

# CLIPSTON PARISH COUNCIL DRAFT NEIGHBOURHOOD PLAN

## EXECUTIVE SUMMARY

- Please take the opportunity to read this Summary of the draft Clipston Neighbourhood Plan (NP) which affects Clipston Parish. This is the formal pre-submission stage of the NP.
- The Parish Council want to receive your views on the NP. Please send any comments on the policies in the NP, or any other comments on the NP, to the Parish Council as set out in the Comments Form which forms part of the full NP documentation.
- The full NP documentation (including all appendices and supporting documents and Comments Form) can be found on the Clipston Parish Council web-site: [www.clipstonparishcouncil.org.uk](http://www.clipstonparishcouncil.org.uk)
- If you do not have access to the internet a copy of the full NP documentation (including its appendices and supporting documents, and the Comments Form) are available from the following;
  - Robert Burnham at 9 Naseby Road, Clipston, Leics. LE16 9RZ Tel. 01858 525628
  - John Oldershaw at 4 Pegs Lane, Clipston, Leics. LE16 9SB Tel. 01858 525409
  - Tony Price at 25 Kelmarsh Road Clipston, Leics LE16 9RX Tel. 01858 525654
- The Consultation Period for you to send in any comments to the Parish Council expires at 5pm on 30th October 2020

### 1. Background

The opportunity to prepare a neighbourhood plan was established through the 2011 Localism Act. Once (but only if) the NP has been formally 'Made' by Daventry District Council, it will sit alongside the District's Local Plan and all planning decisions taken by Daventry District Council will need to take the NP'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 NP has to be in general conformity with the strategic policies in the 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 Daventry District Council reflect local issues and not just District-wide concerns. They add local detail to District-wide strategic planning policies.

## 2. Introduction

Clipston Parish Council took the decision to prepare the NP 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.

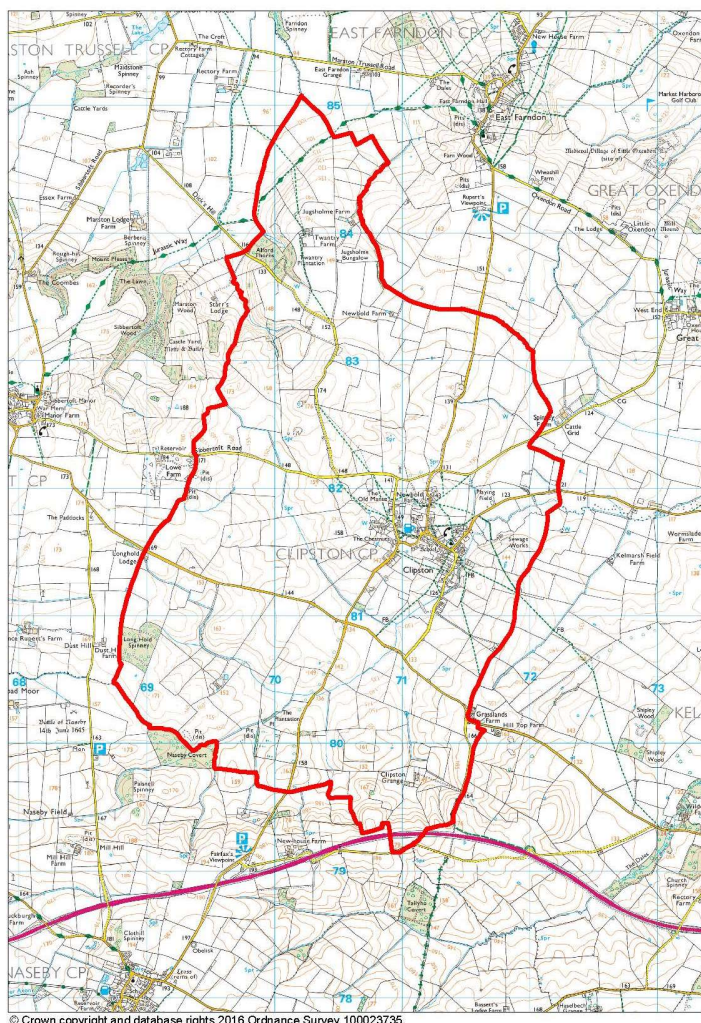
An open event was held on 25 February 2018 to enable the local community to understand more about neighbourhood planning and to share their views about the future of the Parish. 66 people attended this event. Also in early 2018, a NP questionnaire was produced by the Advisory Committee and distributed 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 NP 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.

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

It is hoped, however, that this Executive Summary of the NP will reach everyone in the Parish and explains why we are preparing the NP, how we are doing it and what it contains. There are still opportunities to shape the final document as there are more formal consultation stages still to be undertaken.



*Parish of Clipston – Designated Area*

Our vision 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 NP aim to ensure that this vision is realised over the NP period, 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 NP area and into the surrounding areas

### 3. Climate Change

The NP 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 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
- alternative sites are not available

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 adverse impact on the amenity of local residents
- does not cause adverse visual impact on the character of the landscape
- does not have an adverse impact on local heritage assets
- does not (in the case of wind turbines) impact negatively on protected species
- provides an appropriate minimum separation with residential properties

The NP 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 NP 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
- meets the 'excellent' Building Research Establishment standard
- incorporates on-site renewable energy generation
- includes retrofitting proposals that safeguard historic characteristics
- 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 negatively 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 NP 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

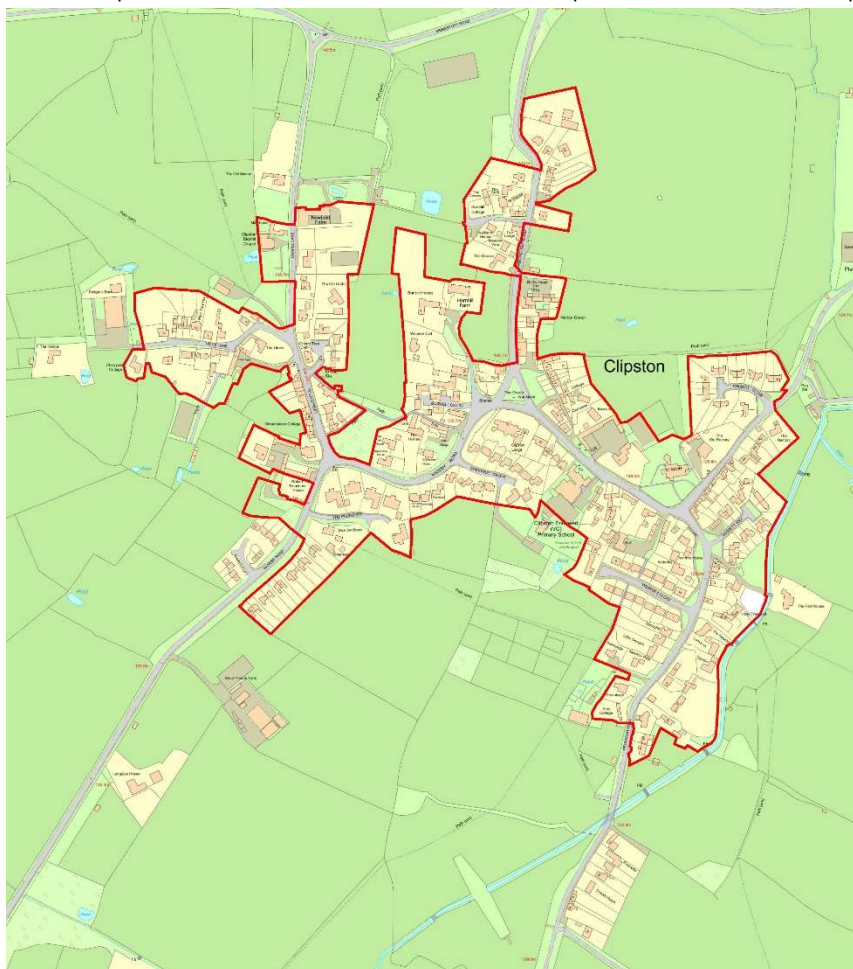
The Plan supports improvements or an extension to pedestrian paths and pavements.

Policy CC7 supports extensions to the network of footpaths where it:

- services new development and connects them to existing footpaths
- encourages walking over car use
- provides greater opportunities for exercise and leisure activities

## 4. Housing and the built environment

The policies in this section seek to shape residential development in line with locally important



**Village Confines**

issues. Although the Parish is not required to contribute to the supply of new housing across Daventry District, development will inevitably take place and the NP has allocated a single site for residential development to help safeguard other more sensitive areas and to afford greater protection against inappropriate development.

Central to this is the establishment of the village confines to distinguish between where development is acceptable (subject to conformity with other NP policies), 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.

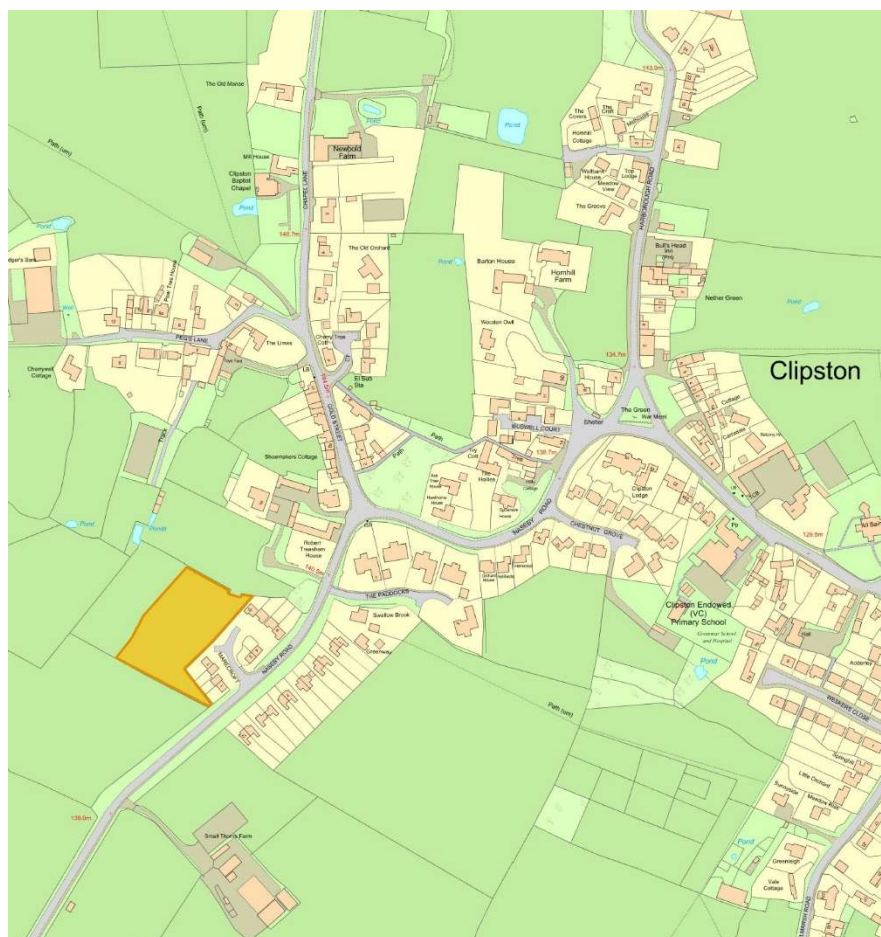
The NP can shape the type, size and location of new housing in the

Parish – executive houses, family houses or starter homes. It can specify expensive or ‘Affordable Housing’, specialist housing for older people or people with support needs. It can also influence housing design and protect locally important buildings from inappropriate development.

During the process of preparing the NP a detailed, independently led, Site Sustainability Assessment exercise was undertaken to determine the most suitable site amongst all those put forward by landowners for development. This resulted in a single allocation of about 10 units on land off Naseby Road to the rear of Marecroft as shown below.

Policy HBE2 supports development on this site subject to:

- house types meeting a local need; 'Affordable Housing' being built to national space standards
- specific conditions relating to the size of the dwellings to ensure suitability
- 2 of the market dwellings being accessible and adaptable for people with mobility issues
- a maximum house height of 2½ storeys
- appropriate pedestrian connectivity with neighbouring developments
- appropriate landscaping
- archaeological investigation work to mitigate any impact on the adjoining Scheduled Monument



**Residential site allocation at land off Naseby Road**

Because of the proximity of the Scheduled Monument, a full Strategic Environmental Assessment (SEA) was required by Daventry District Council prior to commencing Pre-Submission consultation. The SEA endorsed the NP policies and made no recommendations for change.

Further development in Clipston throughout the NP period will be restricted to 'windfall' development within the Village Confines. Windfall sites are those not specifically identified through the NP process and which therefore come forward unexpectedly.

Policy HBE3 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;
- a maximum of two dwellings;
- with one of them being 3-beds or fewer if two dwellings are proposed

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. Design considerations within neighbourhood plans feature heavily in Planning for the Future White Paper (August 2020).

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 HBE4 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 will 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 appropriate, sustainable design and construction techniques, to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology

## 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’. These areas will be protected from inappropriate development in perpetuity and will be given the same level of protection in planning terms as the Green Belt.

The areas selected for this designation are as shown on the adjacent figure 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 NP 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 harm caused.

Other sites scored highly for their community value. A total of 17 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.



**Local Green Spaces**



- 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 shop, 26 Harborough Road

The NP 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 all notable trees in the Parish.

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 figure alongside.



## 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 NP 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, they are no longer economically viable and appropriate alternative provision is made available. Policy CF2 supports the development of additional or enhanced communal facilities as long as it does not generate unacceptable traffic movements or parking that cannot be catered for on site, is of a suitable scale and takes into account the needs of people with disabilities.

The NP 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 NP 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 traffic management in the Parish says all development must:

- 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 and encourage traffic safety measures

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 NP. 94% of respondents to the NP 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 is:

- 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 complements existing businesses

Policy BE3 supports farm diversification and in particular conversion of existing agricultural buildings which:

- extends the range of businesses insofar as its use is appropriate for a rural location
- respects local character
- does not generate traffic that cannot be accommodated by the road system
- provides adequate off-road parking
- has no significant adverse impact on neighbours or historic features

The importance of tourism in Clipston is recognised in policy BE4 which:

- supports tourism proposals where they do not have a detrimental impact on rural character;
- do not affect the surrounding infrastructure;
- benefits the local community;
- prioritises existing buildings.

In support of improved broadband and telecommunications in the Parish, policy BE5 requires new development to have access to superfast broadband. Any above-ground installations must be sympathetically located, with shared providers where possible.

## 7. Community Actions

In addition to the planning policies described above, the NP 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 NP and progressed in line with the degree of community support for each activity.

## 8. Review

The NP will be subject to formal review to ensure it remains a helpful tool in determining planning applications. This is likely to occur when the Daventry Local Plan is updated, when housing need changes or with amendments to national planning policy.

## 9. What Happens Now?

Once all comments have been considered, the NP will be amended accordingly and formally submitted to Daventry District Council who will then undertake their own six-week consultation and send the NP and all comments received to an Independent Examiner, who will consider the NP against local and national strategic planning policies and make recommendations for any changes felt to be necessary. Once the Examiner's report has been accepted and the changes made, the final NP will be put before residents in a Referendum, and the NP will pass or fail on the basis of a simple majority of the persons who cast a vote.

Once the NP is 'Made' (but only if the Referendum is passed), it will be used by Daventry Council to determine planning applications in the Parish.

