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# Kislingbury Parish

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## Neighbourhood Development Plan 2014 - 2029

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Prepared by the NDP Steering Group  
on behalf of the Kislingbury Parish  
Council, and the Parish Community

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# CONTENTS

	Page
Foreword	4
<b>Section 1: Introduction and Background</b>	<b>5</b>
1.1 Purpose	5
1.2 Submitting Body	5
1.3 Neighbourhood Area	5
1.4 The Context	5
1.5 Plan Period, Monitoring and Review	5
1.6 What is a Neighbourhood Development Plan	6
1.7 Vision for the Kislingbury Neighbourhood Plan	6
<b>Section 2: Process Summary</b>	<b>7</b>
2.1 Plan Development Process	7
2.2 Community Engagement	8
2.3 Evidence Base Overview	10
2.4 Sustainability Assessment	10
2.5 Omissions	10
<b>Section 3: Goals and Objectives</b>	<b>12</b>
3.1 Goals	12
3.2 Plan Objectives	12
<b>Section 4: Kislingbury- Our Village</b>	<b>14</b>
4.1 The Parish	14
4.2 Kislingbury NDP Policy Coding	18
4.3 Living in the Village	18
4.4 Rural Look and Feel	18
4.5 Community and Recreation Facilities	19
4.6 Health and Health Care	20
4.7 Broadband Services	21
4.8 Village Services	21
4.9 Education	22
4.10 Traffic in the Village	22
4.11 Local Travel	23
4.12 Employment	23
4.13 Countryside and Environment	24
4.14 The Historic Environment	24
4.15 An Ageing Population	24
4.16 Housing	25
<b>Section 5: Housing &amp; Site Policies</b>	<b>26</b>
5.1 Housing Strategy	26
5.2 Housing Numbers, Mix and Tenancy	26
5.3 Affordable Homes for Local People	27
5.4 New Home Type and Size	28
5.5 Retirement Housing Provision	28
5.6 Design	29
5.7 Community Facilities	30
5.8 Development Site	30
5.9 Infill	31
5.10 Site Allocation	32
5.11 Specific Site Requirements	33

<b>Section 6: Our Village – Our Future</b>	<b>34</b>	
6.1 The Kislingbury Parish Action Plan 2015	34	
6.2 Traffic	34	
<b>Appendices</b>	<b>35</b>	
Appendix A Glossary	35	Included in Plan Document
Appendix B Summary of Policies	38	Included in Plan Document
Appendix C The Number of New Homes	43	Included in Plan Document
Appendix D Housing Needs Assessment		Separate Document
Appendix E Consultation Statement		Separate Document
Appendix F Basic Conditions Statement		Separate Document
• Attachment A: Sustainability Framework		
• Attachment B: Sustainability Assessment		
• Attachment C: Equality Impact Assessment		
Appendix G Landscape and Village Character Assessment		Separate Document
Appendix H Baseline Report for Kislingbury and Evidence Inventory		Separate Document
Appendix I SEA Screening Request and SNC Response	45	Included in Plan Document
Appendix J Conservation Area Vantage Point Views	89	Included in Plan Document
Appendix K Map of Village Greens and Open Spaces	90	Included in Plan Document
<b>Acknowledgements</b>	<b>91</b>	

Kislingbury Parish Council  
The Parish Office  
The Paddocks  
Baker Street  
Gayton  
NN7 3EZ

Email: [a\\_addison@btinternet.com](mailto:a_addison@btinternet.com)

<http://www.kislingburyonline.co.uk/index.php>

## Foreword

Neighbourhood Development Plans come out of the Government's determination to ensure that local communities are closely involved in the decisions which affect them. The Kislingbury Neighbourhood Development Plan (NDP) has been developed to establish a vision for the village and to help deliver the local community's aspirations and needs for the NDP period 2014 – 2029. Unlike the Kislingbury Parish Plan 2005, upon which it builds, our Neighbourhood Development Plan is a statutory document that will be incorporated into the district planning frameworks and must be used by South Northants District Council to determine planning applications.

Our Plan has been produced by local residents, with the support of the Parish Council, using the views of the residents of Kislingbury. The Steering Group has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Kislingbury residents.

A NDP has many benefits. The Kislingbury NDP has been developed by volunteers from the village to:

- protect the village from uncontrolled, large scale, or poorly placed development;
- meet the development required by West Northants Joint Core Strategy Plan (JCS Plan) of the village on an acceptable and viable site;
- protect the Gap between the Village and Northampton Town;
- ensure that development is sympathetic to, and improves, the look and feel of the village;
- take steps to give residents preferred access to many of the new homes;
- protect the important green spaces around the Village and the Open Countryside;
- give the Village the potential to access S106 and/or Community Infrastructure Levy funding to improve Village facilities

The Consultation Version of the NDP generated 116 separate responses from Residents and Consultees. In total the responses contained over 120 distinct comments from residents, businesses, Statutory Consultees, and landowners. Each comment was reviewed individually by the Steering Group which made recommendations for changes to the Parish Council. Overall, the NDP was well received, with 98 out of 116 respondents recording their support, and the bulk of the comments required no change to the NDP. Others clarified policies or produced minor changes to the NDP. A full list of these comments and the responses to each can be found in the Kislingbury NDP Consultation Statement (Appendix E).

An electronic copy of this Plan, together with the Basic Conditions Statement and the Consultation Statement, as well as other Appendices, can be found online at <http://www.kislingburyonline.co.uk/index.php>

The Parish Council would like to thank the members of the Steering Group and pay tribute to their work since late 2011. The Parish Council is also grateful for the help and the engagement of many others in the village without which it would not have been possible to produce this Neighbourhood Development Plan.

Chair, Kislingbury Parish Council

Chair, Neighbourhood Development Plan Steering Group

# Section 1: Introduction and Background

## 1.1 Purpose

- 1.1.1 In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.

## 1.2 Submitting Body

- 1.2.1 This Neighbourhood Development Plan is submitted by Kislingbury Parish Council, which is a qualifying body as defined by the Localism Act 2011.

## 1.3 Neighbourhood Area

- 1.3.1 The Neighbourhood Development Plan applies to the Parish of Kislingbury in the South Northants District of Northamptonshire.
- 1.3.2 In accordance with Part 2 of the Regulations, South Northants District Council (SNC), the local planning authority, publicised the application from Kislingbury Parish Council and advertised a consultation period beginning 22<sup>nd</sup> August 2013 and ending on 4<sup>th</sup> October 2013. The application was approved by the Committee of SNC on 10<sup>th</sup> February 2014 and the Kislingbury Parish designated as the Neighbourhood Area.
- 1.3.3 Kislingbury Parish Council confirms that this:
- i. Neighbourhood Development Plan relates only to the Parish of Kislingbury and to no other Neighbourhood Areas.
  - ii. Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists or is in development for part or all of the designated area.

## 1.4 The Context

- 1.4.1 The Kislingbury Neighbourhood Development Plan must:
- i. have appropriate regard to national planning policy;
  - ii. contribute to sustainable development;
  - iii. be in general conformity with strategic policies in the development plan for the local area; and
  - iv. be compatible with EU obligations and human rights requirements.
- 1.4.2 The Parish of Kislingbury is part of the District of South Northants, which is part of the wider region of West Northants. The local strategic context (condition (c) above) is, therefore, set by the West Northants Joint Core Strategy Plan (JCS Plan) which was adopted on 15<sup>th</sup> December 2014.

## 1.5 Plan Period, Monitoring and Review

- 1.5.1 The Kislingbury Neighbourhood Development Plan will run concurrently with the West Northants Joint Core Strategy Plan and will apply until the 31<sup>st</sup> March 2029. It is, however, a response to the needs and aspirations of the local community as understood today and it is

- recognised that current challenges and concerns are likely to change over the NDP period.
- 1.5.2 Kislingbury Parish Council, as the NDP authority, will be responsible for maintaining and periodically revisiting the NDP to ensure relevance and to monitor delivery.
- 1.5.3 It is expected that the majority of the new homes will be developed within the first five years of the NDP period.
- 1.5.4 If, in March 2021:
- i. planning permission has not been granted for the Development on the Allocated Site; or
  - ii. development has not started on the allocated site in accordance with the Kislingbury NDP policies; or
  - iii. the site has been withdrawn from the NDP by the landowner giving written notice to Kislingbury Parish Council and SNC.
- 1.5.5 **Then** the NDP allocation for the site listed in Table 6.i will lapse and the Parish Council will form a Plan Review Committee charged with identifying alternative Sites that are available and which can, either singly or together, deliver the required number of Houses.
- 1.5.6 This will ensure that the NDP will be reviewed well before the end of its term in order that the number of new homes required by the Core Strategy will be delivered before 2029.

## 1.6 What Is the Neighbourhood Development Plan?

- 1.6.1 Although deciding where new housing, additional leisure, retail and employment should go is an important part of the NDP, it is about much more than this. The NDP is a plan for the village as a whole. It looks at a wide range of issues, including:
- i. The development of housing (location, type, tenure etc.)
  - ii. Local employment and opportunities for businesses.
  - iii. Transport and access issues (roads, cycling, walking etc.)
  - iv. The provision of leisure facilities, schools, places of worship, health, entertainment, and youth facilities.
  - v. The protection and creation of open spaces (nature reserves, allotments, sports pitches, play areas, parks and gardens).
  - vi. Protection of important buildings and historic assets.

## 1.7 Vision for the Kislingbury Neighbourhood Plan

- 1.7.1 Our Vision is to produce a Plan which is led and supported by the community that offers real power, choice and influence in relation to development, to safeguard the future of our distinctive village as a thriving rural community and ultimately deliver the shared vision of the whole Parish.
- 1.7.2 A Steering Group was formed by the Parish Council with the following Terms of Reference.  
**Function/Goals:** The Neighbourhood Plan Steering Group is created for the express purpose of producing a Neighbourhood Plan for promoting or improving the Social, Economic and Environmental Well Being of the village, individuals living or working in the village and others with a commitment to Kislingbury village.
- 1.7.3 Goals and Objectives of the Plan Vision

- To provide existing and future residents with the opportunity to live in a decent home.
- To minimise the impact of new development on the surrounding countryside, landscape, and ecosystems.
- To reduce harm to the environment by seeking to minimise pollution.

- To ensure that Village Community Spirit is enhanced
- To ensure road traffic congestion does not get worse
- To enhance the prospects for local business enterprise and employment.
- To maintain the character and vitality of the village.

## Section 2: Process Summary

### 2.1 Plan Development Process

- 2.1.1 Kislingbury Parish Council resolved to develop a Neighbourhood Development Plan for Kislingbury on 20<sup>th</sup> October 2011 and on that date the Parish Council formed a Neighbourhood Development Plan Steering Group made up of Councillors and volunteers. Since then a total of 10 residents have served on the Steering Group.
- 2.1.2 In early 2013 the Steering Group sent a Questionnaire to all households in the Village. The results of this Questionnaire, together with the Village Plan of 2005, helped the Steering Group to identify the issues that could be addressed by a Neighbourhood Development Plan.
- 2.1.3 Six such issues were identified:
- What is the housing need in Kislingbury?
  - Where might new housing be located?
  - What is important to residents when considering new sites for housing?
  - What design requirements are there for new developments and homes?
  - What other aspects of living in the village should be considered?
  - How do we ensure that we meet the sustainability requirements?

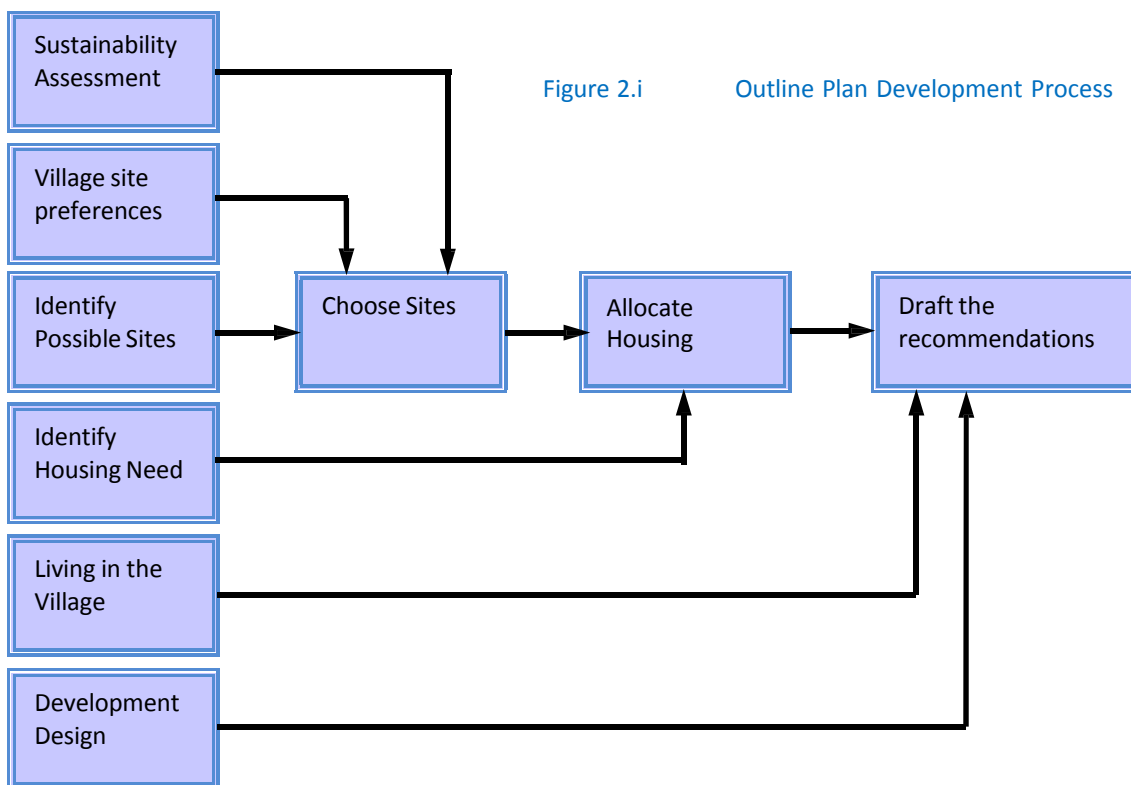


Figure 2.i Outlines the NDP development process. In this:

- 2.1.4 The Housing Need was established by considering:
- trends in the population of the Parish, household size and residents' age;
  - information from the 2005 Parish Plan; and
  - the views of the residents who attended the Village Meetings in March 2014, October 2014, and May 2015;
  - conducting an independent housing needs survey across the whole village (Survey October 2014 and SNC HNS Survey);
  - considering data from SNC Housing Department;

- vi) hearing the views of owners and interested developers of potential sites; and
  - vii) discussing with SNC housing numbers required of Kislingbury to meet the target set for South Northants District by the JCS Plan.
- 2.1.5 The proposed housing mix, as set out in the NDP, was approved by 84.5% of respondents who submitted a response during the Reg 14 Consultation.
- 2.1.6 Potential Sites were identified by:
- i. including all sites in the West Northants JCS Strategic Housing Land Availability Assessment (SHLAA);
  - ii. removing any SHLAA sites that were no longer available for development;
  - iii. removing any SHLAA sites that were not suitable for housing development;
  - iv. assessing the remaining sites for suitability based on a wide range of objective criteria.
- 2.1.7 The Choice of the Sites was guided by:
- i. the views expressed by the village in completed questionnaires in January 2013 and October 2014;
  - ii. publishing a summary of these initial conclusions on the Kislingbury NDP website for comment;
  - iii. the outcome of the open meetings in March 2014, and October 2014;
  - iv. the sustainability objectives; and
  - v. the response of residents to the Village Meeting in May 2015.
- 2.1.8 From these consultations a strong consensus emerged regarding the preferred site for development.
- 2.1.9 A picture of Life in the Village was drawn by:
- i. creating a Character Assessment of the Village
  - ii. using the results of previous community endeavours including the 2005 Parish Plan;
  - iii. using information gathered at the March 2014 and October 2014 consultations;
  - iv. holding meetings with groups such as the Primary School, the Bugbrooke Medical practice, Statutory Consultees, Landowners ; and
  - v. using the results of a survey that went to all homes in the village in January 2013 and October 2014.
- 2.1.10 The conclusions were presented at the May 2015 Village Meeting and were confirmed by over 90% of those attending, with only 2 people raising issues that required changes to the Draft Policies. The Meeting confirmed that the Steering Group had identified the key aspects of living in the village.
- 2.1.11 The Design of Development and Housing was determined by:
- i. the Character Assessment of the Village;
  - ii. the design requirements of the Joint Core Strategy Plan;
  - iii. answers to the Village Questionnaire of January 2013; and
  - iv. consideration of the Building for Life Partnership guide for the design of homes and neighbourhoods (2012), and the LifeTimes Homes Standards.

## 2.2 Community Engagement

- 2.2.1 A Neighbourhood Development Plan is a community plan and must derive its objectives, actions and authority from the community. From the outset the Steering Group has been determined that the residents should be kept informed and given every opportunity to tell the Steering Group what they wanted. Communication and consultation, in various forms, played a major role in formulating the NDP.
- 2.2.2 A communication strategy was established to:
- i. promote a high degree of awareness of the project;
  - ii. invite residents to join the team advising the Parish Council;
  - iii. encourage everyone to contribute to the development of the NDP;
  - iv. promote consultation events;
  - v. provide regular updates on the status of the NDP and its development.



2.2.3 Key to this programme was publicity, public events and the use of local print and electronic media to provide regular updates, together with the promotion of a Kislingbury NDP section to be found at the Village web site (<http://www.kislingburyonline.co.uk/index.php>) to provide easily accessible, extensive information to the whole village and to encourage the village to participate.

2.2.4 Publicity - The Kislingbury Newsletter is delivered to all homes in the village. 570 copies are distributed every Month. In a survey of readership carried out in May 2015 81 households responded confirming that the Newsletter is read by the adults in the family, and in 4 responses, the Children in the household as well. It is published monthly and since January 2014 has carried monthly articles updating readers on the progress of the NDP.

2.2.5 Surveys and Consultations - Village opinion has been sought by:

- i. surveying every house in the Parish to support the formulation of the housing need (January 2013 and October 2014) and to identify what aspects of life in the village are important to residents (January 2013);
- ii. running public consultations in March 2014, October 2014 and May 2015 to solicit village views on the purpose, content and proposals in the NDP;



2.2.6 All events were publicised by leaflet drop to every house, and announcements in the Kislingbury News, on the Parish website and the Kislingbury NDP website. In addition a publicity email was sent to the over 250 households registered on the Village email database.

**Oyez! Oyez! Oyez!**  
**All Citizens of the Village of Kislingbury**  
You are respectfully invited to attend a meeting at the Village Hall on Saturday March 1st from 4:00 p.m. to 6:00 p.m. to view the progress of your Neighbourhood Plan, and to tell us what you think about our ideas.  
**There will be a FREE Raffle for those who come and the prize is a FREE Meal for TWO at The Sun Inn! (drinks not included)**  
All ages are Welcome!  
Please bring your Mum and Dad with you!  
**Oyez! Oyez! Oyez!**

2.2.7 Updates

Regular updates on NDP development process, opportunities to contribute and comment, and outcomes of surveys and events were provided:

- i. monthly in the Kislingbury News; and
- ii. at other times by:
  - a. the NDP website <http://www.kislingburyonline.co.uk/index.php>;
  - b. the Kislingbury Parish website <http://kislingburyparishcouncil.org.uk/wp/>;
  - c. electronic mail announcements to over 250 Households who are registered on the Village email database.

## 2.3 Evidence Base Overview

- 2.3.1 The analysis, objectives and proposals in this NDP have drawn on a variety of sources. Data on:
- i. population, employment, housing, deprivation, car ownership was obtained largely from the SNC Parish Data;
  - ii. the housing need was obtained from an independent survey run by SNC, information provided by SNC Housing Department, and the status of the SNC housing register;
  - iii. life in the village was obtained from two NDP Questionnaires (January 2013 and October 2014), the 2005 Kislingbury Parish Plan, the views of residents at the public consultations, meetings with key service providers including the school in the village, and a Character Assessment of the Village;
  - iv. flood risk information was obtained from the Department of the Environment;
  - v. landscape character assessment was obtained from the evidence supporting the JCS Plan;
  - vi. the views of Statutory Consultees as well as many other interested parties were sought to provide input to the Site Selection process.
  - vii. The detailed analysis of the January 2013 and October 2014 Questionnaires can be found in the Evidence base.
- 2.3.2 More detailed information on this extensive evidence base, including reports on the village consultations, can be found in the Kislingbury NDP Evidence documents on the Kislingbury NDP website (<http://www.kislingburyonline.co.uk/index.php>) and in Appendix H.

## 2.4 Sustainability Assessment

- 2.4.1 Neighbourhood Development Plans are not technically subject to sustainability appraisal, provided they are in conformity with the development plan of the local planning authority in terms of the scale and distribution of growth planned.
- 2.4.2 However, the land use planning process provides an important means by which sustainable development can be achieved. The Kislingbury NDP is in conformity with, and refines, the West Northants JCS Plan Policies relating to Kislingbury and forms a formal part of JCS's Development Plan.
- 2.4.3 As such, the Kislingbury NDP will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the Parish.
- 2.4.4 The Kislingbury NDP identifies the sustainability issues within the Parish and sets out a framework within which these economic, social and environmental issues have been considered when determining the NDP's detailed policies and proposals.

## 2.5 Omissions

- 2.5.1 The Kislingbury NDP does not contain Policies which address the following Issues:
1. **Alteration to the Village Confines.** The Parish Council will address the changes required outside in consultation with SNC as the District Local Plan is developed.
  2. **Local Green Spaces.** There are no sites that match the criteria in Clause 77 of the NPPF, or for which the landowners would agree to the designation.
  3. **Green Wedges.** Whilst these in theory could provide a blocking mechanism to closing the gap between the Village and Northampton a far more effective

barrier is the flood plain along the course of the River Nene. There are no sites which would create a more effective block than that. Again land ownership issues would make creating the designation very difficult.

4. **Provision for Starter Homes.** This is a very new form of Social Housing launched by the Government at the end of the plan development period. What Starter Homes will be and how they will work is not yet clear.

5. **Provision for Self-Build Plots.** Due to the very limited number of dwellings proposed in the NDP there is no need for a specific Policy for Self-Build Plots. Policy HS2 allows for limited infill development.

6. **Local Employment Opportunities.** The results of the Village Questionnaires show that the Residents have no appetite to see commercial activity grow in the Village. The proximity of Kislingbury to Northampton, Towcester, and Daventry mean that residents of the Village have access to many employment opportunities.

7. **Gypsy and Traveller site allocations.** This was not considered as an issue to address in the NDP.

- 2.5.2 As indicated in their Response to the Reg 14 Consultation SNC will consider these in their Part 2A Local Plan and where appropriate include Policies for Kislingbury Parish.

## Section 3: Goals and Objectives

### 3.1 Goals

3.1.1 In May 2015 Residents were asked, during a Village Meeting, to comment on suggested Policies for the NDP. Those who were at the meeting broadly supported the proposals, and made some valuable suggestions for changes. This confirmed the local dimension gained from consultation with the Village Residents which can be added to the requirements of the JCS Strategy, which drove the goals for the Kislingbury NDP listed in Table 3.i. and the objectives listed in Tables 3.ii to 3.vi.

(These Goal and the Objectives that follow were distilled from the Parish Plan 2005, the NDP Questionnaire January 2013, and the Feedback views which were initially expressed in the Vision for the Village and the four Key Interest Areas)

1. To provide existing and future residents with the opportunity to live in a decent home.
2. To minimise the impact of new development on the surrounding countryside, landscape, and ecosystems.
3. To reduce harm to the environment by seeking to minimise pollution.
4. To ensure that Village Community Spirit is enhanced
5. To ensure road traffic congestion does not get worse
6. To enhance the prospects for local business enterprise and employment.
7. To maintain the character and vitality of the village.

Table 3.i Kislingbury NDP Goals

### 3.2 Plan Objectives (PO)

Table 3.ii  
Housing

Goal	Objective
To provide existing and future residents with the opportunity to live in a decent home.	POH1 To provide a limited amount of new housing to meet local needs; including a greater range of affordable/low cost housing for Kislingbury residents.
	POH2 To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home.
	POH3 To ensure that new development is of high quality design, is built to a high sustainability standard and reinforces local distinctiveness.
	POH4 To ensure that the design and location of new development is resilient to the effects of climate change and flooding.

Table 3.iii  
Environment

Goal	Objectives
To minimise the impact of new development on the surrounding countryside, landscape, and ecosystems.	POE1 To protect and enhance the village’s open spaces. POE2 To protect, enhance and conserve the landscape and views. POE3 To protect and enhance the historic environment of the village. POE4 To conserve and enhance biodiversity. POE5 To use land efficiently and to preserve high quality agricultural land.
To reduce harm to the environment by seeking to minimise pollution.	POE6 To position development in order to avoid increasing pollution from traffic congestion.

Table 3.iv  
Pedestrians,  
Traffic and  
Transport

Goal	Objectives
To ensure Village Community Spirit is enhanced	POT1 To link all developments to the village centre with footpaths, where appropriate.
To ensure road traffic congestion does not get worse as a result of new development	POT2 To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced. (See Section 6.2 for details of Traffic Working Group to be set up by the Parish Council to deal with Traffic related issues)

Table 3.v  
Economy

Goal	Objectives
To enhance the prospects for local business enterprise and employment.	POEC1 To encourage and support home working. POEC2 To provide local low cost market housing for local employees.

Table 3.vi  
Community

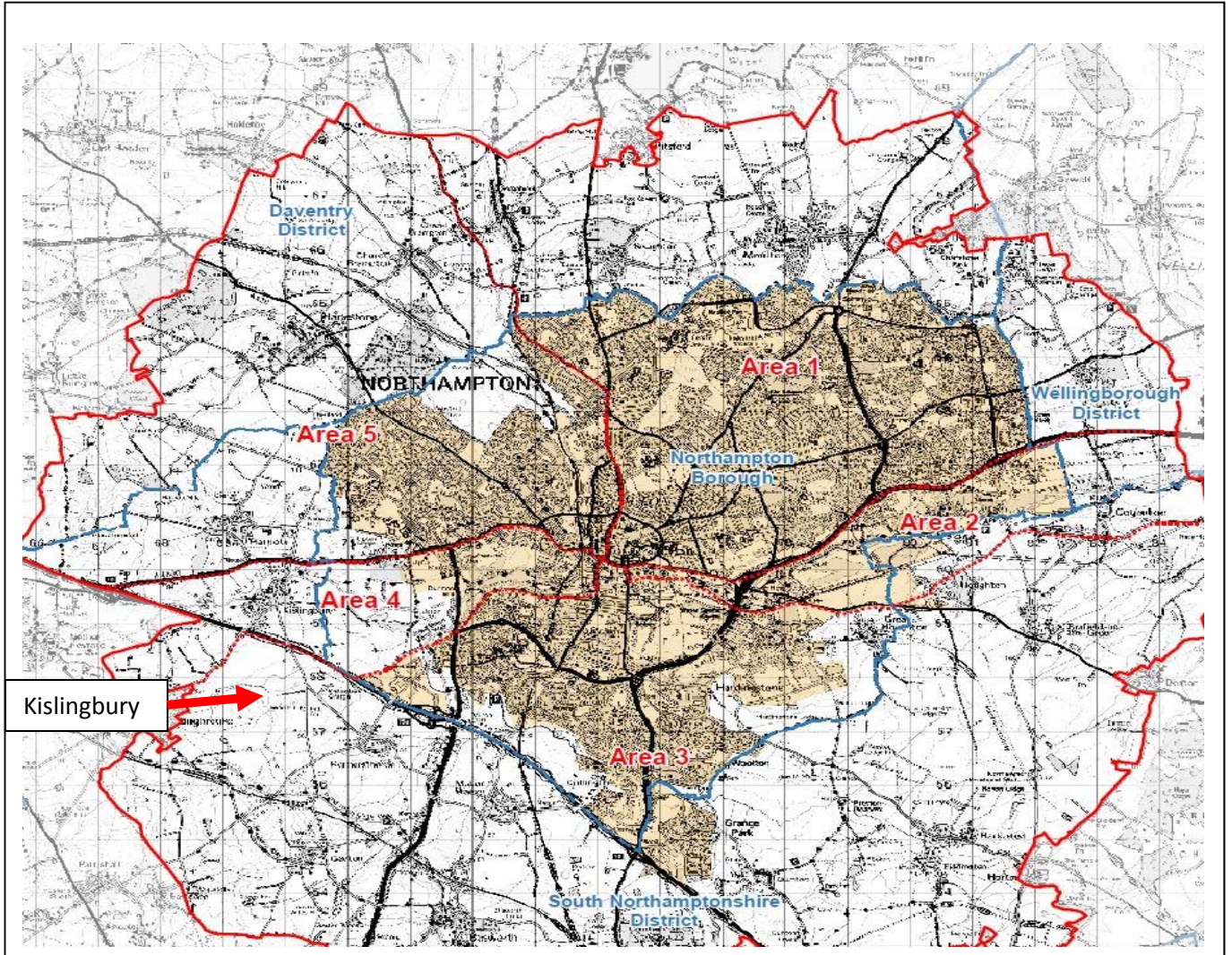
Goal	Objectives
To maintain the character and vitality of the village	POC1 To give preferential access to some new homes for people with a strong local connection. POC2 To integrate new housing into Kislingbury such that today’s rural look and feel is maintained. POC3 To provide homes for younger people and young families and so counter the growing demographic imbalance. POC4 To preserve important village assets.

## Section 4: Kislingbury - Our Village

### 4.1 The Parish

- 4.1.1 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described **Kislingbury** like this: “**KISLINGBURY**, a parish in the district and county of Northampton; on the river Nene, 3¼ miles West of Northampton railway station. Post town, Northampton. Acres, 2, 170. Real property, £4, 559. Pop., 723. Houses, 161. The property is much subdivided. The living is a rectory in the diocese of Peterborough. Value, £547. Patron, the Rev. W. H. Hughes. The church is decorated English, in good condition; and has a spire. There are chapels for Baptists and Wesleyans, a national school, and charities about £120.”
- 4.1.2 The Parish of Kislingbury and the wishes of those who live and work in the Parish provide the essential context to the Kislingbury NDP. This section of the NDP:
- i. provides a brief overview of the Parish; its location, surroundings, size, housing, heritage and a summary of what residents think about life in the village;
  - ii. identifies the challenges facing the Parish; and
  - iii. establishes policies to address, where possible, these challenges.
- 4.1.3 All the evidence shows that housing is the major challenge. Because of that, and although this section contains policies that have a direct influence on the location and type of housing, the policies governing housing provision are provided in Section 5.
- 4.1.4 Location - Kislingbury is a village situated within a rural parish area. It is south-west of the town of Northampton. The River Nene flows along the northern edge of the Village and there is an ancient bridge over it giving access to the A4500. The South side of the Village confines lies along the M1 and Junction 16 is 2.2 miles from the Village.
- 4.1.5 The Parish is essentially rural and surrounded by Nene River Valley Flood Plain to the North and West and open farmland to the East.
- 4.1.6 Connections - Kislingbury is 3.5 miles from the nearest railway station (Northampton) and four miles from the centre of Northampton, the nearest major town. To the South the nearest town is Towcester some ten miles distant and the town of Daventry lies ten miles due west.
- 4.1.7 Kislingbury is linked to Northampton and Daventry by hourly bus services.





Kisingbury is located on the edge of Northampton Town Boundary.

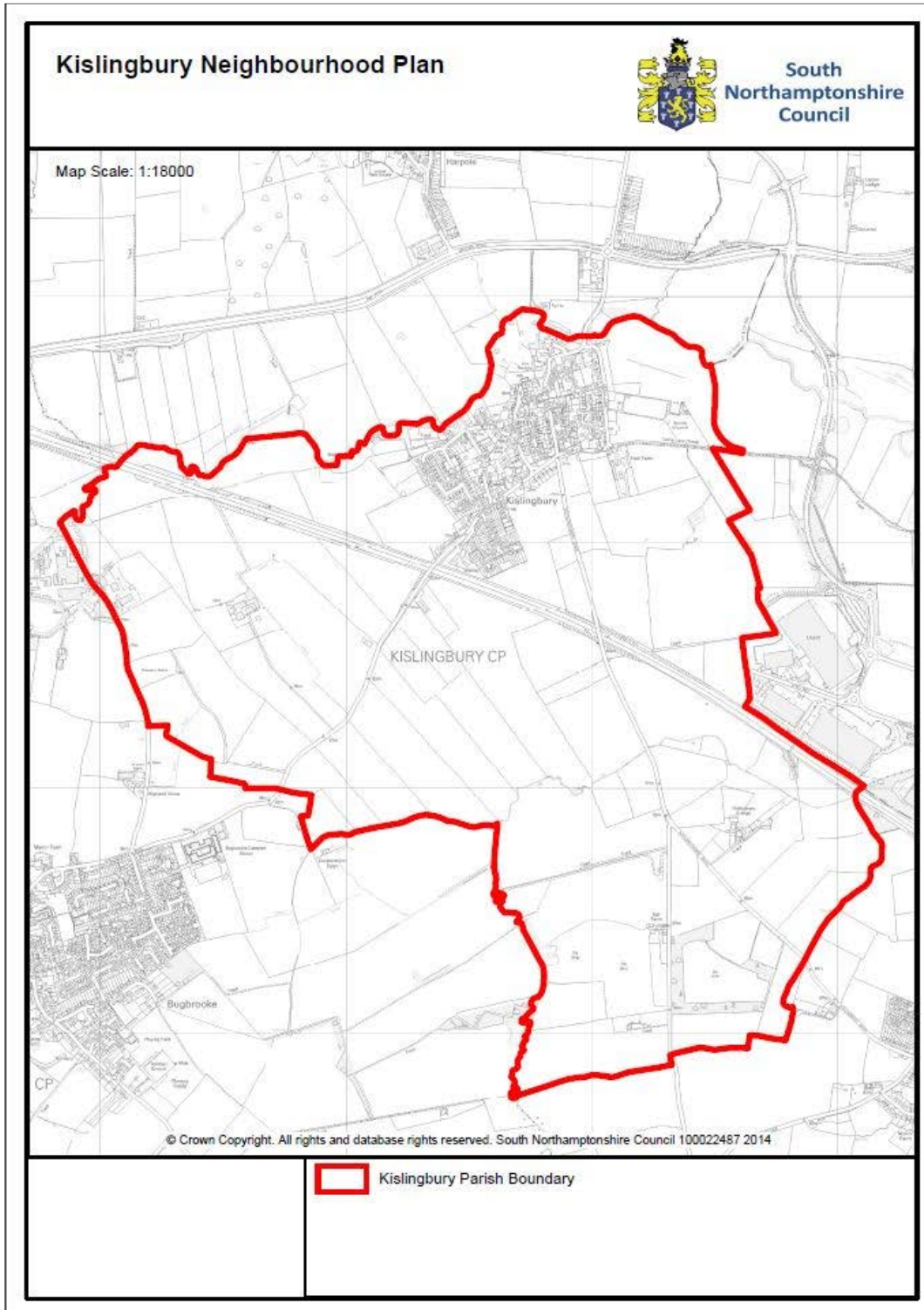


Figure 4.i Kislingbury Parish in South Northants District

The parish boundary is shown by the red line on the map shown in Figure 4.i. above

- 4.1.8 **The Natural Environment** - Kislingbury is a very old Village situated on the River Nene Flood Plan. It is mentioned in the Domesday Book (1086) – spelling at that time Ceselingeburie – so obviously had been in existence for some time prior.
- 4.1.9 There are no Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Conservation Target Areas within, or likely to be affected by development in, Kislingbury.



- 4.1.10 There are no local level designations although Kislingbury is situated on the Banks of the River Nene. To the North there are Zone 2 and 3 flood risk areas. However, in 2003 Flood Defences were built which should protect the Village against major flooding.
- 4.1.11 **Heritage** - There are 33 listed buildings within the Parish, of which one is St Luke's Church, which is a Grade 1 Listed building dating from the 14<sup>th</sup> Century still in use. These building are shown in the map below and the majority are within the Kislingbury Conservation Area which was reviewed in late 2013 and the Management Plan adopted in January 2014.
- 4.1.12 The NDP aims to ensure that the historical features of the Village are retained, and that any development permitted respects the character of the village zone in which it takes place. This varies from the old centre of the Village contained within the Conservation Area to zones which reflect waves of building since the Second World War.
- 4.1.13 The Landscape contains extensive areas of ridge and furrow, and medieval earthworks which enhance the Village setting especially on the eastern side of the Village.
- 4.1.14 **Population** - Kislingbury's population has expanded from 731 in the 1950's to 1221 in 2001. Today the population is reasonably static (1237 in 2011) though recent small developments since the last Census will have increased the population by a small percentage. The average age of Residents has hardly changed from 2001 to 2011 at 45 years, but the proportion of Residents over 65 has increased. This trend is likely to continue, though the NDP aims to attract younger families to the Village.

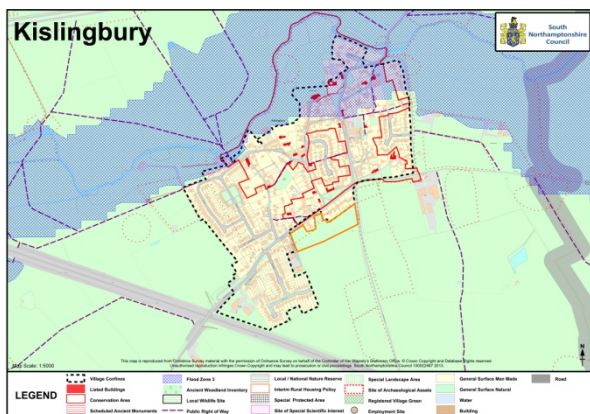


Fig. 4.ii. Village Environment Constraints

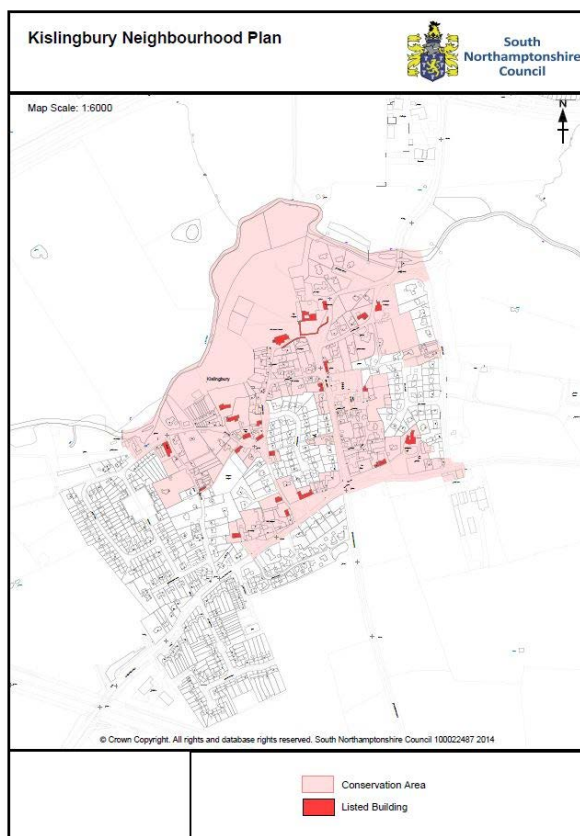


Fig. 4.iii Listed Buildings

- 4.1.15 **Housing** - In March 2011 Kislingbury had 517 dwellings, an increase of 2% on the 506 in 2001. The average number of people resident in each dwelling has risen slightly from the 2001 figure of 2.44 per household to 2.5 per household.
- 4.1.16 Kislingbury has a wide range of property values from under £200,000 to over £1,000,000. In January 2015 the average value of properties in Kislingbury was £301,000. The average sale price of all properties sold in the village in the year to end of 2014 was £319,738. In comparison, the UK national average value was £268,000. For Northampton the average value was £211,000 and Northamptonshire £201,000. The surrounding villages had average

values as follows: Bugbrooke £259,000, Harpole £277,000 and Rothersthorpe £319,000. (Information obtained from Zoopla)

- 4.1.17 Kislingbury has roughly the same percentage of Detached houses as the rest of the SNC District, more Terraced Houses, but fewer flats. Kislingbury has significantly fewer one bedroom Dwellings than the rest of the District, but slightly more 3 and 5 bedroom houses.
- 4.1.18 Owner Occupation declined slightly over the period 2001 to 2011 from 378 to 371. The percentage of Owner Occupied Dwellings is 74.2% slightly below the figure of 76.3% for the District.

## 4.2 Kislingbury NDP Policy Coding

- 4.2.1 The following sections contain policies derived from the views expressed by residents in Village Meetings and the Parish Plan and the consultations and surveys held as part of the evidence gathering for the NDP. To aid identification, policies have been coded as indicated in Table 4.i

Table 4.i Policy Coding

Code	Policy Area
C	Community well-being
D	Design
EM	Employment and the local economy
H	Housing
HE	Historic Environment
HS	Housing sites
T	Traffic and Transport

## 4.3 Living in the Village

- 4.3.1 The 2005 Parish Plan identified many pluses for the Village, but also many issues that needed to be addressed to make life in the Village more agreeable. The proximity of the Village to Northampton, as well as to Towcester and Daventry meant that villagers had access to a wide range of vital services and amenities. Public Transport was very good, though the Bus service was not widely used, with easy access to the Mainline Train service in Northampton. The General Hospital in the town was a short distance from the Village. The quality of life in the Village was generally high with little or no deprivation.
- 4.3.2 A strong sense of community is supported by over 30 clubs, services, and societies, the social facilities offered by the Village Hall, the Kislingbury Newsletter (the monthly village magazine) and major community events such as the annual Kislingbury Fayre.
- 4.3.3 All residents live within easy walking distance of the churches, post office, the village shop, the butcher, and primary school. The secondary school is less than 2 miles from the Village in Bugbrooke, as is the most used Doctor's Surgery.
- 4.3.4 Despite these advantages no community is perfect and, as identified in the Parish Plan, Kislingbury faces challenges. These challenges were evident in the consultations undertaken during the development of the NDP.
- 4.3.5 This section provides an overview of life in Kislingbury today, introduces the challenges facing the community and identifies, where possible, how the NDP will address these.

## 4.4 Rural Look and Feel

- 4.4.1 Development threatens the openness and rural look and feel of the village (2013 Questionnaire).
- 4.4.2 The openness of the village and its location in the Nene River Valley are greatly valued by all who live in Kislingbury and residents see any development as a threat to the rural look and feel of the village.

C1: Green space and Landscaping

For any development proposals for 10 or more dwellings a landscape strategy shall be submitted which will incorporate the following details: (i) existing and proposed hard and soft landscaping, together with a phased implementation scheme; (ii) a condition survey of all existing trees and hedgerows; (iii) an outline of the measures to be taken to protect existing trees and hedgerows during construction; (iv) consideration of both near and distant views of the development from the Conservation Area vantage points (see Map Appendix J) with representative drawings showing existing landscaping and how together with proposed planting it will appear in the medium to long term (i.e. 5 to 10 years); and (v) a detailed management plan (and draft legal agreement if areas are to be put forward for adoption by the Local Authority) addressing how those areas required to be retained as public open space, as well as any retained trees and hedgerows, will be managed in the future. Implementation of the approved landscape strategy will be enforced by conditions attached to any grant of planning permission and/or a legal agreement completed prior to the issue of such permission should any open space be put forward for adoption by the Local Authority

## 4.5 Community and Recreational Facilities

- 4.5.1 There is a concern that development could lead to a loss of open spaces in and around Kislingbury and reduce the Gap that separates the Village from Northampton Town. (2013 Questionnaire)
- 4.5.2 There is a strong feeling that important village assets need safeguarding. (2013 Questionnaire)
- 4.5.3 For a community of 1200 residents Kislingbury is well endowed with community and recreational facilities. The village has:
- i. a substantial Village Hall with a kitchen, a large Main Hall, several smaller rooms;
  - ii. A Playing Field area equipped for Children;
  - iii. Sports Grounds for Bowls, Cricket and Football; and
  - iv. There are 33 allotments all within 10 minutes walking distance of the centre of the village.
  - v. The rural surroundings are an important leisure asset and Kislingbury's position within the Nene River Valley provides many opportunities for walking, cycling, horse riding and other outdoor pursuits.

## C2: Assets of Community Value

Planning Applications involving the loss of the following community facilities land or buildings (listed in i. to x. further below) will only be supported where it is demonstrated that:

- a) The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality or, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land; or
- b) The building or land is no longer suitable to accommodate the current community use and cannot be retained or sensitively adapted to accommodate other community facilities; or
- c) The Community facility can be fully retained, enhanced or reinstated as part of any redevelopment of the buildings or land; or
- d) Appropriate replacement community facilities are provided in a suitable alternative location.

Community facilities, land, or buildings:

- i. Kislingbury Village Hall
- ii. Kislingbury Playing Field and equipped Play Area
- iii. School
- iv. Sports Grounds for Bowls, Cricket, and Football
- v. Allotment Gardens
- vi. Shops
- vii. Public Houses
- viii. Places of Worship
- ix. Post Office
- x. Village Greens

The Parish Council will work positively with local communities and support proposals to retain, improve, or re-use essential facilities and services.

### 4.5.4 Additional community facilities are provided by:

- i. Village greens and open spaces which provide green spaces for the Village and are used for Community events, e.g. Village Fayre;
  - a) The Village Greens, and open spaces are located at: (See Appendix K for Map of Village Greens and Open Spaces)
    1. Church Green, High Street - Areas from Starmers Lane to The Dove Cote.
    2. Camp Lane - Area of grass outside The Elms and cottages.
    3. The Green/Bugbrooke Road - All grass area from The High Street to Church Lane outside cottages.
    4. The Green/Bugbrooke Road - The 'Old Pond site' Area between 37 The Green and 1 Bugbrooke Road.
    5. Bugbrooke Road - Area opposite entrance to Watts Close in front of Mission Cottage.
    6. Mill Road - Area of grass next to the River Nene and opposite the Baptist Church.
    7. Starmers Lane/Church Lane - Small grass Area on the Junction next to 6 Starmers Lane.
  - ii. Judo, yoga and other indoor activities in the village hall;

### 4.5.5 Local sports provision is enhanced for the local community by:

- i. The Village Play Ground
- ii. The Bowls Club
- iii. The Cricket Club
- iv. The Football Club

## 4.6 Health and Health Care

4.6.1 The dispensary attached to the Bugbrooke Surgery is highly valued.

- 4.6.2 There is no Village optician or NHS dentist, but Northampton Town services are very close
- 4.6.3 The ageing of the Village, and neighbouring villages that use it, could strain the Bugbrooke Medical Practice particularly after the Northampton SUEs are completed which are close to the Village.
- 4.6.4 Road safety is a major concern.
- 4.6.5 The Bugbrooke Medical Practice has a surgery and dispensary in Bugbrooke which provides a valued service to patients from Kislingbury and the surrounding rural area.

#### 4.7 Broadband Services

- 4.7.1 Residents considered broadband service to be poor at the start of the development of the NDP. BT Infinity has since been extended to the Village. (2013 Questionnaire and Consultation)
- 4.7.2 The provision of good telecommunications is particularly important in rural areas and for the support of rural enterprise and home-working. Currently fibre optic connections are the most robust and future-proof method of delivering high performance connectivity and this should be the aim for all new developments.
- 4.7.3 Policy C3 supports the aims detailed in the JCS Plan Policy C1.

**C3: Broadband – fibre to the premises**  
 Housing development Proposals which seek the expansion of electronic communication networks and high speed broadband along with improvements to connectivity will be supported where

- a) they are consistent with an efficient operational network, and
- b) without such improvements harming the character or appearance of the Village

Applications for housing development shall contain a ‘Connectivity Statement’ (to accompany the Utilities Statement currently required by South Northamptonshire District Council as Local Planning Authority) and include facilities which enable more than one service provider to link individual properties to service connection chambers, ideally located within the public highway or other land accessible to alternative service providers.

#### 4.8 Village Services

- 4.8.1 Kislingbury currently has a range of shops, including a Village Shop, a butcher, general tradesmen and services, and a Post Office. In addition there is a gastro-pub, and two public houses which also serve food. These Services are greatly valued by the Residents. (2013 Questionnaire)
- 4.8.2 Many residents also shop in Northampton, Milton Keynes, or the other nearby towns or, increasingly, on the internet.
- 4.8.3 Policy C4 supports the aims detailed by Policies S10, C5, RC2, BN9 of the JCS Plan, Policy G3 of the Saved Policies of the 1997 Local Plan, and Para 28 of the NPPF.

**C4: Community Facilities and Services**  
 Proposals for additional services and facilities within the village confines will be supported subject to:

- (i) not generating unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- (ii) not leading to traffic congestion or adversely affecting the free-flow of traffic on the adjoining highway; and
- (iii) provision of adequate access and off-street parking arrangements being provided without impinging adversely on existing arrangements for adjoining residential and non-residential uses.

## 4.9 Education

- 4.9.1 Kislingbury Primary School may be unable to cope with increased pupil numbers coming from development in the Village, but also from the huge housing schemes planned in Northampton not far from the Village.
- 4.9.2 School buses and cars, taking and collecting pupils to and from school, add to the congestion on the High Street and Bugbrooke Road.
- 4.9.3 There is a state primary school in Kislingbury, and Campion Secondary School is 1.5 miles away on the edge of Bugbrooke Village.
- 4.9.4 Kislingbury Primary School - The school is a Northants County Council coeducational school for children aged 4+ to 11 years mostly from the Parish. Kislingbury Primary School has a theoretical capacity of 175 but the governors believe that the current enrolment of 22 per year, giving a maximum capacity of 154 represents, because of unhelpful historic classroom design and a lack of hall and playground space, a practical upper limit to the number of pupils. The current numbers on role is 146. (This has grown over the last 5 years from just over 100). The School is currently housed on a cramped site on the High Street with limited provision for staff to park their cars. If faced with an increase in demand for places, resulting from the planned housing growth, the School may struggle to meet the future needs of the village.
- 4.9.5 Campion Secondary School - Campion School is a co-educational secondary school in Bugbrooke, about 1.5 miles from Kislingbury. Founded in 1967, it became a Language College in September 1997, and in 2011 the school became an academy. Languages taught include French, German, Japanese, Italian, Welsh and Spanish. The school takes about 230 pupils a year into its year 7, and teaches students aged 11 to 18. Between 55% and 60% of pupils stay on to the sixth form.
- 4.9.6 The Village Play School operates in the Village Hall during term time.
- 4.9.7 During the course of the consultation process issues arose concerning:
- i. the ability of the primary school to grow and provide for the additional children from the new family homes, both in Kislingbury and the surrounding villages and Northampton Town;
  - ii. the ability of the school to respond to rising local demand

## 4.10 Traffic in the Village

- 4.10.1 Congestion in the High Street, at the Bridge, and on Bugbrooke Road
- 4.10.2 Volumes of Traffic using Kislingbury as a “rat-run” route
- 4.10.3 The Number of HGVs using Kislingbury
- 4.10.4 Pedestrians safety; speeding and parking are key issues of concern - (Supported by evidence from 2013 Survey, Police Traffic Volume Survey 2014)
- 4.10.5 The Residents of Kislingbury have identified Traffic Issues as a major concern. These take the form of three distinct concerns:
- i. Danger to Pedestrian and particularly school children in Bugbrooke Road, and at the drop off point for the Primary School in the High Street
  - ii. Speeding through the Village, particularly in Bugbrooke Road coming from the Bugbrooke direction.
  - iii. Kislingbury being used as a “rat –run” by commuters, normal traffic, and HGVs creating, as a result, unnaturally high volumes of traffic through the Village.
- 4.10.6 Kislingbury is used as a short cut by drivers moving between the A5 and the A4500 and M1 at Junction 16. There are as many as 2million traffic movements per annum through the Village, and 20% of them speed according to research carried out by Northants Police.
- 4.10.7 The 2013 Questionnaire Responses highlighted concerns over traffic volumes; access difficulties; speeding; and parking. Residents have continuously expressed a strong view in all consultations that measures are needed to control the speed of traffic travelling through the



village along the Bugbrooke Road and the High Street.

- 4.10.8 In addition to the school, the village shop and pubs also attract traffic from the villages surrounding Kislingbury, leading to congestion and parking problems at certain times of the day around their locations. Traffic congestion, road safety, speeding and parking are all major concerns to residents.

**T1: Traffic Congestion**

Development Proposals that accord with the policies in the NDP and do not unduly affect the existing or proposed Transportation Network will be supported.

- 4.10.9 Inadequate provision for cars has led to high levels of on-street parking on narrow village streets. Future development in Kislingbury must provide adequate off-street parking for residents. (See Policy HS4).

**T2: Pedestrian Footways**

All new housing developments shall, where required and practicable in the interests of highway safety, provide safe pedestrian access link(s) to existing/proposed footpaths, bus stops, schools and other village facilities.

- 4.10.10 The developers of the allocated housing site will be required to provide pedestrian footways along the full length of the site frontage in order to contribute to the provision of continuous safe pedestrian access to the centre of the Village. (See Policy HS4.)
- 4.10.11 Policy T2 supports the aims detailed in Policies C2 and R3 of the JCS Plan.

#### 4.11 Local Travel

- 4.11.1 Additional traffic from new homes will add to existing congestion and road safety problems.
- 4.11.2 There is a regular hourly bus service to Northampton and Daventry.
- 4.11.3 Car ownership in Kislingbury is less than that for the rest of the SNC District with 12% of Households not owning a car compared to 9.3% for the District. 53.4% of Households own 2 or more cars which even at that level is still below the District at 55.6%.

#### 4.12 Employment

- 4.12.1 Housing is inaccessible for workers on lower incomes.
- 4.12.2 Income and deprivation - Income levels are relatively high and deprivation is very low. A Study by the **Department for Communities and Local Government, Indices of Deprivation 2010** showed that the SNC District was among the least deprived areas in the country.
- 4.12.3 The future economic development of Kislingbury is considered in the NDP. Surveys have produced some requests to improve the prospects for local employment but these do not appear to be a priority. The number of home workers continues to increase which puts pressure on the speed and consistency of the broadband service.
- 4.12.4 Feedback from the consultations reveals that there is no appetite for additional business or industrial development, but the community gives support to maintaining existing commercial enterprises and some support to encouraging home working using the Internet as the main facilitating tool. (2013 Questionnaire)
- 4.12.5 Policy EM1 supports the aims detailed in Policy C2 of the JCS Plan.

**EM1: Heavy Goods Traffic:**

Any planning application to change the use of land to General Industrial Use, or other Commercial uses, likely to generate heavy goods traffic, shall be accompanied by a Transport Statement or Assessment which demonstrates the proposal will not have a severe, adverse resulting impact from any such additional traffic generation.

#### 4.13 Countryside and Environment

- 4.13.1 Development might increase water runoff into the River Nene and thereby increase flooding risks
- 4.13.2 Development will damage the Nene River Valley Nature Improvement Area (NIA) and landscape and could lead to a loss of valued views across open countryside from within, and into the village.
- 4.13.3 Development could lead to a loss of open countryside
- 4.13.4 There are Sites which make up the Gap which separates the Village from Northampton Town. Development on these would create opportunities for further development thereby eliminating the Gap.
- 4.13.5 Development might damage the local ecology.
- 4.13.6 Development will damage the historical legacy of the Parish
- 4.13.7 Development could result in the loss of landscape, important views, open countryside, historical legacy including the loss of ridge and furrow.
- 4.13.8 Conservation is a high priority and protection of the countryside and the environment are major considerations when assessing potential sites and weighed heavily in the selection process.
- 4.13.9 There are no local level designations but Kislingbury residents place a high value on the environment of the Nene River Valley and on the continued protection of the Gap that separates the Village from Northampton.

#### 4.14 The Historic Environment

- 4.14.1 The responses to the 2013 Questionnaire show that the Residents wish the Heritage Environment to be protected.

**HE1: Historic Environment**

Any designated and non-designated historic heritage assets in the Parish and their settings, both above and below ground and including listed buildings, and any monuments that have been scheduled, or conservation areas that have been designated, shall be sustained and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

- 4.14.2 This Policy aims to ensure that any historic heritage assets that come to light during a development receive full protection until they are properly designated, as well as protecting those already clearly identified.
- 4.14.3 Policy HE1 supports the aims of NPPF Section 12 and Para 128, and 141, and those detailed in Policies S10 and BN5 of the JCS Plan.

#### 4.15 An Ageing Population

- 4.15.1 Increased demand on health services
- 4.15.2 Access to shops and services for older people



- 4.15.3 Loss of vitality in the community
- 4.15.4 Housing unsuited to an ageing population
- 4.15.5 The population is ageing. The number aged 65 and over has increased in the period 2001 to 2011 and is higher proportionally than the rest of the District. During that same period the number of Adults in the age group 25-44 dropped from 26.7% to 22.6% and is lower than the District. There has been growth in the age group 16-24 from 7% to 10%, but the Village is unable to offer these young adults dwellings which would allow them to stay in the Village. This threatens the vitality of the community and the ageing population places extra, and different, demands on local health, transport and housing.

## 4.16 Housing

- 4.16.1 The housing stock is unbalanced with a lack of smaller houses.
- 4.16.2 There is a shortage of available Affordable Housing
- 4.16.3 The housing stock is unsuited to an ageing population.
- 4.16.4 There are very few low cost market houses for sons and daughters of Residents to purchase.
- 4.16.5 Those with a strong local connection are not given preferential access to housing.
- 4.16.6 New development must be integrated into the community – not creating communities within the community. - (Information received from the Parish Pack supplied by SNC, Housing Needs Survey by SNC and the Parish, views of Residents expressed in the 2013 and 2014 Questionnaire responses)
- 4.16.7 Kislingbury has a wide range of property values from under £200,000 to over £1,000,000. In January 2015 the average value of properties in Kislingbury was £301,000. The average sale price of all properties sold in the village in the year to 2014 was £319,738. In comparison, the UK national average value was £268,000. For Northampton the average value was £211,000 and Northamptonshire £201,000. The surrounding villages had average values as follows: Bugbrooke £259,000, Harpole £277,000 and Rothersthorpe £319,000. (Information obtained from Zoopla)
- 4.16.8 When asked what type of housing was needed in Kislingbury 88% said that the Village needed Low Cost Houses which could be afforded by Local people and 79% said Small Family Homes.
- 4.16.9 Kislingbury needs more young people and families for the community to retain its age balance but the current shortage of low cost housing denies young people and families the opportunity to live in the village where they grew up. The village needs smaller homes for elderly villagers wishing to downsize and remain in Kislingbury and for young singles or couples.

## Section 5: Housing and Site Policies

### 5.1 Housing Strategy

- 5.1.1 This housing strategy is directed towards improving the sustainability of Kislingbury as a demographically mixed and balanced community. It therefore targets:
- i. priority for smaller dwellings to address the imbalances identified. This includes:
    - a) starter and smaller homes for private purchase;
    - b) affordable housing for rent or shared ownership;
    - c) smaller dwellings for residents to downsize.
  - ii. low priority for larger dwellings. It is accepted that a number of larger homes may be necessary in order to secure viability of the allocated site and deliver the required affordable housing.

### 5.2 Housing Number, Mix and Tenancy

- 5.2.1 The goals and objectives of the NDP are realised by a set of policies that:
- i. conform to and develop the relevant policies in the NPPF and West Northants JCS Plan;
  - ii. address the particular sustainability or any other requirements that arise from a specific site proposal
- 5.2.2 This section provides those policies that fall into (i) and (ii) above. Site specific policies are addressed in Policy HS4 in section 5.11.
- 5.2.3 **The Number of New Homes** - In the first survey for the NDP carried out in January 2013 a majority of residents responded against the need for a large new housing development in Kislingbury. However, following a review of the needs of the Parish for housing it became apparent that without at least one development we would neither be able to meet our obligations to the District for new houses, but more importantly, nor we would be able to deliver the smaller, low cost, and Affordable Houses that the Residents said were needed. In a second survey carried out in October 2014 80% of Villagers supported the need for such a development and for dwellings of the type needed.
- 5.2.4 The West Northants JCS Plan allocates 2360 homes to be developed within the Rural Area of South Northants. SNC have yet to determine the allocation of housing amongst the Rural Settlements within the District. Nor have they finalised which settlements fall into the different tiers of the hierarchy of Settlements as set out in the JCS Plan. SNC has yet to decide the scale of housing growth that each Parish will be expected to deliver and there are a number of ways that this assessment may be calculated.
- 5.2.5 In discussions with SNC we have demonstrated the methodology used to assess the current housing needs within the Parish and SNC has accepted the conclusions of the Housing Needs Assessment (Appendix D of this Document) for approximately 50 dwellings in the Village. They have confirmed that they support this figure and that it is considered to be consistent with the general provisions of the JCS Plan.
- 5.2.6 The Kislingbury NDP identifies and allocates a site for approximately 40 new homes to be built in the village by 2029. The additional 10 houses to be developed on infill sites will be proposed by site owners during the Plan period. This will make the total of approximately 50 houses. (See Appendix F – Attachment B Sustainability Assessment for details on Site Selection). SNC has also confirmed that they support the proposed delivery of the housing on a single allocation and smaller windfall developments on unidentified sites.
- 5.2.7 Planning permission will be granted for approximately 40 new homes to be built in Kislingbury in the period 2014 to 2029 on the site specifically allocated in the Kislingbury Neighbourhood Development Plan (Policy HS3) in order to meet the targets set in the West Northants JCS Plan. Planning permission will be granted for at least 10 Houses on Infill sites that meet the planning requirements (Policy HS2)

#### H1: Tenancy and Ownership Mix

Proposals for development will be required to consider local housing need and provide appropriate mixes of alternative affordable housing tenures and low cost market housing.

- 5.2.8 All proposals for new development should be accompanied by an up to date Housing Needs Assessment based on the needs of the Community, and agreed with the Kislingbury Parish Council, and the Planning and Housing Departments of SNC. This will ensure that the proposal delivers the required mix of Affordable Housing, Low Cost Housing, and normal Market Housing (See Policies H3 and H5 below) (Recommended by SNC Housing Department)
- 5.2.9 The NDP supports the development of affordable housing in Kislingbury for rent, shared-ownership, and for low cost housing for sale to local people. Residents have consistently expressed an overwhelming desire that affordable and low cost housing should meet the needs of local people with strong local connection to Kislingbury. The sustainability and balance of the community is threatened because young people brought up in Kislingbury are forced to move away because the village is unable to meet their housing needs in the open market. Starter homes and family homes with adequate gardens or shared green space are priorities for a community that needs to retain its young families.
- 5.2.10 The Kislingbury NDP delivers the requirement for Affordable housing while maintaining the flexibility necessary to meet the specific local requirements for smaller and low cost housing needed within our proposed housing developments.
- 5.2.11 Many Respondents to the Questionnaires and the Visitors to the Village Open Meetings expressed the view that new Housing should be made available to Local Families in preference to bringing in more people who do not live in the village. Policies H2, and H4 are a response to this.
- 5.2.12 Policy H1 supports the aims detailed in Policies H1 and H2 of the JCS Plan.

#### H2 Homes for Sale to Local Residents

Proposals for housing on the allocated site which aim to give local residents a period of preferential access to waiting lists, or released phases for sale/purchase, of the development will be supported, particularly where the developer is willing to do this for a period not exceeding 3 months.

- 5.2.13 This will not be a condition of granting planning permission but proposals that give some initial priority to young people who have grown up, and want to set up home, in Kislingbury and older residents in under-occupied properties to downsize whilst remaining in their community, will be more favourably considered than those that do not.

### 5.3 Affordable Homes for Local People

- 5.3.1 Affordable homes comprise social rented and shared ownership provided to eligible households whose needs are not met by the open market.
- 5.3.2 Policy H3 supports the aims detailed in Policy H2 of the JCS Plan.

#### H3: Affordable Housing

Proposals for developments for five or more dwellings will be expected to provide a maximum of 50% of Affordable Housing on the site which will be fully integrated into the proposed development unless a Financial Viability Assessment or other material considerations demonstrates a robust justification for a different percentage or off-site provision.

#### H4: Allocation of Affordable Housing

All new affordable housing permitted shall initially be subject to a local connection preference, i.e. those with a strong local connection to the District and whose needs are not met by the open market will be first to be nominated by the Local Housing Authority for accommodation whether rented or shared ownership. In this context, a strong local connection shall mean an applicant(s) who meets at least one of the following criteria:

- i. resident in the District for a continuous period of at least 6 of the last 12 months prior to entry on to the Housing Register;
- ii. resident in the District for a continuous period of 3 years of the past 5 years;
- iii. permanent employment within the District;
- iv. possessing immediate family members (i.e. parents, siblings or children) resident in the District for a continuous period of 5 years immediately prior to the date of application, or;
- v. has a substantive, special reason for needing to live in the District (e.g. offer of permanent employment in a land-based enterprise in the District subject to securing local accommodation, such as farming or an equine enterprise).

### 5.4 New Home Type and Size

5.4.1 Kislingbury has 3 times fewer Flats as a proportion of its Dwellings compared to the District, and 20.7% of Terraced Houses compared to 15.2% in the District. Other Housing types are in line with the District. However, recent in-fill developments have tended to increase the stock of larger 4/5 bedroom houses, and the number of Terraced Houses is a historical legacy from the days when there were factory workers living in the Village. There are insufficient less expensive homes in a village where housing is very expensive. (Information supplied by SNC Parish Pack, and House Price Data)

5.4.2 Policy H5 supports the aims detailed in Policy H1 of the JCS Plan.

#### H5: Size of Homes

Any proposed development on the Allocated Site shall favour smaller dwellings suitable for low cost housing for local residents and those wishing to downsize and stay in the Village. The mix of dwelling sizes within the development will be determined by the local Housing Needs Assessment current at the time.

5.4.3 This requirement:

- i. reflects the response to Question S6 of the Kislingbury Supplementary Questionnaire which showed 88% of Respondents wanting developments to deliver low cost small Houses for Local families.
- ii. redresses a housing imbalance in the village where 34% of homes have 4 or more bedrooms;
- iii. produces smaller, and therefore, more affordable family homes;
- iv. and provides options for elderly residents wishing to downsize.
- v. complies with JCS's requirement for a mix of dwelling types and sizes (Policies H1 and H2 of the JCS Plan).
- vi. Delivers the type of homes that were identified in the Housing Needs Survey as being needed.

5.4.4 Overall, the NDP delivers the requirement for Affordable Housing while maintaining the flexibility needed to meet the specific requirements of the Parish within the housing developments. Any proposed development of 5 or more Dwellings will be subject to a Viability assessment as specified by the planning requirements for Affordable Housing.

### 5.5 Retirement Housing Provision

5.5.1 Demographics indicate that there will be an increasing need for housing provision for the elderly in Kislingbury. Many residents are content to continue into retirement in their

current homes; others seek alternative housing in the village with needs falling into three general categories:

- i. homes for those who wish to downsize and for surviving partners. There is a need for two-bedroom, high specification dwellings, mainly single storey and with modest gardens;
- ii. sheltered housing, for those capable of independent living with limited support. The existing provision in Kislingbury is in the Nene Way bungalows;
- iii. care home provision for those no longer capable of independent living. Kislingbury does not have a Care Home and Residents would have to move out of the Village to seek permanent Specialist Care as there is no provision in the Village.

**H6: Lifetime home standards**

All development proposals for new housing shall meet current Lifetime Home standards, or those in the future to be applied by the Planning Authorities specified by the “New National Technical Standards” which will provide specifications for accessible homes in three categories ranging from a baseline largely aligned with the existing Part M of the Buildings Regulations, to a category designed to meet the needs of wheelchair users as occupants, unless viability or other local factors demonstrate a robust justification for an alternative design or standard or standard.

5.5.2 This requirement complies with JCS Policy H4 and supports homes for occupants as their needs change.

## 5.6 Design

5.6.1 Much of the newer housing in Kislingbury is architecturally undistinguished and not in keeping with the older buildings in the Conservation Area, and does not reflect the character of villages within the South Northants District rural area. However, over time it has created a Village of pleasant varied character and the NDP will aim to maintain the characteristics of each zone within the Village. (See Appendix G for Landscape and Character Assessment)

5.6.2 The construction of housing developments in the 30 years since 1960 such as The Orchard and Hall Close was in sharp contrast to the older style of the village. There is an opportunity to enhance the built environment and improve the quality of the design aesthetic within the village. (See Appendix G for Landscape and Character Assessment)

**D1: Good Design**

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional patterns of development, buildings (proportions, architectural detailing and materials) and settings (including man-made and natural features, important views and heritage). Proposals for unsympathetic designs which fail to respect the connections between people and places, or are inappropriate for the location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will be resisted.

5.6.3 Design and Access Statements - Where required all proposals for new development should be accompanied by a design and access statement to show how they have responded to the policies in the JCS Plan (particularly Policy S11 – Low Carbon and Renewable Energy) and the NDP, and include a clear vision for the type of place that could be created by building on the character and needs of Kislingbury.

5.6.4 In addition, proposals for development of the allocated site will be expected to show that they:

- i. have adopted, to the fullest extent practicable, the guidance produced in the Character Assessment for this Plan on designs, and locally sourced building materials that meet the character of the Zone or Site in which the development will take place.

- ii. promote waste water management both in respect of sustainable drainage and water capture (for use in activities such as gardening, car washing);
- iii. maximise the use of renewable energy opportunities offered by a particular site;
- iv. aim to prevent light pollution and maintain the rural nature of the village by adopting the appropriate current street and external lighting guidelines for the District/County.
- v. have taken account of guidelines for the District/County for proposals that are of a high quality and inclusive design that are designed to create safe communities and reduce the likelihood and fear of crime.
- vi. adopt the guidance produced by the Building for Life Partnership and, in particular, that proposals for development:
  - a) integrate the new homes into the existing neighbourhood and support a more pedestrian and cycle friendly neighbourhood;
  - b) provide access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter;
  - c) have designed streets in a way that encourages low vehicle speeds and allows them to function as social spaces;
  - d) have designed streets to accommodate on-street parking, to prevent anti-social parking and to allow for plenty of trees and planting to balance the visual impact of parked cars;
  - e) have not met the parking need only with large rear parking courts; and
  - f) have provided adequate storage space for bins and recycling, as well as vehicles and cycles.

## 5.7 Community Facilities

5.7.1 Communities with a NDP will receive 25% of the Community Infrastructure Levy (CIL). This is a new charge that Local Authorities can levy on new developments in their area. The charges are set by the local council and are based upon the size and type of development. This will only be applicable if the application for the allocated site is approved on or after April 1<sup>st</sup> 2016 and if the NDP is adopted before the application is approved. The charges that would be applicable for this development would be £100 per square metre (gross internal area)

5.7.2 South Northamptonshire Council has an adopted Community Infrastructure Levy (CIL) as of April 2016. It is the Parish Council's intention to use Community Infrastructure Levy contributions generated by new homes in Kislingbury to improve the village facilities. In addition to any CIL income, the Parish Council will, where possible, seek developer contributions for nominated projects by agreement with SNC and developers under S.106, this will be subject to the CIL rules and regulations.

## 5.8 Development Sites

5.8.1 Large scale development over and above that proposed in this Plan is not acceptable to the community. If new housing is proposed in Kislingbury in addition to the main proposal the consensus is that it should be delivered through several smaller infill sites within the Village Confines.

### HS1: Scale of New Development

Development on the allocated site identified in this Plan shall be limited to approximately 40 new homes.

5.8.2 In consultations Kislingbury residents have consistently expressed their strong opposition to large developments. However in the Supplementary Questionnaire, Question S5, 80% of Respondents accepted that there is a need to allow the Village to grow by a limited

number of houses in order to meet the needs of local people.

## 5.9 Infill

- 5.9.1 The JCS Plan Policy on housing in villages within the Rural Hierarchy definitions allows applications for infill development within the built-up area of Kislingbury to be considered. The Kislingbury NDP, through the allocated site, provides adequate provision for new housing to meet identified local needs up to 2029. From the information currently available housing over and above this number is not required to contribute to the present and future economic, environmental and social sustainability of the village. However, the NDP provides for a number of windfall infill developments that will contribute to the overall number of dwellings in the Village.
- 5.9.2 In developing the NDP we have consulted extensively with SNC on many aspects of the Plan. During the course of the Consultations the working assumption has been that Kislingbury would be designated a Secondary Service Village in the hierarchy of Rural Villages in South Northants. The Plan has been developed based on this assumption. However, we acknowledge that the Settlement Hierarchy, including the position of Kislingbury in it, has yet to be agreed in the SNC Part 2A Local Plan.
- 5.9.3 The JCS Plan allows for limited infill and in Policy R1 specifies that development should have regard to the character of the Settlement. Only suitably designed and located development at an appropriate scale that facilitates the economic and social well-being of the area will be supported. The Kislingbury NDP draws attention to this part of the policy in order to reflect the strong views of local residents. (See Appendix G for Landscape and Character Assessment)
- 5.9.4 Kislingbury is a compact ancient Village with narrow streets, particularly in the Conservation area, with other parts of the Village having houses reflecting different eras of design, and is surrounded by Open Countryside and the River Nene Valley. It has several Village Greens which make an important contribution to the character of the Village. It is important that infill development does not destroy the essential varied character of the Village by designs which are out of context with the existing dwellings.
- 5.9.5 Infill sites could provide an opportunity for a small number of homes to be constructed in Kislingbury.

### HS2: Infill Housing

Applications for residential developments of up to 10 units on infill and redevelopment sites within the Kislingbury Village Confines will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and other Development Plan documents covering the Parish, and where such development:

- i. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings;
- ii. will not involve the outward extension of the built-up area of the village, and;
- iii. is not intrusive development which would result in inadequate/excessive access arrangements, reduction in existing levels of privacy for adjoining residential property, or a character inconsistent with that of the locality.



## 5.10 Site Allocation

### HS3: Site allocation

Residential development will be permitted on the allocated site identified in Table 6.i. subject to compliance with other relevant policies of the Plan. In addition to this site and other 'unallocated' infill sites it is possible that an Exception Site may be designated to meet any express need for Affordable Housing in the Parish which may be identified by any updated Housing Needs Survey.

5.10.1 This policy allocates the Site to deliver the new homes required by the West Northants JCS Plan while meeting the strongly held wishes of Kissingbury residents that open spaces and surrounding countryside be protected, and as well as meeting the need for viability.

5.10.2 The Allocation of the Site identified in this Policy for the development of approximately 40 Houses will require that the Village Confines be redefined as that site lies outside the existing Confines, though it is Contiguous with them. As stated in Section 2.5 the Parish Council will apply to SNC separately from the NDP process to have the Confines redefined to incorporate the new development as well as Watts Close.

5.10.3 (See Appendix F Basic Conditions Statement – Attachment B Sustainability Assessment for details of Site Selection process).

5.10.4 The position of the site is located in Green on the map in Figure 6.i.

Table 6.i  
Site for which  
Planning Permission  
will be granted

KNP Ref	SHLAA Reference	Site Name Address	Approximate Number of Homes
01	SNC397	Rothersthorpe Road	40

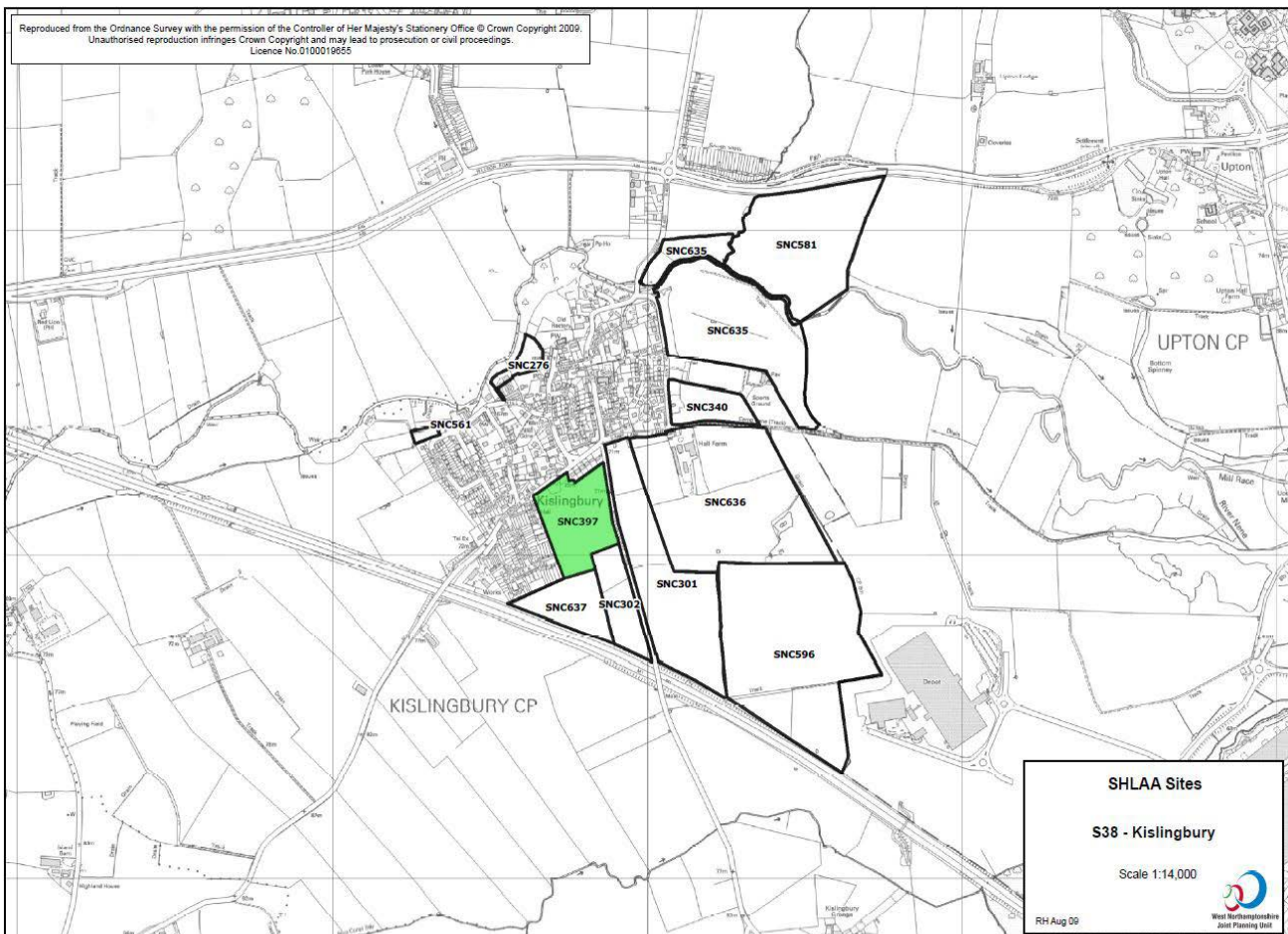


Figure 6.i Location of Allocated Site



## 5.11 Site Specific Requirements

5.11.1 In addition to the policies in the preceding sections there is a specific policy that applies to the allocated site.

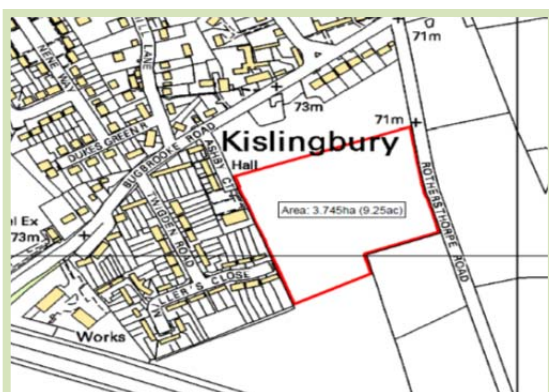
HS4: Specific requirements for the Development of the Allocated site.

The Boundary of the 3.7 ha allocated Site (Ref KNP01) (Policy HS3) on Land at Rothersthorpe Road is shown on figure 6.i.1. below.

The proposed development shall, in addition to complying with other relevant Plan policies, make provision for:

- i. Approximately 40 dwellings of a Tenure and Mix to meet the needs of the Village as identified in an up to date Housing Needs Assessment;
- ii. All buildings on the site to be sited at least 5 metres from the rear of properties in Watts Close;
- iii. Only pedestrian, cycle or emergency vehicular access to be taken via Millers Close;
- iv. Access to the Site will be taken from Rothersthorpe Road.
- v. Detailed landscaping scheme including eastern boundary screen planting from adjacent fields and Pineham Warehouse extension;
- vi. Retention of existing hedge along full length Rothersthorpe Road site frontage, with no additional vehicle access provided from Rothersthorpe Road;
- vii. Pedestrian footpath link through the site to connect with existing pathways to rest of Village;
- viii. Archaeological and Ecological assessment of site and required mitigation strategies;
- ix. Mix of house types and sizes to include 2 and 3 bedroom houses to meet local needs
- x. Drainage assessment demonstrating adequate capacity within water supply and foul sewerage networks can be provided;
- xi. Any proposed dwellings adjacent the Village Hall the proposals should be subject to appropriate noise assessment and measures to mitigate potential problems arising from occasional noise nuisance from community activities within the Hall;
- xii. Adequate off-street parking provision for each dwelling, and;
- xiii. Necessary infrastructure provision to be phased alongside the delivery of the development.

Map 6.i.1



### **KNP01 – Area Bordered in Red**

Area Bordered in Red is part of SHLAA Site SNC397, located behind the recent development of Watts Close, not shown on the map.

Map courtesy of Bidwells

## Section 6: Our Village – Our Future

### 6.1 The Kislingbury Parish Action Plan 2013

- 6.1.1 An important investigation into life in Kislingbury was carried out as part of the preparation of the Kislingbury Parish Plan (2005). In conclusion, the Parish Plan made recommendations on eight aspects of Kislingbury life and facilities: Roads and Traffic, Crime and Safety, Environment, Health, Affordable Housing, Recreation and Leisure, Village Services, and Youth Issues.
- 6.1.2 Many of these issues re-emerged during the preparation of this NDP. The Steering Group received many comments touching on these eight aspects, and it is clearly evident that work remains to be done to follow up the recommendations made in the Parish Plan. Some of these, such as housing, are taken forward and specifically addressed in this NDP but others, such as the volume and speed of traffic on the village roads, with the associated concerns about safety and congestion, particularly on Bugbrooke Road and the High Street, are only partially addressed.

### 6.2 Traffic

- 6.2.1 The enduring concern for the residents of Kislingbury is traffic congestion, speeding, parking and road safety on the on the village roads especially on Bugbrooke Road and the High Street;
- 6.2.2 We believe that improvements in Traffic Issues would significantly enhance the quality of life for residents of Kislingbury and we propose that a working group be established to follow up this issue. This working group would work in association with the relevant responsible bodies, such as the local councils, the police, or the bus companies, to produce recommendations to the Parish Council.
- 6.2.3 Thus, a Traffic Working Group could be tasked to:
  - i. describe the traffic problems, research solutions, engage with the highways authority and campaign for measures to relieve the congestion;
  - ii. identify the road safety threats, to recommend means of reducing these and to campaign for their installation;

# APPENDIX

## Appendix A: Glossary

Acronym	Subject	Explanation
ACRE		Action with Communities in Rural England
	Affordable Housing	Affordable housing includes social rented, affordable rented and shared ownership housing, provided to eligible households whose needs are not met by the market
	Affordable Rented Housing	Rented housing let by registered providers of affordable housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent
	Biodiversity	The variety of life the world or in a particular habitat or ecosystem
BREEAM		Building Research Establishment Environmental Assessment Method. A nationally recognised standard for sustainable design and construction
CIL	Community Infrastructure Levy	A levy on developers made by the District Council which can be used for infrastructure development.
CLT	Community Land Trust	A non-profit organisation that develops and manages affordable housing on behalf of the community
	Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
	Code for Sustainable Homes	The Code sets out levels (1 to 6) specifying the sustainability performance of a house to reduce the environmental impact of homes.
CRoW	Planning	Countryside & Rights of Way Act
	Ecohomes	Quality standard applied to new homes by BREEAM and now replaced by the Code for Sustainable Homes.
DCLG	Housing	Department for Communities and Local Government
EU		European Union
	Floodplain/Flood Risk Zone	Flood risk areas identified by the Environment Agency, as high (zone 3), low to medium (zone 2), or no risk (zone 1)
	Green Belt	Designated land around a town or city to be kept permanently open and where there is a strong presumption against inappropriate development.
	Infilling	The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings
	Infrastructure	All ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals, etc.
	Intermediate Affordable	Housing at Prices and rents above those of social rent, but below market prices or rents. These can include shared equity products (e.g.Home-Buy), other low cost homes for sale and intermediate rent.
JCS	Joint Core Strategy	West Northamptonshire Joint Core Strategy which was adopted on 15th December 2015
KIA	Key Interest Areas	Key Interest Areas in the Kislingbury Neighbourhood Plan
KPC		Kislingbury Parish Council

Acronym	Subject	Explanation
LEA	Local Education Authority	The term Local Education Authority is no longer in official use, but is still sometimes used informally to refer to the department of a local authority that deals with education.
	Lifetime Homes	Guidance incorporating 16 design criteria that can be applied to new homes at minimal cost to add to the comfort and convenience of the home and support the different needs of occupants as they age.
	Listed Buildings	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest, and whose protection and maintenance is the subject of special legislation.
LNR	Geology	Local Nature Reserve
LPA	Planning	Local Planning Authority. For Kissingbury this is South Northamptonshire Council
LWS	Geology	Local Wildlife Site
	(Open) Market Housing	Private housing for rent or sale, where the price is set in the open market.
NBC		Northampton Borough Council
NCC		Northants County Council
NP and NDP	Neighbourhood Plan	A plan forming part of the development plan prepared by a Town or Parish Council. Kissingbury Neighbourhood Development Plan
NPPF	National Planning Policy Framework	A document setting out the Government's planning policies for England and how these are expected to be applied
	Parish Plan	The Kissingbury Parish Plan (2005)
	(the) Plan	The Kissingbury Neighbourhood Development Plan
NPPG	Planning	National Planning Practice Guidance
OSS	Sustainability	Open Space Strategy
PAMS	Geology	Protected Area for Minerals Site
PPS	Sustainability	Playing Pitch Strategy
PWS	Geology	Potential Wildlife Site
	Renewable Energy	Energy generated from the sun, wind, oceans, plants, the fall of water, biomass, and deep geothermal heat.
SA	Sustainability Appraisal	A Process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan documents and Supplementary Planning Documents. See also SEA Directive.
SACs	Environment	Special Areas of Conservation
SCS	Sustainability	Sustainable Communities Strategy
SEA	Strategic Environmental Assessment	Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents
SFRA	Sustainability	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment	A study to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed.
SNC	Planning	South Northamptonshire Council
	Social Rented (Affordable) Housing	Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.
SPAs	Environment	Special Protected Areas

Acronym	Subject	Explanation
SSSI	Environment	Site of Special Scientific Interest
SUDS	Sustainable Drainage Systems	(Previously Sustainable Urban Drainage Systems) Management practices and control structures designed to drain surface water in a sustainable manner (i.e. to reduce flood risk)
SUE	Sustainable Urban Extensions	Areas for urban development identified in the West Northamptonshire Joint Core Strategy, which was adopted in December 2014
WTR	Environment	Wildlife Trust

## Appendix B: Summary of Policies

The NDP has been prepared to be in general conformity with the NPPF and JCS Plan Strategies. This Appendix contains a summary of local policies in the NDP.

Code	Policy Area	Code	Policy Area
C	Community well-being	HE	Historic
D	Design	HS	Environment
EM	Employment and the local economy	T	Traffic and
H	Housing		

### C1: Green space and Landscaping

For any development proposals for 10 or more dwellings a landscape strategy shall be submitted which will incorporate the following details: (i) existing and proposed hard and soft landscaping, together with a phased implementation scheme; (ii) a condition survey of all existing trees and hedgerows; (iii) an outline of the measures to be taken to protect existing trees and hedgerows during construction; (iv) consideration of both near and distant views of the development from the Conservation Area vantage points (see Map Appendix J) with representative drawings showing existing landscaping and how together with proposed planting it will appear in the medium to long term (i.e. 5 to 10 years); and (v) a detailed management plan (and draft legal agreement if areas are to be put forward for adoption by the Local Authority) addressing how those areas required to be retained as public open space, as well as any retained trees and hedgerows, will be managed in the future. Implementation of the approved landscape strategy will be enforced by conditions attached to any grant of planning permission and/or a legal agreement completed prior to the issue of such permission should any open space be put forward for adoption by the Local Authority

### C2: Assets of Community Value

Planning Applications involving the loss of the following community facilities land or buildings (listed i to x further below) will only be supported where it is demonstrated that:

- a) The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality or, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land; or
- b) The building or land is no longer suitable to accommodate the current community use and cannot be retained or sensitively adapted to accommodate other community facilities; or
- c) The Community facility can be fully retained, enhanced or reinstated as part of any redevelopment of the buildings or land; or
- d) Appropriate replacement community facilities are provided in a suitable alternative location.

- i. Kislingbury Village Hall
- ii. Kislingbury Playing Field and equipped Play Area
- iii. School
- iv. Sports Grounds for Bowls, Cricket, and Football
- v. Allotment Gardens
- vi. Shops
- vii. Public Houses
- viii. Places of Worship
- ix. Post Office
- x. Village Greens

The Parish Council will work positively with local communities and support proposals to retain, improve, or re-use essential facilities and services.

C3: Broadband – fibre to the premises  
Housing development Proposals which seek the expansion of electronic communication networks and high speed broadband along with improvements to connectivity will be supported where

- a) consistent with an efficient operational network, and
- b) Without such improvements harming the character or appearance of the Village

Applications for housing development shall contain a ‘Connectivity Statement’ (to accompany the Utilities Statement currently required by South Northamptonshire District Council as Local Planning Authority) and include facilities which enable more than one service provider to link individual properties to service connection chambers, ideally located within the public highway or other land accessible to alternative service providers.

C4: Community Facilities and Services  
Proposals for additional services and facilities within the village confines will be supported subject to:

- (i) not generating unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- (ii) not leading to traffic congestion or adversely affecting the free-flow of traffic on the adjoining highway; and
- (iii) provision of adequate access and off-street parking arrangements being provided without impinging adversely on existing arrangements for adjoining residential and non-residential uses.

D1: Good Design  
Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional patterns of development, buildings (proportions, architectural detailing and materials) and settings (including man-made and natural features, important views and heritage). Proposals for unsympathetic designs which fail to respect the connections between people and places, or are inappropriate for the location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will be resisted.

EM1: Heavy Goods Traffic  
Any planning application to change the use of land to General Industrial Use, or other Commercial uses, likely to generate heavy goods traffic, shall be accompanied by a Transport Statement or Assessment which demonstrates the proposal will not have a severe, adverse resulting impact from any such additional traffic generation.

H1: Tenancy and Ownership Mix  
Proposals for development will be required to consider local housing need and provide appropriate mixes of alternative affordable housing tenures and low cost market housing.

H2: Homes for Sale to Local Residents  
Proposals for housing on the allocated site which aim to give local residents a period of preferential access to waiting lists, or released phases for sale/purchase, of the development will be supported, particularly where the developer is willing to do this for a period not exceeding 3 months.

H3 Affordable Housing  
Proposals for developments for five or more dwellings will be expected to provide a maximum of 50% of Affordable Housing on the site which will be fully integrated into the proposed development unless a Financial Viability Assessment or other material considerations demonstrates a robust justification for a different percentage or off-site provision.

**H4: Allocation of Affordable Housing**

All new affordable housing permitted shall initially be subject to a local connection preference, i.e. those with a strong local connection to the District and whose needs are not met by the open market will be first to be nominated by the Local Housing Authority for accommodation whether rented or shared ownership. In this context, a strong local connection shall mean an applicant(s) who meets at least one of the following criteria:

- i. resident in the District for a continuous period of at least 6 of the last 12 months prior to entry on to the Housing Register;
- ii. resident in the District for a continuous period of 3 years of the past 5 years;
- iii. permanent employment within the District;
- iv. possessing immediate family members (i.e. parents, siblings or children) resident in the District for a continuous period of 5 years immediately prior to the date of application, or;
- v. has a substantive, special reason for needing to live in the District (e.g. offer of permanent employment in a land-based enterprise in the District subject to securing local accommodation, such as farming or an equine enterprise).

**H5: Size of Homes**

Any proposed development on the Allocated Site shall favour smaller dwellings suitable for low cost housing for local residents and those wishing to downsize and stay in the Village. The mix of dwelling sizes within the development will be determined by the local Housing Needs Assessment current at the time.

**H6: Lifetime home standards**

All development proposals for new housing shall meet current Lifetime Home standards, or those in the future to be applied by the Planning Authorities specified by the “New National Technical Standards” which will provide specifications for accessible homes in three categories ranging from a baseline largely aligned with the existing Part M of the Buildings Regulations, to a category designed to meet the needs of wheelchair users as occupants, unless viability or other local factors demonstrate a robust justification for an alternative design or standard.

**HE1: Historic Environment**

Any designated and non-designated historic heritage assets in the Parish and their settings, both above and below ground and including listed buildings, and any monuments that have been scheduled, or conservation areas that have been designated, shall be sustained and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

**HS1: Scale of New Development**

Development on the allocated site identified in this Plan shall be limited to approximately 40 new homes.



**HS2: Infill Housing**

Applications for residential developments of up to 10 units on infill and redevelopment sites within the Kislingbury Village Confines will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and other Development Plan documents covering the Parish, and where such development:

- i. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings;
- ii. will not involve the outward extension of the built-up area of the village, and;
- iii. is not intrusive development which would result in inadequate/excessive access arrangements, reduction in existing levels of privacy for adjoining residential property, or a character inconsistent with that of the locality.

**HS3: Site allocation**

Residential development will be permitted on the allocated site identified in Table 6.i. subject to compliance with other relevant policies of the Plan. In addition to this site and other 'unallocated' infill sites it is possible that an Exception Site may be designated to meet any express need for Affordable Housing in the Parish which may be identified by any updated Housing Needs Survey.

**HS4: Specific requirements for the Development of the Allocated site.**

The Boundary of the 3.7 ha allocated Site (Ref KNP01) (Policy HS3) on Land at Rothersthorpe Road is shown on figure 6.i.1. below.

The proposed development shall, in addition to complying with other relevant Plan policies, make provision for:

- i. Approximately 40 dwellings of a Tenure and Mix to meet the needs of the Village as identified in an up to date Housing Needs Assessment;
- ii. All buildings on the site to be sited at least 5 metres from the rear of properties in Watts Close;
- iii. Only pedestrian, cycle or emergency vehicular access to be taken via Millers Close;
- iv. Access to the Site will be taken from Rothersthorpe Road.
- v. Detailed landscaping scheme including eastern boundary screen planting from adjacent fields and Pineham Warehouse extension;
- vi. Retention of existing hedge along full length Rothersthorpe Road site frontage, with no additional vehicle access provided from Rothersthorpe Road;
- vii. Pedestrian footpath link through the site to connect with existing pathways to rest of Village;
- viii. Archaeological and Ecological assessment of site and required mitigation strategies;
- ix. Mix of house types and sizes to include 2 and 3 bedroom houses to meet local needs
- x. Drainage assessment demonstrating adequate capacity within water supply and foul sewerage networks can be provided;
- xi. Any proposed dwellings adjacent the Village Hall the proposals should be subject to appropriate noise assessment and measures to mitigate potential problems arising from occasional noise nuisance from community activities within the Hall;
- xii. Adequate off-street parking provision for each dwelling, and;
- xiii. Necessary infrastructure provision to be phased alongside the delivery of the development.

**T1: Traffic Congestion**

Development Proposals that accord with the policies in the NDP and do not unduly affect the existing or proposed Transportation Network will be supported.

**T2: Pedestrian Footways**

All new housing developments shall, where required and practicable in the interests of highway safety, provide safe pedestrian access link(s) to existing/proposed footpaths, bus stops, schools and other village facilities.

## Appendix C: The Number of New Homes

The West Northants Joint Core Strategy and SNC Local Plan Targets

Policy S3 in the West Northants JCS Plan, reproduced below as Table C-i, shows the Planned housing provision in the SNC District.

<b><u>POLICY S3: SCALE AND DISTRIBUTION OF HOUSING DEVELOPMENT</u></b>	
<b>PROVISION WILL BE MADE FOR ABOUT 42,620 NET ADDITIONAL DWELLINGS IN THE PLAN AREA DURING THE PLAN PERIOD 2011 TO 2029.</b>	
<b>THIS PROVISION WILL BE DISTRIBUTED BETWEEN THE BOROUGH AND DISTRICT COUNCILS AS FOLLOWS:</b>	
<b>DAVENTRY DISTRICT</b>	<b>ABOUT 12,730</b>
<b>NORTHAMPTON BOROUGH</b>	<b>ABOUT 18,870</b>
<b>SOUTH NORTHAMPTONSHIRE DISTRICT</b>	<b>ABOUT 11,020</b>
<b>BELOW THE BOROUGH AND DISTRICT LEVEL HOUSING DEVELOPMENT WILL BE DISTRIBUTED IN THE FOLLOWING WAY:</b>	
<b><u>DAVENTRY DISTRICT</u></b>	
<b>DAVENTRY TOWN</b>	<b>ABOUT 4,620</b>
<b>DAVENTRY RURAL AREAS</b>	<b>ABOUT 2,360</b>
<b>NORTHAMPTON RELATED DEVELOPMENT AREA</b>	<b>ABOUT 5,750</b>
<b><u>NORTHAMPTON BOROUGH</u></b>	
<b>NORTHAMPTON BOROUGH</b>	<b>ABOUT 18,870</b>
<b><u>SOUTH NORTHAMPTONSHIRE</u></b>	
<b>BRACKLEY TOWN</b>	<b>ABOUT 2,160</b>
<b>TOWCESTER TOWN</b>	<b>ABOUT 2,650</b>
<b>SOUTH NORTHANTS RURAL AREAS</b>	<b>ABOUT 2,360</b>
<b>NORTHAMPTON RELATED DEVELOPMENT AREA</b>	<b>ABOUT 3,850</b>

In discussions with SNC we have demonstrated the methodology used to assess the current housing needs within the Parish and SNC has accepted the conclusions of the Housing Needs Assessment (Appendix D of this Document) for approximately 50 dwellings in the Village. They have confirmed that they support this figure and that it is considered to be consistent with the general provisions of the JCS Plan.

In the Context of the JCS Plan a Housing Needs Assessment was carried out and this document can be seen as Appendix D

Appendix D	Housing Needs Assessment	See Separate Document
Appendix E	Consultation Statement	See Separate Document
Appendix F	Basic Conditions Statement	See Separate Document
	<ul style="list-style-type: none"> <li>• Attachment A -Sustainability Assessment</li> <li>• Attachment B - Sustainability Framework</li> <li>• Attachment C - Equality Impact Assessment</li> </ul>	
Appendix G	Landscape and Village Character Assessment	See Separate Document
Appendix H	Baseline Report for Kislingbury and Evidence Inventory	See Separate Document

## Appendix I SEA Screening Request and SNC Response

FAO Andy D'Arcy  
South Northamptonshire District Council  
By email: [andy.darcy@southnorthants.gov.uk](mailto:andy.darcy@southnorthants.gov.uk)

7 July 2015

Dear Andy,

**Request for local planning authority screening opinion:  
Strategic Environmental Assessment of the Kislingbury Neighbourhood Plan  
Habitats Regulations Assessment of the Kislingbury Neighbourhood Plan**

I write to you on behalf of Kislingbury Parish Council and following our recent discussions in relation to the Kislingbury Neighbourhood Plan and with sight of the additional requirements in relation to Strategic Environmental Assessment (SEA) following the recent amendments to the Neighbourhood Planning (General) Regulations 2012. I also write to you seeking to gain an initial view on the likelihood that more detailed screening for potential assessment of the Plan in line with EU Directive 92/43/EEC will be required.

### **Strategic Environmental Assessment**

With specific reference to SEA amended regulation 15 of the Neighbourhood Planning (General) Regulations now requires one of the following to be submitted alongside the 'plan proposal':

*“(i) An environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004(a); or  
(ii) Where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination.”*

In which case, Kislingbury Parish Council is keen to work with South Northamptonshire Council (SNC) to ensure that the correct information is supplied to officers to allow consultation with the statutory bodies with a view to ensuring that this new requirement is satisfied in a robust fashion. At the very least a clear statement will be required at the point of submission that sets out the grounds against which the need for SEA has been determined.

We would therefore be grateful if SNC could secure a view from the three statutory bodies (Natural England, the Environment Agency and Historic England) on behalf of the Parish Council as to whether the current framework draft of the Plan is likely to give rise to any significant environmental effects when considered against Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

To aid the consideration of the statutory bodies it is worth clarifying scope of the Plan and the background against which it has been prepared:

- The Plan area comprises the entirety of Kislingbury Parish, albeit it is anticipated that the majority of the policies of the Plan will predominantly cover the village area. A map of the extent of the Parish is included at Appendix 1 of this letter.
- The Plan has been prepared following a rigorous assessment of all available evidence identifying the environmental constraints in the Parish. A map of the key known constraints is attached at Appendix 2 of this letter. An extensive assessment of the sustainability issues of the Parish was undertaken and catalogued in the background paper used to identify the sustainability framework

against which the policies of the Plan will be tested. In addition, a full assessment of all of the potential development sites in the Parish has been conducted against set criteria to allow the promotion of sustainable locations for growth within the final document. The proposed Sustainability Framework that the Plan will be assessed against, regardless of need for SEA, can be found attached at Appendix 3 of this letter. It is based on the agreed Framework used to assess the environmental implications of the JCS. Copies of these documents in full are available on request, albeit they may still in draft form.

- The Plan has been delivered against a clear set of community derived objectives (attached, below at Appendix 4 of this letter) which hold the preservation of the character of the village and the Parish, whilst accommodating much needed housing growth, at its heart.
- The main environmental sensitivities in and around the village, and in the wider Parish, relate to a significant swathe of flood zone running along the northern boundary of the village as well as a collection of heritage assets including a conservation area, a number of Listed Buildings and evidence of archaeological activity on a number of areas of farmland. These sensitivities are all set out on the constraints map, attached below, and have been taken into account when developing the policies of the Plan, both in terms of identifying areas in need of protection and mitigation required when delivering development.
- The Plan has taken into account all of the higher level policies of both the NPPF and the West Northamptonshire Joint Core Strategy (JCS) during the course of its preparation with the latter set of policies having already been subject of a recent full SEA that was tested during the course of the EiP during 2014. Principally, the Plan is seeking to deliver a single sustainable site for residential development in line with the requirements of Policy S1, Policy S3 and Policy R1 of the JCS. All other general policies of the JCS have also been considered. Copies of the full wording of the three specified policies can be found attached at Appendix 5 of this letter.
- In response to the requirements of the JCS, the Plan is seeking to support the delivery of a minimum of 50 new homes in and around Kislingbury village. This figure is based on an analysis of local need, local demand and localised constraints in and around the village that have allowed an understanding of how much development Kislingbury should sustainably accommodate. It is the view of the Parish Council that this level of growth is reasonable for a village of Kislingbury's size and sustainability, representing roughly a 10% increase in the built form of the village.
- The current draft of the document proposes to deliver around 40 of these homes by way of a single large allocation to the south east of the village, to the rear of Watts Close (the eastern portion of SNC SHLAA site 397, referenced on the attached WNJPU SHLAA map included at Appendix 6 of this letter). This site has been selected following a rigorous assessment of all sites in the village made available to the Steering Group by local landowners. This assessment has taken into account existing constraints and designations alongside both the ability of the site to deliver against the housing needs of the village and the views of residents in terms of the most appropriate direction of growth. It is important to note that Natural England, Historic England and the Environment Agency were all contacted during the site assessment process and the received comments have been incorporated into the final site assessment proforma and sufficient mitigation will be built into the relevant policy of the Plan where required.
- Principally, consultation with the three statutory bodies identified that the current proposed development site comprises well drained soil free from flood risk or significant run off, does not comprise land that is host to any sensitive habitats and will not have any significant impact on any heritage assets if developed. It comprises regularly disturbed farmland with no visual merit or intrinsic importance when establishing the character of the village.



- The current draft of the document also proposes a number of further general policies that seek to meet the objectives of the Plan either directly or in combination. The direction of the further policies of the Plan can be summarised as follows:
  - The need for the visual impact of any new development on the surrounding countryside to be considered at design and application stage;
  - The retention of community amenities and services in the village;
  - The requirement for all new properties to be served by available connectivity to the local fibre optic broadband network;
  - The promotion of new shops and services in the village, provided they accord with all other policies of the development plan;
  - A suite of policies dealing with safe traffic movement and the promotion of sustainable modes of transport in and around the village and throughout the Parish;
  - A reiteration of support for the protection and enhancement of heritage assets within the Parish;
  - The requirement for new housing in the village to deliver a range of tenure types and house size where practical;
  - The requirement of conditions to ensure that a proportion of the affordable housing in the village is secured for occupants with a local connection;
  - That all new development should be built with the quality of design in mind and should represent a form of development that retains the character of the village and its surroundings.

### **Habitats Regulations**

In addition to SEA there is also a requirement to ensure that neighbourhood plans do not have a likely significant effect on EU designated habitats under EU Habitats Directive 92/43/EEC. The following specific Natura 2000 designations were identified as requiring assessment for likely significant environmental effects during the preparation of the JCS:

- Rutland Water SPA and Ramsar; and
- Upper Nene Valley Gravel Pits SPA and Ramsar.

Due to the strategic levels of growth proposed by the JCS, and bearing in mind its sub-regional significance, to ensure that any residual likely significant environmental effects posed by the JCS were accounted for and mitigated, the following designations were also considered:

- Ensor's Pool SAC;
- Oxford Meadows SAC; and
- Portholme SAC

As a result of the Appropriate Assessment prepared in support of the JCS we acknowledge that sufficient mitigation has been built into the strategic policies of the strategy to ensure that any likely significant environmental effects are managed appropriately and avoided wherever necessary. This includes the policies covering the spatial distribution of development and the rural area strategy.

The only designation listed above in reasonably close proximity to the Kislingbury Neighbourhood Plan area is the Upper Nene Valley Gravel Pits SPA and Ramsar site. Its location in relation to the Parish can be established on review of Appendix 7 of this letter, falling around 6 km to the east. No part of the SPA / Ramsar falls within the boundary of the Parish. Within the Appropriate Assessment accompanying the JCS the particular sensitivities relating to the SPA / Ramsar were as follows:

- Loss of supporting habitat;
- Fragmentation of habitat;
- Water supply and water level management;
- Water quality;
- Disturbance; and
- Pet predation.

Due to the location of the designation outside the Parish and to the far east of the Northampton urban area it is not considered that loss or fragmentation of habitat, disturbance or pet predation will be issues that may arise as a result of the Kislingbury Plan. Whilst there may be residual issues around water level management and water quality it should be noted that the following factors will ensure that no likely significant effects will occur as a result of the Kislingbury Plan:

- The levels of growth proposed are in proportion with the rural area strategy described in the JCS;
- Any likely effects will likely have to be considered in the context of the 18,870 homes that are to be delivered over the Plan period in Northampton Borough and the further 9,600 homes that are to be delivered in the Northampton Related Development Area, all of which lie in closer proximity to the SPA / Ramsar than the neighbourhood plan area; and
- The Appropriate Assessment accompanying the JCS identifies that sufficient mitigation has been built into the strategic suite of policies through the inclusion of policies dealing with water cycle and water conservation.

To this end, it is not considered that any further investigation into the potential for the Kislingbury Plan to give rise to likely significant effects would reasonably be required and that the need for Appropriate Assessment can be ruled out at this stage. We would, however, be appreciative of an opinion from SNC and a formal view submitted to the Parish Council in writing.

## **Conclusion**

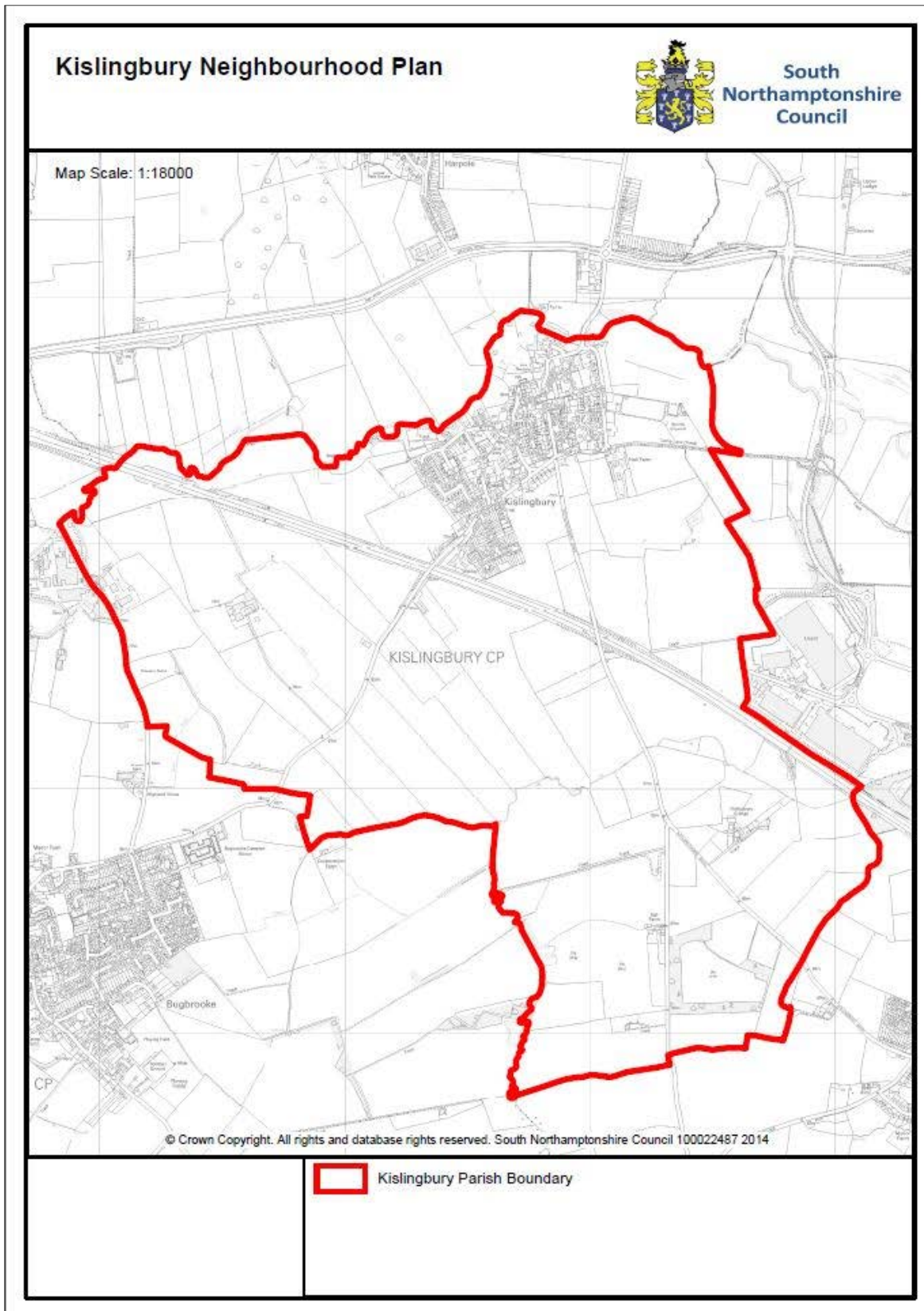
The information included in this Screening Request Letter is designed to provide a full overview of the evidence that has been considered in the preparation of the draft plan to date, as well as its likely content. Whilst the information included is intended to be as exhaustive as possible in describing the intentions of the Plan, the Parish Council would be pleased to make any further relevant information available on request. We would, however, be grateful if you could approach this issue with the three statutory bodies in line with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 to allow a comprehensive and conclusive view to be drawn on the need for further assessment prior to the first public consultation on the draft Plan. In the event that you consider there may be a further need for work in relation to the Habitats Directive, we would also be grateful if you could cover this point with Natural England for completeness.

I am sure we will remain in dialogue over this issue. Regardless, we look forward to hearing from you in due course.

Yours sincerely  
 Tim Ward  
 Neighbourhood Development Plan  
 On behalf of the Kislingbury Parish Council

**Letter prepared with the help of Alex Munro, Director of Maroon Planning Ltd**

Appendix 1: Neighbourhood Plan Area







### Appendix 3: Proposed sustainability framework

	SA Objective	Kislingbury SA Indicators Will the policy lead to...
SA1	Reduce the need to travel and facilitate modal shift	SA1.1 Development that encourages Residents to Cycle, Walk, and use Buses more than at present.
SA2	Reduce / minimise the potential increase in congestion	SA2.1 Development that does not exacerbate existing problems of Traffic Congestion and Parking, and potentially contributes to improving the situation.
SA3	Avoid sensitive development within areas of high noise levels or poor air quality	SA3.1 Development that will likely suffer an adverse impact by traffic noise from the M1 corridor SA3.2 Development that will not cause Fume, Noise and Light Pollution
SA4	Protect the fabric and setting of designated and undesignated heritage assets	SA4.1 Development that affects the character or setting of the Kislingbury Conservation Area SA4.2 Development that reduces the Important Greenfield sites on the edge of the Village Confines, and reduces the Open Countryside in the Parish SA4.3 Development that damages historic assets.
SA5	Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected.	SA5.1 Development that takes place on Sites where Biodiversity, Flora and Fauna are threatened or damaged
SA6	Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.	SA6.1 Development that takes place on Sites where Biodiversity, Flora and Fauna are threatened or damaged
SA7	Increase the land area of UK Biodiversity Action Plan habitats within the area.	N/A
SA8	Maintain and improve the conservation status of selected non-designated nature conservation sites.	N/A
SA9	To improve community safety, reduce crime and the fear of crime	SA9.1 Development that makes the Village more vulnerable to Crimes of Breaking and Entering, Speeding, Vandalism, and Anti-Social behaviour
SA10	Improve educational attainment and promote lifelong learning	N/A
SA11	Promote sustainable modes of travel to access education	N/A

SA12	Continue to improve energy efficiency of dwellings	SA12.1 Development that incorporates Design Standards for Eco Efficiency in all dwellings
SA13	Continue to increase the provision of 'affordable warmth'	N/A
SA14	To decrease the dependency on oil for space heating	N/A
SA15	To increase the local renewable energy generating capacity	N/A
SA16	To improve health and reduce health inequalities	SA16.1 Development that contributes to Health, Safety, and Well-being of Residents SA16.2 Development that does not expose new Residents to Health risks that are greater than those that already exist in the Village
SA17	To create high quality employment opportunities and develop a strong culture of enterprise and innovation	SA17.1 Development that delivers High Speed Broadband access to all Dwellings
SA18	Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhance	SA18.1 Development that has the least impact on reducing the undeveloped gap between Kislingbury and Northampton SA18.2 Development that respects the Character of the Village, and the features within each Character Zone SA18.3 Development that enhances the Village integrity by not creating isolated enclaves on the edge of the Confines.
SA19	Enhance the form and design of the built environment	SA19.1 Development that fits in with the identified Characteristics of the site and its surroundings. SA19.2 Development that enhances the Character of the Village
SA20	To ensure that the housing stock meets the housing needs of the local people	SA20.1 A mix of housing that meets the identified needs of the village and the parish SA20.2 A supply of housing that is deliverable over the plan period to ensure a consistent delivery against future needs
SA21	To develop and maintain a balanced and sustainable population structure with good access to services and facilities	SA21.1 The retention and enhancement of local services and amenities for which there is a proven local need
SA22	To reduce spatial inequalities in social opportunities	SA22.1 Provision of local facilities that are accessible by walking, cycling and public transport



SA23	Reduce land contamination, and safeguard soil and geological quality and quantity	N/A
SA24	To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	N/A
SA25	Maintain and continue to improve the quality of ground and river water	SA25.1 Development likely to effect the ecological status of groundwater and surface water
SA26	Reduce risk of flooding	SA26.1 Development that seeks to avoid areas of flood risk SA26.2 Development that incorporates sufficient SUDS drainage to ensure the flood risk is further minimised
SA27	Improve efficiency of water use	SA27.1 Water efficient design, including promotion of rainwater recycling and reuse
SA28	Identify opportunities to implement strategic flood risk management options/measures to reflect the objective in the River Nene Catchment Flood Risk Management Plan	SA28.1 Development that incorporates advice set out in the FRMP where appropriate

#### **Appendix 4: Draft Plan objectives**

1. To provide existing and future residents with the opportunity to live in a decent home.
2. To minimise the impact of new development on the surrounding countryside, landscape, and ecosystems.
3. To reduce harm to the environment by seeking to minimise pollution.
4. To ensure that Village Community Spirit is enhanced
5. To ensure road traffic congestion does not get worse
6. To enhance the prospects for local business enterprise and employment.
7. To maintain the character and vitality of the village.

**POLICY S1 - THE DISTRIBUTION OF DEVELOPMENT**

**DEVELOPMENT AND ECONOMIC ACTIVITY WILL BE DISTRIBUTED ON THE FOLLOWING BASIS:**

- A) DEVELOPMENT WILL BE CONCENTRATED PRIMARILY IN AND ADJOINING THE PRINCIPAL URBAN AREA OF NORTHAMPTON**
- B) APPROPRIATE DEVELOPMENT OF A LESSER SCALE WILL BE LOCATED IN AND ADJOINING THE SUB-REGIONAL CENTRE OF DAVENTRY TOWN**
- C) THE DEVELOPMENT NEEDS OF THE RURAL SERVICE CENTRES OF TOWCESTER AND BRACKLEY AND THE RURAL AREAS WILL ALSO BE PROVIDED FOR**
- D) NEW DEVELOPMENT IN THE RURAL AREAS WILL BE LIMITED WITH THE EMPHASIS BEING ON:**
  - 1) ENHANCING AND MAINTAINING THE DISTINCTIVE CHARACTER AND VITALITY OF RURAL COMMUNITIES;**
  - 2) SHORTENING JOURNEYS AND FACILITATING ACCESS TO JOBS AND SERVICES;**
  - 3) STRENGTHENING RURAL ENTERPRISE AND LINKAGES BETWEEN SETTLEMENTS AND THEIR HINTERLANDS; AND**
  - 4) RESPECTING THE QUALITY OF TRANQUILITY.**

**IN ASSESSING THE SUITABILITY OF SITES FOR DEVELOPMENT PRIORITY WILL BE GIVEN TO MAKING BEST USE OF PREVIOUSLY DEVELOPED LAND AND VACANT AND UNDER-USED BUILDINGS IN URBAN OR OTHER SUSTAINABLE LOCATIONS CONTRIBUTING TO THE ACHIEVEMENT OF A WEST NORTHAMPTONSHIRE TARGET OF 30% OF ADDITIONAL DWELLINGS ON PREVIOUSLY DEVELOPED LAND OR THROUGH CONVERSIONS.**

**POLICY S3: SCALE AND DISTRIBUTION OF HOUSING DEVELOPMENT**

PROVISION WILL BE MADE FOR ABOUT 42,620 NET ADDITIONAL DWELLINGS IN THE PLAN AREA DURING THE PLAN PERIOD 2011 TO 2029.

THIS PROVISION WILL BE DISTRIBUTED BETWEEN THE BOROUGH AND DISTRICT COUNCILS AS FOLLOWS:

DAVENTRY DISTRICT	ABOUT 12,730
NORTHAMPTON BOROUGH	ABOUT 18,870
SOUTH NORTHAMPTONSHIRE DISTRICT	ABOUT 11,020

BELOW THE BOROUGH AND DISTRICT LEVEL HOUSING DEVELOPMENT WILL BE DISTRIBUTED IN THE FOLLOWING WAY:

**DAVENTRY DISTRICT**

DAVENTRY TOWN	ABOUT 4,620
DAVENTRY RURAL AREAS	ABOUT 2,360
NORTHAMPTON RELATED DEVELOPMENT AREA	ABOUT 5,750

**NORTHAMPTON BOROUGH**

NORTHAMPTON BOROUGH	ABOUT 18,870
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**SOUTH NORTHAMPTONSHIRE**

BRACKLEY TOWN	ABOUT 2,160
TOWCESTER TOWN	ABOUT 2,650
SOUTH NORTHANTS RURAL AREAS	ABOUT 2,360
NORTHAMPTON RELATED DEVELOPMENT AREA	ABOUT 3,850



## **POLICY R1 - SPATIAL STRATEGY FOR THE RURAL AREAS**

**WITHIN THE RURAL AREAS OF WEST NORTHAMPTONSHIRE THERE IS AN IDENTIFIED NEED FOR 2,360 DWELLINGS WITHIN DAVENTRY DISTRICT AND 2,360 DWELLINGS WITHIN SOUTH NORTHAMPTONSHIRE TO BE PROVIDED BETWEEN 2011 AND 2029 BEYOND THE TOWNS OF DAVENTRY, TOWCESTER AND BRACKLEY. WITHIN THE RURAL AREAS THE DISTRIBUTION OF THE RURAL HOUSING REQUIREMENT WILL BE THE SUBJECT OF THE PART 2 LOCAL PLANS THAT ARE BEING PREPARED BY DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE COUNCILS ACCORDING TO THE LOCAL NEED OF EACH VILLAGE AND THEIR ROLE WITHIN THE HIERARCHY.**

**DEVELOPMENT WITHIN THE RURAL AREAS WILL BE GUIDED BY A RURAL SETTLEMENT HIERARCHY THAT WILL COMPRISE THE FOLLOWING CATEGORIES:**

- PRIMARY SERVICE VILLAGES;**
- SECONDARY SERVICE VILLAGES;**
- OTHER VILLAGES; AND**
- SMALL SETTLEMENTS/ HAMLETS.**

**THE RURAL HIERARCHY IN THE PART 2 LOCAL PLANS WILL HAVE REGARD TO BUT NOT EXCLUSIVELY, THE FOLLOWING:**

- 1) THE PRESENCE OF SERVICES AND FACILITIES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS, INCLUDING THOSE FROM**

**SURROUNDING SETTLEMENTS;**

- 2) OPPORTUNITIES TO RETAIN AND IMPROVE THE PROVISION AND ENHANCEMENT OF SERVICES CRITICAL TO THE SUSTAINABILITY OF SETTLEMENTS;**
- 3) ACCESSIBILITY, PARTICULARLY BY PUBLIC TRANSPORT, TO THE MAIN TOWNS AND SUSTAINABLE EMPLOYMENT OPPORTUNITIES;**
- 4) EVIDENCE OF LOCAL NEEDS FOR HOUSING (INCLUDING MARKET AND AFFORDABLE HOUSING), EMPLOYMENT AND SERVICES;**
- 5) THE ROLE, SCALE AND CHARACTER OF THE SETTLEMENT;**
- 6) THE CAPACITY OF SETTLEMENTS TO ACCOMMODATE DEVELOPMENT IN TERMS OF PHYSICAL, ENVIRONMENTAL, INFRASTRUCTURE AND OTHER CONSTRAINTS;**
- 7) THE AVAILABILITY OF DELIVERABLE SITES INCLUDING PREVIOUSLY DEVELOPED LAND IN SUSTAINABLE LOCATIONS;**
- 8) SUSTAINING THE RURAL ECONOMY BY RETAINING EXISTING EMPLOYMENT SITES WHERE POSSIBLE, BY ENABLING SMALL SCALE ECONOMIC DEVELOPMENT, INCLUDING TOURISM, THROUGH RURAL DIVERSIFICATION AND BY SUPPORTING APPROPRIATE AGRICULTURAL AND FORESTRY DEVELOPMENT;**
- 9) PROTECT AND ENHANCE THE CHARACTER AND QUALITY OF THE RURAL AREAS' HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE; AND**
- 10) ENABLING LOCAL COMMUNITIES TO IDENTIFY AND MEET THEIR OWN LOCAL NEEDS.**

**RESIDENTIAL DEVELOPMENT IN RURAL AREAS WILL BE REQUIRED TO:**

- A) PROVIDE FOR AN APPROPRIATE MIX OF DWELLING TYPES AND SIZES, INCLUDING AFFORDABLE HOUSING TO MEET THE NEEDS OF ALL SECTORS OF THE COMMUNITY, INCLUDING THE ELDERLY AND VULNERABLE; AND**
- B) NOT AFFECT OPEN LAND WHICH IS OF PARTICULAR SIGNIFICANCE TO THE FORM AND CHARACTER OF THE VILLAGE; AND**
- C) PRESERVE AND ENHANCE HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE INCLUDING THOSE IDENTIFIED IN CONSERVATION AREA APPRAISALS AND VILLAGE DESIGN STATEMENTS; AND**
- D) PROTECT THE AMENITY OF EXISTING RESIDENTS; AND**
- E) BE OF AN APPROPRIATE SCALE TO THE EXISTING SETTLEMENT; AND**



**F) PROMOTE SUSTAINABLE DEVELOPMENT THAT EQUALLY ADDRESSES ECONOMIC, SOCIAL AND ENVIRONMENTAL ISSUES; AND**

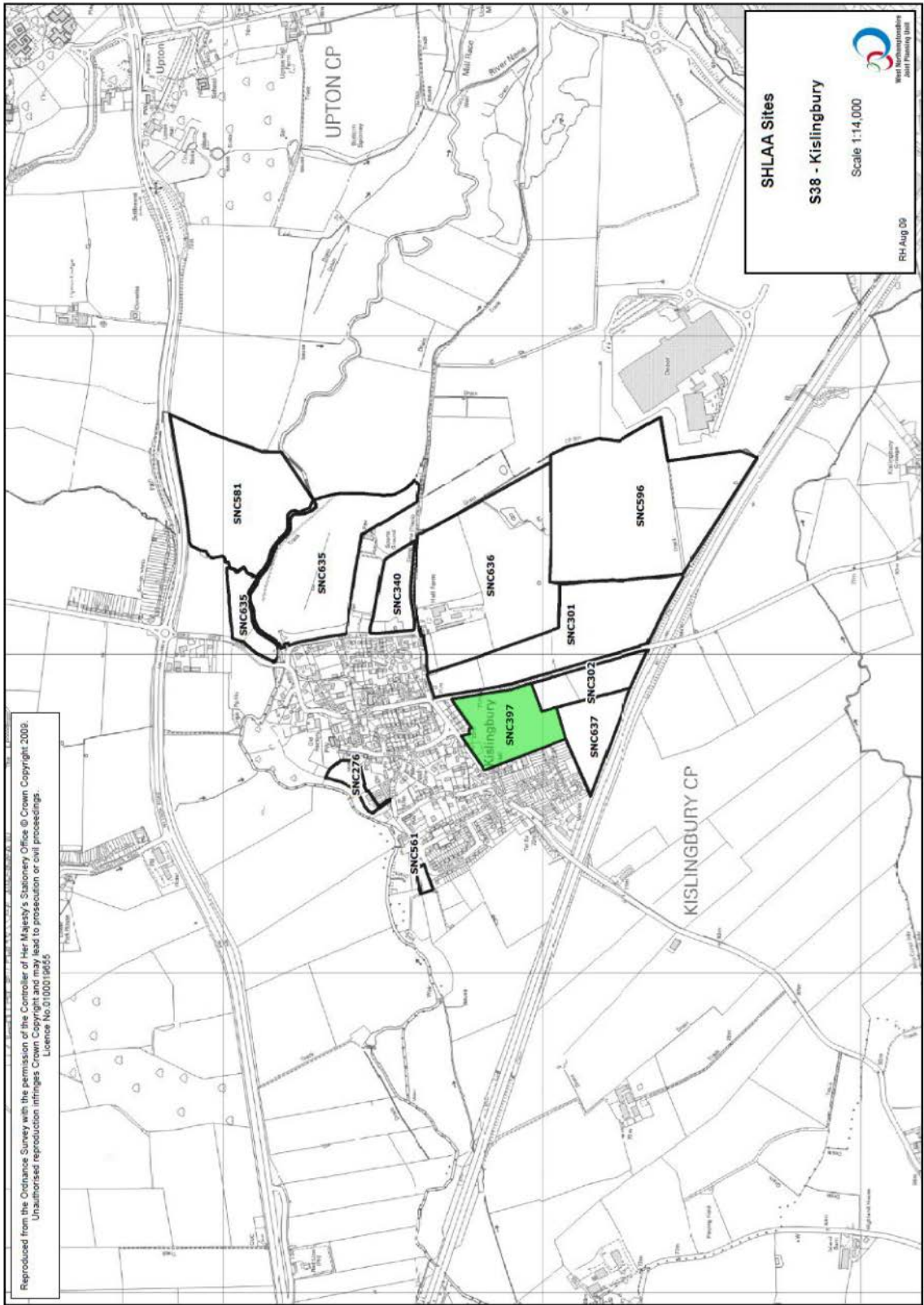
**G) BE WITHIN THE EXISTING CONFINES OF THE VILLAGE.**

**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.**

**ONCE THE HOUSING REQUIREMENT FOR THE RURAL AREAS HAS BEEN MET THROUGH PLANNING PERMISSIONS OR FUTURE ALLOCATIONS, FURTHER HOUSING DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT:**

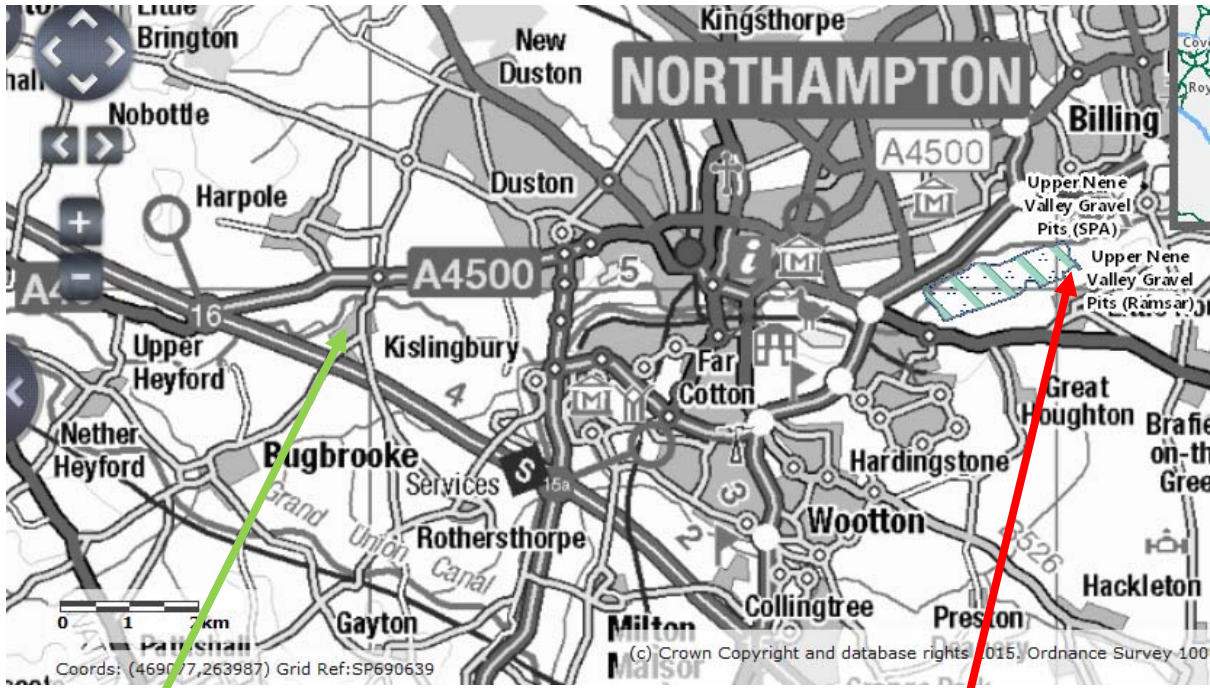
- i) WOULD RESULT IN ENVIRONMENTAL IMPROVEMENTS ON A SITE INCLUDING FOR EXAMPLE THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BEST PRACTICE IN DESIGN; OR**
- ii) IS REQUIRED TO SUPPORT THE RETENTION OF OR IMPROVEMENT TO ESSENTIAL LOCAL SERVICES THAT MAY BE UNDER THREAT (IN PARTICULAR THE LOCAL PRIMARY SCHOOL OR PRIMARY HEALTH SERVICES); AND**
- iii) HAS BEEN INFORMED BY AN EFFECTIVE COMMUNITY INVOLVEMENT EXERCISE PRIOR TO THE SUBMISSION OF A PLANNING APPLICATION; OR**
- iv) IS A RURAL EXCEPTIONS SITE THAT MEETS THE CRITERIA SET OUT IN POLICY H3; OR**
- v) HAS BEEN AGREED THROUGH AN ADOPTED NEIGHBOURHOOD PLAN.**

Appendix 6: Kissingbury Parish SHLAA sites



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Appendix 7: Location of Kisingbury Parish in relation to Upper Nene Valley Gravel Pits



Kisingbury

Gravel Pits

## **Kislingbury Neighbourhood Plan 2014-2029**

### **Screening Report for: Strategic Environmental Assessment and Habitats Regulation Assessment**

**November 2015**

**Prepared on behalf of Kislingbury Parish Council by South  
Northamptonshire Council – Planning Policy Team**



## Section

Section 1: Introduction

Section 2: Requirement for SEA /HRA and Legislative Background

Section 3: Kislingbury Neighbourhood Plan

Section 4: SEA and HRA Screening: Assessment

Section 5: Conclusions and recommendations of the screening assessments

## Determining the need for SEA for the Kislingbury Neighbourhood Plan

DATE OF ASSESSMENT: 6<sup>th</sup> August 2015

### 1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires all local development documents (LDDs) to be supported, and to a great extent led, by a formal Sustainability Appraisal (SA) designed to meet the requirements of the SEA Directive. This requirement was amended as part of the Planning Act 2008 to only require full SA of development plan documents (DPDs) which are those documents that make up a 'local plan.' There is no requirement under either Act for a full SA to be prepared for Neighbourhood Plans. However, SEA may still be required.
- 1.2 Following the amendment to the Neighbourhood Planning (General) Regulations 2012 in February 2015 there is now a requirement for either an Environmental Report or a statement of reasons why an Environmental Report is not required to be submitted to the Local Planning Authority under Regulation 15. In the event that the following report is completed and no SEA is required then this document will comprise this aspect of the submission package.
- 1.3 The National Planning Practice Guidance (NPPG) suite, amended in February 2015, provides an overview of the approach that should be taken when identifying the need for SEA of neighbourhood plans:

*"In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a "screening" assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.*

*If likely significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those Regulations.*

*One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive)."*

Requirement for HRA / legislative Background

- 1.4 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.
- 1.5 As illustrated on the map in appendix 1, Kislingbury Neighbourhood Area is 7.5km from the Upper Nene Valley Gravel Pits pSPA/RAMSAR and 48.5km from Rutland Water SPA/RAMSAR. Consequently the impact on these sites will need to be considered.

Further commentary on this is set out in section 4.



## 2.0 Kislingbury Neighbourhood Plan

- 2.1 Kislingbury Neighbourhood Area was designated on 22nd January 2014. The parish is situated towards the eastern edge of South Northamptonshire District close to the administrative boundaries with Daventry District and Northampton Borough. A map showing the designated area is set out in the request from the Parish Council for this opinion in Appendix 1. Following designation the Steering group carried out various stages of consultation with the community.
- 2.2 The Parish Council is finalising an initial draft plan the final content of which is yet to be completed. However, to assist with this screening report a summary of the plan is set out in the Parish Council's request for this opinion in Appendix 1 and is reproduced below.

*The Plan area comprises the entirety of Kislingbury Parish, albeit it is anticipated that the majority of the policies of the Plan will predominantly cover the village area. A map of the extent of the Parish is included at Appendix 1 of this letter.*

*The Plan has been prepared following a rigorous assessment of all available evidence identifying the environmental constraints in the Parish. A map of the key known constraints is attached at Appendix 2 of this letter. An extensive assessment of the sustainability issues of the Parish was undertaken and catalogued in the background paper used to identify the sustainability framework against which the policies of the Plan will be tested. In addition, a full assessment of all of the potential development sites in the Parish has been conducted against set criteria to allow the promotion of sustainable locations for growth within the final document. The proposed Sustainability Framework that the Plan will be assessed against, regardless of need for SEA, can be found attached at Appendix 3 of this letter. It is based on the agreed Framework used to assess the environmental implications of the JCS. Copies of these documents in full are available on request, albeit they may still in draft form.*

*The Plan has been delivered against a clear set of community derived objectives (attached, below at Appendix 4 of this letter) which hold the preservation of the character of the village and the Parish, whilst accommodating much needed housing growth, at its heart.*

*The main environmental sensitivities in and around the village, and in the wider Parish, relate to a significant swathe of flood zone running along the northern boundary of the village as well as a collection of heritage assets including a conservation area, a number of Listed Buildings and evidence of archaeological activity on a number of areas of farmland. These sensitivities are all set out on the constraints map, attached below, and have been taken into account when developing the policies of the Plan, both in terms of identifying areas in need of protection and mitigation required when delivering development.*

*The Plan has taken into account all of the higher level policies of both the NPPF and the West Northamptonshire Joint Core Strategy (JCS) during the course of its preparation with the latter set of policies having already been subject of a recent full SEA that was tested during the course of the EiP during 2014. Principally, the Plan is seeking to deliver a single sustainable site for residential development in line with the requirements of Policy S1, Policy S3 and Policy R1 of the JCS. All other general policies of the JCS have also been considered. Copies of the full wording of the three specified policies can be found attached at Appendix 5 of this letter.*

*In response to the requirements of the JCS, the Plan is seeking to support the delivery of a minimum of 50 new homes in and around Kislingbury village. This figure is based on an analysis of local need, local demand and localised constraints in and around the village that have allowed an understanding of how much development Kislingbury should sustainably accommodate. It is the view of the Parish Council that this level of growth is reasonable for a village of Kislingbury's size and sustainability, representing roughly a 10% increase in the built form of the village.*

*The current draft of the document proposes to deliver around 40 of these homes by way of a single large allocation to the south east of the village, to the rear of Watts Close (the eastern portion of*

*SNC SHLAA site 397, referenced on the attached WNJPU SHLAA map included at Appendix 6 of this letter). This site has been selected following a rigorous assessment of all sites in the village made available to the Steering Group by local landowners. This assessment has taken into account existing constraints and designations alongside both the ability of the site to deliver against the housing needs of the village and the views of residents in terms of the most appropriate direction of growth. It is important to note that Natural England, Historic England and the Environment Agency were all contacted during the site assessment process and the received comments have been incorporated into the final site assessment proforma and sufficient mitigation will be built into the relevant policy of the Plan where required.*

*Principally, consultation with the three statutory bodies identified that the current proposed development site comprises well drained soil free from flood risk or significant run off, does not comprise land that is host to any sensitive habitats and will not have any significant impact on any heritage assets if developed. It comprises regularly disturbed farmland with no visual merit or intrinsic importance when establishing the character of the village.*

*The current draft of the document also proposes a number of further general policies that seek to meet the objectives of the Plan either directly or in combination. The direction of the further policies of the Plan can be summarised as follows:*

- The need for the visual impact of any new development on the surrounding countryside to be considered at design and application stage;*
- The retention of community amenities and services in the village;*
- The requirement for all new properties to be served by available connectivity to the local fibre optic broadband network;*
- The promotion of new shops and services in the village, provided they accord with all other policies of the development plan;*
- A suite of policies dealing with safe traffic movement and the promotion of sustainable modes of transport in and around the village and throughout the Parish;*
- A reiteration of support for the protection and enhancement of heritage assets within the Parish;*
- The requirement for new housing in the village to deliver a range of tenure types and house size where practical;*
- The requirement of conditions to ensure that a proportion of the affordable housing in the village is secured for occupants with a local connection;*
- That all new development should be built with the quality of design in mind and should represent a form of development that retains the character of the village and its surroundings.*

2.3 To fulfil one of the basic conditions these policies are required to be in general conformity with strategic policies in the development plan for the local area. This currently comprises the saved policies of the South Northamptonshire Local Plan (1997) and the West Northamptonshire Joint Core Strategy (WNJCS) that was adopted in December 2014.

2.4 Whilst this condition will be examined more thoroughly when the plan reaches the submission stage it has implications for the screening assessment because the WNJCS was subject to full SEA/SA and Appropriate Assessment where, subject to some modifications (which have been implemented) it was concluded that there would be no adverse significant adverse impact on the environment or on a protected site. Therefore it is considered that the conformity of the policies set out above with the policies in the WNJCS is a useful starting point for this screening assessment. This has been carried out in detail in Table 3 of this Report. For the purposes of informing this screening assessment it is not considered necessary to assess conformity with the South Northamptonshire Local Plan as this has not been subject to full SEA/SA however this will need to be carried out when the basic conditions are assessed in more detail when the plan is

submitted.

### 3.0 SEA & HRA Screening: Assessment

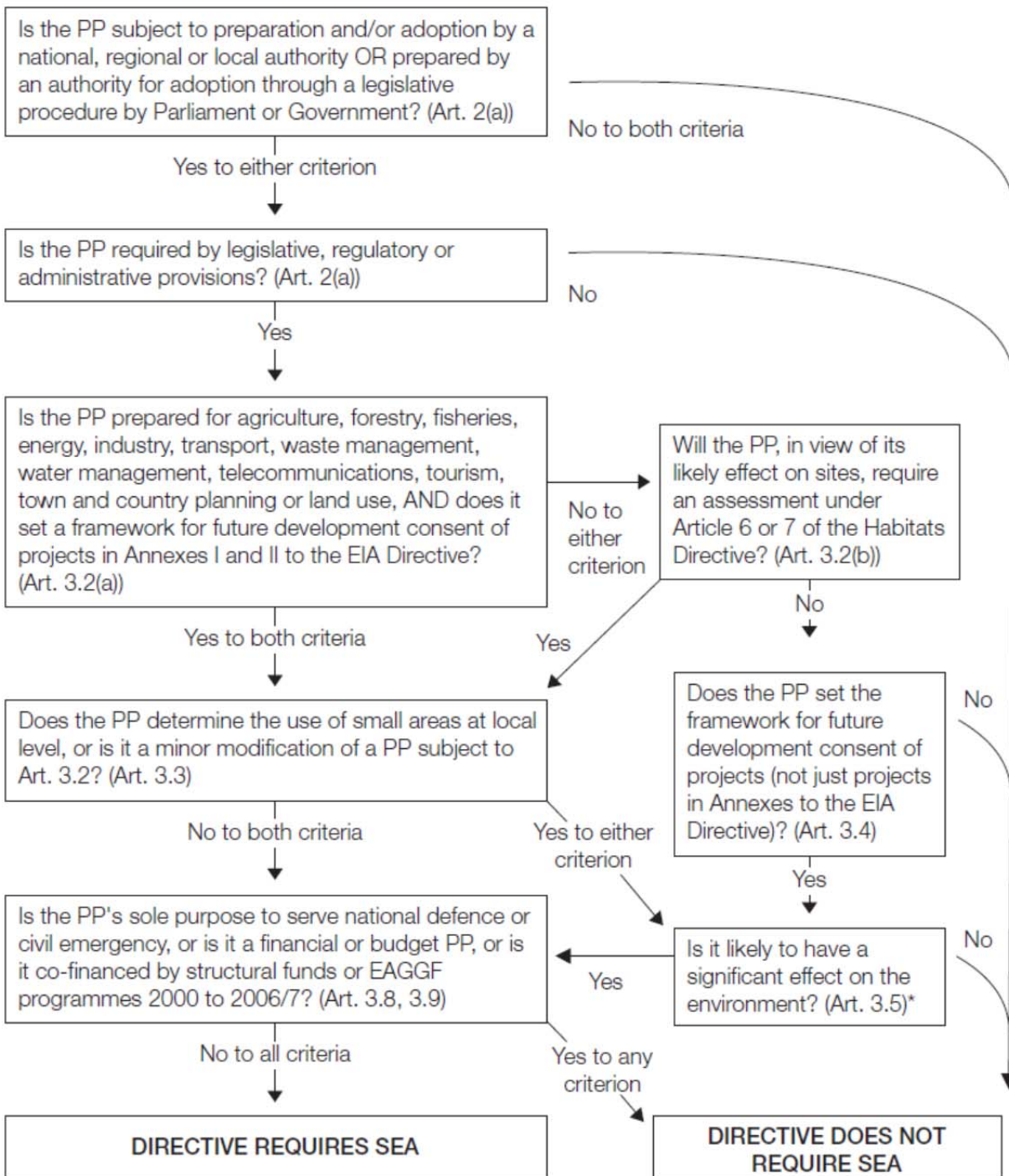
3.1 The criteria for determining the likely significant effects referred to in Article 3 (5) of Directive 2001/42/EC and Schedule 1 of the SEA Regulations are set out in figure 1 below;

1. The characteristics of plans and programmes, having regard, in particular, to
  - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development, environmental problems relevant to the plan or programme,
  - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the transboundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),
  - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
  - the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage,
    - exceeded environmental quality standards or limit values,
    - intensive land-use,
    - the effects on areas or landscapes which have a recognised national, Community or international protection status.

*Figure 1: Criteria for Assessing the Effects of WHNDP (Source Annex II of SEA Directive)*

3.2 Figure 2 (below) illustrates the process for screening a planning document to ascertain whether a full SEA is required. It principally relates to the articles of the SEA Directive. The way in which these have been transposed into English law is described in the following Table 1:

**This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.**



\*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

*Figure 2. Application of the SEA Directive to plans and programmes*

3.3 The Environmental Assessment of Plans and Programmes Regulations 2004 (EAPP Regulations) are used to determine whether a plan or programme (PP) such as the Kislingbury Neighbourhood Plan require SEA, directing the responsible authority in a series of steps to reach a view. Table 1 setting out this assessment, in accordance with the EAPP Regulations, was undertaken by South Northamptonshire Council

to identify any requirement for full SEA. The relevant Articles from the SEA directive are given in brackets. This has regard to the findings set out in Table X of this Report. It is important to note that the draft Plan is yet to be agreed by the Parish Council. Therefore the assessment of general conformity of the Plan with the WNJCS and potential for significant effects on the environment and any likely significant effects upon the Upper Nene Valley Gravel Pits pSPA/pRAMSAR or the Rutland Water SPA/RAMSAR sites is based on the content of the Plan as outlined by the Parish Council in Appendix 1 to this Report. Ultimately any decision over the eventual contents of the Final Draft Plan rests with Kislingbury Parish Council. If the contents of the Plan are revised and/or there is a material change in the characteristics in the locality (e.g. any new or changes to allocations/ policies), then the comments contained in this Assessment may need to be reconsidered again to take account of the changes. The Council will consider this and if appropriate produce an updated assessment in conjunction with the statutory bodies.

Furthermore stage 4 of the assessment also considers the impact on European sites in the context of HRA:

Table 1		
Regulation	Y / N	Reason
<p>Regulation 2 (1)</p> <p>PP means plans and programmes, including those co-financed by the European Community, as well as any modifications to them, which –</p> <p>(a) are subject to preparation or adoption by an authority at national, regional or local level; or</p> <p>(b) are prepared by an authority for adoption, through a legislative procedure by Parliament or Government; and in either case,</p> <p>(c) are required by legislative, regulatory or administrative provisions;</p> <p>(Article 2(a))</p>	Y	<p>The Kislingbury Neighbourhood Plan is being prepared by a steering group with the involvement of Kislingbury Parish Council and not by a national, regional or local authority. However if the plan receives 50% or more votes through a referendum it will be 'made' by South Northamptonshire Council.</p> <p>It is regulated by legislative procedures.</p>
<p>Regulation 5(2)</p> <p>Is it a PP which:</p> <p>(a) Is prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use; AND</p> <p>(b) Sets the framework for future development consent of projects in Annex I or II to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Council Directive 97/11/EC?</p> <p>(Article 3.2(a))</p>	N	<p>The NP is a PP required for town and country planning purposes.</p> <p>The Kislingbury Neighbourhood Plan is prepared for town and country planning and land use however as illustrated by the summary of policies set out above it does not set the framework for future development consent of projects in Annexes I and II of the EIA directive as the main development site will likely comprise a parcel of land smaller than 5ha and comprise fewer than 150 dwellings.</p>
Regulation 5(3)	N	The appropriate assessment for the Joint Core Strategy identified that the

Regulation	Y / N	Reason
<p>Has the PP, in view of the likely effect on sites, been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive?</p> <p>(Article 3.2(b))</p>		<p>nearest designated sites (Natura 2000 sites) which could be affected were Rutland Water SPA and Ramsar site and the Upper Nene Valley Gravel Pits pSPA and pRAMSAR site. As illustrated on the map at appendix 2, Kislingbury Neighbourhood Area is 7.5km from the Upper Nene Valley and 48.5km from Rutland Water.</p> <p>Through the appropriate assessment for the West Northants Joint Core Strategy<sup>1</sup> it was concluded that there would be no adverse effect on site integrity for both of these sites as any affect was mitigated through modifications to the plan. Consequently the conformity of the policies in the Kislingbury Neighbourhood Plan has implications for the impact on these protected sites alongside any site specific impacts that may arise. A detailed assessment of the policies was carried out as part of this assessment (Table 3) and has demonstrated that there will be not be a significant negative effect on either the Rutland Water SPA and Ramsar site or the Upper Nene Valley Gravel Pits pSPA and pRAMSAR sites.</p>
<p>Regulation 5(4)</p> <p>Is the first formal preparatory act of the plan on or after 21<sup>st</sup> July 2004; and Does the plan set the framework for future development consent of projects?</p>	Y	<p>The first formal preparatory act falls after 21<sup>st</sup> July 2004 and the plan does set the framework for future development consent of projects.</p>
<p>It may be required that the Plan would be automatically eligible for full SEA, unless:</p> <p>The answer to the questions posed by Regulation 5(2) are both NO; or The answer to the questions posed by exemptions set out under Regulation 5 (5) or 5(6) apply.</p> <p>In either event the tests set out under Regulation 9(1) below must then be satisfied to ensure that no significant environmental effect is likely and no SEA is required.</p>		

<sup>1</sup> Appropriate Assessment for the West Northants Joint Core Strategy available from <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=5130832#5130832>

Table 1		
Regulation	Y / N	Reason
<p>Regulation 5 (5)</p> <p>Is the PP's sole purpose to serve national defence or civil emergency; a financial or budget PP or is it co-financed under Council Regulations (EC) No's 1260/1999 or 1257/1999</p> <p>(Article 3.8,3.9)</p>	N	No
<p>Regulation 5(6)</p> <p>Does the PP:</p> <p>(a) determine the use of a small area at local level; or</p> <p>(b) propose a minor modification of an existing PP subject of the regulations.</p> <p>(Article 3.3)</p>	Y	<p>(a) The Draft Plan only dictates the use of local scale sites to meet local needs, at most. The spatial / overarching strategy for the plan area is set out in the West Northamptonshire Joint Core Strategy. Consequently as, demonstrated in Table 3, as the policies of the Kislingbury Neighbourhood Plan are considered to be in general conformity at this stage with the strategic policies of the West Northamptonshire Joint Core Strategy it is not considered that the plan will have a significant effect on the environment</p> <p>(b)The Kislingbury Neighbourhood Plan does not propose minor modifications of an existing pp subject of the regulations.</p>
<p>It may still be required that the Plan would be eligible for full SEA, unless it is determined that it will not give rise to significant environmental effects under Regulation 9.</p>		
<p>Regulation 9(1)</p> <p>Is the PP likely to have a significant effect on the environment taking into account the views of the consultation bodies and the criteria set out at Schedule 1 of the Regulations?</p> <p>(Article 3.5)</p>	N	<p>Following consultation with NE, EH the EA, the LPA and the qualifying body's own assessment of likely environmental effect the following conclusion has been reached:</p> <p>The Kislingbury Neighbourhood Plan is not considered to be eligible for full SEA, as following consideration of responses received, the draft Plan is considered not to give rise to significant environmental effects under Regulation 9.</p>

### Determining significant environmental effects

3.4 The following assessment has been made as to whether the plan is likely to have any significant environmental effects. Along with advice from the LPA, this takes into account the responses and



independent assessments of the three consultation bodies against the Schedule 1 criteria in the EAPP Regulations, set out in Tables 2 and 3 of this Report.

3.5 In addition, the assessment set out below as well as the assessment of the three consultation bodies has been undertaken bearing in mind the following context:

- The Kislingbury Neighbourhood Plan has been developed to be in general conformity with the strategic policies of the adopted development plan which itself was subject of SEA.
- Where relevant, we have had reference to the SEA work undertaken in support of the emerging aspects of the development plan.
- The assessment set out below has been informed in a large part by discussions and the written responses of the three named consultation bodies.
- The assessment set out below has also been informed by other relevant screenings of the Kislingbury Neighbourhood Plan against the Habitat Regulations.

<b>Table 2</b>		
<b>Criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004</b>	<b>Assessment</b>	<b>Significant environmental effect (positive or negative)?</b>
The characteristics of plans and programmes, having regard to:		
The degree to which the plan or programme sets a framework for projects and other activities, either in regard to location, nature, size and operating conditions or by allocating resources.	The PP only sets the framework for projects in a local context. There is a statutory requirement for the plan to provide policies in the context of the strategic policies of the adopted development plan. To this end it cannot by its nature provide for development that exceeds the intentions of the adopted Local Plan (or indeed reasonably the emerging Local Plan) and instead provides for the local needs of the Parish.	None likely
The degree to which the plan or programme influences other plans and programmes including those in the hierarchy.	Whilst Neighbourhood Plans comprise part of the statutory development plan for the LPA area they are required to conform to the strategic policies of the development plan. They are effectively the bottom tier of the statutory policy pyramid.	None likely
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	Neighbourhood Plans are required by legislation to help achieve sustainable development. This is one of the basic conditions against which the Plan will be tested at examination. This includes environmental sustainability, as one of the three pillars identified in the NPPF. The primary objective of the Plan is to plan positively and achieve a sustainable level of growth whilst maintaining both the built and natural environment of the village and the surrounding rural area.	None likely
Environmental problems relevant to the plan or programme.	The Plan covers the Parish of Kislingbury. The proposals in the Plan are not considered to detrimentally affect local or national designated environmental designations.	None Likely
The relevance of the plan or programme for the implementation of Community legislation on the environment	The Plan is not relevant in this instance, as the matters described are guided by higher level legislation (in some instances these matters will fall under the category of	None likely

<b>Table 2</b>		
<b>Criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004</b>	<b>Assessment</b>	<b>Significant environmental effect (positive or negative)?</b>
The characteristics of plans and programmes, having regard to:		
(for example, plans and programmes linked to waste management or water protection).	'excluded development' in the case of Neighbourhood Plans). Instead, the policies of the Plan must have regard to these matters and seek to ensure that any development it promotes does not compromise the objectives of higher level strategies.	
The characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
The probability, duration, frequency and reversibility of effects	The Plan covers the Parish of Kislingbury. The limited scale of proposals in the Plan would result in the loss of greenfield land. There is not any previously developed land available or suitable to accommodate the proposals that are considered necessary to meet local needs.	Small negative impact on loss of Greenfield Land
The cumulative nature of the effects	The cumulative nature of the effects is described in part above. Ultimately the cumulative nature of the effects can be characterised by the impact the residents of the level of new homes planned for the Parish will have on the environment. Whilst it is accepted that unmitigated there may be a number of potential effects around traffic movement, waste generation, recreational uses and impact on the water environment the plan, the Plan in combination with the adopted development plan and other plans and programmes propose measures to restrict and neutralise the impact of new development in and around areas of sensitivity.	None likely
The transboundary nature of the effects	In context the Plan is seeking to manage future development on specific sites in a small, parish level area within the wider LPA area. It is unlikely that the Plan will have any sort of significant transboundary effect, taken primarily to mean impacting on another EU member state, as defined in the EIA Regulations. Even if 'transboundary' were to be defined as impacting on the jurisdiction of other administrative areas within the UK (for example between parishes, districts or boroughs) the effect would be minimal in both instances.	None likely
The risks to human health or the environment (for example, due to accidents)	It is highly unlikely that the Plan will give rise to any significant instances of risk to human health. It principally proposes the delivery of residential and domestic scale development by way of a set of policies that seek to take into account all residual effects on residents included traffic movement, fumes and pollution.	None likely
The magnitude and spatial	As identified above it is highly unlikely that	None likely

<b>Table 2</b>		
<b>Criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004</b>	<b>Assessment</b>	<b>Significant environmental effect (positive or negative)?</b>
The characteristics of plans and programmes, having regard to:		
extent of the effects (geographical area and size of the population likely to be affected)	any environmental effect brought about by the Plan will be of any magnitude or impact on any area of scale. It must be remembered at this stage that Neighbourhood Plans have a very limited ability to influence the delivery of strategic levels of development and this neighbourhood plan in particular only seeks to direct development to a small area at local level.	
The value and vulnerability of the area likely to be affected due to (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land use.	The Plan covers the Parish of Kissingbury. The proposals in the Plan are not considered to detrimentally affect such characteristics.	None Likely
The effects on areas or landscapes which have a recognised national, Community or international protection status.	The Plan covers the Parish of Kissingbury. The proposals in the Plan are not considered to affect such landscapes	None likely

Table 3: Assessment table of general conformity of policies against the West Northamptonshire Joint Core Strategy, the potential for significant effects on the environment and the likely significant effects upon the Upper Nene Valley Gravel Pits pSPA/pRAMSAR and Rutland Water SPA/RAMSAR sites.

<b>Table 3</b>					
<b>Kissingbury NP Policy</b>	<b>Relevant Policy in WNJCS</b>	<b>Conformity / conflict between Kissingbury NP policies &amp; WNJCS policies</b>	<b>Conclusions re SEA</b>	<b>Potential for likely significant effects on Natura 2000 sites (Upper Nene Valley Gravel pits pSPA and pRAMSAR and Rutland Water Spa and Ramsar)</b>	<b>Conclusions re HRA</b>
Housing allocation of 40 dwellings to the south east of the village, to the rear of Watts Close	S1: Distribution of Development  S10: Sustainable Development Principles  R1: Spatial Strategy for	Proposal seeks to restrict main growth to a single site adjacent to the existing built up part of the village of a scale considered in conformity	No significant effects are identified	None	This policy approach seeks to protect the over development of the open countryside whilst meeting identified local housing needs.

<b>Table 3</b>					
<b>Kislingbury NP Policy</b>	<b>Relevant Policy in WNJCS</b>	<b>Conformity / conflict between Kislingbury NP policies &amp; WNJCS policies</b>	<b>Conclusions re SEA</b>	<b>Potential for likely significant effects on Natura 2000 sites (Upper Nene Valley Gravel pits pSPA and pRAMSAR and Rutland Water Spa and Ramsar)</b>	<b>Conclusions re HRA</b>
	the Rural Areas	with Policy R1 of the WNJCS.  Considered to be in general conformity with JCS policies.			Therefore it is not considered it will lead to a negative effect on protected sites
Infill housing development of approx.. 10 dwellings	S1: Distribution of Development  S10: Sustainable Development Principles  R1: Spatial Strategy for the Rural Areas	This policy approach restricts infill development to approximately 10 dwellings. Taken together with the single site allocation above the development of some 50 dwellings in the village is considered to be in general conformity with JCS policies in particular Policy R1 that restricts significant growth of rural areas to meet local needs.	No significant effects are identified	None	This policy approach seeks to control the scale of development therefore considered it will not lead to a negative effect on protected sites.
The need for the visual impact of any new development on the surrounding	S10 – Sustainable Development Principles  BN5 – The Historic	This policy approach is considered to be in general conformity with the JCS in particular in	No significant effects are identified	None	This policy approach seeks to protect development of the open countryside

<b>Table 3</b>					
<b>Kislingbury NP Policy</b>	<b>Relevant Policy in WNJCS</b>	<b>Conformity / conflict between Kislingbury NP policies &amp; WNJCS policies</b>	<b>Conclusions re SEA</b>	<b>Potential for likely significant effects on Natura 2000 sites (Upper Nene Valley Gravel pits pSPA and pRAMSAR and Rutland Water Spa and Ramsar)</b>	<b>Conclusions re HRA</b>
countryside to be considered at design and application stage	Environment and Landscape	protecting and mitigating the impact of development on the countryside			whilst meeting identified local housing needs. Therefore it is not considered it will lead to a negative effect on protected sites
The retention of community amenities and services in the village	S1: Distribution of Development  RC2 – Community Needs	This policy approach is considered to be in general conformity with the JCS in particular policy RC2.	No significant effects are identified	None	No negative effect, policy seeks to protect existing community amenities and services.
Connectivity to the local fibre optic broadband network	C1 – Changing Behaviour and Achieving Modal Shift	This policy approach is considered to be in general conformity with the JCS in particular policy C1.	No significant effects are identified	None	This policy approach supports greater connectivity and promotes behavioural change within the parish. It is not considered it will lead to a negative effect on protected sites
The promotion of new shops and services in the village	S1: Distribution of Development  R2 – Rural Economy	This policy approach is considered to be in general conformity with the JCS in particular policy R2, Rural Economy.	No significant effects are identified	None	This Policy approach supports new Shops and services in the village and by virtue of their scale it's not considered it will lead to a negative effect on protected sites.

<b>Table 3</b>					
<b>Kislingbury NP Policy</b>	<b>Relevant Policy in WNJCS</b>	<b>Conformity / conflict between Kislingbury NP policies &amp; WNJCS policies</b>	<b>Conclusions re SEA</b>	<b>Potential for likely significant effects on Natura 2000 sites (Upper Nene Valley Gravel pits pSPA and pRAMSAR and Rutland Water Spa and Ramsar)</b>	<b>Conclusions re HRA</b>
safe traffic movement and the promotion of sustainable modes of transport in and around the village and throughout the Parish	C1 – Changing Behaviour and Achieving Modal Shift  C5 – Enhancing Local and Neighbourhood Connections  R3 – A Transport Strategy for the Rural Areas	This policy approach is considered to be in general conformity with the JCS in particular Policy R3 that seeks to improve accessibility and sustainable transport in the rural areas.	No significant effects are identified	None	No negative effect, seeks to promote sustainable transport. It is not considered it will lead to a negative effect on protected sites.
Protection and enhancement of heritage assets within the Parish	BN5 – The Historic Environment and Landscape	This policy approach is considered to be in general conformity with the JCS in particular protecting existing valued designated and non-designated heritage assets.	No significant effects are identified	None	No negative effect. Policy approach seeks to protect and enhance heritage assets
A range of tenure types and house sizes	H1 – Housing Density and Mix and Type of Housing  R1: Spatial Strategy for the Rural Areas	This policy approach is considered to be in general conformity with the JCS in particular policy R1 that requires the provision of an appropriate dwelling types	No significant effects are identified	None	No negative effect. Policy approach seeks to ensure appropriately scaled local housing needs are met. It is not considered it will lead to a negative effect on protected



<b>Table 3</b>					
<b>Kislingbury NP Policy</b>	<b>Relevant Policy in WNJCS</b>	<b>Conformity / conflict between Kislingbury NP policies &amp; WNJCS policies</b>	<b>Conclusions re SEA</b>	<b>Potential for likely significant effects on Natura 2000 sites (Upper Nene Valley Gravel pits pSPA and pRAMSAR and Rutland Water Spa and Ramsar)</b>	<b>Conclusions re HRA</b>
		and sizes to meet local needs.			sites
A proportion of the affordable housing in the village is secured for occupants with a local connection	H2 – Affordable Housing  R1: Spatial Strategy for the Rural Areas	This policy approach is considered to be in general conformity with the JCS in particular policy H2 and R1 that requires the provision of an affordable housing to meet local needs.	No significant effects are identified	None	No negative effect. Policy approach seeks to ensure affordable housing is provided to meet identified local needs. It is not considered it will lead to a negative effect on protected sites
High quality of design that retains the character of the village and its surroundings.	H1 – Housing Density and Mix and Type of Housing  BN5 – The Historic Environment and Landscape  R1: Spatial Strategy for the Rural Areas		No significant effects are identified	None	No negative effect. Policy approach seeks to ensure that appropriately scaled and located development is of high quality that respects and retains the existing character of the village. It is not considered it will lead to a

<b>Kislingbury NP Policy</b>	<b>Relevant Policy in WNJCS</b>	<b>Conformity / conflict between Kislingbury NP policies &amp; WNJCS policies</b>	<b>Conclusions re SEA</b>	<b>Potential for likely significant effects on Natura 2000 sites (Upper Nene Valley Gravel pits pSPA and pRAMSAR and Rutland Water Spa and Ramsar)</b>	<b>Conclusions re HRA</b>
					negative effect on protected sites

### **Screening Outcome**

4.1 As a result of the assessment in Table 2, it is considered unlikely that any significant environmental effects will occur from the implementation of the Kislingbury Neighbourhood Plan that were not considered and dealt with by the Sustainability Appraisal of the emerging West Northamptonshire Joint Core Strategy. As such the Kislingbury Neighbourhood Plan does not require a full SEA to be undertaken.

4.2 With regards Habitat Regulations Assessment, the table above, in particular question 4, it is not considered that the implementation of the Kislingbury Neighbourhood Plan, by virtue of its scale and distance, will result in any likely significant effects upon the Upper Nene Gravel Pits site or the Rutland Water site. This is demonstrated in Table 2 of this Report.

Habitats Regulations Assessment: In combination effects

4.3 Existing plans and proposals must be considered when assessing new plans or programmes for likely significant effects as they may create ‘in combination’ effects.

4.4 For reference the relevant plans or programmes which should be considered when reviewing in combination effects are listed below:

- West Northamptonshire Joint Core Strategy
- Daventry District Local Plan (saved policies)
- South Northamptonshire Local Plan (saved policies)
- Northampton Local Plan (saved policies)
- Northamptonshire Local Transport Plan
- Northamptonshire Minerals and Waste Development Framework Core Strategy
- Locations for Waste and Minerals Development
- North Northamptonshire Core Spatial Strategy
- Milton Keynes Core Strategy
- National Planning Policy Framework

4.5 As the plan is required to be in general conformity and will contribute to delivering the growth identified in the WNJCS rather than exceeding it, it is not considered that it will lead to any significant ‘in combination effects’.

## 5.0 Conclusions and recommendations of the Screening Assessments

### SEA

5.1 A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in section 3 of this report. The assessment finds that no significant effects will occur as a result of the implementation of the Kislingbury Neighbourhood Plan. The assessment also finds many of the policies are in conformity with the policies of the emerging West Northamptonshire Joint Core Strategy which have been subject to a full SA/SEA where no significant effects were identified.

5.2 Following consultation the three consultation bodies have returned the following opinions:

Consultation Body	Date of Response	SEA required?	Summary comments
Natural England	27/08/2015	N	We have checked our records and based on the information provided, we can confirm that in our view the proposals/allocations contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect. Natural England is in agreement with the conclusion of the screening report in relation to HRA as the location and scale of development included within the plan would not represent a likely significant effect to any European Site.
Historic England	30/10/2015	N	We confirm that we have identified no significant effects to cultural heritage and in respect of our interests, we agree with the screening determination.
Environment Agency	04/09/2015	N	We have reviewed the information submitted and consider the draft Kislingbury Neighbourhood Plan is unlikely to result in significant environmental impacts.

5.3 Copies of the full responses of the consultation bodies are appended to this statement.

5.4 Consequently from the findings of the screening assessment it is recommended that a full SEA

does not need to be undertaken for the Kissingbury Neighbourhood Plan. This has been confirmed through the responses from Historic England, Natural England and the Environment Agency set out in Appendix E.

HRA

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

### **Statutory bodies**

#### **Historic England**

Claire Searson (Mrs)  
Historic Environment Planning Adviser  
E-mail: [claire.searson@HistoricEngland.org.uk](mailto:claire.searson@HistoricEngland.org.uk)

#### **Environment Agency**

Nene House (Pytchley Lodge Industrial Estate),  
Pytchley Lodge Road, Kettering, Northants, NN15 6JQ  
Email: [planningkettering@environment-agency.gov.uk](mailto:planningkettering@environment-agency.gov.uk)  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
Kerrie Ginns  
Sustainable Places - Planning Adviser  
Direct dial 01536 385159  
Direct e-mail [kerrie.ginns@environment-agency.gov.uk](mailto:kerrie.ginns@environment-agency.gov.uk)

#### **Natural England**

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ  
T 0300 060 3900  
Roslyn Deeming  
Adviser  
Sustainable Development Team  
East Midlands Area

### **Determination – the requirement for SEA**

As a result of the assessment set out above, incorporating the comments of the three consultation bodies, Kissingbury Parish Council, as the responsible authority, determine that:

Following its assessment against Schedule 1 of the EAPP Regulations it is the unanimous view of the three statutory bodies as well as the LPA that the Plan will not give rise to any significant environmental effects. Therefore, a full Environmental Report is not required in support of the Kislingbury Neighbourhood Plan.

This Statement of Reasons will be:

- sent to each of the three consultation bodies
- Made available at Kislingbury Parish Council's principle office at:  
Kislingbury Parish Council, The Parish Office, The Paddocks, Baker Street, Gayton NN7 3EZ for inspection for a period of 28 days following the date of this report;
- advertised in a way that brings it to the attention of the public within the same period of 28 days.

Date: 27<sup>th</sup> August 2015

Our ref: 162358



Andy D'Arcy  
Lead Officer Planning Policy  
South Northamptonshire Council.

**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
Crewe Business  
Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Andy

**Screening consultation:** SEA/HRA Screening reports for Kislingbury Neighbourhood Plan

Thank you for your consultation on the above dated 7<sup>th</sup> August 2015.

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.

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

#### **Strategic Environmental Assessment**

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance<sup>1</sup>. The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals/allocations contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.



We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

#### **Habitats Regulations Assessment (HRA)**

Natural England is in agreement with the conclusion of the screening report in relation to HRA as the location and scale of development included within the plan would not represent a likely significant effect to any European Site.

For any queries relating to the specific advice in this letter only please contact Ross Holdgate on 0300 060 4657. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Ross Holdgate

Essex, Herts, Beds, Cambs and Northants Area Team

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BY EMAIL:  
[Andy.Darcy@SouthNorthants.gov.uk](mailto:Andy.Darcy@SouthNorthants.gov.uk)

Our ref: HD/P/5328/01  
Your ref:

Telephone: 01604 735460

30 October 2015

Dear Mr D'Arcy,

**Kislingbury Neighbourhood Plan SEA Screening Report.**

Thank you for consulting Historic England on the draft screening report.

We have read the document and have the following detailed comments to make:

For the purposes of this consultation, Historic England will confine its advice to the question 'Is it likely to have a significant effect on the environment?' in respect of our area of concern, cultural heritage. We note the SEA screening statement prepared considers that an SEA is not required. We confirm that we have identified no significant effects to cultural heritage and in respect of our interests, we agree with the screening determination.

We would like to stress that this is based on the current information provided in the screening request and the current draft Neighbourhood Plan. To avoid any doubt, this does not reflect our obligation to provide further advice on the SEA process, and subsequent draft Plan's.

Please do not hesitate to contact me if you wish to discuss any of these comments.

Yours sincerely

A handwritten signature in black ink, appearing to read "Claire Searson".

Claire Searson (Mrs)  
Historic Environment Planning Adviser  
E-mail: [claire.searson@HistoricEngland.org.uk](mailto:claire.searson@HistoricEngland.org.uk)



Historic England, 2<sup>nd</sup> Floor, Windsor House, Cliftonville, Northampton NN1 5BE  
Telephone 01604 73 5460 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Andy D'Arcy  
South Northamptonshire Council  
Planning Policy & Implementation  
The Forum  
Moat Lane  
Towcester  
NN12 6AD

**Our ref:**AN/2012/115343/SE-01/DS1-  
L01

**Your ref:**

**Date:** 04 September 2015

Dear Andy

### **SEA/ HRA request Kislingbury Neighbourhood Plan**

Thank you for referring the SEA and HRA screening Report for the draft Kislingbury Neighbourhood Plan, which was received on 07 August 2015.

We have reviewed the information submitted and consider the draft Kislingbury Neighbourhood Plan is unlikely to result in significant environmental impacts.

As the plan is required to be in general conformity with the West Northamptonshire Joint Core Strategy, we do not consider that we are able to provide you with further advice at this stage until we are consulted on individual planning applications by your Authority. However, we can offer the following comments which may be of use.

#### **Plan Area Constraints**

The Plan area falls mostly within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plans produced by your Authority.

The northern part of the village of Kislingbury falls within Flood Zone 3, defined by the PPG as having a high probability of flooding. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

All development proposals in this zone should be accompanied by a flood risk assessment.

Prior to investing resources in completing a FRA, applicants are advised to contact the

Environment Agency  
Nene House (Pytchley Lodge Industrial Estate),  
Pytchley Lodge Road, Kettering, Northants, NN15 6JQ  
Email: [planningkettering@environment-agency.gov.uk](mailto:planningkettering@environment-agency.gov.uk)  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

*Customer services line: 03708 506 506  
Weekday daytime calls to 0370 numbers cost 8p plus up to  
6p per minute from BT Weekend Unlimited.  
Mobile and other providers' charges may vary.*

Cont/d..



Local Planning Authority (LPA) and discuss how the flood risk Sequential Test as set out in the National Planning Policy Framework (NPPF) will affect the proposed development. It is possible that the development will be inappropriate and be refused planning permission irrespective of any FRA.

**Preliminary Opinion**

We are able to provide a free preliminary opinion to a developer/applicant per site. This will outline our position and highlights any key environmental risks that we are concerned about as a statutory consultee and provide developers with an idea of what we would expect to receive within a planning application.

**Charged Service for Planning Advice**

If further bespoke advice is required outside of a formal planning application then this will form part of our charged for planning advice service.

Please note that this response is based on the information provided at this time and if this changes in the future we would need to consider our position again. We trust that the above information is of assistance.

If you would like to discuss our response further, or would like more information about our charged for planning advice service, please do not hesitate to contact me.

Yours faithfully

**Kerrie Ginns**  
**Sustainable Places - Planning Adviser**  
Direct dial 01536 385159  
Direct e-mail [kerrie.ginns@environment-agency.gov.uk](mailto:kerrie.ginns@environment-agency.gov.uk)



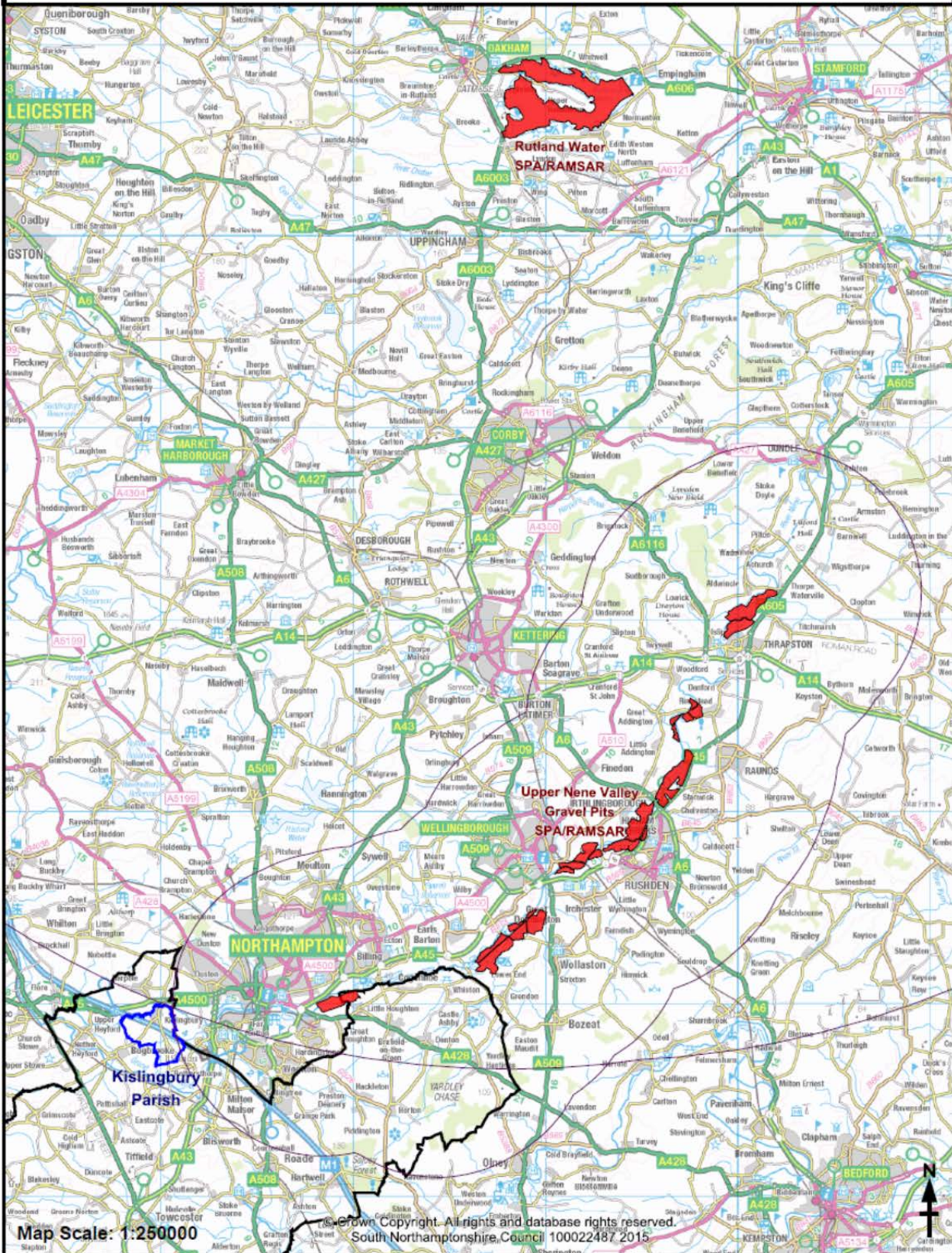
Awarded to the Environment, Planning and Engagement Department, Lincolnshire & Northamptonshire



**Appendix: Map showing distances from Rutland Water SPA/RAMSAR and Upper Nene Valley Gravel Pits SPA/RAMSAR sites**  
**7.5km buffer from Upper Nene Gravel Pits, and 48.5km buffer from Rutland Water**

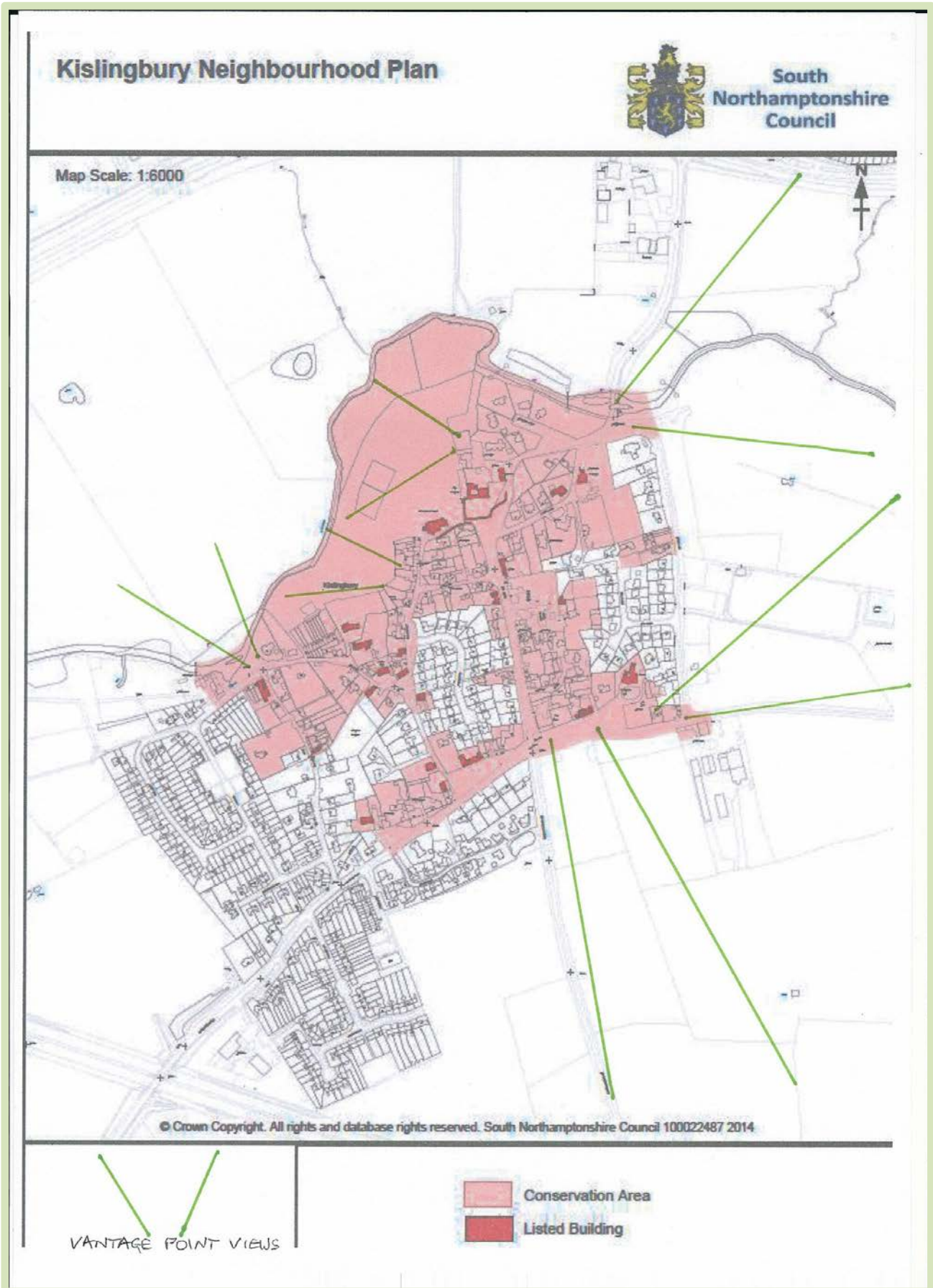


**South Northamptonshire Council**



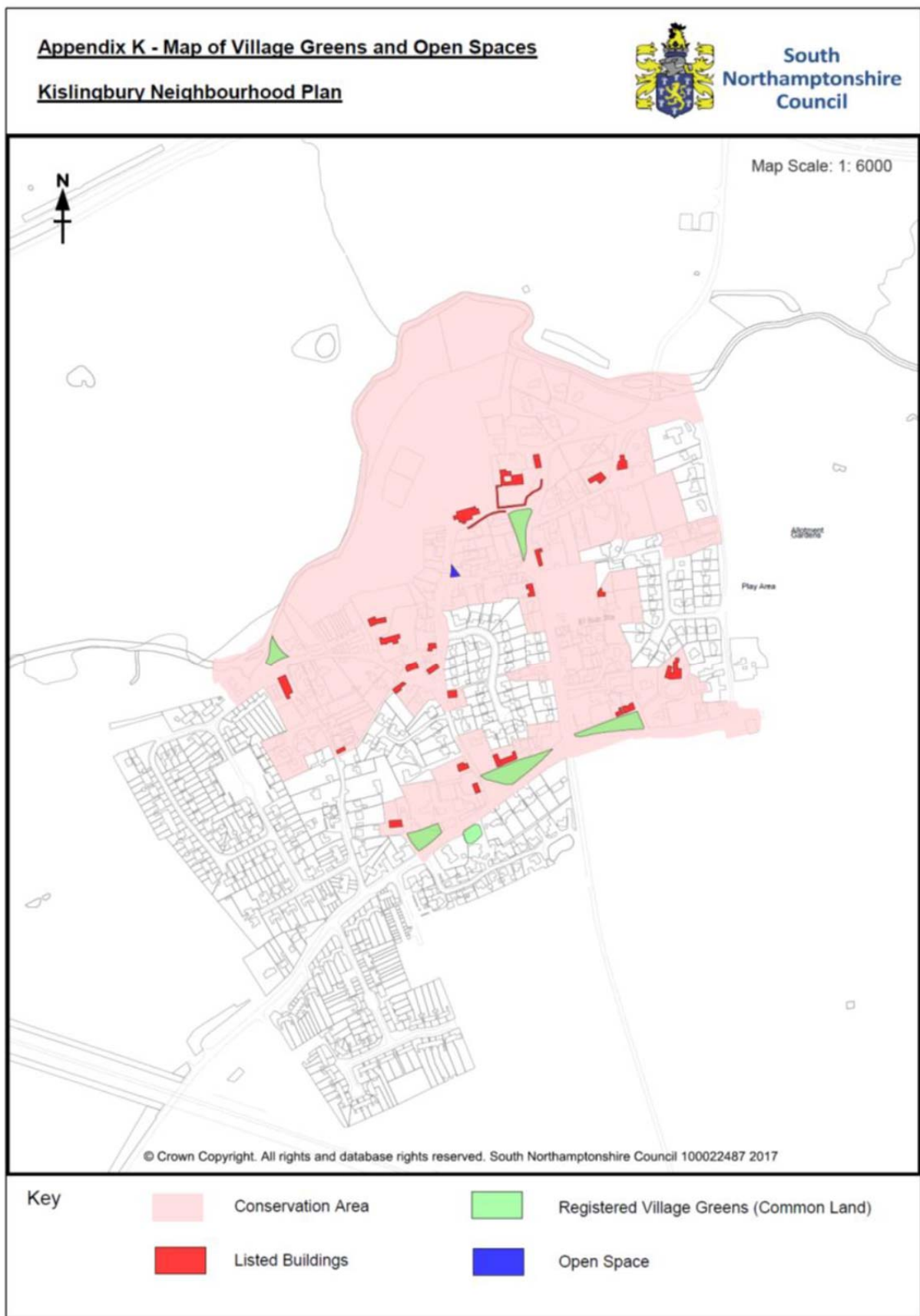


# Appendix J Vantage Point Views





# Appendix K – Map of Village Greens and Open Spaces



# Acknowledgements

The Parish Council and the Steering Group would like to record their thanks for the cooperation, assistance, encouragement and patience of all who helped with the Plan, and in particular:

The Plan is dedicated to Pauline Cook, who served the Village for many Years, and was the driving force behind its launch in 2011.

- The Residents of Kislingbury
- Alison Ward, Chair PC
- Kay Longland, PC, and Steering Group
- Sarah Parker, PC
- Sharon O'Connell, PC
- Brigitte Goss, PC
- Roger Minchin, PC and Steering Group
- Miriam Harris, PC
- Tom Payne, PC
- Sue Deane, PC
- Tim Ward, Steering Group
- Bob Wallis, Steering Group
- Alan Roberts, Steering Group
- Paul Huband, Steering Group
- Andy Clarke, Steering Group
- Paul Southworth OBE
- Andy D'Arcy, SNC Planning
- Jacqueline Brooks, SNC
- Jennie Johnson, SNC
- Susan Jobbins, Shaping Communities Ltd
- Alex Munro, Maroon Planning Ltd
- Diane Ward
- Mike Prince
- Bernard Gent
- Mike Green
- Dennis Tidmarsh
- Tony Tutchener
- Keith Marsden, The Village and Plan Web Site
- Head, Staff, Pupils, and Governors of Kislingbury Primary School
- The Sun Inn
- The Olde Red Lion
- The Village Shop
- Sean Cummings
- Andrew Cowling
- Stephen Hopewell
- Roger Elliott
- KOFS Committee
- Village Hall Committee
- KPFA Committee
- The Village Churches
- Valerie Skidmore, Bugbrooke Medical Practice
- Christopher Heaton-Harris, MP
- Joan Kirkbride, County Council Member
- Alice Kirkham, Persimmon Homes
- Jim Robinson, Davidsons Developments Ltd
- Ann Addison, District Member
- Karen Cooper, District Member
- All Statutory Consultees