

**Barby and Onley Submission Neighbourhood Development Plan**  
**Paragraph 8 of Schedule 4b**  
**'Basic Conditions' Statement**

**Barby and Onley Parish Council**



## **1.0 LEGAL REQUIREMENTS**

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

This Submission Plan is being submitted by a qualifying body, namely Barby and Onley Parish Council.

### **What is being proposed is a neighbourhood development plan**

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

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

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

### **The policies do not relate to excluded development**

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

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

The Neighbourhood Plan proposal relates to the Barby and Onley Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

## 2.0 BASIC CONDITIONS

### Have Appropriate Regard to National Policy

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

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Barby and Onley Neighbourhood Plan does not undermine the strategic policies of the Joint Planning Authority or the District Council; the Plan aims to support these policies by protecting community facilities and local employment opportunities, supporting walking and cycling, supporting new housing in line with Barby’s role as a ‘Restricted Infill Village’ under Policy HS22 of the adopted Local Plan, meeting local housing needs, supporting improvements in transport and managing traffic, protecting the character, form and setting of the villages and important views, designating local green spaces and protecting open spaces..

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

**Table 1 NPPF Core Planning Principles and the Barby and Onley Submission Neighbourhood Development Plan**

<b>NPPF Core Planning Principle</b>	<b>Regard that Barby and Onley Neighbourhood Development Plan has to guidance</b>
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local	The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The vision, objectives,

<b>NPPF Core Planning Principle</b>	<b>Regard that Barby and Onley Neighbourhood Development Plan has to guidance</b>
<p>issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2029. The Neighbourhood Plan sets out a concise and practical suite of policies (15 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Barby and Onley in a creative way, ensuring that the quality and distinctiveness of these places is enhanced by protecting important local green spaces, supporting existing employment opportunities, protecting community facilities, whilst at the same time supporting limited housing growth.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>This Submission Neighbourhood Plan refines and amplifies strategic policies set out in the West Northamptonshire Joint Core Strategy and the Daventry District Local Plan. The Submission Neighbourhood Plan supports the development of new local employment opportunities, including homeworking, and protecting existing sources of employment (Policies BO-E1 and BO-E2). Policy BO-H1 supports new small-scale housing on infill sites in Barby and Onley and Policy BO-H3 sets out priorities for a range of housing types, sizes, tenures and styles to meet local needs in the Parish.</p>

<b>NPPF Core Planning Principle</b>	<b>Regard that Barby and Onley Neighbourhood Development Plan has to guidance</b>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan protects the character, form and setting of the village through the identification of settlement boundaries in Policy BO-H1. Policy BO –D1 indicates that proposals for new development retain and enhance local identity by being of a size, density and scale that is sympathetic to local character and through the use and re-use of local and traditional materials.</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Barby and Onley Neighbourhood Development Plan seeks to protect the surrounding countryside by identifying settlement boundaries and aims to protect and enhance services and facilities vital to supporting a thriving rural community.</p> <p>New housing on infill sites is supported whilst housing development in the open countryside is restricted (Policy BO-H2).</p>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission Neighbourhood Plan promotes an approach which reduces reliance on the private car and improves the pedestrian environment, for example, through improved traffic management, including traffic calming measures and pedestrian priority schemes on routes through Barby village (Policy BO-TH1). Policy BO-TH2 promotes improvements to the local footpath/cycle network.</p> <p>The conversion of existing buildings is encouraged along with other measures to reduce energy consumption and carbon emissions (Policy BO-GP1 and BO-D1)</p>

<b>NPPF Core Planning Principle</b>	<b>Regard that Barby and Onley Neighbourhood Development Plan has to guidance</b>
	New development is required to maximise the retention of surface water on the development site and minimise run-off (Policy BO-D3)
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protecting and enhancing local green spaces (Policy CF1) and other open spaces (Policy CF2). This should have a beneficial impact on the natural environment.</p> <p>Proposals for increasing opportunities for walking and cycling have the potential to reduce traffic flow through the area, thereby reducing carbon emissions and, with their concomitant environmental improvements, are likely to have a positive impact on air quality.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission Plan seeks to safeguard locally important open spaces from new development and encourages new housing on infill sites within the settlement boundary. There is a restrictive approach to new housing development in the open countryside. (Policies BO-GP1 and BO-E2)</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Plan recognises that open space/green infrastructure can perform multiple functions in Policy BO-D2 and in BO-CF1 which designates several local green spaces.</p>

<b>NPPF Core Planning Principle</b>	<b>Regard that Barby and Onley Neighbourhood Development Plan has to guidance</b>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>Policy BO-D2 seeks to protect the character, form and setting of the villages along with that of surrounding scattered rural settlements and farmsteads.</p> <p>The Parish also includes a section of the Grand Union/Oxford Canal Conservation Area. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings, historic areas and their settings, particularly where new uses are proposed. Traditional farm buildings and local landscape features, such as hedgerows, cob walls and ridge and furrow fields, should be conserved.</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The Submission Neighbourhood Plan seeks to focus development in sustainable locations by promoting development within settlement boundaries and facilitates sustainable patterns of transport, by improving local connectivity through improved routes for walking and cycling. (Policies BO-TH1 and BO-H1)</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces (Policy BO-CF1) and other open spaces (Policy BO-CF2). The Plan also protects local community facilities (Policy BO-CF3).</p>



**Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The Submission Neighbourhood Plan includes a complete list of the Listed Buildings in the Parish in an Appendix. Policy BO-D2 protects the character, form and setting of Barby village and Onley villages.

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

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

There is no Conservation Area in the Neighbourhood Plan Area.

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

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

**Strategic Environmental Assessment (SEA)**

To meet the ‘basic conditions’ which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination. A screening report was prepared by Daventry District Council to determine whether or not the content of the draft Barby and Onley Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). The draft screening report was subsequently sent to the relevant statutory bodies; Natural England, Historic England and the Environment Agency to clarify whether they agreed with Daventry District Council’s findings as to whether the plan requires a full SEA and/or HRA assessment. The results of the consultation with the statutory bodies is set out section 5.0 of the report and the responses are set out in Appendix E.

## **Requirement for HRA / legislative Background**

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation. As illustrated on the map in Appendix C of the report, the Barby and Onley Neighbourhood Area is on the edge of the 25km buffer for the Upper Nene Valley Gravel Pits pSPA/RAMSAR and, similarly, on the edge of the 47km buffer from Rutland Water SPA/RAMSAR. Consequently, the impact on these sites will need to be considered.

## **Screening Determination**

### **Strategic Environmental Assessment (SEA)**

A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in section 4 of Daventry's Screening Report. The assessment finds that it is unlikely that significant environmental effects will occur as a result of the implementation of the Barby and Onley Neighbourhood Plan. The assessment also finds many of the policies are in conformity with the policies of the West Northamptonshire Joint Core Strategy which have been subject to a full SA/SEA where no significant effects were identified. Consequently, from the findings of the screening assessment it is recommended that a full SEA does not need to be undertaken for the Barby and Onley Neighbourhood Plan. This was confirmed through the responses from Historic England and Natural England set out in Appendix E of the report. No comments were received from the Environment Agency.

### **HRA**

A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in Appendix A of the report. It found that many of the policies are in conformity with the policies of the West Northamptonshire Joint Core Strategy which was subject to full HRA which found no significant or in combination effects. It is considered that due to the plan demonstrating conformity with the West Northamptonshire Joint Core Strategy, it will not result in any significant effects, alone or in combination, upon the Upper Nene Valley Gravel Pits pSPA/pRAMSAR or the Rutland Water SPA/RAMSAR sites. This was confirmed through the responses from Historic England and Natural England set out in Appendix E of the report. No response was received from the Environment Agency.

## **Contribute to the Achievement of Sustainable Development**

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

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

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

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

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

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

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

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

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

<b>Sustainable Development Role</b>	<b>Neighbourhood Development Plan’s Contribution</b>
Economic	The Submission Neighbourhood Plan seeks to improve accessibility to local employment opportunities and supports homeworking (Policies BO-E1 and BO-E2). It also protects existing employment uses.
Social	The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local community facilities and promotes health and well-being by protecting recreational facilities and green spaces, encouraging investment in new facilities and by enhancing and improving the local footpath/cycleway network in order to maximise accessibility to residents. (Policies BO-CF1, BO-CF2 and BO-CF3)
Environmental	The Submission Neighbourhood Plan includes a number of policies (Policies BO-D1, BO-D2 and BO-H1 that seek to protect and enhance the character, form and setting of the Barby and Onley. Local green spaces are identified for protection from development.

### **Be in General Conformity with Strategic Local Planning Policy**

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

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

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

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

Table 3 Conformity with Local Strategic Planning Policy

<b><i>Barby and Onley Neighbourhood Development Plan</i></b>	<b><i>West Northamptonshire Joint Core Strategy 2014</i></b>	<b><i>Daventry District Local Plan 1997</i></b>
<p><b>POLICY BO-GP1 - GENERAL DEVELOPMENT PRINCIPLES</b></p> <p><b>All new development will be expected to enhance the positive attributes of the villages and local design features. Development will not be permitted where it has a detrimental impact on the character of the area in which it is located.</b></p> <p><b>All new development within the designated area will be assessed against the following criteria:</b></p> <ul style="list-style-type: none"> <li><b>(a) Gives priority to the use of brownfield sites/conversion of existing buildings;</b></li> <li><b>(b) Enables use of existing services and facilities;</b></li> <li><b>(c) Protects residential amenity;</b></li> <li><b>(d) Ensures safe and efficient operation of the existing transport and road infrastructure;</b></li> <li><b>(e) Protects and enhances areas which makes a significant contribution to</b></li> </ul>	<p><b>Policy S10 - Sustainable Development Principles</b></p> <p>Development will:</p> <ul style="list-style-type: none"> <li>• achieve the highest standards of design incorporating safety and security considerations and a strong sense of place;</li> <li>• be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime;</li> <li>• make use of sustainably sourced materials;</li> <li>• minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling;</li> <li>• be located where services and facilities can be easily accessed by walking, cycling or public transport;</li> <li>• maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design;</li> </ul>	<p><b>Policy GN1 – The granting of planning permission for development will be guided by the need to</b></p> <ul style="list-style-type: none"> <li>- Safeguard the natural resources of the district</li> <li>- Protect and enhance the environment</li> <li>- Make proper use of disused or under- utilised land and buildings</li> <li>- Concentrate development in or closely associated with the large and small town</li> <li>- Limit development in the villages</li> <li>- Severely restrain development in the open countryside</li> <li>- Ensure that development is accessible by public transport where appropriate</li> </ul>

<b>Barby and Onley Neighbourhood Development Plan</b>	<b>West Northamptonshire Joint Core Strategy 2014</b>	<b>Daventry District Local Plan 1997</b>
<p><b>public amenity by virtue of its open space character, appearance and function;</b></p> <p><b>(f) Includes SuDS (Sustainable Urban Drainage Systems), wherever possible.</b></p> <p><b>(g) Includes adequate on-site parking.</b></p> <p><b>(h) Uses latest technological advances (e.g. solar energy, heat pumps, etc.) to minimise energy consumption and carbon emissions.</b></p> <p><b>New developments which fail to meet the above criteria will not be acceptable</b></p>	<ul style="list-style-type: none"> <li>• maximise the generation of its energy needs from decentralised and renewable or low carbon sources;</li> <li>• maximise water efficiency and promote sustainable drainage;</li> <li>• protect, conserve and enhance the natural and built environment and heritage assets and their settings;</li> <li>• promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and</li> <li>• minimise pollution from noise, air and run off.</li> </ul>	<p><b>Policy GN2</b> - Planning policy relating to the design of new development, which stipulates that planning permission will normally be granted if the proposal</p> <ul style="list-style-type: none"> <li>• Is of a type, scale and design in keeping with the locality and does not detract from its amenities</li> <li>• has satisfactory means of access and has sufficient parking facilities</li> <li>• Will not have an adverse impact on the road network</li> <li>• Can be provided with the necessary infrastructure and public services and be served by public transport where appropriate</li> <li>• Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting</li> <li>• Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites.</li> </ul>

<b>Barby and Onley Neighbourhood Development Plan</b>	<b>West Northamptonshire Joint Core Strategy 2014</b>	<b>Daventry District Local Plan 1997</b>
		<ul style="list-style-type: none"> <li>• Will not adversely affect a special landscape area.</li> <li>• Has full regard to the requirements of agriculture and the need to protect the best and most versatile agricultural land from development which is irreversible</li> </ul> <p><b>Policy EN1</b> relates to Special Landscape Areas designated on the Proposals Map. The policy restricts the type of development in these areas to agricultural, forestry or tourism development, or development that is well related to existing settlements. In this latter case the siting, design and landscaping of proposals will be material considerations. The policy permits re- use and rehabilitation of existing buildings within these areas provided their finished form, bulk and general design are in keeping with their surroundings. Proposals that</p>

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		<p>have an adverse impact on landscape character will be refused.</p> <p><b>Policy EN21</b> – Planning permission will be permitted for the conversion and adaptation of traditional buildings provided that the essential character of the original building is retained.</p> <p><b>Policy EN42</b> - contains more detailed policy on design stating that permission will be granted for development provided that designs promote or reinforce local distinctiveness and enhance their surroundings; that the landscaping of the proposal ensures that the development blends well within the site and with its surroundings; and existing landscape attributes of the site are incorporated within the layout wherever practicable, and combine with proposed landscaping and open space to ensure that the</p>

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		development's environmental impact is minimised.
<p><b>POLICY BO-D1 – DESIGN OF DEVELOPMENT IN BARBY AND ONLEY</b></p> <p><b>The Parish of Barby and Onley has a distinctive and special character. All new development within the village of Barby and Onley will be permitted where it makes a positive contribution to that distinctive character and is of good quality design. In seeking to protect and enhance the unique identity of the area, development will take account of the following:</b></p> <p><b>the contribution it makes to retaining and enhancing local identity, and sense of place;</b></p> <p><b>(a) suitability of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene;</b></p>	<p><b>Policy S10 - Sustainable Development Principles</b></p> <p>Development will be permitted where it protects, conserves and enhances the natural environment</p> <p><b>(SEE ABOVE)</b></p> <p><b>Policy S11 - Low Carbon and Renewable Energy</b></p> <p>All new residential developments are required to achieve a minimum of Level 4 standard in the Code for Sustainable Homes and to achieve the Zero Carbon standard from 2016, or national equivalent standard.</p> <p><b>Policy H4 - Sustainable Housing</b></p> <p>Residential development must be designed to provide accommodation that meets the requirements of the Lifetime Homes standard subject to the assessment of viability on a site by site basis</p>	<p><b>Policy GN2</b> - planning permission will normally be granted if the proposal:</p> <ul style="list-style-type: none"> <li>- Is of a type, scale and design in keeping with the locality and does not detract from its amenities</li> <li>- Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting</li> <li>- Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites.</li> <li>- Will not adversely affect a special landscape area.</li> </ul> <p><b>Policy EN1</b> - relates to Special Landscape Areas designated on the Proposals Map. The policy restricts the type of development in these</p>

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<ul style="list-style-type: none"> <li><b>(b) use, and where appropriate re-use, of local and traditional materials or suitable artificial alternatives;</b></li> <li><b>(c) use of space and landscape design;</b></li> <li><b>(d) setting in relation to key views as identified in Policy BO-D3;</b></li> <li><b>(e) relationship to streets and roads incorporating an active frontage;</b></li> <li><b>(f) respect local settings and garden forms/landscaping;</b></li> <li><b>(g) movement to, within, around, and through the development;</b></li> <li><b>(h) originality and innovation;</b></li> <li><b>(i) inclusion of energy efficiency and conservation measures;</b></li> <li><b>(j) use of Sustainable Drainage Systems; and</b></li> <li><b>(k) use of appropriate lighting for the location.</b></li> </ul>	<p><b>Policy BN5 - The Historic Environment and Landscape</b></p> <p>Development in areas of landscape sensitivity and/or known historic or heritage significance will be required to: -</p> <ul style="list-style-type: none"> <li>a) sustain and enhance landscape features which contribute to the character of the area, including conservation areas, historic landscapes, the skyline and landscape settings of towns and villages, sites of heritage or historic significance, locally and nationally important buildings;</li> <li>b) demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting;</li> <li>c) be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place.</li> </ul>	<p>areas to agricultural, forestry or tourism development, or development that is well related to existing settlements. In this latter case the siting, design and landscaping of proposals will be material considerations. The policy permits re- use and rehabilitation of existing buildings within these areas provided their finished form, bulk and general design are in keeping with their surroundings. Proposals that have an adverse impact on landscape character will be refused.</p> <p><b>Policy EN21</b> – Planning permission will be permitted for the conversion and adaptation of traditional buildings provided that the essential character of the original building is retained.</p> <p><b>Policy EN42</b> - contains more detailed policy on design stating that permission will be granted for development provided that designs</p>

<b><i>Barby and Onley Neighbourhood Development Plan</i></b>	<b><i>West Northamptonshire Joint Core Strategy 2014</i></b>	<b><i>Daventry District Local Plan 1997</i></b>
		<p>promote or reinforce local distinctiveness and enhance their surroundings; that the landscaping of the proposal ensures that the development blends well within the site and with its surroundings; and existing landscape attributes of the site are incorporated within the layout wherever practicable, and combine with proposed landscaping and open space to ensure that the development's environmental impact is minimised.</p>
<p><b>POLICY BO-D2 - PROTECTING AND ENHANCING LOCAL LANDSCAPE CHARACTER AND VIEWS</b></p> <p><b>Development proposals will be required to incorporate the following landscape design principles. They should:</b></p> <ol style="list-style-type: none"> <li><b>1. Seek to preserve and enhance the character of the village and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their</b></li> </ol>	<p><b>Policy S10- Sustainable Development Principles</b></p> <p>Development will be permitted where it protects, conserves and enhances the natural environment</p> <p><b>Policy BN5 - The Historic Environment and Landscape</b></p>	<p><b>Policy GN2</b> - planning permission will normally be granted if the proposal:</p> <ul style="list-style-type: none"> <li>- Is of a type, scale and design in keeping with the locality and does not detract from its amenities</li> <li>- Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting</li> </ul>

<b>Barby and Onley Neighbourhood Development Plan</b>	<b>West Northamptonshire Joint Core Strategy 2014</b>	<b>Daventry District Local Plan 1997</b>
<p>settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials;</p> <p><b>2. Preserve and enhance local habitats and wildlife corridors. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and should consider the need for on-going management and maintenance. Existing hedgerows should be retained and the establishment of new native hedges is encouraged to support and protect wildlife;</b></p> <p><b>3. Barby village is on and just below several ridge lines, characterised in Northamptonshire by tree planting. Any development should protect and enhance this feature;</b></p>	<p>Development in areas of landscape sensitivity and/or known historic or heritage significance will be required to: -</p> <p>a) sustain and enhance landscape features which contribute to the character of the area, including conservation areas, historic landscapes, the skyline and landscape settings of towns and villages, sites of heritage or historic significance, locally and nationally important buildings;</p> <p>b) demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting;</p> <p>c) be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place.</p>	<ul style="list-style-type: none"> <li>- Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites.</li> <li>- Will not adversely affect a special landscape area.</li> </ul> <p><b>Policy EN1</b> - relates to Special Landscape Areas designated on the Proposals Map. The policy restricts the type of development in these areas to agricultural, forestry or tourism development, or development that is well related to existing settlements. In this latter case the siting, design and landscaping of proposals will be material considerations. The policy permits re- use and rehabilitation of existing buildings within these areas provided their finished form, bulk and general design are in keeping with their surroundings. Proposals that</p>

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<p><b>4. Conserve important local landscape features such as hedgerows, cob walls and, ridge and furrow fields. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible;</b></p> <p><b>5. Locally Significant Views are protected and developments will be required to take into consideration any adverse impacts on these views through landscape appraisals and impact studies. Protected Views are shown on Map 2 on Page 23;</b></p> <p><b>6. Deliver high-quality green infrastructure, informed by the West Northamptonshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage;</b></p> <p><b>7. Protect the area’s historic settlement pattern, through small-scale</b></p>		<p>have an adverse impact on landscape character will be refused.</p> <p><b>Policy EN21</b> – Planning permission will be permitted for the conversion and adaptation of traditional buildings provided that the essential character of the original building is retained.</p> <p><b>Policy EN42</b> - contains more detailed policy on design stating that permission will be granted for development provided that designs promote or reinforce local distinctiveness and enhance their surroundings; that the landscaping of the proposal ensures that the development blends well within the site and with its surroundings; and existing landscape attributes of the site are incorporated within the layout wherever practicable, and combine with proposed landscaping and open space to ensure that the</p>

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<p>developments within the settlement boundary;</p> <p>8. Conserve traditional farm buildings through continued and appropriate new uses is supported and repairs and alterations should use local materials and techniques wherever possible;</p> <p>9. Use sustainable construction methods, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting, and reedbeds for sewerage and opportunities for local food production such as community gardens; and</p> <p>10. Include noise attenuation measures and visual screening of transport corridors such as main roads and rail routes where there is an adverse impact on rural areas and communities.</p>		<p>development's environmental impact is minimised.</p>
<p><b>POLICY BO-D3 - WATER MANAGEMENT AND SURFACE WATER RUN-OFF</b></p>	<p><b>Policy INF2 - Contributions to Infrastructure Requirements</b>  New development will only be permitted if the necessary infrastructure that is required to</p>	<p><b>Policy GN2</b> - states that planning permission will normally be granted if the proposal can be provided with</p>

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<p><b>New development should be designed so as to maximise the retention of surface water on the development site and to minimise run-off. Sustainable drainage systems (SuDS) should be incorporated to achieve this when necessary and appropriate. The following should be considered.</b></p> <ul style="list-style-type: none"> <li><b>(a) The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.</b></li> <li><b>(b) Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.</b></li> <li><b>(c) Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</b></li> <li><b>(d) Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.</b></li> </ul>	<p>support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place to ensure that it will be delivered.</p> <p><b>Policy BN7 - Flood risk</b> Development proposals will comply with flood risk assessment and management requirements set out in the national planning policy framework and planning practice guidance and the West Northamptonshire strategic flood risk assessments to address current and future flood risks with appropriate climate change allowances.</p> <p>All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management.</p> <p><b>Policy BN7A - Water Supply, Quality and Wastewater Infrastructure</b></p> <p>New development proposals will ensure that adequate and appropriate water supply and</p>	<p>the necessary infrastructure and public services.</p>

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	<p>wastewater infrastructure is available to meet the additional requirements placed upon it and to ensure that water quality is protected, and as far as is practicable, improved.</p> <p>Development proposals will ensure that adequate wastewater treatment capacity is available to address capacity and environmental constraints.</p> <p>Development should use sustainable drainage systems, wherever practicable, to improve water quality, reduce flood risk and provide environmental and adaptation benefits.</p> <p>To ensure all new housing is water efficient all new development will be required to achieve the equivalent of minimum level 4 standards for water conservation in the Code for Sustainable Homes or any national equivalent standard from 2016.</p>	
<p><b>POLICY BO-H1 - SCALE AND TYPE OF NEW HOUSING IN BARBY AND ONLEY.</b></p> <p><b>In order to retain the rural character of the settlements, proposals for new housing within the Barby and Onley villages as defined on Inset</b></p>	<p><b>Policy S3 - Scale and Distribution of Housing Development</b></p>	<p><b>Policy HS22</b> - Planning permission will normally be granted for residential development in the restricted infill villages provided that:</p>

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<p><b>Maps on Page 38 and 39 will be permitted when it is in accordance with the following criteria:</b></p> <ul style="list-style-type: none"> <li>(a) <b>It is located on an infill site;</b></li> <li>(b) <b>It is small-scale (up to 10 dwellings);</b></li> <li>(c) <b>It is no more than two-storeys in height;</b></li> <li>(d) <b>It maintains an appropriate density in context with the immediate surrounding area and not exceeding 25 dwellings per hectare;</b></li> <li>(e) <b>It demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community;</b></li> <li>(f) <b>It reflects the scale and function of the settlement; and</b></li> <li>(g) <b>Is in accordance with all relevant policies within this Neighbourhood Plan.</b></li> </ul> <p><b>Development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy in accordance</b></p>	<p>Provision will be made for about 2360 net additional dwellings in the Daventry rural areas during the plan period 2011 to 2029.</p> <p><b>Policy R1 Spatial Strategy for the Rural Areas</b></p> <p>Within the rural areas of West Northamptonshire there is an identified need for 2,360 dwellings within Daventry district beyond the town of Daventry to be provided between 2011 and 2029. Within the rural areas the distribution of the rural housing requirement will be the subject of the Part 2 Local Plans according to the local need of each village and their role within the hierarchy.</p> <p>Residential development in rural areas will be required to:</p> <ul style="list-style-type: none"> <li>a) Provide for an appropriate mix of dwelling types and sizes;</li> <li>b) Not affect open land which is of particular significance to the form and character of the village;</li> </ul>	<p>A it is on a small scale, and</p> <p>B it is within the existing confines of the village, and</p> <p>C it does not affect open land which is of particular</p> <p>Significance to the form and character of the Village, or</p> <p>D it comprises the renovation or conversion of existing buildings for residential purposes</p> <p>Provided that the proposal is in keeping with the character and quality of the village environment.</p> <p>For the purpose of the policies in this local plan, the restricted infill villages comprise:</p> <p>[Barby]</p>

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<p><b>with Policy R1 of the West Northamptonshire Joint Core Strategy.</b></p> <p><b>For the purposes of this policy infill is defined as:</b></p> <ul style="list-style-type: none"> <li>• <b>Development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining on at least two sides; and</b></li> <li>• <b>Development within the settlement which does not involve outward extension of that area; and</b></li> <li>• <b>Development of the site is a complete scheme and not the first stage of a larger development.</b></li> </ul>	<p>c) Preserve and enhance historic buildings and areas of historic or environmental importance</p> <p>d) Protect the amenity of existing residents; and</p> <p>e) Be of an appropriate scale to the existing settlement; and</p> <p>f) Promote sustainable development; and</p> <p>g) Be within the existing confines of the village.</p> <p><b>Policy H1 – Housing density and mix and type of dwellings</b></p> <p>Across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different accommodation needs including the needs of older people and vulnerable groups.</p>	
<p><b>POLICY BO-H2 - HOUSING IN OPEN COUNTRYSIDE.</b></p> <p><b>In accordance with R1 of the West Northamptonshire Joint Core Strategy, isolated development in the open countryside outside the defined villages of Barby and Onley, will not</b></p>	<p><b>Policy H3 – Rural Exception Sites</b></p> <p>The provision of affordable housing to meet identified local needs in rural areas on 'exception sites' will be supported.</p> <p>Schemes must either be purely affordable housing or mixed tenure schemes including an</p>	<p><b>Policy GN1 –</b> The granting of planning permission for development will be guided by the need to</p> <p>- Safeguard the natural resources of the district</p>

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<p>normally be permitted in order to protect the landscape and wider environment. In the open countryside, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> <li>1. It meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Daventry District Council policies; or</li> <li>2. It accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Daventry District Council policies; or</li> <li>3. It involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or</li> <li>4. It would result in the sustainable re-use of a redundant or disused building(s) where it</li> </ol>	<p>element of market housing where this is essential to the delivery of the affordable housing. It will be a requirement that the market housing:</p> <ol style="list-style-type: none"> <li>1) is the minimum necessary to make the scheme viable; and</li> <li>2) meets specific locally identified housing needs.</li> </ol> <p>In all cases the following criteria must be met:</p> <ol style="list-style-type: none"> <li>a) the site is within or immediately adjoins the main built-up area of a rural settlement;</li> <li>b) the form and scale of development should be clearly justified by evidence of need through a local housing needs survey; and</li> <li>c) arrangements for the management and occupation of affordable housing must ensure that it will be available and affordable in perpetuity for people in local housing need.</li> </ol> <p><b>Policy R1 - Spatial Strategy for the Rural Areas</b></p> <p>Residential development in rural areas will be required to:</p>	<ul style="list-style-type: none"> <li>- Protect and enhance the environment</li> <li>- Make proper use of disused or under- utilised land and buildings</li> <li>- Concentrate development in or closely associated with the large and small towns</li> <li>- Limit development in the villages</li> <li>- Severely restrain development in the open countryside</li> <li>- Ensure that development is accessible by public transport where appropriate</li> </ul> <p><b>Policy HS24</b> - indicates that planning permission will not be granted for residential development in the open countryside other than:</p> <ol style="list-style-type: none"> <li>a) development, including the re-use or conversion of existing buildings, essential for the purposes of agriculture or forestry</li> </ol>

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<p><b>complies with Daventry District Council policies; or</b></p> <p><b>5. It is rural exception housing in accordance with policy H3 of the West Northamptonshire Core Strategy.</b></p>	<p>a) provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and</p> <p>b) not affect open land which is of particular significance to the form and character of the village; and</p> <p>c) preserve and enhance historic buildings and areas of historic or environmental importance including those identified in Conservation Area Appraisals and Village Design Statements; and</p> <p>d) protect the amenity of existing residents; and</p> <p>e) be of an appropriate scale to the existing settlement; and</p> <p>f) promote sustainable development that equally addresses economic, social and environmental issues; and</p> <p>g) be within the existing confines of the village.</p> <p>Development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy.</p>	<p>b) the replacement of an existing dwelling provided it retains its lawful existing use as a dwelling house provided that the dwelling is normally of the same general size, massing and bulk as the original dwelling sited on the same footprint and respects the distinctive nature of its rural surroundings.</p>

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<p><b>POLICY BO-H3 - ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES</b></p> <p><b>All proposals for new housing development will have to demonstrate how they contribute to providing suitable dwellings to ensure there is mix of types and size of dwelling in the Parish.</b></p> <p><b>Development proposals which provide housing of a suitable size, tenure and style to meet local needs will be supported in principle. All proposals for new affordable housing should be accessible to local facilities and on sites close to or within the existing built up area of the village of Barby.</b></p> <p><b>Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.</b></p>	<p><b>Policy H1 - Housing Density and Mix and Type of Dwellings</b></p> <p>Across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different accommodation needs including the needs of older people and vulnerable groups.</p> <p><b>Policy H2 - Affordable Housing</b></p> <p>Affordable housing will be provided as a proportion of the total number of dwellings to be delivered on individual sites as follows:</p> <p>Daventry district rural areas: 40%</p> <p>In all cases the percentage requirements identified above are subject to the assessment of viability on a site by site basis.</p> <p><b>Policy R1 - Spatial Strategy for the Rural Areas</b></p> <p>Residential development in rural areas will be required to provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the</p>	<p><b>Policy HS25</b> - relates to large scale development which calls for affordable housing to be delivered as part of the development in line with demonstrable need. HS26 relates to affordable housing exceptions. Where planning permission will not normally be granted for residential development, exceptions may be made for small- scale affordable housing schemes solely to meet particular local housing needs that cannot be accommodated any other way.</p> <p><b>Policy HS27</b> - outlines the occupancy criteria for affordable housing, which it restricts to initial and successive occupiers who cannot afford to purchase or rent a dwelling at the prevailing market price, and for whom a suitable type of housing is not available.</p>

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	community, including the elderly and vulnerable.	
<p><b>POLICY BO-TH1- TRAFFIC MANAGEMENT AND TRANSPORT IMPROVEMENTS</b></p> <p><b>Proposals to improve road safety and traffic management will be fully supported</b></p> <p><b>Developer contributions and Community Infrastructure Levy payments will be sought towards the following:</b></p> <ul style="list-style-type: none"> <li>• <b>Highway improvement schemes to promote the safety of pedestrians and cycle users;</b></li> <li>• <b>Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through Barby village centre;</b></li> <li>• <b>Increasing public and community transport to and from the designated area; and</b></li> <li>• <b>Addressing speeding on Prison Drive.</b></li> </ul> <p><b>The Parish Council will work with and encourage providers of public transport to</b></p>	<p><b>Policy C1 - Changing Behaviour and Achieving Modal Shift</b></p> <p>Priority will be given to proposed transport schemes that will contribute to behavioural change by:</p> <ol style="list-style-type: none"> <li>a) Providing access by walking, cycling and public transport to key facilities and services;</li> <li>b) Promoting the use of walking, cycling and public transport over and above car trips.</li> </ol> <p><b>Policy C5 – Enhancing Local and Neighbourhood Connections</b></p> <p>The connections within urban areas, between neighbourhoods and town and district centres, or the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:</p> <ul style="list-style-type: none"> <li>• improvements to the strategic and local bus networks including upgrades to local</li> </ul>	

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<p><b>provide as full a service as is needed to support future development in the Parish</b></p>	<p>interchanges, service frequency, reliability and quality;</p> <ul style="list-style-type: none"> <li>• personalised travel planning and voluntary travel plans;</li> <li>• improvements to cycling networks and cycle parking;</li> <li>• securing and enhancing urban and rural walking networks;</li> <li>• sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and enhancing the network where gaps presently exist;</li> </ul> <p><b>Policy R3 - A Transport Strategy for the Rural Areas</b></p> <p>Improved accessibility and sustainable transport within rural areas and the avoidance of congestion and ‘rat running’ will be secured by reviewing walking connections within villages to identify specific improvements required ensuring the safety of pedestrians.</p>	
<p><b>POLICY BO-TH2 - FOOTPATHS/CYCLEWAYS/CONNECTIVITY</b></p>	<p><b>Policy RC2 - Community Needs</b></p>	<p><b>Policy GN2</b> - states that planning permission will normally be granted if</p>

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<p><b>Proposals for the enhancement and improvement of the existing footpath/cycleway network, as shown on Map 5 (Page 31), will be supported.</b></p> <p><b>All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:</b></p> <ul style="list-style-type: none"> <li>• <b>enhanced public access and appropriate signage from residential areas;</b></li> <li>• <b>new footpaths and cycle routes linking to existing and new networks; and</b></li> <li>• <b>linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.</b></li> </ul>	<p>Financial contributions towards the provision or enhancement of existing community facilities will need to be provided by new development.</p> <p><b>Policy C1 – Changing Behaviour and Achieving Modal Shift</b></p> <p>Priority will be given to proposed transport schemes that will contribute to behavioural change by:</p> <ol style="list-style-type: none"> <li>1) providing access by walking, cycling and public transport to key facilities and services;</li> <li>2) promoting the use of walking, cycling and public transport over and above private car trips;</li> <li>3) maximising the use of existing capacity within transport infrastructure; and</li> <li>4) managing the demand for car-based travel within urban areas.</li> </ol> <p><b>Policy C5 – Enhancing Local and Neighbourhood Connections</b></p> <p>The connections within urban areas, between neighbourhoods and town and district centres, or the rural hinterlands of West</p>	<p>the proposal can be provided with the necessary infrastructure and public services.</p> <p><b>Policy RC14</b> - The granting of planning permission for residential development in Daventry will be dependent on contributions to the cost of recreational facilities that are, or are to be, provided to satisfy needs arising from the development proposed.</p>

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	<p>Northamptonshire with their most accessible service centre, will be strengthened by the following measures:</p> <ul style="list-style-type: none"> <li>• improvements to the strategic and local bus networks including upgrades to local interchanges, service frequency, reliability and quality;</li> <li>• personalised travel planning and voluntary travel plans;</li> <li>• improvements to cycling networks and cycle parking;</li> <li>• securing and enhancing urban and rural walking networks;</li> <li>• sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and enhancing the network where gaps presently exist;</li> </ul> <p><b>Policy BN2 – Biodiversity</b></p> <p>Development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported.</p>	

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	<p>Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate:</p> <ul style="list-style-type: none"> <li>• the methods used to conserve biodiversity in its design and implementation</li> <li>• how habitat conservation, enhancement and creation can be achieved through linking habitats</li> <li>• how designated sites, protected species and priority habitats will be safeguarded</li> </ul> <p>Development management decisions will reflect the hierarchy of biodiversity and geodiversity designations attaching appropriate weight to the status of the site which would be affected. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed</p>	

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	with the relevant authority development will not be permitted.	
<p><b>POLICY BO-E1 - SUPPORTING EXISTING LOCAL EMPLOYMENT.</b></p> <p><b>Existing sources of local employment will be protected.</b></p> <p><b>Redevelopment or change of use of existing employment premises to non-employment uses will only be permitted when:</b></p> <ul style="list-style-type: none"> <li>• <b>The applicant can clearly demonstrate that the employment premises have been empty for 6 months or more and during that time actively marketed for employment use without securing a viable new use of this type;</b></li> <li>• <b>Equivalent, or better, provision is made, in close proximity to the village, to replace the proposed loss of local employment space.</b></li> </ul>	<p><b>Policy S1 - The Distribution of Development</b> New development in the rural areas will be limited with the emphasis being on:</p> <ol style="list-style-type: none"> <li>1. Enhancing and maintaining the distinctive character and vitality of rural communities;</li> <li>2. Shortening journeys and facilitating access to jobs and services;</li> <li>3. Strengthening rural enterprise and linkages between settlements and their hinterlands; and</li> <li>4. Respecting the quality of tranquillity</li> </ol> <p><b>Policy R1 - Spatial Strategy for the Rural Areas</b> The rural hierarchy in the Part 2 Local Plans will have regard to sustaining the rural economy by retaining existing employment sites, where possible, by enabling small scale economic development through rural diversification and by supporting agricultural and forestry development.</p> <p><b>Policy R2 - Rural Economy</b> Proposals which sustain and enhance the rural economy by creating and safeguarding jobs and</p>	<p><b>Policy EN18</b> - relates to the redevelopment, renovation and conversion of existing buildings within villages. Proposals of this nature will normally be granted provided that the proposal respects the distinctive nature and quality of its surroundings.</p> <p><b>Policy EN19</b> - deals with the conversion and adaptation of rural buildings. This type of proposal will normally be granted permission providing the building is of permanent and substantial construction and in a sound condition.</p> <p><b>Policies EM11, EM12 and EM13</b> - advise that in the restricted infill villages planning permission for new business and industrial development will normally be granted provided the scale and character of the proposal</p>

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	<p>businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. The following types of development are considered to be acceptable:</p> <ul style="list-style-type: none"> <li>a) The re-use of rural buildings;</li> <li>b) Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;</li> <li>c) Small-scale tourism proposals, including visitor accommodation;</li> <li>d) Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;</li> <li>e) The expansion of businesses in their existing locations, dependent upon the nature of the activities involved, the character of the site and its accessibility;</li> <li>f) Small scale employment development to meet local needs; and</li> </ul>	<p>reflects the residential nature of the surroundings, and provided it is within the existing confines of the village. Planning permission will not normally be granted for new business and industrial development on open land which is of particular significance to the form and character of the village.</p> <p><b>Policy EM14</b> - indicates that planning permission for the renovation or conversion of existing buildings for industrial or commercial purposes will normally be granted provided the proposal is in keeping with the character and quality of the village environment.</p>

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	<p>g) The use of land for agriculture, forestry and equestrian activity.</p> <p><b>Policy E1 – Existing Employment Areas</b></p> <p>To help support a vibrant, successful and developing local economy, existing and allocated employment sites and industrial estates across West Northamptonshire will be retained for uses within use classes B1, B2 and appropriate non-B employment generating uses.</p> <p>Change of use to other (non-employment generating) uses will be resisted unless it can be demonstrated that the site is no longer economically viable for employment purposes in the long term, there is a clear conflict with adjoining uses, or its release would offer significant benefits to the local area.</p>	
<p><b>Policy BO-E2 - New local employment opportunities.</b></p> <p><b>The development of new local employment opportunities including homeworking will be permitted when they:</b></p>	<p><b>Policy R2 – Rural Economy</b></p> <p>Proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the</p>	<p><b>Policy EM16</b> - relates to industrial and commercial development within hamlets and the open countryside. The Council will not normally grant permission for these types of uses in this location. In exceptional circumstances, small- scale proposals</p>

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<ul style="list-style-type: none"> <li>• <b>Re-use a brownfield site, or are the conversion of an existing building.</b></li> <li>• <b>Are of a scale appropriate to the village;</b></li> <li>• <b>Is in accordance with all relevant policies of the Neighbourhood Plan.</b></li> </ul>	<p>rural area and protect the best and most versatile agricultural land. The following types of development are considered to be acceptable:</p> <ol style="list-style-type: none"> <li>1. The re-use of rural buildings;</li> <li>2. Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;</li> <li>3. Small-scale tourism proposals, including visitor accommodation;</li> <li>4. Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;</li> <li>5. The expansion of businesses in their existing locations, dependent upon the nature of the activities involved, the character of the site and its accessibility;</li> <li>6. Small scale employment development to meet local needs; and</li> <li>7. The use of land for agriculture, forestry and equestrian activity.</li> </ol>	<p>related to the re- use of existing materials in line with other policies in the plan may be appropriate.</p>

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<p><b>POLICY BO-CF1 - PROTECTION OF LOCAL GREEN SPACES</b></p> <p><b>The local green spaces as identified in Table 3 and shown on Insert Map on Page 38 are designated in accordance with paragraphs 76 and 77 of the NPPF:</b></p> <p><b>New development which impacts adversely on the openness of these sites will only be permitted in very special circumstances and where necessary to support the area’s role and function.</b></p>	<p><b>Policy S10 - Sustainable Development Principles</b></p> <p>Development will be permitted where it promotes the creation of green infrastructure networks, enhances biodiversity and reduces the fragmentation of habitats.</p> <p><b>Policy R1 - Spatial Strategy for the Rural Areas</b></p> <p>Residential development in rural areas should not affect open land which is of particular significance to the form and character of the village.</p>	<p><b>Policy GN1</b> - indicates that the granting of planning permission for development will be guided by the need to safeguard the natural resources of the district, protect and enhance the environment and limit development in the villages.</p>
<p><b>POLICY BO-CF2 - PROTECTION OF OPEN SPACES</b></p> <p><b>The following open spaces as shown on Insert Maps on Page 38 and 39 are protected.</b></p> <p><b>Barby sports field</b></p> <p><b>Onley open space</b></p> <p><b>Development affecting these open spaces will be permitted when:</b></p> <p style="padding-left: 40px;"><b>a) It is essential to the role and function of the open space;</b></p>	<p><b>Policy R1 - Spatial Strategy for the Rural Areas</b></p> <p>Residential development in rural areas should not affect open land which is of particular significance to the form and character of the village.</p> <p><b>Policy RC2 - Community Needs</b></p> <p>The loss of existing community facilities including built sports facilities and areas of open space will be resisted unless it can be demonstrated that:</p>	<p><b>Policy GN1</b> - indicates that the granting of planning permission for development will be guided by the need to safeguard the natural resources of the district, protect and enhance the environment and limit development in the villages.</p>

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<p>b) It does not have a detrimental impact on the historic character or rural setting of the open space;</p> <p>b) It would not lead to a detrimental impact on the wildlife of the open space; and</p> <p>c) It would not have a detrimental impact on views in to and out of the open space.</p>	<p>a) there is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or</p> <p>b) the proposal will bring about community benefits that outweigh the loss of the facility</p>	
<p><b>POLICY BO-CF3 - PROTECTION OF LOCAL COMMUNITY FACILITIES</b></p> <p><b>There will be a presumption in favour of the protection of existing facilities as listed below.</b></p> <p><b>The change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local club houses, health centres, schools, scout huts and children’s day nurseries), unless one of the following can be demonstrated:</b></p> <p><b>1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites</b></p>	<p><b>Policy RC2 - Community Needs</b> The loss of existing community facilities including built sports facilities and areas of open space will be resisted unless it can be demonstrated that:</p> <p>a) there is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or</p> <p>b) the proposal will bring about community benefits that outweigh the loss of the facility</p> <p><b>Policy R1 - Spatial Strategy for the Rural Areas</b> The rural hierarchy will have regard to the presence of services and facilities to meet the</p>	<p><b>Policy RT8</b> - states that planning permission will not normally be granted for the change of use from village shops and post offices except where it can be clearly demonstrated that the business is no longer commercially viable and that all possible means of retaining the facility have been explored.</p> <p><b>Policy RT9</b> - states that planning permission will normally be granted for shops serving local communities provided that they provide a local</p>

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<p><b>should be accessible by public transport, walking and cycling and have adequate car parking.</b></p> <p><b>2. Satisfactory evidence is produced that the site has been actively marketed for a prolonged period of 12 months or more without securing a viable use for the facility.</b></p> <p><b><u>Community Facilities</u></b></p> <p><b>Barby village hall</b></p> <p><b>Onley village hall</b></p> <p><b>Church/Place of worship</b></p> <p><b>School</b></p> <p><b>Shop</b></p> <p><b>Public House</b></p> <p><b>Cricket Pavilion</b></p> <p><b>Tennis Courts</b></p>	<p>day to day needs of residents and opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements.</p>	<p>service and are within the confines of the settlement.</p>
<p><b>POLICY BO-CF4 - COMMUNITY FACILITIES AND COMMUNITY INFRASTRUCTURE LEVY</b></p>	<p><b>Policy RC2 – Community Needs</b></p>	<p><b>Policy RC14 - The granting of planning permission for residential</b></p>

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<p><b>Development will be required to support proposals for improved community facilities and infrastructure in the Parish. Priority will be given to the following proposals:</b></p> <p><b>Traffic calming measures on Daventry and Rugby Road, perhaps a "staggered island" approach.</b></p> <p><b>Measures to support adoption of roads in Onley.</b></p> <p><b>Measures to restrict HGV traffic on Longdown Lane and Ridgeway.</b></p> <p><b>Resurfacing of tennis court and securing its boundary fence.</b></p> <p><b>Resurfacing pavements, notably Rectory Road and Ware Road.</b></p> <p><b>Resurfacing Village Hall Car Parks at both Barby and Onley.</b></p> <p><b>Improving visibility and safety at cross-roads at Water Tower.</b></p> <p><b>Safety improvements at the bottom of Cart Hill.</b></p>	<p>New residential and commercial development will be required to make provision for community facilities and public open space in accordance with the standards set out in Open Space/Recreation Studies and identified within the West Northamptonshire Sports Facility Strategy and the Cultural Investment Plan. The loss of existing community facilities, including built sport facilities and areas of open space will be resisted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• There is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or</li> <li>• The proposal will bring about community benefits that outweigh the loss of the facility; or</li> <li>• Having regard to the relevant open space study, the space is surplus or is little used.</li> </ul> <p>Proposals for new facilities will need to be supported by a long term maintenance and management plan. Financial contributions towards the provision or enhancement of,</p>	<p>development in Daventry will be dependent on contributions to the cost of recreational facilities that are, or are to be, provided to satisfy needs arising from the development proposed.</p> <p><b>Policy GN2</b> - states that planning permission will normally be granted if the proposal can be provided with the necessary infrastructure and public services.</p>

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<p><b>Addressing the problem of car parking at Barby School.</b></p> <p><b>Provision of pavement along the Barby to Kilsby Road.</b></p> <p><b>Provision of pavement in Michison Close.</b></p> <p><b>Provision of play equipment at Barby and Onley Playing fields.</b></p> <p><b>Provision of play equipment in park at end of School Close, Barby.</b></p> <p><b>Upgrading of footpath EC7 (Barby to Onley) to improved walking access to the new marina.</b></p> <p><b>Enabling access from footpaths EC14 and EC10 to towpath to enable circular walking routes and help improve walking access to the new marina at Barby Moorings.</b></p>	<p>existing community facilities will need to be provided by new development. The exact nature of the provision and timing will be set out within the Daventry District Settlements and Countryside Local Plan, South Northamptonshire Settlements and Development Management Policies Local Plan and Northampton Related Development Area Allocations and Development Management Policies Local Plan and supported by Supplementary Planning Documents.</p> <p><b>Policy R1 - Spatial Strategy for the Rural Areas</b> The rural hierarchy will have regard to the presence of services and facilities to meet the day to day needs of residents and opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements.</p> <p><b>Policy INF2 - Contributions to Infrastructure Requirements</b></p> <p>New development will only be permitted if the necessary infrastructure that is required to support it, and mitigate its impact, is either</p>	

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	already in place, or there is a reliable mechanism in place to ensure that it will be delivered.	

### **Be Compatible with EU Obligations**

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

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

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

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

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

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent

in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

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

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Prepared on behalf of Barby and Onley Parish Council and the Barby and Onley Neighbourhood Plan Steering Group by Kirkwells Town Planning Consultants [www.kirkwells.co.uk](http://www.kirkwells.co.uk)