handling and treatment to be applied. In the case of treated wood, it may require high temperature incineration in a directive compliant facility.</p> <p>Cont/d.. 5</p> <p>Waste Hierarchy</p> <p>The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here: Waste hierarchy guidance (publishing.service.gov.uk)</p> <p>Management and Reporting Systems</p> <p>Where a development involves any significant construction or related activities, we would recommend using a management and reporting system to minimise and track the fate of construction wastes, such as that set out in PAS402: 2013, or an appropriate</p>	Noted	None
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equivalent assurance methodology. This should ensure that any waste contractors employed are suitably responsible in ensuring waste only goes to legitimate destinations.

Further links which may be of use:

Pollution prevention for businesses - GOV.UK (www.gov.uk)

Use of waste on-site

If materials that are potentially waste are to be used on-site, developers will need to ensure they can comply with the exclusion from the Waste Framework Directive (WFD) (article 2(1) (c)) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...' in order for the material not to be considered as waste. Meeting these criteria will mean waste permitting requirements do not apply.

Where the applicant cannot meet the criteria, they will be required to obtain the appropriate waste permit or exemption from the Environment Agency.

A deposit of waste to land will either be a disposal or a recovery activity. The legal test for recovery is set out in Article 3(15) of WFD as:

- any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.

- We have produced guidance on the recovery test which can be viewed at Waste recovery plans and deposit for recovery permits - GOV.UK (www.gov.uk)

You can find more information on the Waste Framework Directive here:

<https://www.gov.uk/government/publications/environmental-permitting-guidance-thewaste-framework-directive>

More information on the use of waste in exempt activities can be found here:

<https://www.gov.uk/government/collections/waste-exemptions-using-waste>

Non-waste activities are not regulated by us (i.e. activities carried out under the CL:ARE Code of Practice), however you will need to decide if materials meet End of Waste or By-products criteria (as defined by the Waste Framework Directive).

6. Renewable energy

We note there is a section in the Neighbourhood Plan, including Policy ENV14, relating to renewable energy generation and it is also discussed in the AECOM Design Guidance and Codes. Whilst this is welcomed, ground source heat pumps are not

mentioned, apart from a brief mention on page 73 of the AECOM Design Guidance and Codes.

We note page 55 of the Plan says that the community is keen to explore opportunities for renewable technology. Related to this, please see below for some useful information which you may wish to refer to in the Neighbourhood Plan:

- Ground Source Heat Pump (GSHP) systems can be used for heating or cooling and are, in principle, energy and CO2 efficient. However, unless they are managed carefully there is the potential that the ground and groundwater can eventually warm or cool to a point where the system cannot continue to operate efficiently, or at all. Adjacent systems may also interfere with each other. The system operator should also consider potential for loss or damage to third parties. We expect developers to undertake appropriate prior investigations for these systems. This should include environmental risk assessment and method statements for the construction and operation of the systems. These may be provided as part of the planning process.

- Please also note that a GSHP system may require an abstraction licence and a discharge consent from the Environment Agency (EA). There is no guarantee that these could be granted.

- More information on the permits required from the EA for both ground source and surface water source systems is available here: Cleves Farm SP454600 268700

5. Waste Materials

Further to comments we have previously made, we note the topic of waste is now mentioned on pages 54,72,77,80 and 83 of the AECOM Design Guidance and Notes. This is welcomed.

However, still we wish to offer the following comments, which we made at the last stage, as general advice about other matters relating to the protection of the environment which have to be complied with outside the requirements of Planning Legislation. We consider this will be useful for people living and wishing to build in the Parish. On reflection, we are not insisting these comments are included in the Plan but they will be available for people to see when our consultation response is published.

Waste permitting

Developers are advised to find out more information about the permit application process online and to send a pre-application enquiry form via the gov.uk website if needed: <https://www.gov.uk/government/publications/environmental-permit-preapplication-advice-form>

In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply. More information on exempt activities can be found here:

Register, renew or change waste exemptions - GOV.UK (www.gov.uk)

Movement of waste off-site – Duty of Care & Carriers, Brokers and Dealers Regulations

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes.

The code of practice applies to you if you produce, carry, keep, dispose of, treat, import or have control of waste in England or Wales.

The law requires anyone dealing with waste to keep it safe and make sure it is dealt with responsibly and only given to businesses authorised to take it. The code of practice can be found here: Waste duty of care: code of practice (accessible version) - GOV.UK (www.gov.uk)

If you need to register as a carrier of waste, please follow the instructions here: Register or renew as a waste carrier, broker or dealer - GOV.UK (www.gov.uk)

Movement of waste off-site – Duty of Care & Carriers, Brokers and Dealers

Regulations Characterisation and Classification of Waste

In order to meet the applicant's objectives for the waste hierarchy and obligations under the duty of care, it is important that waste is properly classified. Some waste (e.g. wood and wood-based products) may be either a hazardous or non-hazardous waste dependent upon whether or not they have had preservative treatments.

Proper classification of the waste both ensures compliance and enables the correct onward handling and treatment to be applied. In the case of treated wood, it may require high temperature incineration in a directive compliant facility.

Cont/d.. 5

Waste Hierarchy

The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here:

Waste hierarchy guidance (publishing.service.gov.uk)

Management and Reporting Systems

Where a development involves any significant construction or related activities, we would recommend using a management and reporting system to minimise and track the fate of construction wastes, such as that set out in PAS402: 2013, or an appropriate equivalent assurance methodology. This should ensure that any waste contractors employed are suitably responsible in ensuring waste only goes to legitimate destinations.

Further links which may be of use:

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parties. We expect developers to undertake appropriate prior investigations for these systems. This should include environmental risk assessment and method statements for the construction and operation of the systems. These may be provided as part of the planning process.

- Please also note that a GSHP system may require an abstraction licence and a discharge consent from the Environment Agency (EA). There is no guarantee that these could be granted.
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Cont/d.. 5

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- any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.

- We have produced guidance on the recovery test which can be viewed at Waste recovery plans and deposit for recovery permits - GOV.UK (www.gov.uk)

You can find more information on the Waste Framework Directive here:

<https://www.gov.uk/government/publications/environmental-permitting-guidance-thewaste-framework-directive>

More information on the use of waste in exempt activities can be found here:

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Non-waste activities are not regulated by us (i.e. activities carried out under the CL:ARE Code of Practice), however you will need to decide if materials meet End of Waste or By-products criteria (as defined by the Waste Framework Directive).

6. Renewable energy

We note there is a section in the Neighbourhood Plan, including Policy ENV14, relating to renewable energy generation and it is also discussed in the AECOM Design Guidance and Codes. Whilst this is welcomed, ground source heat pumps are not mentioned, apart from a brief mention on page 73 of the AECOM Design Guidance and Codes.

We note page 55 of the Plan says that the community is keen to explore opportunities for renewable technology. Related to this, please see below for some useful information which you may wish to refer to in the Neighbourhood Plan:

- Ground Source Heat Pump (GSHP) systems can be used for heating or cooling and are, in principle, energy and CO2 efficient. However, unless they are

managed carefully there is the potential that the ground and groundwater can eventually warm or cool to a point where the system cannot continue to operate efficiently, or at all. Adjacent systems may also interfere with each other. The system operator should also consider potential for loss or damage to third parties. We expect developers to undertake appropriate prior investigations for these systems. This should include environmental risk assessment and method statements for the construction and operation of the systems. These may be provided as part of the planning process.

- Please also note that a GSHP system may require an abstraction licence and a discharge consent from the Environment Agency (EA). There is no guarantee that these could be granted.
 - More information on the permits required from the EA for both ground source and surface water source systems is available here: Cleves Farm SP454600 268700
- #### 5. Waste Materials

Further to comments we have previously made, we note the topic of waste is now mentioned on pages 54,72,77,80 and 83 of the AECOM Design Guidance and Notes. This is welcomed.

However, still we wish to offer the following comments, which we made at the last stage, as general advice about other matters relating to the protection of the environment which have to be complied with outside the requirements of Planning Legislation. We consider this will be useful for people living and wishing to build in the Parish. On reflection, we are not insisting these comments are included in the Plan but they will be available for people to see when our consultation response is published.

Waste permitting

Developers are advised to find out more information about the permit application process online and to send a pre-application enquiry form via the gov.uk website if needed: <https://www.gov.uk/government/publications/environmental-permit-preapplication-advice-form>

In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply. More information on exempt activities can be found here: Register, renew or change waste exemptions - GOV.UK (www.gov.uk)

Movement of waste off-site – Duty of Care & Carriers, Brokers and Dealers Regulations

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes.

The code of practice applies to you if you produce, carry, keep, dispose of, treat, import or have control of waste in England or Wales.

The law requires anyone dealing with waste to keep it safe and make sure it is dealt with responsibly and only given to businesses authorised to take it. The code of practice can be found here: Waste duty of care: code of practice (accessible version) - GOV.UK (www.gov.uk)

If you need to register as a carrier of waste, please follow the instructions here: Register or renew as a waste carrier, broker or dealer - GOV.UK (www.gov.uk)

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In order to meet the applicant's objectives for the waste hierarchy and obligations under the duty of care, it is important that waste is properly classified. Some waste (e.g. wood and wood-based products) may be either a hazardous or non-hazardous waste dependent upon whether or not they have had preservative treatments.

Proper classification of the waste both ensures compliance and enables the correct

onward handling and treatment to be applied. In the case of treated wood, it may require high temperature incineration in a directive compliant facility.

Cont/d.. 5

Waste Hierarchy

The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here:

Waste hierarchy guidance (publishing.service.gov.uk)

Management and Reporting Systems

Where a development involves any significant construction or related activities, we would recommend using a management and reporting system to minimise and track the fate of construction wastes, such as that set out in PAS402: 2013, or an appropriate equivalent assurance methodology. This should ensure that any waste contractors employed are suitably responsible in ensuring waste only goes to legitimate destinations.

Further links which may be of use:

Pollution prevention for businesses - GOV.UK (www.gov.uk)

Use of waste on-site

If materials that are potentially waste are to be used on-site, developers will need to ensure they can comply with the exclusion from the Waste Framework Directive (WFD) (article 2(1) (c)) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...' in order for the material not to be considered as waste. Meeting these criteria will mean waste permitting requirements do not apply.

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	Historic England	The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH Telephone 0121 625 6888 HistoricEngland.org.uk Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation. You may also find the advice in "Planning for the Environment at the Neighbourhood	Noted	None
	Historic England	If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at	Noted	None
	Network Rail Infrastructure Limited - (company number 2904587)			
	Highways England	National Highways welcomes the opportunity to comment on the reviewed submission draft of The Barby and Onley Neighbourhood Plan which covers the period from 2011 to 2029. We note that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications. National Highways (formally Highways England) has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.	Noted	None
	Highways England	In responding to development plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies. In relation to the Barby and Onley Neighbourhood Plan, our principal interest is in safeguarding the operation of the SRN and the nearest routes are the M45, located approximately 1km to the north, and the A5 and the M1 located approximately 4.5km to the east of the plan area. The scope and scale of proposed development identified in the current West Northamptonshire Joint Core Strategy	Noted	None

		Local Plan, accounted for within the Barby and Onley Neighbourhood Plan, is modest and shall not have any significant impact on the operation of the SRN.		
	Highways England	Considering the limited level of growth proposed across the Neighbourhood Development Plan area, as well as that already delivered within the Local Plan period, we do not expect that there will be any impacts on the operation of the SRN. We therefore have no further comments to provide and trust the above is useful in the progression of the Barby and Onley Neighbourhood Development Plan Review.	Noted	None
	Sports England	<p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England’s statutory consultee role in</p>	Noted	None

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	Sports England	<p>Protecting Sport Facilities Paragraph 103 of the NPPF offers clear advice on how sport facilities and playing fields should be considered in the planning system. The inclusion of Policy ENV2 which identifies open spaces for protection is welcomed. However, the policy includes playing fields and sports facilities and the criteria requiring proposals to demonstrate that the open space is no longer required by the community does not conform with paragraph 103 which requires an assessment be undertaken which has clearly shown the open space, buildings or land to be surplus to requirements. It is therefore recommended that the wording of the policy is amended to conform with the criteria set out in paragraph 103 which requires that:</p> <p>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ol style="list-style-type: none"> 1. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or 2. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or 3. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. <p>The inclusion of Policy CS3 which protects community facilities is welcomed. However, this policy also includes playing fields and sports facilities. For this policy to be consistent with paragraph 103 and Sport England’s Playing Fields Policy for playing fields and sports facilities, it is recommended that a separate criterion is added which applies to playing fields and sports facilities as parts of the policy, for example, criteria c), are contrary to the wording in paragraph 103 of the NPPF. The new criterion should read:</p> <p>Development proposals which would reduce the quality or quantity of sports facilities or playing field land will only be supported if:</p> <ul style="list-style-type: none"> · An assessment has been undertaken which demonstrates the sports facility or playing field is surplus to requirements; or · Existing facilities are replaced by equivalent or better provision in terms of quality and quantity and in a suitable location; or · The development is for alternative sports and recreation provisions, the benefits of which outweigh the loss. <p>Protecting Sport Facilities Paragraph 103 of the NPPF offers clear advice on how sport facilities and playing fields should be considered in the planning system. The inclusion of Policy ENV2 which identifies open spaces for protection is welcomed. However, the policy includes playing fields and sports facilities and the criteria requiring proposals to demonstrate that the open space is</p>	<p>The criteria listed do not all have to be complied with - they are linked by the word 'or' not 'and'. The policy in the NP is therefore compliant. We will add in the additional element in relation to sports facilities.</p>	<p>Change to be made as indicated.</p>

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	Sports England	Active Design - The inclusion within the Design Guidance of the general design principles for development to propose street design that meets the needs of all users; pedestrians, cyclists and those with disabilities, to promote walking and cycling, to provide adequate open space, and to promote green links into the new design to connect with existing neighbourhoods within the parish and surrounding settlements is welcomed. Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities, has produced 'Active Design' (2023), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design		
to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and	BT		Noted	None
who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Mobile phone mast operators			
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Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section; Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section; Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section; Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section; Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section;

NHS CCG

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<p>a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989</p>	<p>National Grid</p>	<p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shapefiles/ <p>Please also see attached information outlining guidance on development close to NGET infrastructure</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shapefiles/ <p>Please also see attached information outlining guidance on development close to NGET</p>	<p>Noted</p>	<p>None</p>
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infrastructure

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Sewerage undertaker	Severn Trent
Water undertaker	Severn Trent
Sewerage undertaker	Anglian Water
Voluntary bodies, some or all of whose activities benefit all or any part of the neighbourhood area	Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire

bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area	Diverse Communities Forum			
bodies which represent the interests of different religious groups in the neighbourhood area;	Diverse Communities Forum			
bodies which represent the interests of disabled persons in the neighbourhood area	Disabled People's Forum			
WNC	Developer Contributions	RESPONSE TO THE REGULATION 14 CONSULTATION OF THE DRAFT BARBY AND ONLEY NEIGHBOURHOOD DEVELOPMENT PLAN 2015-2029	Noted	None

Introduction

Thank you for your letter regarding the Regulation 14 consultation on the draft of the Barby and Onley Neighbourhood Development Plan 2015-2029 (the draft Plan). This response is provided by the Development Management (S106) function of the North Northamptonshire Council on behalf of West Northamptonshire Council's Education, Libraries and Digital Infrastructure services, in relation to the proposals and policies set out in the draft Plan. Other service areas may respond separately.

This response follows the principal guidance in the adopted Planning Obligations Framework and Guidance Document "Creating Sustainable Communities – Jan 2015". This sets out the Council's approach to developer contributions including Section 106 planning obligations and sets out the level and type of contributions that would usually be expected to be provided by developers towards the cost of delivering infrastructure (provided by the Council) that is necessary to make development viable and sustainable. A copy of the document is available to download from the Council's website:

<https://www.westnorthants.gov.uk/planning-policy/managing-growth>

General Comments

The Plan builds on the housing allocations established through the adopted West Northamptonshire Joint Core Strategy (WNJCS) Local Plan (Part 1) which sets out the long-term vision and objectives for the whole of the area covered by Daventry, Northampton and South Northamptonshire for the plan period up to 2029, including strategic policies for steering and shaping development. It identifies specific locations for strategic new housing and employment and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It also helps to ensure the co-ordination and delivery of other services and related strategies.

BOPC Clerk

77 High Street

Naseby

Northants

NN6 6DD

Tel: 0300 126 3000 Email: storm.phillips@northnorthants.gov.uk Our ref: Barby and Onley NHP cons.

Date: 13 July 2024

2

The adopted Settlements and Communities Local Plan (Part 2) (SCLP) for the Daventry area further confirmed that the rural housing need for Daventry District has already been met, and does not therefore make any further specific allocations for additional housing development in the rural area, beyond existing forecast completions.

It is noted that the draft Plan sets out an opportunity for small scale development within the Parish, following a call for sites. This has resulting in a new policy in the draft Plan for delivery of up to x4 new dwellings in the Parish in order to help meet local need and support local services. Further development and windfall sites (e.g. infill or redevelopment sites) may also be supported on sites where it complies with the policies of the draft Plan. The importance of Digital Infrastructure is detailed and this approach is supported.

Education

Any new housing coming forward during the draft Plan period may place additional pressure on the demand for and availability of school places across Early Years, Primary, Secondary and Sixth Form ages. As such, developer contributions (such as Section 106 planning obligations and/or Community Infrastructure Levy contributions if applicable) may be required to support investment in new, enhanced and/or improved infrastructure in order to effectively mitigate the impact of new development and ensure that demand for services is met to support long term sustainability.

Such mitigations may include a requirement for planning obligations towards local education infrastructure in order to ensure there is sufficient capacity to accommodate pupil yields arising from new housing development alongside projected population growth figures arising from any increase in birth rates and inward migration.

The Development Management team will work with the relevant provider, local schools, the Education Skills and Funding Agency, and other partners to ensure that suitable provision is available to accommodate all existing and potential future pupils in the area, and to secure Section 106 planning obligations and/or Community Infrastructure Levy contributions where appropriate to support this.

It should be noted that in some cases it may be necessary for the council to forward fund delivery of key infrastructure ahead of planned for development coming forward, for example in order to address the cumulative impact of development across a number of sites, or to respond to site specific opportunities as they arise. In these instances and where it can be demonstrated that future development will benefit from the early delivery of related infrastructure, then developer contributions will be required to retrospectively support its delivery.

Libraries

West Northamptonshire Council is the Library authority for the area. Where a new major development will generate additional need and library space requirement, the Library service requires contributions towards the costs of providing new, extended and/or improved library facilities to support the delivery of growth and to ensure that established national and local levels of service delivery can be maintained. This may include contributions towards community-managed libraries where applicable.

3

The Library service has adopted the National Library Tariff formula produced by the Museums Libraries and Archives Council (MLA). This includes:

- A minimum standard of 30 sq metres of new library space per 1,000 Population.
- A construction and initial equipment cost on a per sq metre basis (adjusted to reflect Northamptonshire building costs), based on BCIS building costs for public libraries. Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards Library facilities, services, buildings and equipment will be required through s106 planning obligations. The Council will work with developers, the local planning officers and the Library service to respond to site specific requirements as new planning applications come forward, and to identify opportunities for strategic infrastructure improvements to meet growing demand.

Digital Infrastructure

To help boost fibre broadband connectivity to new developments, the following Informative is proposed for inclusion in any decision notice, should permission be granted for development in the draft Plan area:

The West Northamptonshire Joint Core Strategy Local Plan (Part 1) (December 2014) policy C1, Changing Behaviour and Achieving Modal Shift, states that new development should be accessed by fibre to the premise (FTTP) technology. This supports the government's Gigabit programme and local targets to see 95% full fibre and 99% gigabit coverage by the end of 2029. Developers should approach telecoms providers at the earliest opportunity to agree gigabit-ready infrastructure and connectivity plans. The network capability delivered by full fibre technology supports the fastest broadband speeds available, is considered future proof, and will bring a multitude of opportunities, savings and benefits. It may also add value to the development and is a major selling point to attract potential homebuyers and occupiers, with many people now regarding fast broadband as one of the most important considerations.

Efficiencies can be secured if ducting works and other network infrastructure is planned early and carried out in co-operation with the installations of standard utility works. All works should be compliant with standards for Highways:

<http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>.

Streetworks UK Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus can be found here National Joint Utilities Group (streetworks.org.uk). Proposals should also be compliant with Part R, Schedule 1 of the Building Regulations 2010 and the Approved Document R which took effect in December 2022.

Some telecoms network providers have dedicated online portals providing advice for developers, including:

Openreach <https://www.ournetwork.openreach.co.uk/property-development.aspx>

Virgin Media <http://www.virginmedia.com/lightning/network-expansion/property-developers>

OFNL (GTC) <http://www.ofnl.co.uk/developers>

CityFibre <https://cityfibre.com/enquiries>

4

Details of other fibre network providers operating locally can be found here <https://superfastnorthamptonshire.net/broadband-availability/telecoms-providers>
For help and advice on broadband connectivity in West Northamptonshire email the Superfast Northamptonshire team at bigidea.ncc@northnorthants.gov.uk

In terms of other infrastructure requirements for which the Council has a statutory responsibility, such as Highways, developer contributions and planning obligation requirements for these would be handled directly by their respective areas within the Council. I would therefore suggest it may also be useful to liaise with these departments directly to ascertain any requirements over and above those mentioned here.

I hope that the above information is helpful; please be aware that the comments provided may be subject to change as a result of future updates to the adopted S106 Planning Obligations Framework, in line with any changes to local level and/or national planning policy or legislation.

Please do not hesitate to contact me should you have any queries or require any additional information or clarifications.