

# REFERENDUM VERSION - CLIPSTON NEIGHBOURHOOD PLAN

## EXECUTIVE SUMMARY

- Following on from the previously issued Executive Summary of the draft neighbourhood plan delivered to Clipston parishioners in September 2020, the final form of the neighbourhood plan has now been assessed by the Independent Examiner. He concludes that subject to recommended modifications, the neighbourhood plan meets the legal requirements and should proceed to referendum.
- This final form of the neighbourhood plan incorporating such recommendations (called the Referendum Version), has now been approved by West Northamptonshire Council (formerly Daventry District Council) and will now be submitted to a Referendum where Parishioners will be invited to vote on whether or not they support it.
- **The Referendum will be held at the Clipston Village Hall on 2<sup>nd</sup> December between 7am and 10pm.** The Referendum will follow a similar format to an election. All those registered to vote within the neighbourhood area will be given the opportunity to vote. Voters will be given a ballot paper with the question (the wording of which is specified in neighbourhood planning regulations):

“Do you want West Northamptonshire Council to use the neighbourhood plan for Clipston to help it decide planning applications in the neighbourhood area?”

- Voters will be given the opportunity to vote “yes” or “no”. There is no minimum turnout for a referendum to be valid. If more than 50 per cent of those voting in the Referendum vote “yes” then West Northamptonshire Council (WNC) is required to “make” the neighbourhood plan. If the Referendum is unsuccessful then WNC takes no further action and the Clipston Parish Council would have to decide what it wishes to do.
- Whilst the Examiner’s recommendations retain the intention and objectives of the neighbourhood plan policies contained in the previous draft of the neighbourhood plan, the one significant recommendation is the removal of the proposed residential site allocation off Naseby Road, Clipston. This site allocation policy was originally numbered HBE2 in the draft neighbourhood plan and has now been removed from the Referendum Version together with incidental text relevant to that deleted policy.

- Please take the opportunity to read this Executive Summary of the Referendum Version which affects Clipston Parish. This Summary replaces the previously delivered Executive Summary, but for clarity, it is the Referendum Version of the neighborhood plan which is the actual subject of the Referendum. We would therefore urge you to also look at the neighbourhood plan in full before submitting your vote.
- The full neighbourhood plan documentation (including the Referendum Version and its appendices, Examiner's report, consultation and supporting documents) can be found on the WNC website at the address below:

<https://www.daventrydc.gov.uk/living/planning-policy/neighbourhood-planning/submitted-neighbourhood-plans/>

- If you do not have access to the internet, a copy of the Referendum Version of the neighbourhood plan and its appendices can be viewed at the following:
  - Within the porch of All Saints Church, Clipston
  - At the offices of WNC in Daventry (Lodge Road, Daventry NN11 4FP)



This Executive Summary has been produced by the  
Neighbourhood Plan Advisory Committee on behalf of  
Clipston Parish Council

## 1. Background

The opportunity to prepare a neighbourhood plan was established through the 2011 Localism Act. If the neighbourhood plan successfully passes the referendum and then it is formally 'Made' by WNC, it will sit alongside Daventry District's Local Plan and the Clipston Conservation Area Appraisal and Management Plan (adopted in March 2021) with all planning decisions taken by WNC needing to take the Referendum Version's policies into account. It adds Clipston-specific detail to the strategic policies contained in the Local Plan and the National Planning Policy Framework.

The Referendum Version has to be in general conformity with the strategic policies in Daventry District's Local Plan and have regard for the National Planning Policy Framework. It cannot promote policies that do not accord with these requirements.

Neighbourhood plans are opportunities for local people to shape planning policy in their area and they help to make sure that planning decisions taken by WNC reflect local issues and not just Daventry District-wide concerns. They add local detail to strategic planning policies.

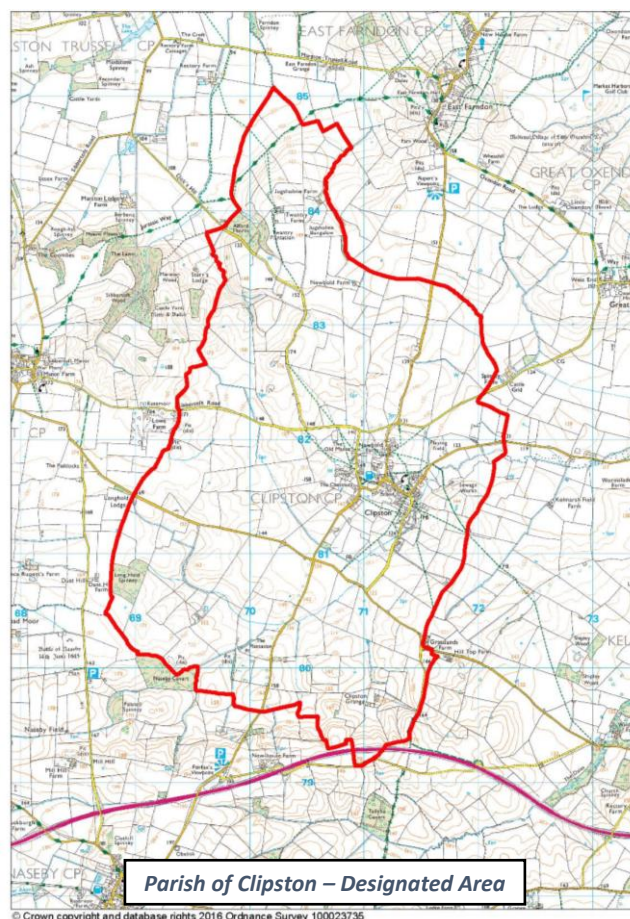
If the neighbourhood plan passes the referendum and is then 'made' it will be no longer known as the 'Referendum Version', being then referred to as the 'Made version' however the content of the neighbourhood plan will be the same as this Referendum Version and therefore this version is the version that would be used to help determining planning applications in the Parish.

## 2. Introduction

Clipston Parish Council took the decision to prepare a neighbourhood plan and established an Advisory Committee involving Parish Councillors and residents, which met for the first time on 5 January 2017. The whole of the Parish was formally designated by Daventry District Council for neighbourhood planning purposes on 3 March 2017 and the Advisory Committee has met regularly throughout the process.

An open event was held on 25 February 2018 to enable the local community to understand more about neighbourhood planning and to share their views about the future of the Parish. 66 people attended this event. Also in early 2018, a neighbourhood plan questionnaire was produced by the Advisory Committee and distributed throughout the Parish. 148 householders responded, representing 29% of the adult population.

Three Theme Groups were established in March 2018 to identify the policies needed to deliver an effective neighbourhood plan for the Parish, looking at areas



such as housing, the environment, community facilities, employment, and transport. Members of the Advisory Committee were joined by other residents to progress this work.

A second open event took place in January 2020 with over 100 people attending. This event was used to share the proposed residential site allocation and the proposed Community Actions which will sit alongside the planning policies contained within the document and which together will help shape the future of Clipston.

It was hoped that a further open event would be held to share the emerging policies, but this was not possible because of the Covid-19 pandemic.

However an executive summary of the draft of the neighbourhood plan was delivered to all Parishioners in September 2020 where comments on the draft were invited. Once received the comments were considered and an amended neighbourhood plan was submitted to the WNC on 4th February 2021.

The WNC then initiated a 6 week public consultation period inviting further comments. These comments along with the above neighbourhood plan were then submitted for approval to an Independent Examiner appointed jointly by WNC and Clipston Parish Council in May 2021.

The Examiner issued his final report on 7th September 2021, approving the form of the neighbourhood plan, providing his recommendations were included. These recommendations have now been included to form the Referendum Version.

WNC on 12th October 2021 accepted each of the Examiner's recommendations and confirmed that the neighbourhood plan, as amended, should proceed to a Referendum.

It is intended that this Executive Summary of the Referendum Version will reach everyone in the Parish and explains why the Referendum Version has been prepared, how the Referendum Version has evolved and what the Referendum Version contains.

The vision of the Referendum Version for the Parish up to 2029 (a timescale deliberately chosen to mirror that of the Local Plan) is for the village to continue to evolve in such a way so that by 2029:

- it recognises the importance of climate change and has done what it can to mitigate its impact
- it has retained its rural nature, open spaces and 'green' character
- any new development has been consistent with the rural nature, open spaces and green character of the village and has avoided any urbanisation, thereby having maintained the absence of densely packed housing
- traffic and parking issues have been managed to ensure the safety of pedestrians (particularly schoolchildren) cyclists and walkers, as well as motorists, whilst limiting noise and vibration pollution, and pollution from vehicle emissions
- local employment with existing businesses and working farms have been encouraged
- the sense of tranquillity, open spaces and attractive views have been preserved
- increases in surface water run-off are limited to reduce the strain on watercourses and drains

- there has been maintained and encouraged the sense of community as illustrated by the existing Bulls Head public house, Recreation Fields, clubs and other social organisations
- boundary vegetation and landscaping has been maintained to preserve the character and rural values of the village, with species selected to support local flora and fauna

The policies in the Referendum Version aim to ensure that this vision is realised over the neighbourhood plan period (2020 – 2029), by ensuring:

- development takes place in the most sustainable locations
- encouragement of the right type of development that meets local needs
- protection of important community facilities that are special to the local community;
- promotion of good design
- facilitation of appropriate employment opportunities
- the community continues to have good access to the surrounding countryside and green spaces
- protection of open spaces that are important to the community and/or wildlife
- improvement of pedestrian and cycle connections within the Parish and into the surrounding areas

### 3. Climate Change

The Referendum Version recognises the challenges presented by climate change and has sought to bring together a set of policies to provide a local and effective response to meet the challenge in a proportionate manner within the scope of a neighbourhood plan.

There is a policy relating to flood risk, which manages the River Ise to reduce the risk of high-water flood events locally and downstream. This policy also seeks to improve the infrastructure for managing flash-flooding and surface water run-off events.

Policy CC1 requires development proposals within an identified area of the River Ise to demonstrate that the benefit of development outweighs its harm in relation to its impact on climate change, and supports measures to construct new floodwater management infrastructure.

Recent increases in surface water flooding is an immediate issue for residents.

Policy CC2 requires development proposals adjacent to the Parish's watercourses to demonstrate that:

- their location and design respect the geology and drainage characteristics of the immediate area and apply the findings of a hydrological study (where appropriate) accompanying the proposal
- they demonstrate that the scheme will prevent flooding from surface water
- they include, as appropriate, sustainable drainage systems
- they do not increase the risk of flooding to third parties
- they take the effect of climate change into account

Renewable energy generation is important locally. Any infrastructure must be of an appropriate scale, be sensitive to the high-quality landscape of Clipston and respect residential amenity. Policy CC3 supports renewable energy infrastructure where it:

- does not have an unacceptable impact on the amenity of local residents
- does not cause unacceptable visual impact on the character of the landscape
- does not have an unacceptable impact on local heritage assets
- does not (in the case of wind turbines) cause unacceptable effect on protected species

The Referendum Version recognises the importance of energy efficiency in new buildings. Neighbourhood plans are not able to require buildings to have greater energy efficiency than is stated in the building regulations, but can encourage higher standards to be met, and this is what the Referendum Version has done.

Policy CC4 supports high levels of sustainable design and construction where it:

- is sited and orientated to optimise passive solar gain
- uses thermally efficient building materials and energy efficient measures
- reduces water consumption and increases water reclamation
- for non-residential development meets the 'excellent' Building Research Establishment standard
- incorporates on-site renewable energy generation
- includes retrofitting proposals that safeguard historic characteristics
- where appropriate, maximises sustainability for alterations to existing buildings

The use of electric vehicles is on the increase and helping to reduce carbon emissions, but the charging infrastructure is currently inadequate to cope with expected increase in demand.

Policy CC5 supports development which provides appropriate electric vehicle cabling in residential development, and also supports communal charging points within the Parish where it does not have an unacceptable impact on the availability of existing parking.

Home working is growing, stimulated further by the Covid-19 pandemic, and likely to remain an important working practice into the future. The Referendum Version recognises the benefit of working from home and its contribution to tackling climate change.

Policy CC6 supports proposals for using part of a residential dwelling for office/light industrial uses where:

- adequate parking is in place and there will be no unacceptable traffic movements
- residential amenity is protected from issues such as noise, light and pollution
- any extension is subservient to the existing building and does not detract from its quality or character

The Plan supports improvements or an extension to pedestrian paths and pavements.

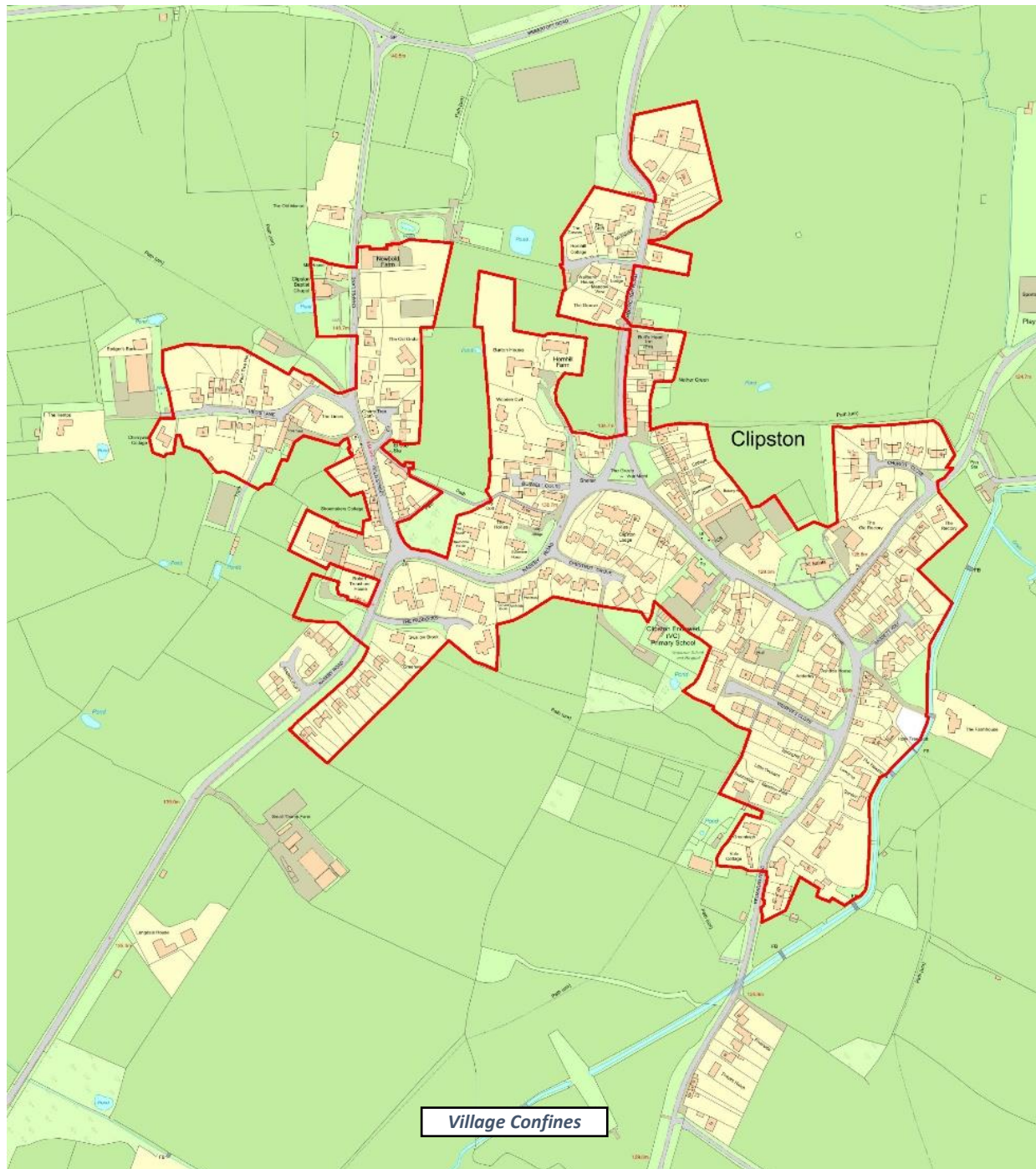
Policy CC7 supports extensions to the network of footpaths where they do not harm the character or setting of the village.



## 4. Housing and the built environment

The policies in this section seek to consider residential development in line with locally important issues. Although the Parish is not required to contribute to the supply of new housing across Daventry District, development will inevitably take place.

Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other policies of the Referendum Version), i.e. within the village confines, and where development will be carefully controlled (i.e. outside the village confines). This is highlighted in policy HBE1 with the Village Confines edged in red on the image below.



A neighbourhood plan can also influence housing design and protect locally important buildings from inappropriate development.

As a result of the:

Open Event (February 2018)

Daventry District Council Housing Survey (2017)

Clipston Neighbourhood Development Plan questionnaire (sent out in 2018)

which all addressed housing needs, the Parish Council, notwithstanding the deletion by the Independent Examiner of the policy for the proposed allocated residential site off Naseby Road, will consider ways of meeting the affordable/social housing needs of the Parish.

To help maintain the character of Clipston, further development throughout the neighbourhood plan period will be restricted to 'windfall sites' within the Village Confines. Windfall sites are those not specifically identified through the neighbourhood plan process and which therefore come forward unexpectedly.

Policy HBE2 sets a range of conditions against which support for windfall development will be judged. These include:

- being within the Village Confines
- not diminishing important services and facilities
- providing safe access and adequate parking
- retaining existing natural boundaries
- respecting the form and character of the village
- protecting the integrity of local open land
- preserving local residential amenity
- being of suitable scale to the plot size and immediate locality

The Parish of Clipston has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and distinctive local character. A policy on design helps to maintain this.

The biggest challenge facing the future of Clipston is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

Policy HBE3 on design seeks to reflect the design principles which the community believes will help to achieve this aim. The overall aim is to protect Clipston so that it retains its character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the range of historic buildings, structures and archaeology situated within the Parish.

The policy contains 13 separate design features that development proposals should need to satisfy, where appropriate and proportionate to the development. These include:

- the need to enhance and reinforce the local distinctiveness and character of the area in which it is situated
- not disrupting the visual amenities of the street
- not impacting negatively on any significant wider landscape views



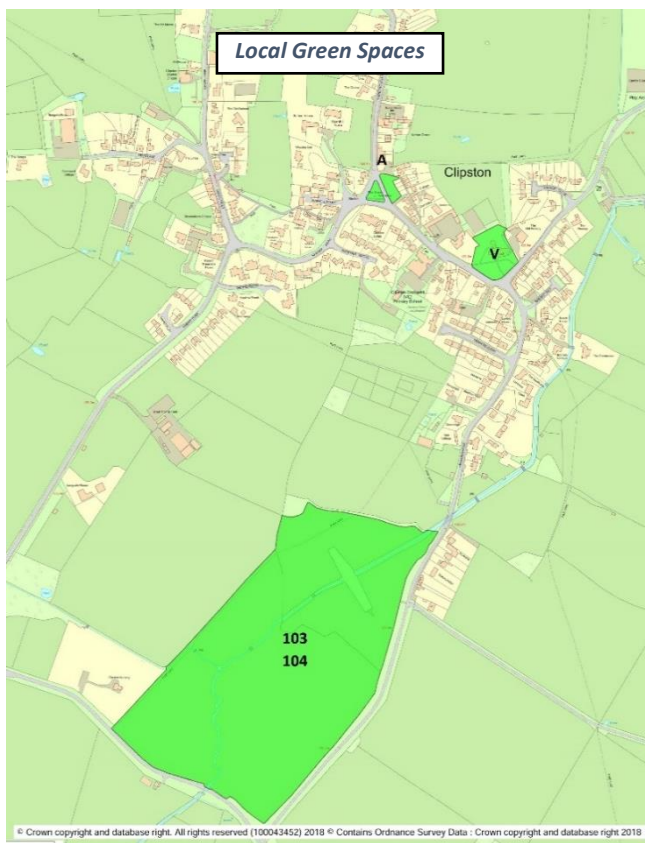
- use of high-quality materials which are consistent with, and complement, the surrounding area
- involving contemporary and innovative materials where positive improvement can be robustly demonstrated
- considering accessibility standards and how both vehicular and pedestrian access, and sufficient off-road parking, can be achieved
- planting or retaining native hedging or other original features
- minimising the impact on general amenity and giving careful consideration to mitigate the adverse impacts of noise, odour and light
- accommodating discreet and accessible meter cupboards and storage containers compliant with the refuse collection system
- protecting existing flora and enhance biodiversity where possible
- incorporating, where possible, robust sustainable drainage systems

## 5. Environment policies

The policies in this section identify and protect the most important environmental aspects of Clipston from inappropriate development. They have been informed by the completion of an 'environmental inventory' of fields in the Parish, compiled by local people who have measured each field against national criteria, resulting in a detailed catalogue of environmental features.

Policy ENV1 designates the most important local environmental sites as 'Local Green Spaces'. Development proposals within these areas will only be supported in very special circumstances.

The areas selected for this designation are as shown on the below image and comprise All Saint's Churchyard, Village Green and Haddon Fields.



Policy ENV2 identifies sites of environmental significance that are present elsewhere in the Parish. The sites are detailed in the environmental inventory in the Referendum Version and represent features of environmental or historic significance. Any development proposal will need to take these features into account and will not be supported unless it can be demonstrated that the benefit of the development outweighs the environmental significance of the site or feature.

Other sites scored highly for their community value. A total of 15 sites were identified, some coming forward as part of the Local Plan process. Policy ENV3 resists development on these sites unless the open space is replaced by an equivalent space or the space itself is no longer needed by the community.

Policy ENV4 highlights local buildings and structures which have heritage value in the Parish. There are 16 structures identified as 'non-designated heritage assets' and afforded a degree of protection against inappropriate development either to the structure itself or to its setting. The identified structures are as follows:

- Old Rectory, Church Lane
- The Bulls Head public house, Harborough Road
- Cottages, numbers 2 – 6 The Green
- Cottages, Church Lane
- Vale Cottage, Kelmarsh Road
- Bridge House, Kelmarsh Road
- Cottages, numbers 39– 43 Kelmarsh Road
- Pump, Church Lane
- Stable block rear of 'The Chestnuts'
- Gold Street terrace
- Cottages, numbers 8 and 10 Pegs Lane
- Manor Farm, Pegs Lane
- The Limes, Pegs Lane
- Mill House, Chapel Lane
- No.14 The Green
- The Old Workshop, 26 Harborough Road

Ridge and Furrow fields are a rapidly diminishing resource. Policy ENV5 identifies the remaining areas of Ridge and Furrow in the Parish and designates them as non-designated heritage assets. Any development requiring a planning consent will have to demonstrate that the benefit of development will be balanced against the significance of the feature concerned as a heritage asset.

The Referendum Version recognises the importance of trees in contributing to the picturesque appearance of the village. Policy ENV6 extends the protection afforded to trees with TPOs to some other identified notable trees in the Parish.

Biodiversity is protected in policy ENV7 which also identifies wildlife corridors in the Parish where biodiversity is to be safeguarded.

7 views are identified across the Parish of being of local importance and policy ENV8 resists development that would cause significant harm to these views, listed in the image above.



## 6. Place

This chapter looks at aspects of village life including community facilities and assets, traffic management & road safety (including parking) and business & employment (including farm diversification and tourism).

The Referendum Version describes the wide range of community facilities in the Parish and their importance to the community. Policy CF1 resists the loss of these important facilities unless there is no longer any need or demand for them or they are no longer economically viable or appropriate alternative provision is made available. Policy CF2 supports the development of additional or enhanced communal facilities provided that:

- it does not generate unacceptable traffic movements or cause unacceptable harm to the amenities of nearby residential properties
- it provides appropriate car parking
- it is of a suitable scale and takes into account the needs of people with disabilities

The neighbourhood plan consultation exercises provided clear evidence of residents' strong concerns regarding traffic safety and absence of appropriate traffic management arrangements in the village. In addition, 61% of respondents to the neighbourhood plan questionnaire thought the problems arising from parking on pavements was an important or very important consideration in need of addressing and 82% were concerned about inconsiderate parking.

Policy TRS1 in addressing highway capacity and traffic movements in the Parish, says development proposals (appropriate to their scale, nature and location) for housing and employment development should:

- be designed to minimise additional traffic generation and movement
- incorporate sufficient off-road parking
- retain existing off-road parking provision
- provide any necessary improvements to site access and the highway network either directly or by financial contributions
- consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways

Good employment opportunities in the Parish and the strength of the community go hand in hand. Supporting the growth of employment opportunities in the Parish is therefore recognised as an important theme of the Referendum Version. 94% of respondents to the neighbourhood plan questionnaire welcomed more business to the Parish. Respondents did feel, however, that such new business should be in keeping with and not in detriment to the rural and predominantly residential nature of the Parish. Policy BE1 supports the retention of existing businesses unless it can be demonstrated that the premises in question is not viable and reasonable steps have been taken to let or sell the site for business purposes for at least 12 months. Policy BE2 welcomes new business development which complies with the following criteria:

- appropriate for a community the size of Clipston
- within the Village Confines unless suitable for a countryside location
- not involving the loss of dwellings
- not generating unacceptable levels of traffic movement

- not increasing noise or pollution levels that unacceptably impact on nearby residential properties
- contributing to the character of the local area
- well integrated and complement existing businesses

Policy BE3 supports farm diversification and in particular conversion of existing agricultural buildings to employment related uses or community uses which:

- extend the range of businesses insofar as its use is appropriate for a rural location
- respect local character
- do not generate traffic that cannot be accommodated by the road system
- provide adequate off-road parking
- do not cause unacceptable harm to the amenities of residential properties nearby

The importance of tourism facilities in Clipston is recognised in policy BE4 which supports such development proposals, subject to a number of criteria including:

- they do not have an unacceptable affect on rural character
- they do not have an unacceptable affect on the surrounding infrastructure
- benefits the local community
- prioritises existing buildings

In support of improved broadband and telecommunications in the Parish, policy BE5, insofar as planning permission is required, supports improvements to the mobile telecommunication network. Any above-ground installations must be sympathetically located and designed to integrate into their surroundings.

## 7. Community Actions

In addition to the planning policies described above, the Referendum Version also identifies a number of Community Actions. They reflect future work activities that it is proposed be undertaken within the Parish which will involve a wide range of parties including residents and the public and private sector alongside the Parish Council to help improve the Parish in line with the outcome of community consultation. The Parish Council acknowledges the benefit of these Community Actions and in principle supports them, subject to the Parish Council's resources and on the basis that these Community Actions are led by members of the community and are not the primary responsibility of the Parish Council. They will be considered over the lifetime of the Referendum Version and progressed in line with the degree of community support for each activity.

## 8. Plan Period and Review

The neighbourhood plan will last until 2029. The Clipston Parish Council will consider a review of the neighbourhood plan at the point which the Daventry District Local Plan is updated or other significant change in the strategic planning system affecting Clipston is made.