



DUSTON PARISH COUNCIL

Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northampton
NN5 6DT

Planning Committee

Cllrs Ingram, Barnes, Liddon, Mumford, Enright-King

24th November 2023

Dear Councillor,

You are hereby summoned to attend a meeting of the Planning Committee to be held at Duston Community Centre on Thursday 30th November 2023 commencing at 7.00pm for the purpose of transacting the following business.

Issued by:

Gary Youens
Parish Clerk, Duston Parish Council

AGENDA

PC042/23. To receive apologies for absence

PC043/23. To receive and approve for signature the minutes of the meeting held on Thursday 26th October 2023 (APPENDIX A)

PC044/23. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda (*Members should disclose any interests in the business to be discussed*)

and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business).

PC045/23. Public Participation Session (*Persons wishing to address the committee on an agenda item may register their intention to do so by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes).*

PC046/23. To Discuss Planning Applications Received from the Planning Authority

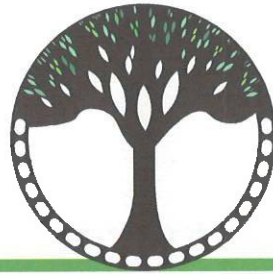
- a) 2023/7588/FULL – 271 Main Road Duston Northampton NN5 6PR – Erection of a first floor bedroom with en-suite above an existing carport
- b) Notification of Tree Work – Rosevilla Farm Main Road Duston Northampton nn5 6jb - This notification is of the intent to fell and replace the horse chestnut – Tree t1 with a more appropriate species, and of the intent to prune the canopy of the lime tree t2 to reduce the encroachment over the property, to provide up to 1.5m clearance of the end elevation and the roofline and to prune the wider canopy to balance the tree’s overall appearance
- c) Notification of Tree Work- 3 Rosevilla Farm Main Road Duston Northampton nn5 6jb - This notification is of intent to prune the canopies of the horse chestnut tree t1 and the lime tree t2 to reduce the encroachment over the property, to provide up to 1.5m clearance of the end elevation and the roofline and to prune the wider canopies to balance the trees’ overall appearance
- d) WNN/2022/1391 – Dallington Grange Mill Lane Kingsthorpe Northampton NN5 7PZ – Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 273 no dwellings on Phase 1B (part of) Dallington Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429

PC047/23. Review of Duston Neighbourhood Plan

- To review and identify aspects of the Neighbourhood Plan that can be amended and enhanced (APPENDIX B).

PC048/23. S106 / CIL Update

- To receive a verbal update from the Clerk surrounding S106 / CIL monies.



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Duston
Northampton
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Planning Committee Minutes **Thursday 26th October 2023**

Chair: Cllr M Ingram

Councillors Present: Barnes, Liddon, Mumford

IN ATTENDANCE:

Gary Youens – Clerk

Ryan Ikavnieks – Assistant Clerk

Cllr Andrew Dickinson

PC033/23. To receive apologies for absence

- Apologies were received from Cllr Enright-King

PC034/23. To receive and approve for signature the minutes of the meeting held on Thursday 28th September 2023

- **RESOLVED:** That the minutes of the meeting held on Thursday 28th of September 2023 were approved as a true record and signed by the Chair.

PC035/23. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

- Members were reminded of the need to declare any interests in the items on this agenda, whether pecuniary or otherwise. There were no interests declared.

PC036/23. Public Participation Session

- There were no members of the public present.

PC037/23. To Discuss Planning Applications Received from the Planning Authority

- **RESOLVED:**

- a) WNN/2022/1237 - 23 Weggs Farm Road, Northampton, NN5 6HD - Enlarging entrance porch, demolition of garage and construction of two storey side extension
 - No observations or comments.
- b) 2023/7126/FULL - 15 Kerrfield Estate Northampton NN5 6JY - Proposed single storey rear extension and side porch
 - No observations or comments.
- c) WNN/2022/1391 - Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ - Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 273 no dwellings on Phase 1B (part of) Dallington Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429
 - No observations or comments.
- d) 2023/7148/FULL - 5 Hopping Hill Gardens Northampton NN5 6PF - Installation of air source heat pump at rear of the house
 - No observations or comments.
- e) 2023/7227/TPO - 18 Duston Wildes Northampton NN5 6ND - Works to Sycamore tree subject to Tree Preservation Order no:191
 - Duston Parish Council has no objections or comments in relation to the application itself. However, it would be useful if the description of work, that is required to be filled out on the Application for Tree Works Form was included on the consultee letter. I.E 'Reduction in height of 40% and clear of dead wood in outer branches maintaining shape of tree.'

PC038/23. West Northamptonshire Accessible Parking Restrictions (Yellow Line) Request Form

- **RESOLVED:** That the Accessible Parking Restrictions (Yellow Line) Request Form was received and noted (APPENDIX B).

PC039/23. Sandy Lane 40mph Proposed Speed Limit Plan

- **RESOLVED:** To recommend that the Council supports the proposed plan to change Sandy Lane from 60mhp to 40mph (APPENDIX C)

PC040/23. S106 / CIL Update

- **RESOLVED:** That the verbal update from the Clerk surrounding S106 / CIL monies was received and noted.

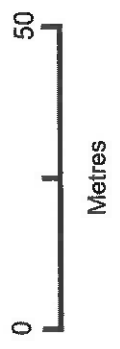
PC041/23. Duston Neighbourhood Plan

- **RESOLVED:**
 - a) That the report that identifies key next steps to take in relation to the Duston Neighbourhood Plan was received and noted (APPENDIX D).
 - b) That the next ordinary meeting of the Planning Committee be, in principle, dedicated to identifying which aspects of the NP can and should be amended and enhanced.

Meeting ended at 8:55PM

Scale: 1:1250 @A4

Date Produced: 07-Nov-2023



Planning Portal Reference: PP-12587902v1

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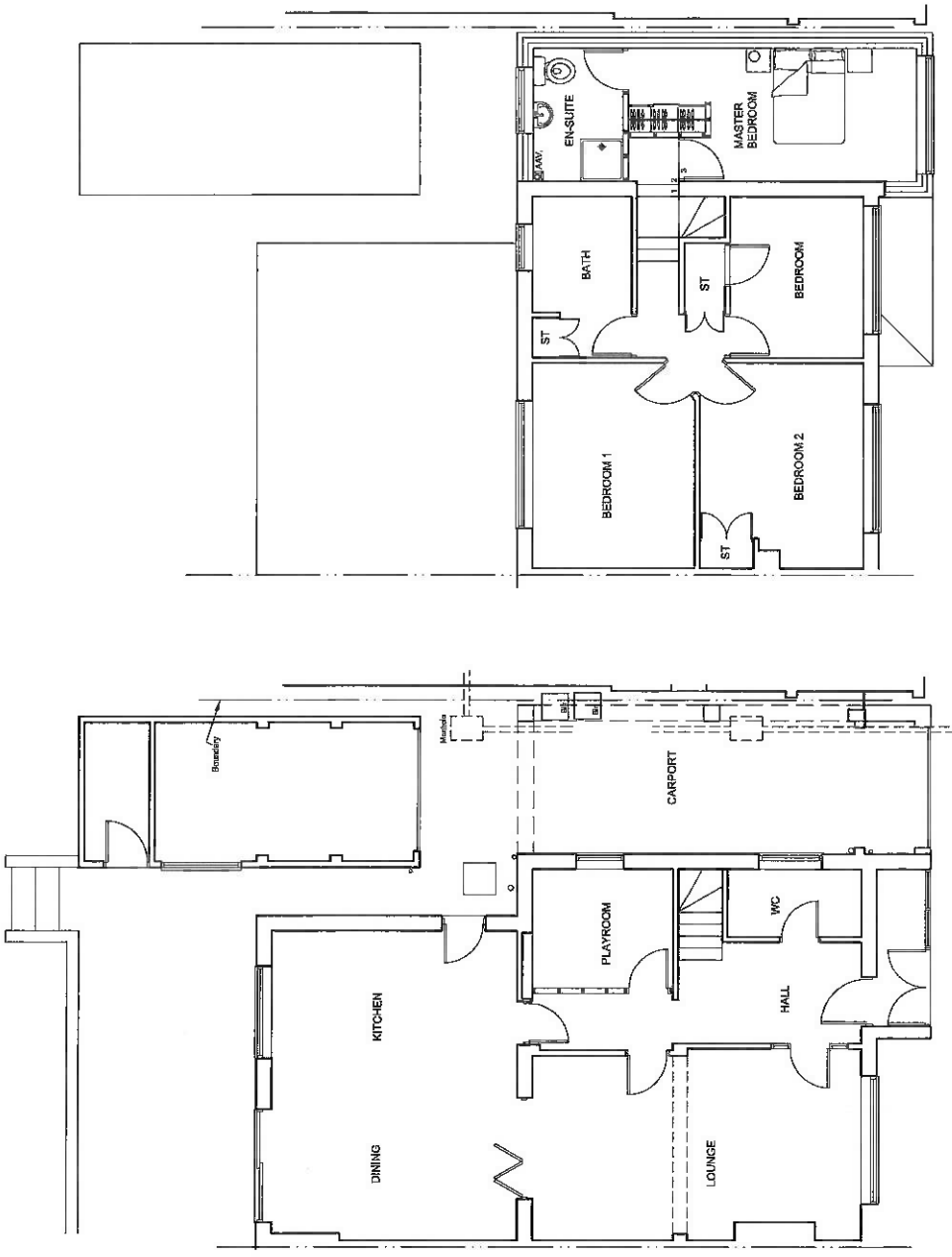
THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF A BUILDING APPLICATION OR APPROVAL. NO OTHER BUILDING DRAWINGS, CONTRACTS, AGREEMENTS, OR OTHER DOCUMENTS SHALL BE USED IN CONNECTION WITH THESE DRAWINGS.

The Client is to check and verify all building and site information before work starts. The Contractor is to verify all dimensions and levels before work starts. SR3 DESIGN ARCHITECTURAL SERVICES shall not be responsible for any errors or omissions in the drawings or design details. The drawings and design details are provided for information only. The drawings and design details are not to be used for any other purpose without the written consent of SR3 DESIGN ARCHITECTURAL SERVICES.

This drawing is not intended to show details of construction or materials. It is intended to show the general layout and dimensions of the proposed extension. The Contractor is to provide all details of construction and materials. The Contractor is to verify all dimensions and levels before work starts. SR3 DESIGN ARCHITECTURAL SERVICES shall not be responsible for any errors or omissions in the drawings or design details. The drawings and design details are provided for information only. The drawings and design details are not to be used for any other purpose without the written consent of SR3 DESIGN ARCHITECTURAL SERVICES.

A Structural Engineer needs to be consulted to obtain foundations and structural details for the proposed extension. The Contractor is to provide all details of construction and materials. The Contractor is to verify all dimensions and levels before work starts. SR3 DESIGN ARCHITECTURAL SERVICES shall not be responsible for any errors or omissions in the drawings or design details. The drawings and design details are provided for information only. The drawings and design details are not to be used for any other purpose without the written consent of SR3 DESIGN ARCHITECTURAL SERVICES.

A specialist Consultant will be required to carry out calculations to permit construction of the proposed extension. The Contractor is to provide all details of construction and materials. The Contractor is to verify all dimensions and levels before work starts. SR3 DESIGN ARCHITECTURAL SERVICES shall not be responsible for any errors or omissions in the drawings or design details. The drawings and design details are provided for information only. The drawings and design details are not to be used for any other purpose without the written consent of SR3 DESIGN ARCHITECTURAL SERVICES.

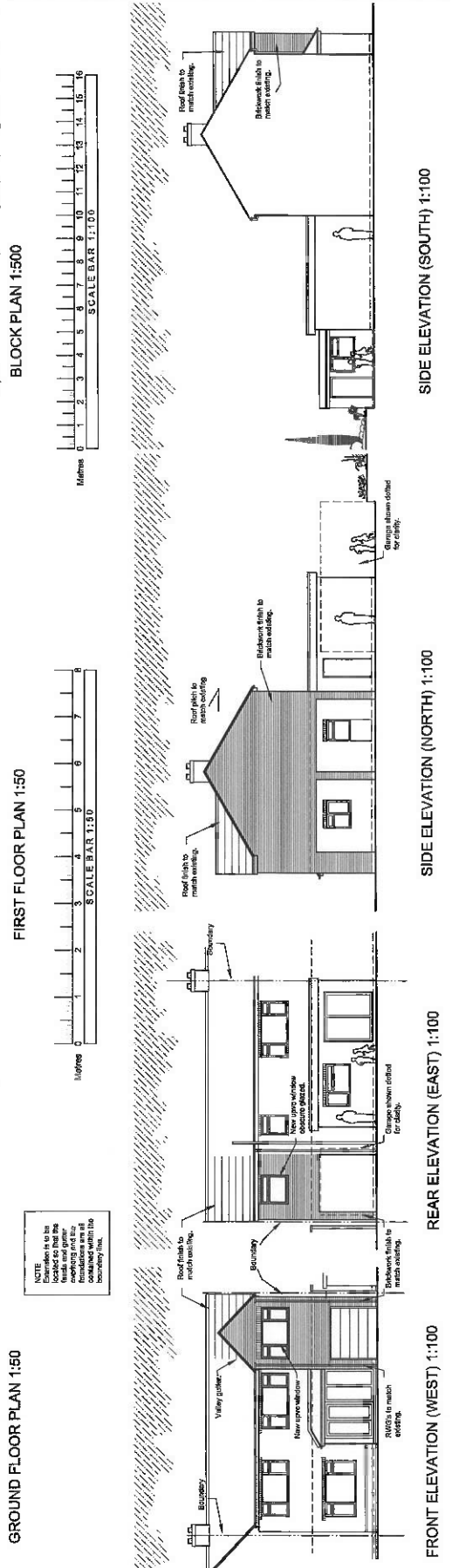


NOTES
 For Planning Application purposes only.
 Surveys completed with limited access to certain areas. Where access was limited, estimations had to be made.
 All dimensions to be checked on site.
 Drawings and documents to be read in conjunction with their number.

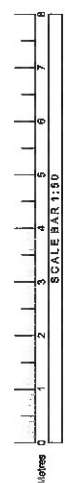
15, WALGRAVE CLOSE, LITTLE BUNG, NORTHAMPTON NN5 8SU
 T: 01604 100941
 E: sr3design@bt.com

PROJECT		PROPOSED EXTENSION TO 271 MAIN ROAD, DUSTON NORTHAMPTON	
DRAWING TITLE		PROPOSED PLANS AND ELEVATIONS	
DATE	MAY 2018	SCALE	1:500, 1:100 & 1:1250
PROJECT No:	2017-161	DRAWING No:	002

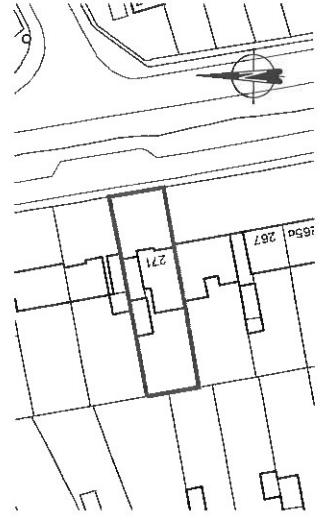
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NOTE
 Consideration to be given to the fields and garden. The drawings and design details are not to be used for any other purpose without the written consent of SR3 DESIGN ARCHITECTURAL SERVICES.



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 Survey completed with limited access to certain areas. Where access was limited, assumptions had to be made.
 All dimensions to be checked on site.
 Drawings and dimensions to be read in conjunction with one another.

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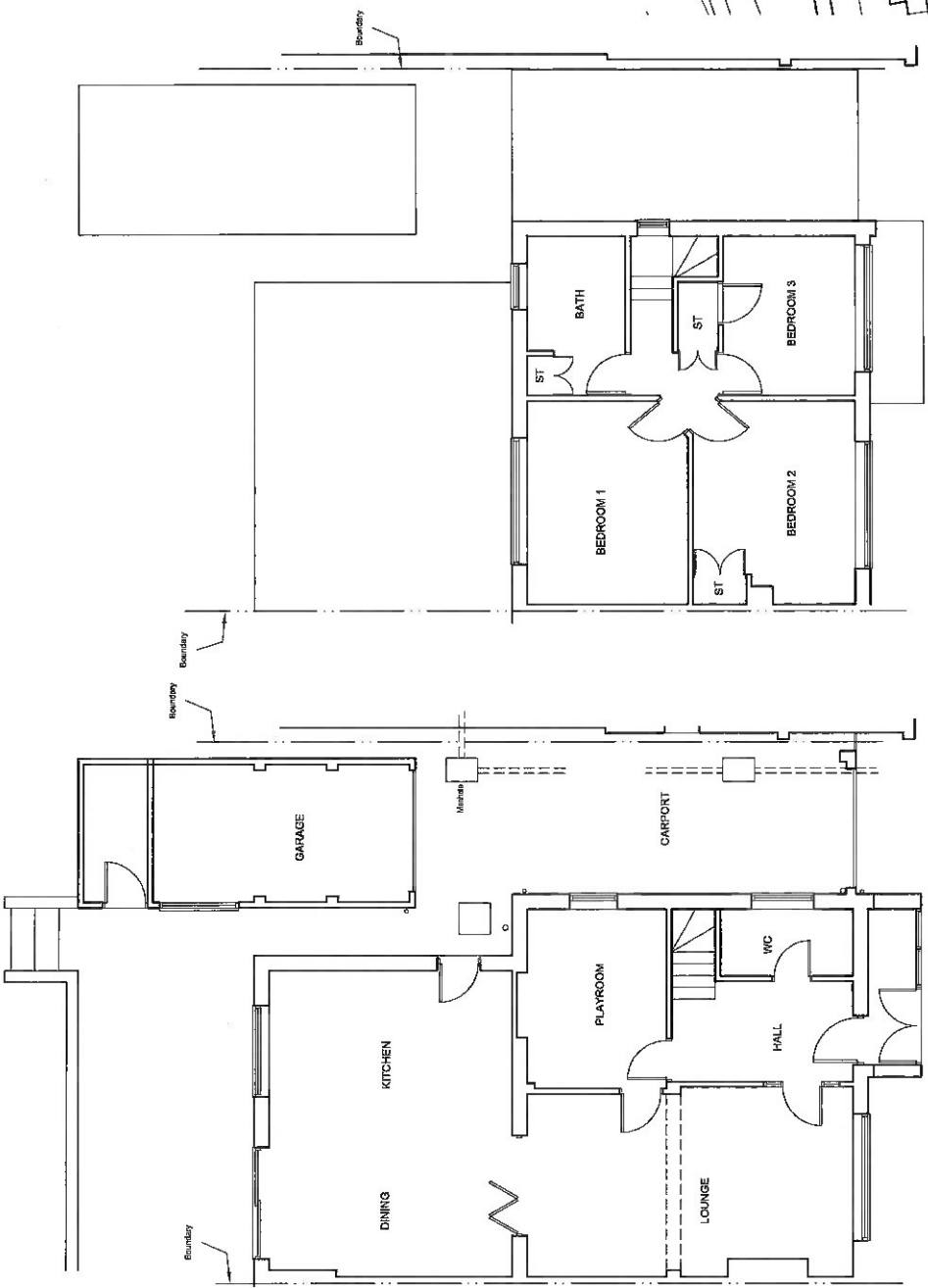
16, WALDRAVE CLOSE, LITTLE BUNG, NORTHAMPTON NN5 8SU
 01777 888888
 4232816@sr3design.co.uk

PROJECT
 PROPOSED EXTENSION TO
 271 MAIN ROAD, DUSTON
 NORTHAMPTON

DRAWING TITLE
 EXISTING PLANS AND ELEVATIONS

DATE	MAY 2018	SCALE	1:500 (00/9A1)
PROJECT No:	2017-161	DRAWING No:	001

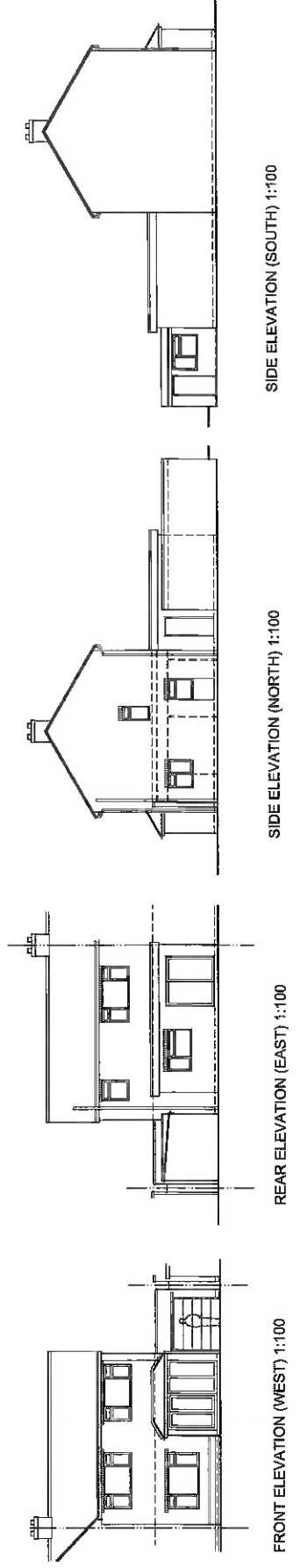
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FIRST FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50



BLOCK PLAN 1:500

SIDE ELEVATION (SOUTH) 1:100

SIDE ELEVATION (NORTH) 1:100

REAR ELEVATION (EAST) 1:100

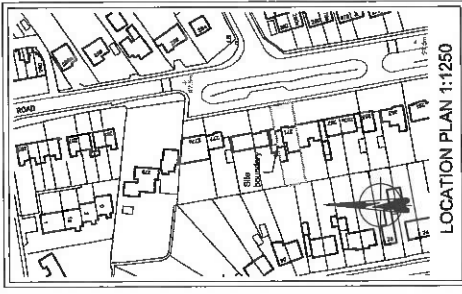
FRONT ELEVATION (WEST) 1:100

© 125 Existing and new building services equipment are the responsibility of the client. The contractor shall verify all building services equipment is installed in accordance with the relevant standards. No liability will be accepted for any equipment failure or damage to equipment.

THESE DRAWINGS ARE PREPARED FOR THE PURPOSE OF A PLANNING APPLICATION. FOR APPROVAL UNDER BUILDING REGULATIONS, THE CLIENT MUST OBTAIN NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.

The Contractor shall verify all building services equipment is installed in accordance with the relevant standards. No liability will be accepted for any equipment failure or damage to equipment.

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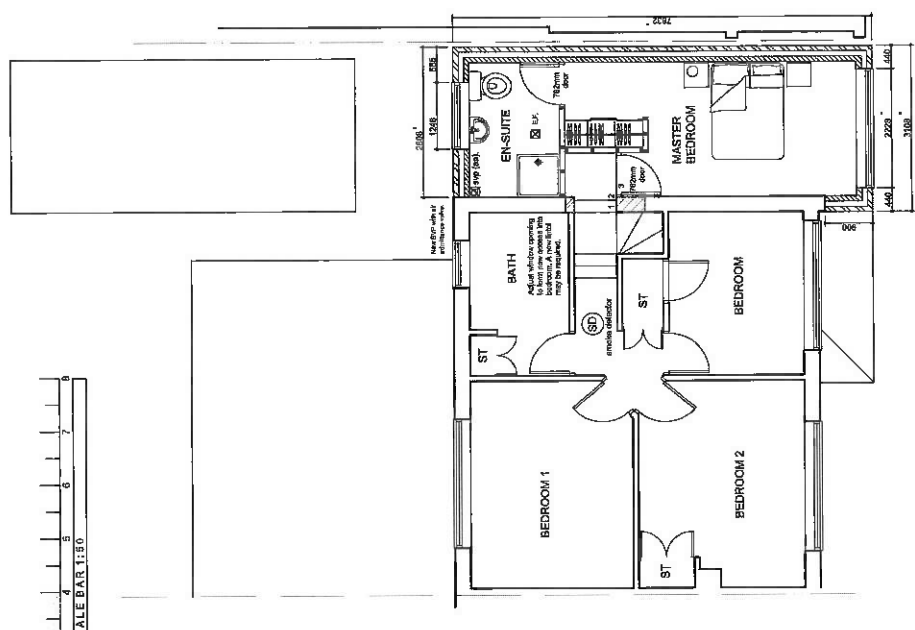
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For Anglian Water build over agreement purposes only.

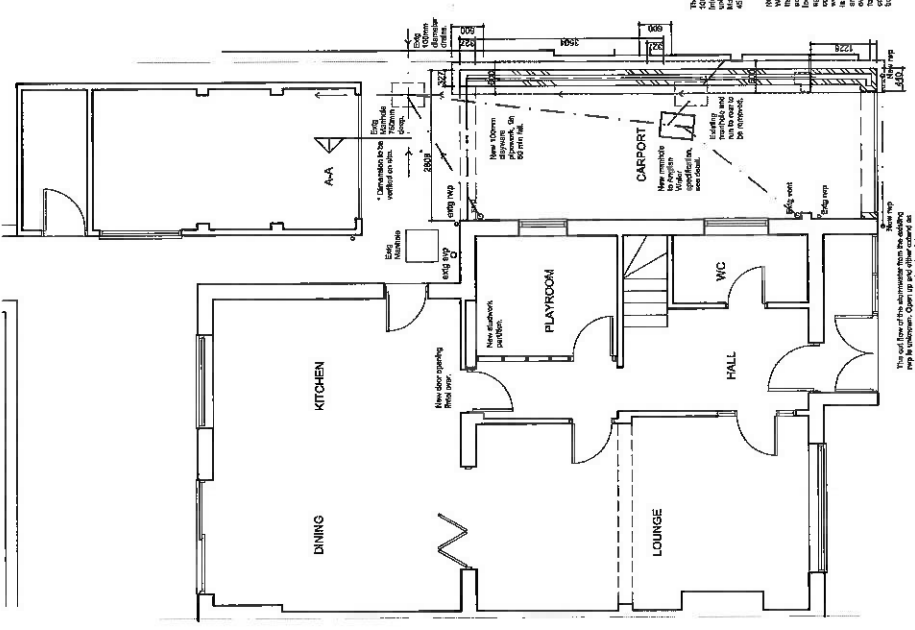
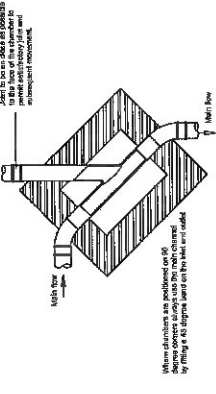
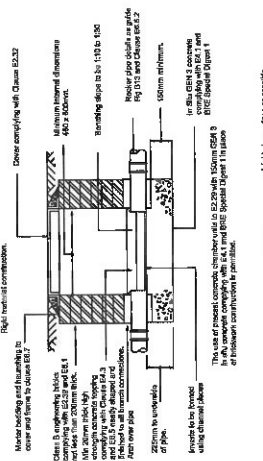
Completed with limited access to certain areas. Where access was limited, calculations had to be made.

All dimensions to be checked on site.

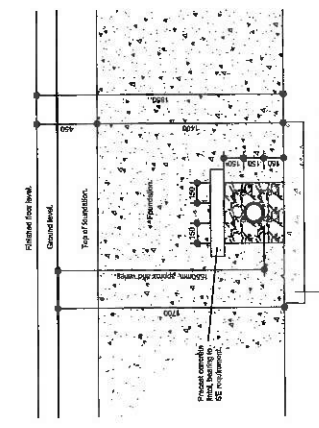
Drawings and documents to be read in conjunction with one another.



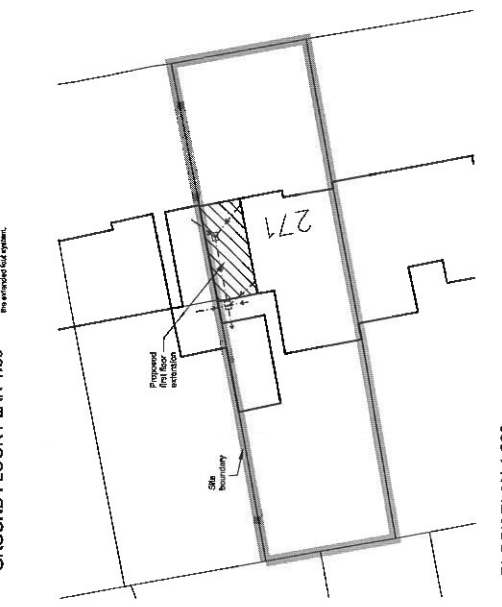
FIRST FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:300



DRAIN PASSING THROUGH FOUNDATION 1:20 (Anglian Water Approved Detail)



BLOCK PLAN 1:200

sr3design

Architects

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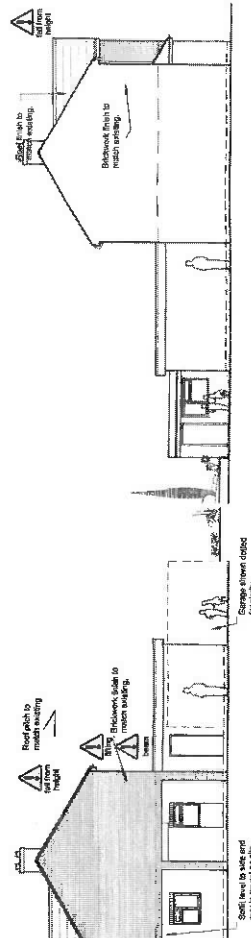
Architects
Registration
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arfb

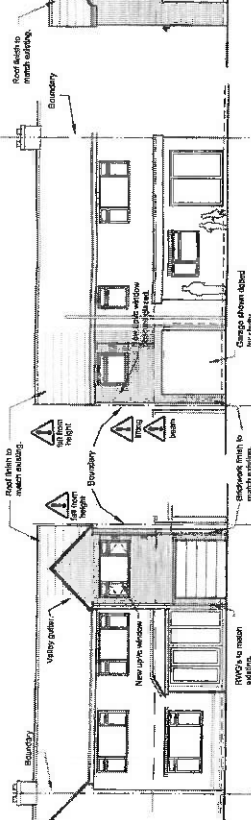
PROJECT	
PROPOSED EXTENSION TO 271 MAIN ROAD, DUSTON NORTHAMPTON	
DRAWING TITLE	
ANGLIAN WATER BUILD OVER DRAWING	
DATE	SCALE
OCT 2023	SHOWING@1
PROJECT No:	DRAWING No:
2018-161	013

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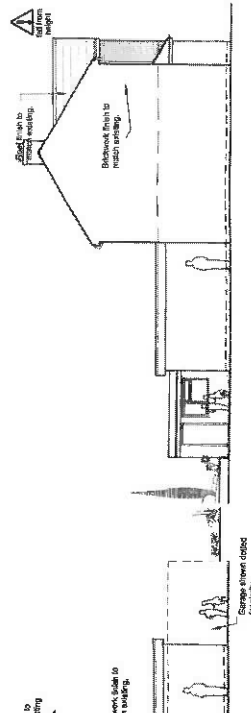
FRONT ELEVATION (WEST) 1:100



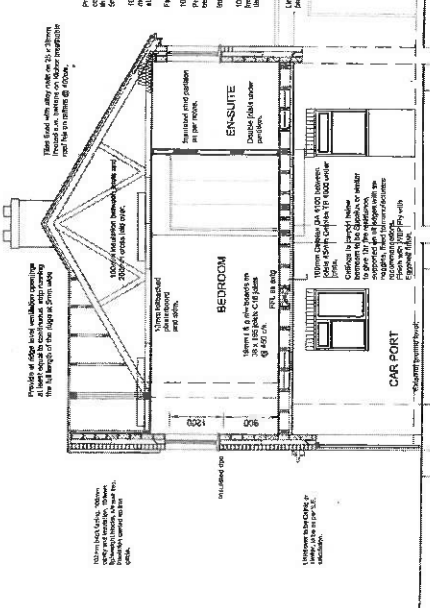
REAR ELEVATION (EAST) 1:100



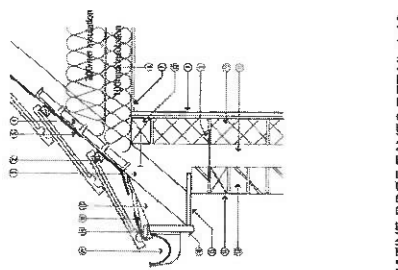
SIDE ELEVATION (NORTH) 1:100



SIDE ELEVATION (SOUTH) 1:100



SECTION AT A-A 1:50



INDICATIVE ROOF EAVES DETAIL 1:10

- 1 30 x 100mm treated pine for framing
- 2 Reinforced aluminium gutters to be BS 2617, Type 47, laid parallel to rains with vertical laps of not less than 150mm.
- 3 Proprietary rafter ventilation tray
- 4 Proprietary roof truss
- 5 Mineral fibre insulation to BS 5613-Part 1
- 6 Reinforced concrete ceiling to specification
- 7 100 x 75mm treated pine for studs
- 8 100 x 75mm treated pine for studs
- 9 100 x 75mm treated pine for studs
- 10 Solid exterior common blockwork to BS 5613-Part 1
- 11 Partly filled with 100mm Cellular Concrete insulation or Durolean SF Slabcrete
- 12 100 x 75mm treated pine for studs
- 13 Clay facing brickwork to outer skin above ground to BS 4978
- 14 Proprietary parapet wall with 100mm rigid insulation at ground, sashes & verge level for RAMON
- 15 100mm RMA insulated concrete slab
- 16 20 x 175mm RFL tapered 2nd floor to BS 1162-Part 2
- 17 Treated structural steel
- 18 Proprietary structural steel support to each rafter
- 19 Proprietary concrete slab on waler
- 20 Proprietary PVC gutter system

Architects
Registration
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SR3 DESIGN
ARCHITECTURAL SERVICES

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PROJECT
PROPOSED EXTENSION TO
271 MAIN ROAD, DUSTON
NORTHAMPTON

DRAWING TITLE
PROPOSED ELEVATIONS & SECTION

DATE SEP 2018	SCALE 1:500 (0/20/81)
PROJECT NO. 2018-161	DRAWING NO. 011

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CIVIL REGULATIONS
Under the new 'Overseas (Quality and Management) Regulations 2017', the Contractor shall ensure that all construction work is carried out in accordance with the following conditions:

- Construction work shall be carried out in accordance with the following conditions:
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INTERNAL DOORS
To ensure proper transfer of air throughout the dwelling, doors should be in-line with the external wall structure. Doors should be in-line with the external wall structure.

MECHANICAL VENTILATION
Mechanical ventilation should be provided in the following areas:

- Living area
- Kitchen
- Bathroom
- Ensuite
- Bedroom

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- Bedroom

NOTES

1. For Building Regulation purposes only.
2. See Section 1.1 for details of existing building.
3. All dimensions are in millimetres unless otherwise stated.
4. All dimensions are to be checked on site.
5. Drawings and documents to be read in conjunction with one another.

GENERAL NOTES

1. The Contractor shall ensure that all construction work is carried out in accordance with the following conditions:
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27. The Contractor shall ensure that all construction work is carried out in accordance with the following conditions:
28. The Contractor shall ensure that all construction work is carried out in accordance with the following conditions:
29. The Contractor shall ensure that all construction work is carried out in accordance with the following conditions:
30. The Contractor shall ensure that all construction work is carried out in accordance with the following conditions:



Photo 8





Photo 7





Photo 6





Photo 5



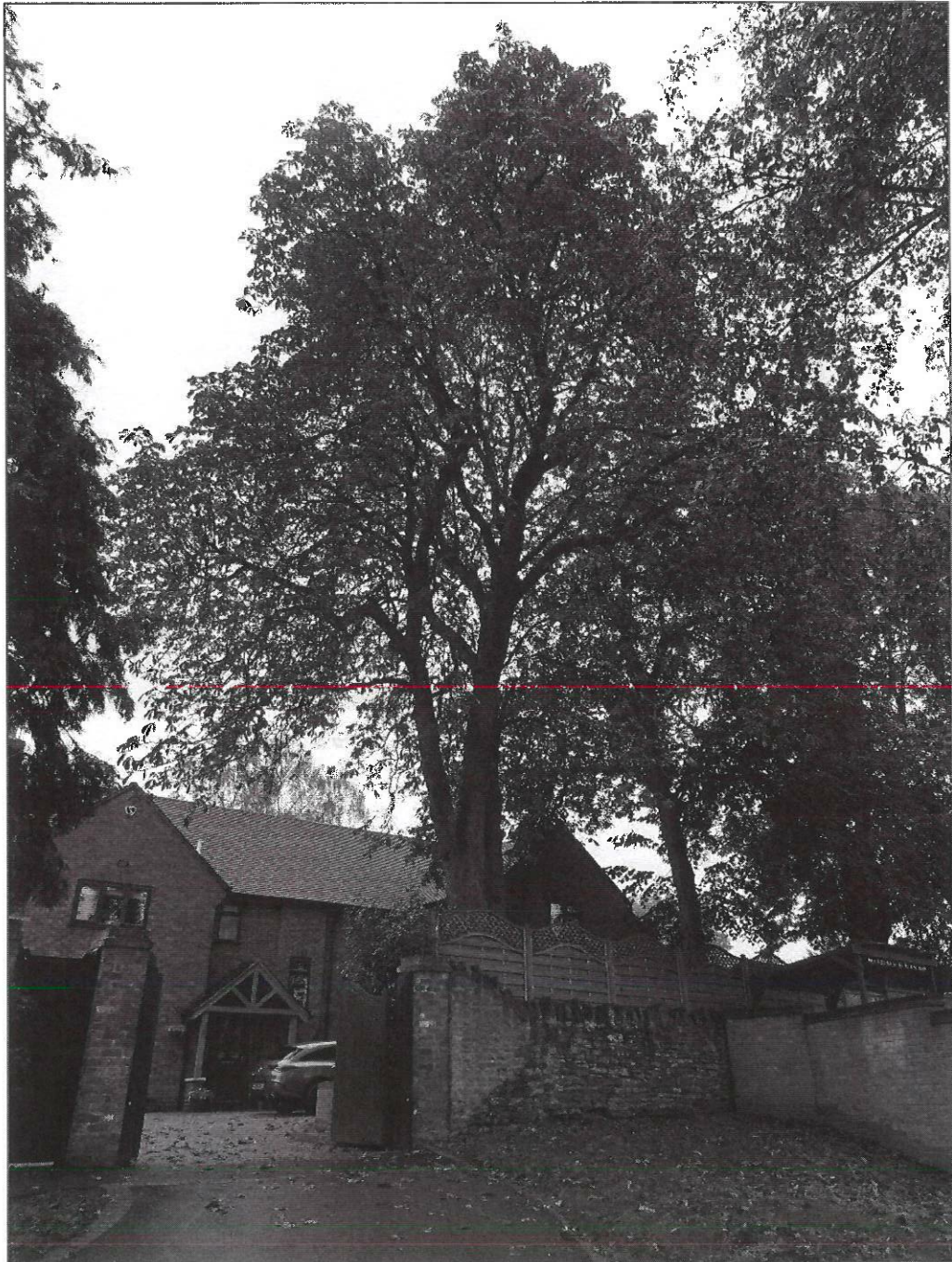


Photo 4



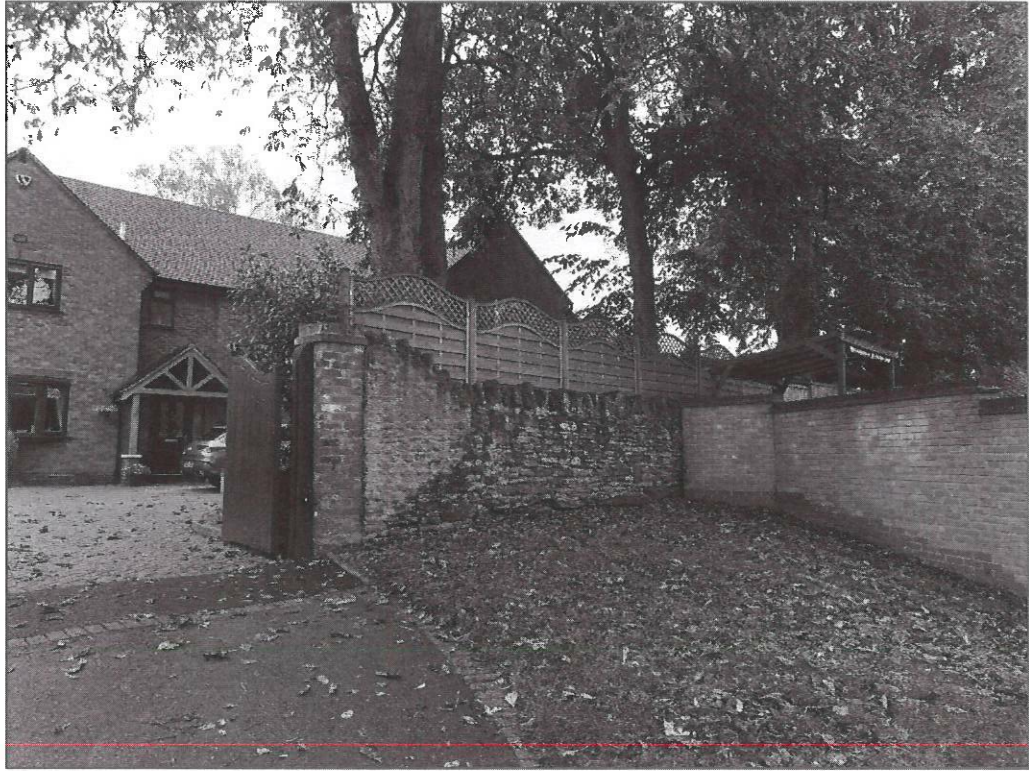


Photo 3



4 The photos



Photo 1



Photo 2



encroachment over the property, to provide up to 1.5m clearance of the end elevation and the roofline and to prune the wider canopy to balance the tree's overall appearance.

- 24 The second notification would be of intent to prune the canopies of the horse chestnut tree t1 and the lime tree T2 to reduce the encroachment over the property, to provide up to 1.5m clearance of the end elevation and the roofline and to prune the wider canopies to balance the trees' overall appearance.



Jonathan Hazell
7 November 2023



- 14 The root development of T3 to the south would have been constrained by the foundations for the brick retaining wall and the steps, and by the paving and shed covering the soil at the base of the tree, as seen in photo 7.
- 15 The canopy spread of T3 was compressed on both sides by the adjacent lime trees, see photo 8, only some 3m to east and west and some 5m to the south over the property, the canopy being sufficiently high to oversail the house. The tree seemed to be in reasonable overall health and condition given the compromised rooting volume, and following work to reduce the load on an extended limb in the southwest quadrant of the upper canopy.
- 16 The canopy of horse chestnut tree T3 was compressed and narrowed by the competition from the crowns of the adjacent lime trees, which are far more tolerant of shade and pruning, less prone to disease, and so would make for the sustainable long-term tree species at this location.
- 17 In summary:
 - the three trees had been retained at existing ground level,
 - the area beneath their canopies toward the property had been excavated,
 - the three trees perched above a retaining wall,
 - the tree trees were surrounded by hard surfacing,
 - the trees' roots may well have been unintentionally harmed during the development, and
 - there must have been a negative impact upon the volume of soil available for the trees to exploit for moisture and nutrients,
 - there would have been a negative impact upon their longevity.

3 s211 notification

- 18 It was possible to argue that as the nature of the area has changed during the trees' lifetime, from open countryside to having been developed for residential purposes (properties to the north in Norman Stone Way were completed in 2009), there are now too many compromised mature trees in the line and that they were too close together and represented a level of risk that would prevent the householders from being able to fully enjoy their properties.
- 19 For my client an ideal solution would be to remove the two horse chestnut trees T1 and T3 to allow the lime tree T2 more space to develop, provided that its canopy could be managed – lime is considered to be the species with the greater longevity at this site because of its proven resistance to root disturbance and damage.
- 20 However, it was considered unlikely that a simple notification for tree removal would be accepted (hence this report) but that a notification of lesser works might not raise any objections.
- 21 Two notifications are proposed (one for felling and pruning, the second for pruning alone), one of which would be withdrawn, to allow the local planning authority the opportunity to influence the trees' future, in the knowledge that the authority can deal with a section 211 notice in one of three ways, it may:
 - make a Tree Preservation Order if justified in the interests of amenity, preferably within 6 weeks of the date of the notice;
 - decide not to make an Order and inform the applicant that the work can go ahead; or
 - decide not to make an Order and allow the 6-week notice period to end, after which the proposed work may be done within 2 years of the date of the notice.
- 22 The risk is therefore that the status of the trees may change, from simply being within the Conservation Area to being included in a TPO: in practical terms the difference is not significant, in either case the local planning authority would need to be approached before any work was undertaken.
- 23 The first notification therefore would be of intent to fell and replace move the horse chestnut tree T1 with a more appropriate species, and of the intent to prune the canopy of the lime tree T2 to reduce the





Figure 2, the Conservation Area boundary

- 7 The horse chestnut tree T1 (tagged 02322) was in a raised shrub bed, see photo 2 below, and forked at around 1m above ground level, the stems carried a number of scars from pruning wounds. One stem had a diameter of 680mm, the other was 670mm, given a theoretical **Root Protection Area**¹ (referred to here as the RPA) as defined in **BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations** (referred to here as BS 5837) of 11.7m in radius.
- 8 Root development to the north had probably been constrained to a limited degree by the foundations for the stone boundary wall and the neighbours' brick wall, see for example photo 3, and to the east and south would certainly have been constrained by the retaining wall surrounding the shrub bed, and the blockwork surface of the access drive, see photo 2.
- 9 The tree's canopy spread was approximately 5m toward the house, but up to 6m away from the property and only 3m toward the lime tree adjacent, see photo 4. The tree seemed to be in reasonable overall health and condition given the compromised rooting volume.
- 10 The lime tree, T2 (tagged 02321), was a single stemmed tree in the same raised shrub bed, see photo 5, with minor basal and epicormic growth. The tree's stem diameter was 575mm giving the tree an RPA of 6.6m in radius.
- 11 As for T1, the root development of T2 had probably been constrained to a limited degree by the foundations for the stone boundary wall and the neighbours' brick wall, and more probably by the construction of the retaining wall surrounding the shrub bed, and the blockwork surface of the access drive, see photo 5.
- 12 The tree's canopy spread was some 6m toward the property, see photo 6 for example, but 3m to the horse chestnut tree T1 and 4m to the horse chestnut tree T3. The tree seemed to be in reasonable overall health and condition given the compromised rooting volume.
- 13 The horse chestnut tree, T3 (tagged 02320), was also in a raised bed, but in this case the surroundings were paved, see photo 7 for example. The tree had a number of scars and cavities on the main stem, which was 820mm in diameter, and minor epicormic growth. The tree's RPA was 9.9m in radius.

1 **Root Protection Area** is defined in BS 5837:
3.7 layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority



1 Introduction

- 1 My client, Ian Dutfield, owns 3 Rosevilla Farm, Main Road, Duston, NN5 6JB, a residential property that was built in the early 1990's (according to <https://propertychecker.co.uk/check-property-age/>).
- 2 The property was developed on the edge of the Conservation Area and beneath the canopies of a line of mature broadleaved trees, both lime and horse chestnut, and those trees now overwhelm the property.
- 3 This brief note accompanies a s211 notification of the **Town and Country Planning Act 1990** of intent to undertake tree work at 3 Rosevilla Farm, Main Road, Duston, NN5 6JB.
- 4 Now that the site around my client's property has settled after the construction, the principle aim of this notification is to advise the local planning authority of the intent to carry out work to provide adequate and sustainable clearance between the edge of the trees' canopies and the end elevation and roofline of the house.
- 5 Two notifications are proposed, for works of differing intensity, one of which would be withdrawn at the local planning authority's request

2 The tree survey

- 6 I visited the site on 31 October 2023 and assessed three mature trees to the front of the property, see photo 1, two were horse chestnut trees (labelled here as T1 and T3) and the third (labelled T2) was a lime tree, see figures 1 and 2 below. There was a mature lime in the adjacent garden to the west, part of the original line of mature trees, also shown figure 1, and the aerial imagery revealed that there had been a large mature tree in the neighbouring garden to the east, removed only some six years ago, the position of that tree is indicated in figure 1 by the pecked outline.

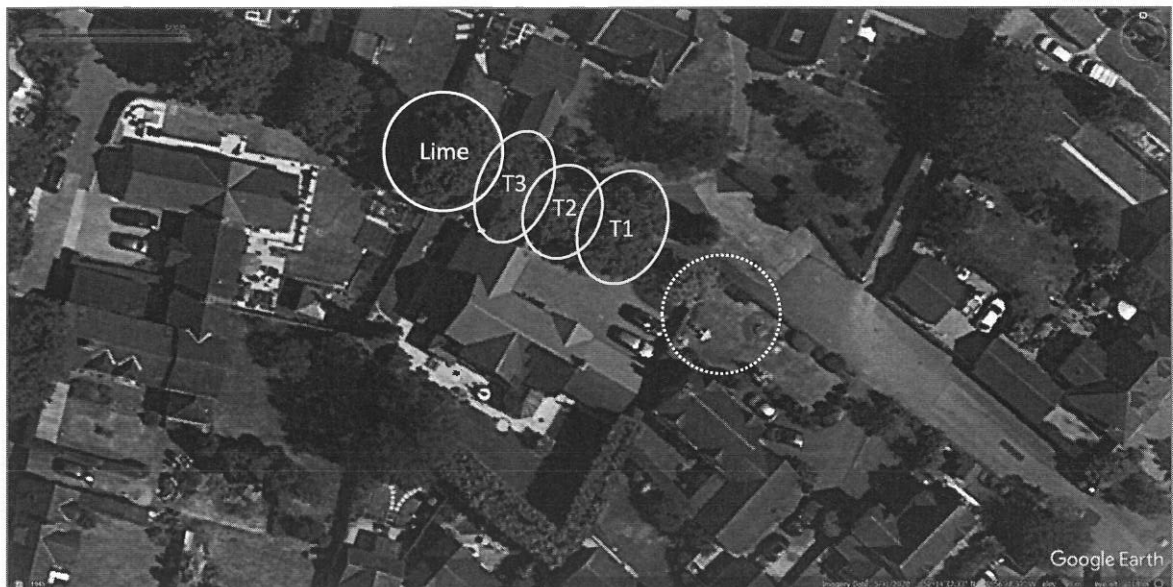


Figure 1, the site from Google Earth Pro



Tree report N 086

3 Rosevilla Farm

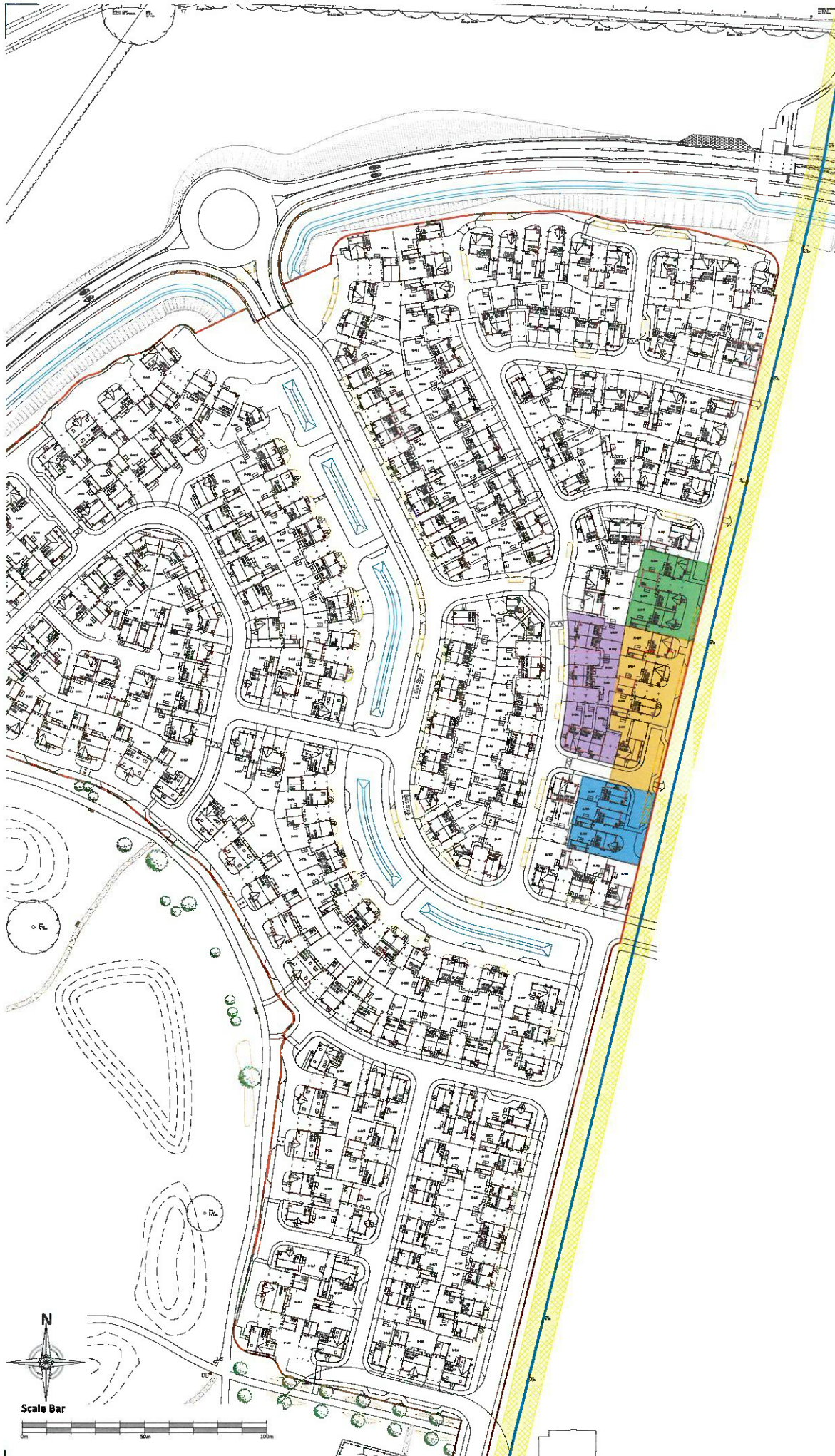
Main Road

Duston

NN5 6JB

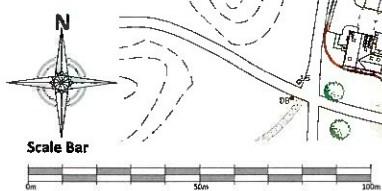


WNN/2022/1391 – Dallington Grange Mill Lane Kingsthorpe Northampton NN5
7PZ – Approval of Reserved Matters pursuant to Outline Planning Permission
N/2014/1429 for 273 no dwellings on Phase 1B (part of) Dallington Grange and
approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of
N/2014/1429



Disclaimer
 Images, layouts and plans are intended for illustrative purposes only and should be treated as general guidance only.
 Plans and layouts including parking arrangements, social / affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layouts and plans will be available.
 Plans, layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.
 The name of this development is a marketing name only and may not be the designated postal address, which may be determined by the Post Office.

- Legend**
- Application boundary
 - Existing water main with easement
 - Barratt compound - Plots B-078 to B-080
 - DWH compound - Plots B-099 to B-101
 - Shared materials area - Plots B-055 to B-058
 - Parking - Plots 88 to 93, to be removed at end of site build out



Rev	Description	Date	Drawn	Chk'd

Urban Design
 Barratt House
 Forest Business Park
 Barton Hill
 Leicestershire
 LE07 1UB
 01530 276276

Project:
Dallington D1 & B1
 Northampton

Drawing Title:
Site Compound Location Plan

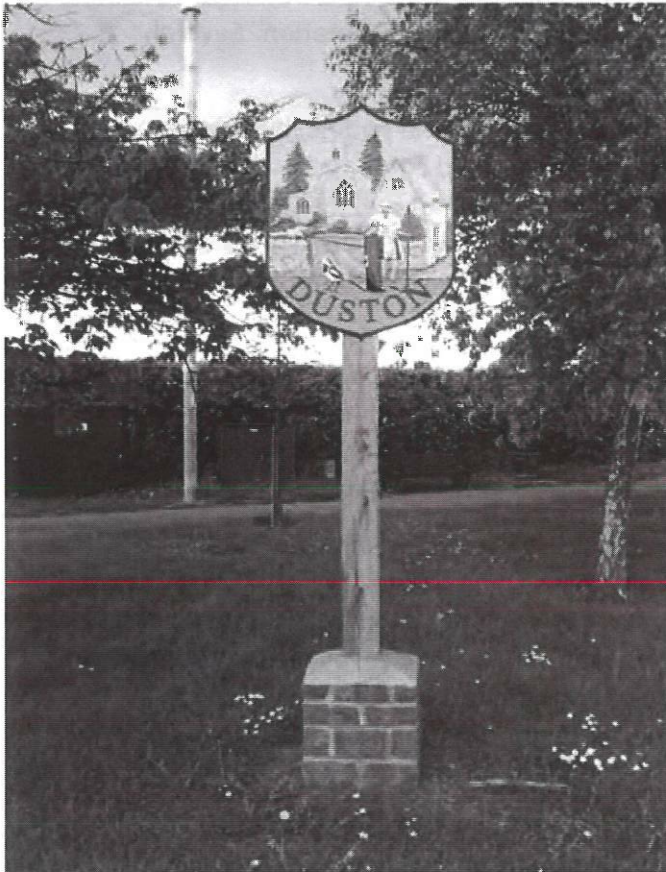
Scale:
1:1500 @ A3
 Date:
09/10/2023
 Drawn By:
CP (UD)

DAVID WILSON HOMES
 WHERE QUALITY LIVES

Drawing Ref:
SM-37-45A

* When printing to scale, please ensure that your printer settings are set to Page Scaling = None. Do not allow any 'fit to page' settings as this will alter the scale of the drawing. You can use the scale bar or grid to check the printed drawing.

Duston Neighbourhood Plan



Made Version



December 2015

Foreword

This is the final Made Version of the Duston Neighbourhood Plan, following earlier input from local people, businesses and other organisations which have shaped it.

This version contains a summary of the evidence base, the Vision & Objectives, Planning Policies and other Community Proposals and details on implementation. Several background and evidence documents are also available:

- *The Consultation Statement*: This describes how local people, businesses and other bodies have been consulted on the Plan and comments, which have been made.
- *The Basic Conditions Statement*: This explains how the Plan meets legal requirements and it also includes the Strategic Environmental Assessment (SEA) screening.

In addition, the *Issues & Options Report & Parish Profile*, the *Policy Context*, *Townscape Study*, reports on *open space* and *employment* are available on request as separate documents. For those who want to know a little more about the Made Plan and how it fits into the planning system, the following summary may be helpful.

Neighbourhood Plans are part of the new planning system, which was introduced by the Government under the Localism initiative. This was to give people a greater say about the location and scale of development in the area and to help to protect valued landscape and community assets. They can establish general planning policies for the development and use of land. The Neighbourhood Plan forms part of the Local Development Plan for the local authority and will be used to consider planning applications.

The Made Plan can influence the choice of sites and the design and layout of new housing; Neighbourhood Plans cannot propose less development than in the approved Local Plan and must reflect national planning guidance. Despite these limitations, the Made Plan will have real influence and it will be an important means of engaging local people in decisions on how their area will appear and function over the next generation.

Please remember, that the Made Plan will help to shape the future of the Parish over the next 15 years, is supported by the local community and it now has real legal power.

I and my colleagues on the Steering Group thank all those who have supported us and who voted for the Plan.

Frances Jones - Chair of Duston Parish Council - December 2015

(*The Steering Group members are; Frances Jones, Richard Jones, Mike Ingram, Simon Ellis, Angie Claridge, Nick Sanders and Lita Herbert. It is supported by the Executive Officer of the Parish Council and by Ed Dade from Northampton Borough Council - Planning Policy).

The preparation of this Plan has been supported by Clive Keble Consulting Ltd. of Derby.

Contents

1	Introduction (Plan Title, Area & Purpose, Community Involvement and Landowners)	1
2	Policy context – (summary; cross-referenced to background documents)	7
3	Parish Profile – (summary. cross-referenced to background documents)	11
4	Neighbourhood Plan Agreed Options, Vision and Objectives	23
5	Neighbourhood Plan Policies and Proposals	26
	Overall Sustainable development principles	
	Section 1 - Housing	
	Section 2 - Built environment	
	Section 3 - Transport and movement	
	Section 4 - Business, the Village Centre and local shopping	
	Section 5 - Open space and recreation	
	Section 6 - Community facilities and education	
6	Implementation	53

Map 1 - Proposals Map

Map 2 - Open Spaces in and around Duston

Map 3 - Community Facilities and Education sites

Fig. 1 – Duston Parish and Neighbourhood Plan area

Table 1 - Open Spaces in Duston

Table 2 - Policy Summary

Table 3 - Monitoring Framework

Appendices

1 Designation letter

2 Summary of emerging WNJCS Strategic Policies

3 Site-specific Local Plan 1997 saved policies affecting Duston

Related Documents

1 Statement of Community Involvement (SCI)

2 Basic Conditions Statement (BCS)

3 Examiners Report

Other Supporting Documents (available on request)

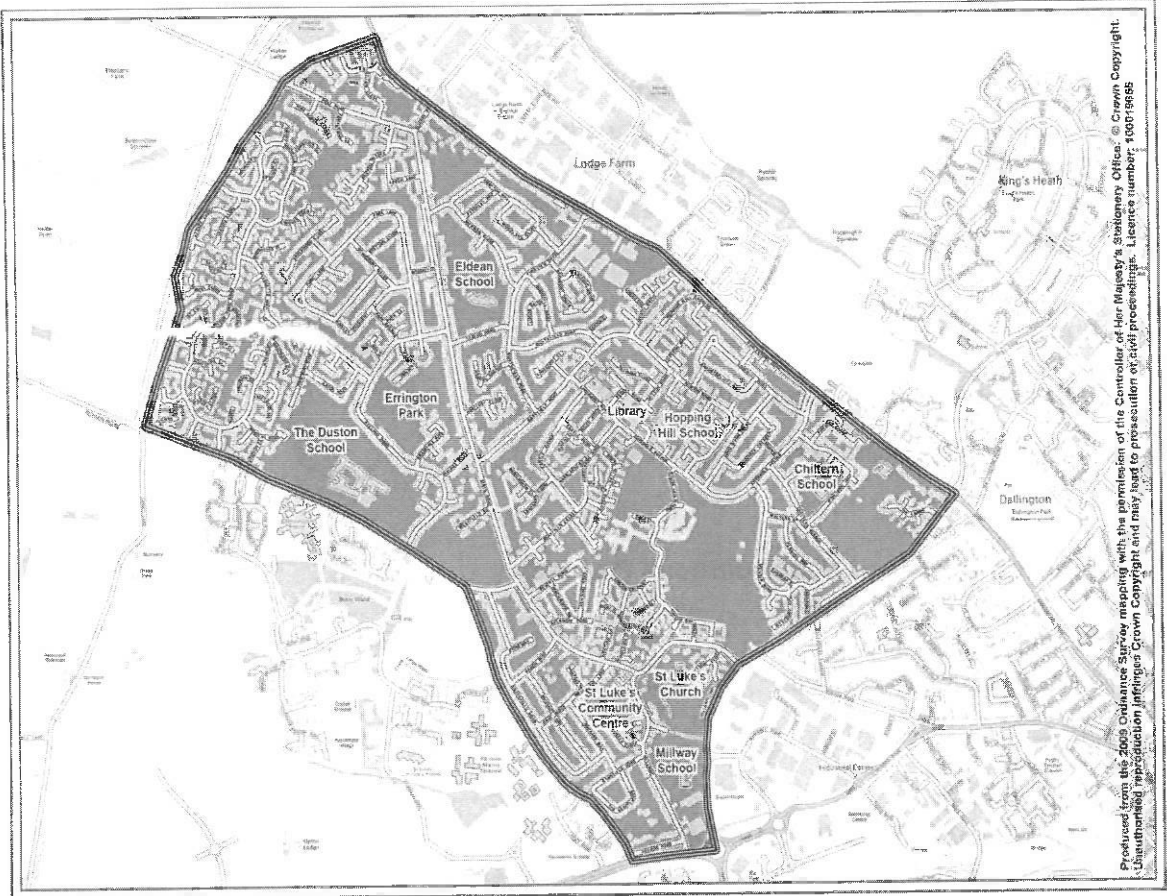
- Population Profile
- Northampton Borough Council (NBC) - Policy Context
- Townscape Survey
- Issues and Options Report
- NBC note on employment land (Jan. 2015)
- NBC Open spaces schedule and notes
- Strategic Environmental Assessment (SEA) scoping reports

1 Introduction

Plan Title, Area and Purpose

1.1 This document is the Referendum version of the Neighbourhood (Development) Plan for Duston, known hereafter as the Neighbourhood Plan (NP). The Plan covers the area corresponding to Duston Parish as shown in Fig. 1 (below). It includes parts of the local authority electoral wards of New Duston and Old Duston. Amendments to the previous (Submission) version, derived from the report of an independent examiner, were agreed at a meeting of Duston Parish Council held on August 6 2015.

Figure 1 Duston Parish and Neighbourhood Plan Area



1.2 The Neighbourhood Plan covers the period 2014 to 2029, corresponding with the recently adopted West Northamptonshire Joint Core Strategy (WNJCS 2011 to 2029). When it is “Made” the Neighbourhood Plan, with the WNJCS, will comprise the Development Plan which will provide the planning framework for Duston. As such, the Neighbourhood Plan will provide a context for future planning decisions for Duston over a period of 15 years.

1.3 A Neighbourhood Plan Steering Group (SG) made up of Parish Council members and people from the local community has prepared the Neighbourhood Plan on behalf of Duston Parish Council and the process commenced in October 2013. Full details of the approaches to public consultation are given in the Statement of Community Involvement document and a summary is given below.

1.4 The SG identified consultation as the key to successfully developing the Duston Neighbourhood Plan. In doing so it has recognised the need for consultation with local residents and businesses and statutory consultation with prescribed bodies from the outset. The Parish Council website and a section on the Neighbourhood Planning Forum have been

developed, featuring the NP, to enable people keep up to date, to comment on issues in an ad hoc manner and following planned consultation events. However, the SG was conscious that some local people did not wish or were not able to use IT and so traditional means of engagement and eliciting comments, such as newsletters, questionnaires, meetings and presentation to locals groups continued to be important.

1.5 The Steering Group identified four stages of consultation.

- 1 - Awareness raising and initial engagement.
- 2 - Issues and Options consultation.
- 3 - Consultation on a draft Plan.
- 4 - Promotion of the final Plan and awareness raising for the local referendum.

1.6 The work on community engagement has been extensive and it has included:

- June 2013 – An exhibition on and meeting about the potential Neighbourhood Plan.
- August 2013 – Evidence gathering, consultation and working themes.
- October 2013 – Confirmation of themes and creative session on issues and options.
- February 2014 – Drop in sessions
- June 2014 – Newsletter and questionnaire on Issues and Options
- Nov. 2014/Jan 2015 Newsletter, questionnaire, meetings and presentations on Draft Plan.

1.7 The early consultation in the summer of 2013 revealed concerns over the following topics/issues which could reasonably be addressed through a Neighbourhood Plan:

- The amount and type of new housing;
- The design of new development;
- Environmental improvements and public realm design;
- Open space/allotments – protect and enhance existing sites and allocate new ones;
- Protect and enhance public rights of way;
- Enable the development of (appropriate) new businesses;
- Traffic and parking issues.

1.8 People noted the following in terms of what they liked about Duston:

- Local facilities and services;
- Access to the countryside.

1.9 People noted the following in terms of what they think could be improved in Duston:

- Traffic and car parking;
- Environmental maintenance (roads, footpaths and open spaces).

1.10 Looking to the future, people noted the following issue:

- The need for protected, improved and accessible open spaces.

Issues and Options Consultation

1.11 A Parish wide consultation was undertaken in May/June 2014 through a newsletter and questionnaire (see Statement of Community Involvement) which was distributed to all households, businesses and other organisations in Duston. This covered Issues, Options, a draft Vision and Objectives and from this the policies of this consultation draft have been devised. The full issues and options report (including an extended Parish Profile) is available as a separate document. The results of the consultation are summarised below.

1.12 In total, 194 completed questionnaires were received, online and through hard copy.

- Only 1 respondent disagreed with **The Vision** and 15 were “neutral” which indicated strong support for the basis of the Neighbourhood Plan.

- Respondents agreed with all **Housing and Built Environment** options (62% - 93.5% support), noting the need to be flexible to meet specific needs (families/elderly), but there is a desire to maintain the character of the local area and protect residential amenity.

- On **Transport and Movement**, for most options, there were high levels of agreement (66.5% - 93.5%). However the option to allow larger shops and services outside the Village Centre through the reuse of employment sites, public houses, etc. split opinion, with 48.4% agreement, 28% disagreeing with the option and 23.7% providing a neutral response. In addition, the need to work closely with other partners to deliver improvements to transport infrastructure across the wider area was supported.

- For **Business and the Village Centre**, options received strong agreement (58.6% - 80.4%), with the exception of to allow new shops outside the centre (49% disagreed). There was strong preference for improving the offer of independent shops and local services. However there was concern that this may lead to supermarket development. There appeared to be general support for limiting shopping development to existing shopping areas and to a scale that does not out-compete the Village Centre. Transport was identified as a crucial issue in improving the vitality of the Village Centre. Limehurst Square was also identified as an important local centre in need of protection and enhancement

- For **Open Space and Recreation**, there was strong support for all options, with 81.6% - 89.2% in favour. People commented that existing footpath links to the countryside should be retained and enhanced and that there is a need to improve play and recreation. It was also noted that improvements to open spaces should benefit wildlife.

- On **Community Facilities and Education** there was strong agreement with each option (68.5% - 80.5%), reflecting a desire to protect and enhance existing facilities. Other comments were on schools (loss of playing fields, parking, transport and access to the pool).

Other general comments were received, (see *Statement of Community Involvement*) and where appropriate, these have informed the policies and proposals in this Plan.

Statutory Consultation

1.13 Letters/emails were sent to 44 statutory consultees (prescribed by regulation), other organisations and councillors, as part of the Issues and Options consultation in June 2014. A number of responses were generated with most people/organisations requesting to be consulted on the draft plan. Substantive comments, which have helped inform policies came from the Environment Agency, Northampton BC and the Crime Prevention Liaison Officer.

Landowners

1.14 Landowners are being engaged but, because there are no new site allocations, a “Call for Sites” was not considered to be necessary, but there has been contact with Clowes Developments to consider development proposals for the rest of the British Timken site.

Consultation on the Draft Neighbourhood Plan

1.15 Although the programme of consultation on this stage of the NP is determined by the requirements of Regulation 14 (The Neighbourhood Planning (General) Regulations 2012), the Steering Group wished to continue with a focus on personal contact and engagement. Area-wide information and the Draft Plan, and how people could comment on it, was achieved through Newsletter No. 2, which was distributed to 8500 households in the Parish. 32 businesses in an around the Village Centre were also targeted. The consultation period was extended from the required minimum of 6 weeks to 9 weeks to take account of Christmas. Full details are given in the *Statement of Community Involvement*. A separate questionnaire was produced and made available in hard copy and electronic form for those who wished to comment on the Draft Plan. In total, 218 questionnaires were returned.

1.16 A series of events and specific contacts with groups was arranged and carried out by members of the Steering Group. These included;

- 2 drop-in sessions.
- 20 groups/organisations visited (schools, churches, clubs and societies).
- A presence at 3 pre-Christmas events (parties, pantomime etc.).
- Visits to businesses in and around the Village Centre.

1.17 Hard copies of the draft Plan, background documents, the newsletter and the questionnaire, were made available at various accessible locations in the Parish and at the NBC offices in the centre of Northampton. In addition, the Parish and Borough Council websites included all of draft Plan documents with electronic access to the newsletter and questionnaire. Social media, including Twitter and the NP Facebook page was also deployed to raise awareness and encourage participation. Press releases were issued to the Northampton Chronicle & Echo and BBC Radio Northampton.

1.18 Fifty-two emails, with attached copies of the newsletter and links to the full suite of draft Neighbourhood Plan documents, were sent out to the prescribed "Statutory" consultees and an extended range of other interested organisations and individuals. A parallel consultation was carried out by NBC on the Strategic Environmental Assessment Screening Report. This was emailed to the Environment Agency, Natural England and English Heritage on 25th November (with a six week deadline for comments of 9/1/15).

Outcomes

1.19 The public consultation resulted in 218 completed questionnaires that were returned (full details are given in the *Statement of Community Involvement*). A summary of the responses on whether people agreed, disagreed or were neutral about the Policies and Proposal in the Plan is given below. The SG met on 28th January 2015 to consider the responses and agree amendments to the Plan and this version was approved for submission to NBC by Duston Parish Council at a meeting on 5th February 2015

OP1 Sustainable Development: Agree 78.7% Disagree 15.6% Neutral 5.7% - 13 no response
H1 Housing: Agree 66.7% Disagree 16.4% Neutral 16.9% - 11 no response
H2 Housing: Agree 45.9% Disagree 29.8% Neutral 24.4% - 13 no response
H3 Housing: Agree 85.9% Disagree 4.9% Neutral 9.2% - 12 no response
H4 Housing: Agree 73.1% Disagree 7.7% Neutral 19.2% - 10 no response
H5 Housing: Agree 82.5% Disagree 3.9% Neutral 13.6% - 12 no response
BE1 Built Environment: Agree 75.6% Disagree 2% Neutral 22.4% - 13 no response
BE2 Built Environment: Agree 93.7% Disagree 0.5% (1) Neutral 5.9% (12) - 13 no response
BEP1 Proposal: Agree 93.7% (192) Disagree 0.5% Neutral 3.4% - 15 no response

T1 Transport: Agree 95.2% Disagree 0% Neutral 4.8% - 10 no response
 T2 Transport: Agree 90.3% Disagree 0.5% Neutral 9.2% - 11 no response
 B1 Business: Agree 87% Disagree 0.5% Neutral 12.6% - 11 no response
 B2 Business: Agree 72.9% (148) Disagree 1.5% Neutral 25.6% - 15 no response
 B3 Business: Agree 94.2% Disagree 0.5% Neutral 5.3% - 12 no response
 B4 Business: Agree 92.3% Disagree 1% Neutral 6.8% - 11 no response

OS1 Open Agree 95.6% Disagree 0% Neutral 4.4% - 14 no response
 OS 2 Open Space. Agree 77.2% Disagree 5% Neutral 17.8% 16 no response.
OSP1 Open Space. Agree 81.7% Disagree 2.5% Neutral 15.8% - 16 no response
OSP2 Open Space Agree 90.1% Disagree 1.5% Neutral 8.4% - 15 no response
OSP3 Open Space Agree 88.2% Disagree 0.5% Neutral 11.3% - 14 no response
 CFE 1 Community Facs./Education. Agree 94% Disagree 0.5% Neutral 5.5% 17 no response
CFEP1 Community Facs./Education. Agree 87.3% Disagree 1% Neutral 11.8% 14 no response

(The lines in *italics* are informal proposals, others are Neighbourhood Plan Policies)

1.20 All policies were supported by a high percentage (over 70%) of respondents, with the exception of Policies H1 (Housing on previously used land - which was agree 66.7% and disagree 16.4%) and Policy H2 (Proposed Housing rather than industrial development on the former British Timken site - which was agree 45.9% and disagree 29.8%). The SG considered that it is understandable that there are concerns about more new housing in Duston in general and on the remainder of the former Timken site in particular. However, the Plan needs to reflect the presumption in favour of sustainable development set out in the NPPF and the combination of planning guidance and market forces which increases the likelihood of new housing being proposed on current and former industrial sites. In addition, it is recognised that there is a good supply of employment land and premises at Lodge Farm which adjoins Duston and in nearby locations. It is also relevant that there are large scale employment opportunities in retail and leisure uses at Sixfields. The Borough Council has reviewed the availability of employment land around Duston in response to the comment submitted and confirmed that there is a large quantity and wide variety of choice. Their informal report forms part of the evidence base for this plan.

Policy H1 requires it to be demonstrated that land/premises are no longer fit for purpose (viable) before residential use will be considered. The detailed requirements of Policy H2 will ensure that, if residential development is approved, current access problems can be resolved, better pedestrian and cycle links provided and access to local open spaces improved. In addition, because there are no new site allocations for housing in the plan, these policies provide the opportunity for housing to be provided which could help to meet local needs, especially in terms of accommodation for older people, which has been supported at all stages of plan preparation. For these reasons, it has been decided to retain these policies, subject to the detailed changes suggested by other consultees

1.21 The other comments made on the questionnaires related to the following issues

- Concerns over the extent of planned development around Duston and the impact of development in the Parish. This was noted but it is considered that the Policies and Proposals of the Plan realistically accept that new development will occur and require good design, an emphasis on sustainable transport (including walking and cycling), protection of the Village Centre and local shops and necessary investment in community infrastructure.
- Concerns over new housing on the former Timken site (Policy H2) – see above.

- A suggestion that additional Character Areas be identified at New Duston and around Weggs Farm. The former, which was also suggested by English Heritage has been incorporated, but it is considered that concerns in the latter area relate primarily to residential extensions and that an amendment to Policy H5 is more appropriate.

- A factual error in the description of public transport services – an amendment has been made to paragraph 3.41.

1.22 The nine returns received from “Statutory” consultees resulted in the following amendments (full details are given in the *Statement of Community Involvement*).

Sport England (SE) Reference to sections of NPPF and SE policy documents and that SE included as a partner on the Implementation section.

Environment Agency (EA) References to flooding and water in Parish Profile, SUDs & other matters in Policy H2, water related biodiversity aims in open space policies and EA included as a partner in the Implementation section.

English Heritage (EH) Reference to *Conservation Area Management Plan*, views into/out of Duston CA, nearby Conservation Areas, an additional Character Area in New Duston.

Northamptonshire County Council (NCC) Highways – support welcomed. A request to qualify references to Local Transport Plan funding, noting reduced budgets, was accepted.

Northampton Borough Council (NBC) The council made extensive supportive comments which resulted in; updating to reflect the recent adoption of the Core Strategy and recent NBC Supplementary Planning Documents, refinement to information on open spaces, implementation and detailed changes to Policies OP1, H1, H2, H4, BE2, B1, B4, OS1, OS2, OS3 and CFE1. Support or no comment was expressed by the Marine Management Authority, Crime Prevention Design officer and the Coal Authority.

The Basic Conditions

1.23 This plan has been prepared to meet the Basic Conditions. In addition, a Strategic Environmental Assessment (SEA) screening has carried out which concluded that an SEA would not be necessary. Details are given in Basic Conditions Statement. The Basic Conditions are a set of requirements that a Neighbourhood Plan must meet. They are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied by section 38A of the Planning and Compulsory Purchase Act 2004. In terms of the policy context (see next section), the Basic Conditions require Neighbourhood Plans to:

- Have regard to national policy & guidance including the *National Planning Policy Framework* (NPPF) and National Planning Practice Guidance (NPPG) (*Basic Condition “a”*);
- Achieve general conformity with the strategic policies of Northampton’s Development Plan (*see Basic Condition “e”*).

1.24 After submission to NBC, the Neighbourhood Plan was subject to a 6 week (pre-examination) consultation in accordance with the regulations. Eight comments were received and these were passed on to the examiner for consideration as part of the Independent Examination process. None of the comments received resulted in the need for substantial change and this is a testament to the extensive engagement and consultation carried out by the Steering Group at all stages of the Plan.

2 Policy Context

2.1 The following information is a summary of an extensive report provided by Northampton Borough Council. The full report, including detailed appendices is available separately upon request.

Relationship to Northampton's Development Plan

2.2 NBC has commented that the Duston Neighbourhood Plan may choose to be 'silent' on certain issues i.e. it may opt to focus on the issues which are of particular priority to the local community only. Where the Duston Neighbourhood Plan is silent on a specific issue, the policies included in other documents within Northampton's Development Plan would take precedence in decision-making. To provide clarity on this issue, in addition to looking at the Core Strategy, NBC covered related plans and strategies in the Development Plan.

2.3 Where the Development Plan is absent, silent or out of date, the NBC advised that the National Planning Policy Framework (NPPF) takes precedence in determining development proposals, namely through applying the presumption in favour of sustainable development.

National Planning Policy Framework (NPPF)

2.4 For plan-making and decision-making, the primary source of national planning guidance is the NPPF. The NPPF sets out the government's core planning principles and planning policies for England and provides guidance as to how these are expected to be applied. The NPPF places a general presumption in favour of sustainable development. Through this presumption, the NPPF supports the Development Plan as the starting point for decision-making. A core principle of the NPPF is to empower local people to shape their surroundings with neighbourhood plans setting a positive vision for the future of an area. However, this vision must be balanced with the need to meet the strategic priorities of the area. Para. 184 advises that the ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.

2.5 The principles of the NPPF underpin planning and decision making in the following ways:

- Led by local plans, setting out a vision for the future and providing a practical framework for decisions on planning applications can be made efficiently;
- Emphasise enhancing and improving the places in which people live their lives, not scrutiny alone;
- Drive sustainable development to deliver homes, business and industrial units, infrastructure and support local vitality, objectively identifying local need and setting out a clear strategy for allocating land;
- Seek to a high-quality of design and a good standard of amenity for occupants;
- Protect the diversity of different areas of England, protecting Green Belts and recognising the "intrinsic character and beauty of the countryside";
- Support the transition to a low-carbon future, take account of flood risk and coastal change and encourage the reuse of existing and renewable resources;
- Help conserve and enhance the natural environment and reduce pollution, allocating land of "lesser environmental value";
- Encourage the re-use of previously developed land (brownfield land);

- Promote mixed use developments, encouraging multiple benefits from urban and rural land;
- Conserve heritage assets "in a manner appropriate to their significance";
- Manage development to make full use of public transport, walking and cycling;
- Take account of local strategies to improve health, social, and cultural wellbeing.

West Northamptonshire Joint Core Strategy (WNJCS)

2.5 NBC confirmed that a number of the WNJCS policies which were identified as strategic policies have direct implications for the Duston Neighbourhood Plan. The West Northamptonshire Joint Core Strategy (WNJCS) was adopted in December 2014. The WNJCS forms "Part 1" of the Local Plan for Northampton in so far as it sets out the long-term vision, objectives and strategic planning policies for West Northamptonshire over the Plan period to 2029.

2.6 The Duston Neighbourhood Plan has been prepared in general conformity with the strategic policies of the WNJCS to ensure the Basic Conditions are met (Basic Condition "e").

2.7 Northampton Borough Council has undertaken an assessment of the strategic policies of the WNJCS to assist Duston Parish Council in preparing its Neighbourhood Plan policies. The assessment was supplied as part of the Council's response to the Duston Future's consultation (June 2014) and updated following adoption of the WNJCS in December 2014.

2.8 The assessment sought to provide clarity through identifying those policies which are strategic and those that are non-strategic. The Table in Appendix 1 provides a summary of strategic policies and indicates the likelihood of the policy having direct implications for the preparation of the Duston Neighbourhood Plan.

Northampton Local Plan 1997 (Saved Policies)

2.9 The Northampton Local Plan was adopted in 1997. A number of the policies were 'saved' in 2007 to ensure they remained a part of the development plan and could continue to be used in determining planning applications.

2.10 On adoption of the WNJCS a number of Northampton Local Plan 1997 saved policies were replaced. Northampton Borough Council's Planning Policy team will shortly commence work on the Northampton Related Development Area Local Plan (Part 2). Once that is adopted, it will replace the remaining saved policies of the Local Plan 1997.

2.11 In areas outside Northampton's Central Area such as Duston Parish, the remaining saved area wide policies hold some relevance in the determination of planning applications. However since 1997, national and local planning objectives have changed significantly. An assessment of the weight of saved policies was presented to Northampton Borough Council's Planning Committee on 10 June 2014. This concluded that some policies are non-compliant or no longer relevant, have been directly replaced by more up to date policy or evidence or are no longer required. Some policies may play a minor role in decision-taking, but NBC concluded that no saved policies were identified as carrying significant weight as to be regarded as essentially non-strategic. Therefore, it is considered that the emerging policies of the Duston Neighbourhood Plan can be viewed as being in general conformity with what might have previously been identified as strategic Northampton Local Plan (1997) saved policies. In terms of site specific policies, the Northampton Local Plan (1997), there are a number of saved policies which affect Duston, but none of these carry sufficient weight to be regarded as strategic

Supplementary Planning Documents (SPD)

2.12 Supplementary Planning Documents (SPD) provide guidance to assist in the implementation of planning policies. SPDs do not create new policies, but are a material consideration in the determination of planning applications.

Planning Obligations SPD (2013)

2.13 The Planning Obligations SPD was adopted by Northampton Borough Council in February 2013 and this outlines the Council's strategy for securing relevant planning contributions in relation to mitigating the impact of new development through S106 agreements. It allows the Council to secure a range of site and strategic infrastructure obligations and these can relate to such matters as the provision of affordable housing, the provision of new open space, sport and recreation and improving the existing provisions and the provision of community facilities.

2.14 The SPD will be revised in the event that Northampton Borough Council adopts the Community Infrastructure Levy.

Residential Extensions and Alterations Design Guide (2011)

2.15 The SPD provides guidance to householders in making alterations to and/or extending their property. The SPD provides clear and accessible guidance on good design principles and practice to help promote high quality inclusive design that positively contributes to the character and appearance of an area, and ensures that the proposed works do not adversely affect the amenity of occupiers of adjoining and neighbouring properties, particularly, through loss of light, overshadowing, overlooking and outlook.

Northampton Shop Front Design Guide SPD (2011)

2.16 The SPD has been produced to help retailers and commercial operators, make alterations to, or replace shop fronts. The Council is committed to ensuring that shop fronts enhance and contribute to the street scene and the local character. This will help create an attractive, safe and vibrant environment for the public, in addition to protecting and enhancing Northampton's heritage. Shop fronts have an important role to play in respect of promoting the vitality of the street scene, providing advertising for business and promoting the safety of the public.

Interim Planning Policy Statements (IPPS)

2.17 IPPSs allow the Council to set out planning policies and guidance which relate to emerging strategic policies (namely in relation to the policies of the WNJCS, which has since been adopted). IPPSs are a material consideration in the determination of planning applications. There are two which are relevant to the Duston Neighbourhood Plan.

Affordable Housing Interim Statement (2013)

2.18 The Northampton Affordable Housing Interim Statement sets out Northampton Borough Council's position on affordable housing alongside practical details of delivery. This is not a strategic policy but provides further detail and guidance on the implementation of the West Northamptonshire Joint Core Strategy, namely JCS policy H2. Where community aspirations and the evidence base identify specific local housing issues, Neighbourhood Plans may propose an alternative approach. However policies would continue to be required by to achieve general conformity with the JCS, specifically policy H2. In this case, however, the NBC approach is thought to enjoy a good fit with needs in Duston, although in some cases, the needs of older residents should also be taken into account.

Houses in Multiple Occupation IPPS (2014)

2.19 In November 2014, the Borough Council adopted an interim planning policy statement for property owners, applicants and officers concerned with preparing and determining applications for Houses in Multiple Occupation (HiMOs). There are not many HiMOs in Duston, but the IPPS will work alongside the Neighbourhood Plan such that applications for change of use from dwellings to HiMOs consider the following principles:

- To create, support and maintain a balanced, mixed and inclusive community and to protect the neighbourhood and street scene character;
- To secure the provision of adequate facilities, minimising flood risk;
- To promote the use of public transport, cycling and walking and to secure provision of adequate parking;
- To ensure adequate refuse provision and storage.

Community Infrastructure Levy (CIL) - Draft Charging Schedule

2.20 CIL is a new planning charge placed on new development to contribute towards providing the infrastructure needed to support development. It is to help pay for infrastructure needed to support new development but it cannot be used to remedy existing deficiencies unless the new scheme will make it worse. Councils must spend the income on infrastructure. A draft Charging Schedule for Northampton Borough Council has been prepared jointly with all the local authorities in West Northamptonshire. This looks at the infrastructure and services necessary to support development and determines what contributions towards development would be viable.

2.21 CIL is a fixed rate and charged per net additional square metre of floor space. In the past development contributions have been secured largely through S106 agreements, although limited use S106 will continue alongside CIL, the government has restricted how S106 can be used. CIL does have a number of benefits, including that the cost of funding infrastructure will be shared across a range of developments:

2.22 CIL receipts can be pooled to pay for strategic infrastructure - this will not be possible with S106 from April 2015 and it will provide more certainty for developers as they will know from the outset how much they have to pay. Part of the funds raised can be used by local communities to support development within their neighbourhood. In areas with an adopted Neighbourhood Plan, the Council has a duty to pass 25% of CIL raised in the area to the Parish or Town Council. (In other areas, different requirements may apply).

Conservation Area

2.23 The status of Duston Conservation Area is protected by national and local planning policies. The Duston Conservation Area Appraisal & Management Plan (DCAAMP) offers guidance to applicants and decision-makers and is a material consideration in determining planning applications. The DCAAMP therefore influences the policy context within which the Neighbourhood Plan policies will operate.

Summary

2.24 The recently adopted WNJCS provides the strategic planning policy framework for the area. The Duston Neighbourhood Plan has been prepared in general conformity with the strategic policies of that plan, as per the requirements of the Basic Conditions. It also considers the limited status that the remaining Northampton Local Plan (1997) saved policies currently hold, other supplementary planning documents and advice and it includes matters in its Plan to address issues, prior to the emergence of the Part 2 Local Plan.

3 Parish Profile

3.1 This section of the report is a short profile of Duston, a full version is available as a separate document. It relates to Duston but includes some external influences, for example:

- The impact of the large-scale new housing in Harpole and Harlestone, which adjoin Duston but are in South Northants and Daventry districts, especially in relation to traffic. (The highway authority, Northamptonshire County Council is, therefore, an important partner).
- The opportunities and challenges provided by the large scale employment, retail and leisure uses at Lodge Farm and Sixfields, which adjoin Duston.

3.2 Duston is in Northampton Borough. It is located around 4 kms west of the town centre. The western boundary of Duston adjoins the parishes of Harlestone and Harpole. The southern boundary adjoins Upton Civil Parish. The northern and eastern edges of the parish are clearly defined by Harlestone Road and Bants Lane. These roads separate Duston from the adjacent communities of Lodge Farm, Kings Heath and St James.

Population

3.3 The population of Duston (2011 Census) is 15,498 with a fairly equal split between males (49%) and females (51%). The population is balanced but the largest groups are aged in their late 40's and early 60's. The birth rate appears high with a sizeable proportion aged 5 and under. The largest ethnic group is White British (90%) and the remaining 10% is diverse with the second and third largest groups being "Other White" (3%) and "White Irish" (1%).

3.4 There are 6,738 households and the majority (82%) of people live in owner occupied properties. 10% live in private rented accommodation and 6% in social housing with the majority (5%) of these renting from Northampton Borough Council. Car ownership is 85%.

3.5 The other particular issues relating to overall population are summarised below. The averages are compared to Northampton and/or the East Midlands.

Duston

- Age Structure - Older than average.
- Gender – Comparable, slight bias towards females.
- Long-term health problems or disability – Overall, the population is a little healthier, with less cases of limiting disease.
- Health - some variation, but nothing significant.
- Physical Environment - more built up, but mostly residential, overall less green space.
- Car and Van Ownership - higher than average.
- Ethnicity - less ethnic diversity.
- Country of Birth - dominance of England.
- Religion - Christian higher.
- Employment - More people employed, slightly higher self-employment, lower unemployment and students. For those who are inactive - higher retired and carers.
- Accommodation - More semi/detached houses and bungalows. Less flats and sharing.
- Household Size - More 2 person households, otherwise near averages.
- Tenure – Higher ownership and council rented, some living with friends and relatives
- Household Composition – Higher older 1 and 2 person households without children.

3.6 Where there are differences, comparison is made between Duston and Old Duston:

- Age Distribution – **Old Duston** has an older population
- Gender – no significant variation

- Long-term Health Problems or Disability – In **Old Duston** there is a higher rate of more limiting illness, especially amongst the older population.
- Health - More general health problems in **Old Duston**
- Physical Environment – **Old Duston** has more non-domestic uses, smaller gardens but there are more parks
- Car or Van Ownership - no significant differences.
- Ethnicity – there is a small Irish concentration in **Old Duston**
- Religion – no significant differences
- Employment –**Old Duston** has a lower rate of economic activity with higher rates of inactivity and health issues.
- Qualifications – In **Old Duston** the population is “less qualified”
- Accommodation Type – **New Duston** has much higher purpose built flats
- Household Size - **Old Duston** has more 1 person households
- Tenure - **Old Duston** has more outright ownership, **New Duston** has more council housing
- Household Composition – **Old Duston** has more older 1 person households.

3.7 The above characteristics show that there is an ageing population in the Plan area with an associated higher than average proportion of one and two person households and some instances of limiting illness. This indicates a need for more housing choices for older people and couples in Old Duston. This could inform policies in the Neighbourhood Plan to influence housing mix and type, although some further analysis may be needed for individual cases. There may need to be similar consideration of health and social needs.

3.8 The population and economic profile indicates the relative prosperity of Duston, but there are some issues related to skills and qualifications, especially among the older elements of the workforce and lower rates of economic activity in those groups. This may be related to the past dependence on local large employers (e.g. British Timken) which relied to a considerable extent on a skilled “blue collar” workforce which in turn suffered large scale job losses when the plant closed. Duston is now mainly residential, but some industrial sites remain and there are large employment sites in adjoining areas at Lodge Farm and Sixfields.

Some Planning Background - Past planning applications

3.9 A review of planning applications from 2008-2013 was undertaken using the Northampton Borough Council search facility. The purpose of this was to identify any patterns in past development proposals and to assess the need for any additional local policy coverage to address the identified issues. The research showed that over the period, there were (approximately) 460 planning applications submitted in the Neighbourhood Plan area. The following is a summary of the decisions on these applications:

- New Build Housing – 33 applications granting planning permission for 281 dwellings.
- New Housing (conversions) - 4 applications granted resulting in permission for 5 dwellings.

3.10 Planning permission was granted for 281 dwellings but of these three sites total 245 dwellings. 13 dwellings were granted on individual plots. However, 7 applications for dwellings on single plots were refused planning permission. 23 dwellings were granted planning permission on sites accommodating between 2 and 9 dwellings.

3.11 Residential extensions and other ancillary works– 328 applications, 12 withdrawn and planning permission granted for 302. This is the major category of activity.

3.12 Mixed use development – 1 application for outline planning permission for commercial development (Use Class B2/B8) of up to 14150sqm and residential development (Use Class C3) of up to 50 dwellings. (All matters reserved). Full approval for Amenity Restaurant (Use Class A3/A4) of up to 1163sqm with car parking, associated ancillary works and access.

3.13 Community related – 21 applications - related to improvements to existing schools.

3.14 Miscellaneous commercial – 35 applications (2 withdrawn). These primarily relate to small scale works at existing premises. With one exception all were granted permission.

3.15 Telecommunications – 8 applications primarily for a mixture of satellite dishes and telecommunications monopoles. 2 applications for monopoles were refused permission.

3.16 Change of use -17 applications. These include a range of proposed uses including change of use to dental practice, Use Class A5 hot food takeaway, change of use of former petrol station to three retail units, an industrial unit to leisure. Five of these were refused, including the change of use from Class C3 (dwelling house) to Class 5 (hot food takeaway).

3.17 Signage – 22 applications. The applications are for signage associated with commercial property. 6 of these applications were refused consent.

3.18 There were no planning applications for renewable energy installations.

Applications permitted, contrary to Duston PC Comments

3.19 In addition, the pattern of planning decisions between 2010 and 2013, where the Borough Council has made decisions (approvals and refusals) which went against comments submitted by the Parish Council, was assessed. The intention was to identify potential Neighbourhood Plan policies to support the position of the Parish Council on behalf of the local community. The conclusions were that in the Neighbourhood Plan, Duston Parish Council could consider the following issues:

- Pedestrian accessibility;
- Residential amenity;
- Over-development of a site, and the development of residential gardens;
- Impact of development on the Conservation Area;
- Impact of traffic movement;
- Building design;
- Car parking;
- Protecting and enhancing the character of the area.

There was also a concern raised over the (lack of) information provided to support some applications. This is not a unique planning issue, but potentially can be overcome by providing clarity in the planning framework through a Neighbourhood Plan. This will help to direct and give consistency to the role of the Parish Council as a statutory consultee on planning applications and it will mean that officers and councillors at the Borough Council will have the detailed locally based policies for Duston to sit alongside more general Borough and wider policies.

3.20 The indication is that the Neighbourhood Plan will help the Parish Council to address the continuing pressure for the extension of houses, smaller scale and infill development and for changes of use in the Village Centre and local shopping centres.

Housing and Built Environment.

New Housing sites

3.21 In 2014 there were several large scale housing commitments in Duston on sites with planning permission and under construction, these included:

- 379 Harlestone Road (26 units)
- Ryelands Middle School, Prestbury Road (68 units)

- British Timken site (231 units)
- Millway Middle School, Mill Way (52 units)

3.22 There are no further new housing sites allocated in Duston at present, but the area will be expected to contribute to the overall requirement for Northampton in the emerging Local Plan site allocations document. The option was either for the Neighbourhood Plan to identify preferred sites for future new housing or to set out a criteria-based approach, with a focus on local issues relating to design, layout etc. The latter has been chosen.

3.23 The Strategic Housing Land Availability Assessment (SHLAA) carried out for the Core Strategy listed three other sites in Duston which could (potentially) be developed, these are:

- Car Garage Workshops, Harlestone Road (*up to 30 units*).
- Duston Oil Works, Port Road (*up to 30 units*)
- Ryland Garage, Harlestone Road (*up to 54 units*)

Although the Neighbourhood Plan provides a context for the consideration of alternative uses on sites like these, there is no specific new housing requirement to meet and accordingly specific new housing sites are not allocated.

3.24 However, there is the option to consider alternative uses for the remainder of the Timken site, which currently has permission for commercial and employment uses but is not yet developed. However a planning permission for a public house/restaurant on a rectangular site off the access from Tollgate Way/Main Road was granted in October 2014.

Existing Housing

3.25 There are thousands of existing houses in Duston which will continue to be adapted to meet the needs of owners and residents throughout the period of the Plan as the population structure changes and new trends emerge in how people use their houses. Much new development (e.g. smaller extensions, boundary fences, windows etc.) lie outside planning control, but larger extensions, infill plots and some developments which affect access fall within planning control and could be subject to policies in the Plan.

3.26 The stock of housing and other buildings in Duston is extensive and varied. In addition to the need to continue to protect and enhance the Conservation Area, the attractive and interesting character of some of the other parts of Duston was an important local issue identified by comments made in the early stages of consultation. The needs that have been identified by the Steering Group and local people include:

- Retaining the character of areas typified by detached houses in larger gardens, including boundary walls, trees and hedges;
- Retaining the character of areas e.g. those typified by detached bungalows where there is pressure for large extensions, including dormers and increases in roof height.

3.27 Initially, the Steering Group used a “Placecheck”^{*} exercise to consider “Character Areas” in Duston. (*Placecheck has been developed by, Living Streets, a national charity. It is a method of assessing the qualities of a place, showing what improvements are needed, and focusing people on working together to achieve them”). This confirmed that the potential issues concerned the need to protect the character of some of the older residential areas, including the appearance of buildings, boundaries such as older walls and hedges, local open spaces and the setting of some houses in larger plots. At the same time, it was recognised that it is necessary to enable property owners to be able to adapt their dwellings

to meet the changing needs of, more single person households, growing families, the ageing population and technological change (including renewable energy).

3.28 In order to be able to clearly identify “Character Areas” in Duston and to justify any area specific policies that should apply to infill development, extensions and changes of uses, a more complete Townscape Analysis Survey was undertaken in August/September 2014. A workshop and field survey day was held on Wednesday 13th August and followed up over the next few weeks. The session was attended by 16 people, including Steering Group members, local people and council officers and it ran from 13:30 – 18:00. The first part involved a workshop using a Planning Aid England (PAE) approach to townscape analysis developed specifically for Neighbourhood Plans. This approach breaks character down into the following elements: 1. Layout, 2. Topography, 3. Spaces, 4. Roads/Streets/Routes, 5. Green, Natural Features and Ecology, 6. Landmarks, 7. Buildings and details, 8. Streetscape features, 9. Land uses and 10. Views.

3.29 The complete report, including field study notes is available separately. The survey has helped to inform the application of any Neighbourhood Plan Policies relating to new development. It has also enabled the identification of six Character Areas where specific policies should apply. The areas are shown on the Proposals Map. In summary, they are:

1. Main Road The area comprises properties on and around Main Road north of the Village Centre up to Peveril Road and Berrywood Road and south around Millway. Saxon Rise and Southfield Road form a western boundary to the area. It excludes the Conservation Area which is subject to separate policy coverage and a detailed management plan. This area is separated into several compartments by the Village Centre and has an important physical relationship with the Conservation Area. The areas north of the centre are characterised by spacious Victorian and Edwardian properties, with brick and slate as the dominant building materials and means of enclosure including stonewalls and hedges. Although the properties off the other roads are smaller, the spacious setting and the presence of boundary walls remains.

2. The Kerrfield Estate This is a small planned estate developed in the 1920/30s with a regular planned layout with symmetrical (balanced) semi-detached and short terraces of properties. Brick, pebbledash and slate are the predominant building materials, hips and gables are used in the roofs and hedges and picket fences are the means of enclosure. This is a well-defined area, north east of Main Road at the junction with Berrywood Road.

3. Limehurst and Eastfield These are planned estates, developed in the 1950’s, with semi-detached and terraced houses, in a spacious setting with a regular building line, set back in deep front gardens and open areas at road junctions. The predominant materials are brick, clay/concrete tiles, windows and doors are evenly sized and regularly spaced and hedges are the main means of enclosure. The area is east of Main Road, bounded by Eastfield Road, Newton Road, Hardlands Road and Cotswold Avenue. A number of sub areas are identified and described in the Townscape report.

4. Newton Road – In this planned development the properties are generally smaller and were constructed as terraced houses and apartments in the 1960/70s, following a rigid regular “Radburn” type layout, with small common areas and pedestrian access to the front and rear vehicular access and parking courts. The predominant materials are brick, concrete tiles and extensive timber weatherboarding. Many properties are owned by the Borough Council and it is acknowledged that works may be required to improve living conditions, energy efficiency and security, but as far as possible it is considered that these should retain some of the original characteristics). The area is in East Duston, on Newton Road, south of

Liberty Drive, east of Knightscliffe Way and north of Long Mynd Drive, it also includes Clipston Way and Witton Road round to Cotswold Avenue.

5. Chiltern Way/Avenue The majority of houses in this are owner occupied and date from the 1950's and 1960's, with pockets of more recent development. There is a mixed housing stock, but 3 bedroomed semi- detached houses predominate. The area has a planned, spacious feel with a regular building line, set back in deep front gardens and open areas at road junctions. The predominant materials are brick, clay/concrete tiles, windows and doors are evenly sized and regularly spaced and hedges are the main means of enclosure. The allotments and school playing fields are important local open spaces. The area is in the south east of the Plan area, and includes Mendip Road, Malvern Grove, Porlock Close and Cotswold Avenue.

6 New Duston (This area has been added as a result of comments from English Heritage and some local people). The main area of interest is the centre of New Duston at the junction of Main Road, Port Road and Quarry Road, extending towards Harlestone Road. The original settlement of New Duston is defined with terraces of natural stone cottages some with long rear gardens. As this area has expanded, newer red brick cottages were built. The area has a landmark feature; a Chapel which set back from Main Road behind hedging and featuring a single stone edged stain glassed window on the main front elevation. A further, distinctive but hidden, feature is the former stone quarry which has been restored as open space at Duston Wildes. Nearby, a recent development near to Duston Wildes is noteworthy for being more responsive to its context, with the use of local stone and brick detailing, reflecting New Duston.

3.30 In addition, to influencing the design of new development, including new build and extensions in these areas, it will also be important to ensure that the repair and replacement of roads, footways, verges, hard surfaced areas, street lighting, safety fencing and other infrastructure reflects and enhances the character of the area concerned. The role of local open spaces, including trees and retained hedgerows will also need to be carefully considered in terms of the overall character of the areas.

3.31 In consultation, attention was also drawn to the character of the extensive areas of housing developed in more recent years in Duston. Weggs Farm Road/ Wrenbury Road/ Rochelle Way is one such location where almost 3,000 houses have been built within 10-15 years. These are generally brick built with front and rear gardens and gable pitched roofs of two storeys. Many houses are detached and large, but are built close to one another which can lead to greater impacts upon the amenity of adjoining properties. It is acknowledged that it is important that this is considered where proposed extensions require planning permission. However rather than defining a further, what would be very large, character area, it is considered more appropriate to include reference to the area in Policy H5 (the design of extensions). This is because in the Weggs Farm area, residential extensions are the predominant form of development whereas the other identified areas include infill/new build, changes of use housing modernisation and public realm/infrastructure works.

Conservation and Other Built Heritage

3.32 Duston Conservation Area covers part of the Village Centre and the adjoining area. The character of the Conservation Area is well described in the 2009 Appraisal and Management Plan. One of the issues to address, is the extent to which it will be necessary or justified to consider locally based policies to help to achieve Conservation Area objectives or if the 2009 Appraisal and Management Plan, plus relevant NBC policies, already provide a sufficiently strong context. It is acknowledged that a Neighbourhood Plan is not the vehicle to consider

the Conservation Area boundary, but pressures on the Village Centre and the condition of some buildings (e.g. 26 – 30 Main Road) mean that complementary policies may be needed. There are two other Conservation areas in other parishes, outside but abutting Duston; the St Crispin Hospital Conservation Area and the Dallington Village Conservation Area.

Duston Conservation Area Management Plan

3.33 The Conservation Area contains 21 listed buildings. All changes which affect the character or appearance of listed buildings (inside and out) are controlled through the listed building consent regime and their setting can also be a consideration. Certain works will, in addition, require planning consent. The Conservation Area also contains a number of trees which are protected by Tree Preservation Orders.

3.34 In the 2009 review of the Management Plan, many of the consultation comments related to the impact of the volume of traffic through the village and the standard of the existing street furniture in Duston. These are echoed by NBC as they can cause considerable material harm to the aesthetic and character of the Conservation Area. On the other hand, sympathetic treatment of highways, public realm and street furniture can create successful places that promote interaction between the community and the historic environment.

3.35 For development within or adjacent to the Conservation Area the Council may seek financial contributions through Section 106 planning obligations to assist in delivering the improvements to the Conservation Area as set out in the Management Plan.

3.36 The management plan states that new development in the Conservation Area should aspire to a quality of design and use of materials which is clearly related to its context. This normally involves demonstrating that the values set out in the Conservation Area Assessment have been respected. To an extent the character of the area derives from its natural evolution over time and new development should complement this pattern and the established grain and settlement pattern.

Locally Listed Buildings

3.37 In addition to buildings that are statutorily listed and of national importance, there are also buildings that are of local architectural and/or historic importance. The Council is producing a separate Local List of these and will endeavour to secure their long-term future. In the Conservation Area, twenty buildings are included on the draft Local List: Main Road: Nos. 14, 16, 21, 22, 23, 39, 47, 50, 51, 52, 53b, 54, 58, 62, 70-72, 78-80 & (former) St Luke's School, Melbourne Lane: Nos. 1, 3, 5, 7, 9, Nos.1 and 2 Peveril Road & 2 Squirrel Lane.

3.38 These buildings do not benefit from the same degree of protection as those on the national Statutory List but will require careful appraisal and justification when applications for change are under consideration. The general presumption will be in favour of retaining buildings and structures which have been included on the Local List. Those which have been identified, through the appraisal process, as making a positive contribution to the character of the area will receive special scrutiny where major changes are proposed.

Other Areas

3.39 In addition, there are other parts of Duston not within the Conservation Area, which have a distinctive local character and would benefit from policies to protect this. It is accepted that it would not be appropriate to replicate the Conservation Area in other areas of interest, but the identification of six Character Areas (see para 3.28) reflects neighbourhood interest in doing something positive for other buildings and areas that are of interest for cultural, heritage, architectural or other reasons.

Transport

3.40 The main roads which form the boundaries of Duston, namely, Weedon Road (A4500), Tollgate Way, Harlestone Road (A428) and Berrywood Road are heavily trafficked and act as barriers to movement in and out of the area. The employment and residential areas around Duston create commuter traffic, and the presence of five schools in the area creates localised problems through the “school run”.

3.41 Bus services through Duston provide access to Northampton centre and beyond. Most of these services run through the middle of Duston along Main Road and through the village at some stage. They are Stagecoach services 5, 9,9A & 9B. The only bus route of those mentioned above which travels along the main roads which form the edge of the area for any length is the 5. The others run on Harlestone Road (between Firview Drive and the Hart of Duston) for only a limited distance. There are three other buses that run along the Harlestone Road for a reasonable distance; the 3 which serves Hopping Hill and the 96 which serves Hopping Hill and runs to Rugby. This is the only frequent (hourly) bus service which travels all along Harlestone Road, but this may change if the 96 is diverted to go through the large new estate (the sustainable urban extension). Two services, the 63 and 97 are very infrequent. With an aging population bus services are very important to Duston and where possible the Plan seeks to maintain and enhance services.

3.42 The existing walking and cycling routes are not well developed with some internal links missing and connections to new development areas and the surrounding open spaces and the countryside are patchy.

3.43 There is limited car parking in the Village Centre which, coupled with narrow roads and high levels of traffic, creates problems for shoppers, services users and people moving through the centre (motorists, service vehicles, pedestrians and cyclists). It is intended to look at past traffic surveys and to liaise with the County Council over time to gather more evidence on traffic in the Plan area.

Business and the Village Centre

3.44 In the past Duston was home to several large employers (e.g. British Timken) but it is now a primary residential area. Some business industrial sites remain but the main large scale employment areas are in adjoining areas at Lodge Farm and Sixfields and include a range of manufacturing, storage, retail, leisure and service operations. The population figures, taken from the 2011 Census, indicate that skill and qualification levels may be lower than the Northampton average. However, this is a matter for an economic development strategy rather than a Neighbourhood Plan.

3.45 A survey of businesses in October 2013 demonstrated the dominance of the Village Centre and the retail and service businesses located there. It showed that there are around 77 commercial premises of which 75 are occupied, but it was noted that diversity is limited; there are no clothes shops and only 2 sit-in restaurants (excluding pubs). However, there is a high proportion of convenience stores and services, such as hairdressers. The only larger store in the village is a Co-operative. The facilities and services provided by these local businesses are important to the vitality of Duston. In addition, the businesses provide valuable local employment and generate related spending on local goods and services.

3.46 Limehurst Square is an important local centre with a range of shops and other facilities, including a library, drop in centre, a school and the Parish Council offices. Duston sports centre is nearby. Other smaller groups of shops at; Malvern Grove (4), Weggs Farm

Road (4), Port Road (4), Harlestone Road – SJN Motors (4), Main Road - opposite Eldean School (6) and Woodley Chase (3) provide valuable local shopping facilities.

3.47 Large scale retail development is located close to Duston at Sixfields and the planned local centre in Upton. There is a large supermarket at the A4500 Sixfields junction.

Open space and recreation

3.48 Existing Borough Council surveys and strategies (Parks and Open Space Strategy 2009 and 2013) include all open spaces with legitimate public access and which provide recreational benefit and categorises nine different types of space in the 2009 and 2013 open space strategies. The Borough owns most of the open spaces.

3.49 There are no Strategic, Premier or Town and Country Parks in Duston, but it is close to planned Green Infrastructure to the south, including Duston Mill, which is linked to the large scale Sustainable Urban Extensions.

3.50 The open spaces in Duston comprise Neighbourhood Parks, amenity green space, natural and semi-natural greenspace, allotments & community gardens, outdoor sports facilities, cemeteries & churchyards and some include children's play areas. Higher level "Parks" are defined as urban parks, country parks and formal gardens, open to the general public that provide opportunities for various informal recreation and community events. Amenity green space is defined as being commonly found in housing areas, including informal recreation spaces and green spaces in and around housing, providing opportunities for informal activities close to home or work.

3.51 Other open spaces are also important, including allotments (Bants Lane – NBC and Berrywood Road), burial grounds, sports fields and school grounds. In addition, there is a cemetery at Berrywood Road, next to the allotments, and Duston School, also nearby on Berrywood Road has extensive playing fields. The grounds of other schools in the area are also important components of the local landscape.

3.52. In terms of the quantitative position, the 2009 audit shows that in Area 2 (which includes Duston) there was a shortfall in the provision of Parks and Gardens. However, noting accessibility and other criteria, it concludes that the shortfall is offset by the availability of open spaces in nearby areas. This also shows how the (lower level) amenity green space sites, are an important part of open space provision in parts of the borough where there are shortfalls of parks and gardens.

3.53 There appears to be a general conclusion that the provision of allotments, cemeteries and formal recreation space/playing fields is adequate in Area 2, but there is a comment that provision for children and young people needs to be improved in Duston.

3.54 However, the studies also conclude that the current provision of parks and gardens is insufficient to meet demand if new open space is not provided in association with new development in and around Duston. Access to open space is also a significant factor.

3.55 The open spaces are shown on Map 1. The table overleaf is a listing of all open spaces in Duston to which open space policies and proposals apply. In addition to the listing, it includes consideration of quality and accessibility, giving % scores, based on the Open Space, Sport & Recreation Needs Assessment & Audit (PMP - 2009). The quality and accessibility data informs the policies of the Neighbourhood Plan and will influence future projects and investment. For example the Parish Council may aspire to achieve the 'good' benchmark (>70%) for all sites, both in terms of quality and accessibility. The lower overall scores for accessibility could suggest a need to prioritise projects which will improve access

to existing open spaces. The variation in scores show that as well as protection through policies, other actions should seek improvement and enhancement. The Parish Council will also pursue improvement of spaces separately from the Neighbourhood Plan.

Table 1 Open Spaces in Duston

Number	Site name	Open space type	Area (Ha)	Quality %	Accessibility %
15	Errington Football pitches	Outdoor Sports	1.07	67.5	63.3
70	Haydown Green	Amenity Space	0.13	56.4	60
91	Limehurst Close	Amenity Space	0.02	60	60
92	Eastfield Close	Amenity Space	0.04	66.7	60
93	Eastfield	Amenity Space	0.01	60	60
94	Limehurst Square	Amenity Space	0.06	53.3	60
95	Linley Green	Amenity Space	0.02	56.4	60
96	Clee Rise	Amenity Space	0.05	60	40
97	Newton Road	Amenity Space	0.05	73.3	60
233	Bants Lane	Allotments	4.58	80	66.7
234	Berrywood Road	Allotments	3.91	85.5	76.7
255	Duston Cemetery	Cemeteries	0.79	76.4	76.7
291	Duston Wildes Open Space	Natural/semi-nat.	2.21	85.5	60
292	Errington Park	Parks/Gardens	2.62	80	60
296	Grafton Way Open Space	Amenity Space	0.76	69.1	60
299	Hardlands Road	Amenity Space	0.78	65.5	0
303	Mendip Road Playing Field	Amenity Space	1.53	61.8	60
306	Newton Road Open	Amenity Space	0.48	61.8	80
324	Wrenbury Road West	Amenity Space	0.80	69.1	60
349	Alsace Close	Amenity Space	0.35	73.3	60
350	Beaune Close	Amenity Space	0.14	66.7	60
351	Bergerac Close	Amenity Space	0.11	60	60
352	Rochelle Way	Amenity Space	0.26	80	80
353	Brockwood Close	Amenity Space	0.09	60	48
370	Clipston Way	Amenity Space	0.21	53.3	60
385	Cheddar Close	Amenity Space	0.11	66.7	60
416	Melbourne Lane	Amenity Space	0.25	61.8	60
426	Mendip Road Play Area	Children's play	0.02	52.7	60
427	Westbury Close Play Area	Children's play	0.00	56.4	60
428	Melbourne Lane Play Area	Children's play	0.01	65.5	60
429	Errington Park Play Area	Children's play	0.06	70.9	60
430	Grafton Way Play Area	Children's play	0.02	47.5	43.3
465	Duston Wildes Play Area	Children's play	0.03	74.5	80
466	Haydown Green Play Area	Children's play	0.00	60	60
498	Grafton Way Ball Game	Young People	0.02	70.9	60
499	Mendip Road Ball Game	Young People	0.02	73.3	60
514	Kenilworth Close Play Area	Children's play	0.04	53.3	60
536	Triumph Gardens Play Area	Children's play	0.02	65.5	60
733	Eldean Primary School	Outdoor Sports	1.28	80	80
734	Park Lane	Amenity Space	0.04	60	60
738	Circus End	Natural/semi-nat.	0.79	80	20
742	Duston Secondary School	Outdoor Sports	7.61	54.5	63.3
752	Main Road	Amenity Space	0.04	61.8	60
753	Main Road	Amenity Space	0.06	61.8	60

754	Main Road	Amenity Space	0.05	56.4	60
770	Liberty Drive	Amenity Space	0.21	60	60
771	Clipston Way	Amenity Space	0.05	60	46.7
772	Clipston Way	Amenity Space	0.04	60	52
773	Hopping Hill School	Outdoor Sports	0.98	80	63.3
774	Newton Road	Amenity Space	0.09	61.8	60
796	Hopping Hill Gardens	Natural/semi-nat.	0.59	56.4	60
1015	Limehurst Road	Natural/semi-nat.	0.10	70	60
1016	Melbourne Lane	Natural/semi-nat.	0.27	60	60
1017	St Luke's Playing Fields	Outdoor Sports	0.83	60	60
1018	Castle Bush	Amenity Space	0.06	60	60
1038	Newton Road 1	Amenity Space	0.10	70	70
1039	Newton Road 2	Amenity Space	0.08	61.8	60
1040	Cotswold Avenue	Amenity Space	0.20	60	60
1041	Mendip Tennis Club	Outdoor Sports	0.30	50.9	40
1042	Mendip Bowling Club	Outdoor Sports	0.31	61.8	56.7
1043	Chiltern Avenue	Amenity Space	0.04	73.3	60
1053	Westbury Close	Amenity Space	0.12	66.7	60
1624	Mendip Road	Natural/semi-nat.	0.98	70	52
1625	Quantock Crescent	Amenity Space	0.10	66.7	60
1626	Chiltern Primary School	Outdoor Sports	1.26	80	70
1627	Chiltern Avenue	Amenity Space	0.06	66.7	48
1628	Harlestone Road	Amenity Space	0.60	56.4	60
1629	The Church of Jesus Christ	Churchyard	0.39	76.4	60
1631	Bants Lane	Amenity Space	0.06	66.7	60
1634	Tollgate Way	Natural/semi-nat.	0.60	60	60
1636	St Lukes Church	Churchyard	0.47	60.2	60
1637	Woodon Road	Natural/semi-nat.	0.58	70	40
1853	Douglas Road	Outdoor Sports	0.17	NS	NS
1854	Pendle Road	Amenity Space	0.16	NS	NS
1855	Millway	Outdoor Sports	0.16	NS	NS
1856	Millway Grass Pitches	Outdoor Sports	3.56	NS	NS
1959	The Duston School 3G	Outdoor Sports	1.02	NS	NS
1980	Tollgate Way	Amenity Space	1.65	NS	NS
1990	Errington Park MUGA	Young People	0.06	72.5	76.7
Total ha.			46.97		
Average (Excludes sites 1853, 1854, 1855, 1856, 1959, 1980)				65.59	59.08
Median (Excludes sites 1853, 1854, 1855, 1856, 1959, 1980)				65.5	60

Note 1; a more detailed set of tables and graphs are available in the open space background report provided by The Borough Council in January 2015.

Note 2; "Typology" is the study of types. The PMP Open Space Study identifies open spaces and places them into categories based on their characteristics. The typologies referred to in the table and background note should be interpreted as broad categories. There may be many different open spaces within an individual typology. For example, "Outdoor Sports Facilities" may include football pitches, cricket pitches, tennis courts and running tracks. For the purposes of this note, the phrase "open space type" and "typology" are used interchangeably to refer to the broad categories of open space identified by the PMP study.

Community Facilities and Education

3.56 Duston offers a broad range of community facilities, services and infrastructure which are used by residents and neighbouring communities. There is a perception that such infrastructure is at capacity. Some community facilities are ageing and need to be improved. The Parish Council owns the Duston Community Centre and Duston Sports Centre and is the leaseholder for the St Luke's Centre. These facilities and sites are shown on Map 2.

3.57 There are five schools in Duston, four primary and one secondary. Several of these have seen investment and development in recent years and there are plans for expansion on two existing sites, but there are no new land allocations required in the Plan. However, the schools are linked to some problems, especially those related to traffic which may need to be addressed by policies.

3.58 There are many community organisations in Duston, including clubs, societies and churches, which either own and manage land and buildings or make regular use of facilities owned by others. The Neighbourhood Plan recognises the importance of these facilities and sites to local people and that, whilst making provision for change and development, seeks to ensure that the required level of provision is maintained. In addition, it is considered necessary to take account of the impact of the growing population and of the nearby development areas. Existing facilities may need to be expanded and new ones needed. However, it is important that, where new facilities are developed in nearby areas, they do not affect the viability of existing established facilities in Duston.

Water and Drainage

3.59 There are no main rivers within the Neighbourhood area of Duston. Non-main rivers are the responsibility of the Lead Local Flood Authority (LLFA), in this case Northamptonshire County Council. The sections of ordinary watercourses which run through the site appear to drain to Dallington Brook which is classified as a main river beyond the Parish. The flood map for the area can be viewed in the '*What's in your Backyard?*' section of the Environment Agency's website www.environment-agency.gov.uk

3.60 The Neighbourhood Plan considers the need to not increase flood risk, to actively reduce flood risk and provide betterment wherever possible in line with the requirements of the National Planning Policy Framework (NPPF) (paragraph 100). In addition, it will investigate possibilities to enhance watercourse biodiversity to contribute to achieving Water Framework Directive aims of improving the ecological status of waterbodies.

4. Neighbourhood Plan; Agreed Options, Vision and Objectives

4.1 The issues & options consultation showed support for the options as a basis for policies.

Housing and built environment

- To set requirements for types of housing - size, density, type and cost.
- To use a criteria-based policy for proposals for new housing.
- To set criteria for infill developments with restrictions in some areas.
- To enable extensions and adaptation, including domestic scale renewable energy.
- To set out policies to protect the character of other areas.

Transport and Movement

- To work with other councils on solutions for problems linked to new development, (including: roads, public transport, walking, cycling and traffic management).
- To manage traffic in the Village Centre, (including parking, weight/size of vehicles).
- To increase parking in the Village Centre, noting that this may mean redevelopment.
- To require large scale development to enhance roads, parking, buses, walking & cycling.

Business, the Village Centre and local shopping

- To focus on better walking, cycling and public transport links to employment areas.
- To be flexible to enable other uses, including housing on empty sites.
- To promote traffic management to give priority to pedestrians and shoppers.
- To encourage redevelopment to provide new facilities and parking.
- To set a high standard of design for shop fronts and signs with a unified approach.
- To protect the existing shops and businesses in Duston.

Open space and recreation

- To include a policy in the Plan which protects open spaces in Duston.
- To set out proposals for new or improved open space, linked to new development.
- To identify and protect natural features within and around open spaces, including trees, hedges, woodland, wetland and meadow areas.
- To work with others on green infrastructure for new development close to Duston.
- To set out proposals for new and improved footpath/cycle links to the countryside.

Community facilities and schools

- To identify specific deficits and priorities for facilities and infrastructure.
- To have policies to protect facilities and support proposals that enhance assets.
- Local policies to protect school playing fields.
- To encourage schools to be involved in the provision of walking and cycling routes.
- As far as possible, to use the Plan to encourage the joint use of school facilities.

4.2 Consultation and other research enabled the **Neighbourhood Plan Vision to be created.**

Neighbourhood Plan Vision

By 2029, we will have made Duston to be an even better place to live, with a stronger sense of village identity and community spirit. Duston will have adapted to the extensive development to the west of Northampton and will have helped to shape and influence the provision of better transport facilities (for motorists, pedestrians and cyclists), to allow safe and sustainable journeys to work, school, shopping and leisure. The character of built up areas will be respected and enhanced. Open spaces will have been protected and enhanced with a focus on play, landscape value and nature conservation.

4.3 A series of Objectives, linked to the Vision, also derived from consultation and research, were defined for each of the Neighbourhood Plan themes and relate to its policies.

Housing

1. To influence the location, scale, design and type of new housing to ensure that it fits with the character of local areas and meets identified local housing needs.
2. To ensure that small scale development, including conversions and residential extensions, reflects the character of the local area where it takes place.

Built Environment

3. To identify distinctive areas of Duston where policies will help to reflect their character and to protect and enhance the historic environment and heritage assets, including the character and appearance of the Conservation Area and its setting.

Transport and movement

4. To improve movement in and around Duston for all road users, including private cars, public transport, cyclists and pedestrians of all ages.
5. To encourage joint working between the Northamptonshire County Council, Borough Council, Daventry and South Northants District Councils to agree solutions to manage the impact of large scale development in adjoining areas on the roads in and around Duston.

Business, the Village Centre and local shopping

6. To maintain local businesses and employment in Duston in locations and on sites/land which will be viable in the long term.
7. To maintain and enhance the role of Duston Village Centre as a focal point for local shopping and the provision of social and community facilities.
8. To address traffic, parking and associated environmental problems in the Village Centre.
9. To maintain and enhance local shopping centres.

Open space and recreation

10. To review open space provision and management regularly, including quality measures, in relation to the changing needs of the population and local development pressures.
11. To focus on recreation and the contribution that open spaces make to landscape, nature conservation and overall quality of life.
12. To ensure that new development in and around Duston contributes to the open space and recreation needs of the local community.

Community Facilities and Schools

13. To maintain and enhance community facilities (for recreation, meetings, welfare and health) in Duston to meet the needs of a growing and ageing population, taking account of users from nearby areas and to encourage safe and sustainable access to facilities.
14. To enable local schools to develop to meet the needs of their catchment areas, at the same time as addressing their impact on traffic and nearby houses, and encouraging the joint use of school facilities and grounds.

5. Neighbourhood Plan Policies and Community Proposals

5.1 The Policies reflect the Issues, Vision and Objectives of the Neighbourhood Plan:

- Housing
- Built Environment
- Transport and Movement
- Business, the Village Centre and Local Shopping
- Open Space and Recreation
- Community Facilities and Education.

5.2 Reflecting the NPPF, there is also an overall policy on sustainable development to ensure that buildings achieve high design and environmental standards, reflecting local character.

5.3 Each policy (*presented in bold italics*) is followed by a short justification and there is a cross reference to the relevant Objective (in brackets). There are other important aspirations which, although not planning policies, are linked to development in and around Duston and are important to the how the Plan meets the needs of local people. For the avoidance of doubt, it is emphasised that these are local aspirations and do not constitute or suggest agreement with Northampton Borough Council or other relevant bodies to fund or act on them. They set out (*in italics*) at the end of each planning policy section.

Overall Policy - OP1: Sustainable Development Principles (all objectives)

- A. Planning permission will be granted for development in Duston at a scale and in locations that accord with policies set out in the Neighbourhood Plan where it can be shown that the development would meet the plan's vision and objectives, by providing:**
- 1. New Homes, to meet overall targets in the Joint Core Strategy, but also addressing local housing demand and needs in terms of size, type, tenure and affordability.**
 - 2. A high quality environment, including attractive and vibrant shopping facilities in the Village Centre and local shopping area, for all residents and visitors.**
 - 3. Infrastructure associated with leisure, recreational and social activities.**
 - 4. Improved access to open spaces and community facilities, including connections to provision associated with nearby Sustainable Urban Extensions.**
 - 5. Appropriate security for occupiers and users through the inclusion of design principles from "Secured by Design" according to known local issues and reference to the county wide Supplementary Planning Guidance – Planning Out Crime**
- B. Development should have regard to the Vision and objectives set out in the Neighbourhood Plan and be located to ensure that it does not adversely affect the following:**
- 1. The amenity of nearby residents.**
 - 2. The character and appearance of the local area in which it is located.**
 - 3. The social, built, historic, cultural and natural heritage assets of the Parish.**

Justification

5.4 This policy provides a positive framework for decision making, as required in the National Planning Policy Framework (see Para. 14). Development will only be encouraged where it can be shown that the scheme will help to achieve the Vision and Objectives outlined in Section 4. Locally, the concept of sustainability relates to design and character; meeting environmental, social and economic objectives, wider connections and crime prevention, all of which contribute to the quality of life for residents in Duston.

Policy section 1 – Housing



H1 Development on Previously Developed Land (objective 1)

Proposals for the development of existing industrial premises and other sites for residential use will be supported provided that;

- **It is demonstrated that retention or improvement of the existing employment land and buildings is not viable.**
- **Any existing adverse impact on residential amenity is removed or mitigated.**
- **There are no significant adverse impacts on the transport network.**

The overall design and sustainable development criteria for new development should be met and good footpath and cycle links should be provided to existing housing areas, local shopping centres, open space and community buildings. Open space should be provided and/or improved in accordance with the policies of the West Northamptonshire Joint Core Strategy.

Justification

5.5 Duston is primarily a residential area, especially since the closure of British Timken, but there are remaining industrial sites in the north of Parish. There is a large area of existing employment uses adjoining Duston at the Lodge Farm and Westgate Industrial estates and slightly further afield there are large scale employment areas near to Duston at the Waterside Enterprise Zone, Swan Valley and other strategic locations. In addition, in recent years, there has been the development of larger scale retail and leisure uses at Sixfields, therefore, only small scale retail and leisure provision is needed in Duston. Traffic generated by employment uses, given high levels of traffic, in the Duston area is also a consideration.

5.6 Although large scale residential development is occurring to the west and north of Duston, there will be a future need for some new housing in the Neighbourhood Plan area. In addition, the population structure is biased towards older people and there is a higher than average rate of owner occupation. Consultation revealed that people would like to stay in the area as they get older but they feel that there few properties suitable for "downsizing" and it showed a good level of support (67%) for allowing other uses on employment sites.

5.7 There are no opportunities for the development of green field sites in Duston and open space of all types is only at or below the required quantitative standard of provision for the existing and projected population. Whilst it is important to retain quality and fit for purpose industrial sites and buildings in the area, there is benefit in a more flexible approach in those instances where alternative uses, especially residential, would be more appropriate to the location. In this way, the need for new housing in Duston, in terms of size, tenure and affordability, can be met, avoiding pressure on open spaces and school grounds.

H2 Residential development on the former Timken site (objective 1)

Proposals for alternative uses to enable the completion of development on the former Timken site will be permitted where they:

- **Are predominantly for new housing.**
- **Meet the housing needs of local people in terms of size, tenure and affordability.**
- **Follow the design principles of the approved master plan for the remainder of the site and create a high quality "gateway" at Main Road/Tollgate Way.**
- **Meet high standards of sustainable design, including a minimum of level 4 in the Code for Sustainable Homes, incorporating Lifetime Homes and the use of Sustainable Urban Drainage Systems (SUDS).**
- **Include new open space and landscaping, with links to other open spaces, in accordance with the policies of the West Northamptonshire Joint Core Strategy.**
- **Provide better access (if practical) to the existing bowls and tennis clubs currently accessed off Mendip Drive.**
- **Provide footpath and cycling links to the Village Centre.**
- **Deal with any land reclamation issues arising from the former industrial use.**

The development of housing for older people (couple and singles, with a range of types and tenures to be provided) will be particularly supported.

Other uses will be considered as part of a comprehensive housing development where they:

- **Will not detract from the facilities and services offered in the Village Centre.**
- **Provide local small scale recreation, leisure or community facilities.**
- **Provide small scale business units appropriate in or adjoining a residential area.**

Justification

5.8 The south-western section of the former Timken site (around 16 hectares) is allocated for employment development (Classes B2 and B8) in the Joint Core Strategy, but the rest of the site has already been developed for housing, open space and community uses. The remaining land on the site is an instance where there is potential for alternative uses. In addition to general influences, the landowner considers that the site is not economically viable for business use. Housing, with associated open space, is favoured by the Parish Council as an alternative use because of the location close to new housing, accessibility to the Village Centre and a need for housing for older people, based on the population structure. The existing allocation could encourage warehousing and logistics uses increasing traffic and noting the potentially adverse impact of large buildings on nearby houses.

5.9 The design criteria and the reference to the Code for Sustainable Homes reflects the requirements set out in the Joint Core Strategy (policies H5, S10 and S11). In accordance with advice provided by the Environment Agency (EA), reference will also need to be made to Sustainable Drainage Systems (SUDS) to secure multiple environmental benefits by reducing flood risk from surface water and in biodiversity, amenity and water quality. This approach will need to be informed by findings and recommendations of the Northampton Central Area

Drainage Assessment. EA advice will also need to be followed in terms of reclamation needs arising from the use of brownfield land.

5.10 Other alternative uses, such as retail and leisure, are also not favoured because those needs are already met in nearby locations. However, it is acknowledged that through a planning permission for a public house/restaurant on a rectangular site off the access from Tollgate Way/Main Road granted in October 2014, there will be some new leisure development. Within an overall residential development, the provision of small workshops and craft units would also be encouraged.

H3 Meeting the needs of all sectors of the population (objective 1).

Proposed housing developments in Duston will be supported where they include a range of house types, including two and three bedroom dwellings. Housing developments will also be expected to include an element of single level dwellings and to meet the needs of the elderly and people with disabilities.

Justification

5.11 This policy sets out to bring forward a wider range of house types in Duston. There is a clear link from this policy to the evidence in the Parish Profile showing a higher than average level of older, one and two person, households in the population structure and to the wishes expressed in early public consultation on the Plan. This policy also recognises local circumstances. The requirements to provide for the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly will help to maintain real housing choice. In addition, increased provision for older people may result in the greater availability of housing for young and growing families. Single level dwellings are defined as flats and bungalows.

H4 Smaller infill sites – general criteria (objective 2)

Development will be supported on sites of up to 5 dwellings on previously developed land and large gardens, subject to the following criteria:

i - In respect to backland and tandem development in gardens of existing properties, the need to avoid adverse impact on the amenity of neighbouring properties through; loss of privacy, daylight, visual intrusion by a building or structure, car parking, removal of mature vegetation or landscaping and additional traffic resulting from the development.

ii - Windfall, back land or tandem development must have direct highway access.

iii - It must have due regard to the need to preserve or enhance the Conservation Area.

iv - The requirements for development in local character areas (Policy BE1) are met.

v - The provision of natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for small mammals, birds and insects.

Justification

5.12 Infill development has created challenges in the past and the Parish Council has previously tended to resist all back land development. This policy aims to clarify what types of development will be supported in future, accepting that there may be some windfall developments on smaller previously developed 'brownfield' or unallocated sites with direct highways access. Small, well designed residential sites which do not have a detrimental effect on the area and neighbouring properties will, therefore, be supported. However, the policy is not intended to promote development in and around the Duston Conservation Area and in identified local character areas (see policy BE1) where the spacious setting of existing properties is important. The impact of this approach will be closely monitored. The requirement for landscaping and ecological features will help to contribute to sustainability.

H5 – The design of residential conversions and extensions (objective 2)

In addition to the design principles set out in the existing and emerging Local Plans, residential conversions or extensions should be designed to reflect the character of nearby buildings and their setting. This will require particular attention to:

- ***The choice of materials.***
- ***The scale of development including roof heights.***
- ***Layout within the plot.***
- ***Parking provision, which should be in accordance with the standards adopted by the Borough Council.***
- ***The relationship with adjoining and nearby properties in terms of the amenity enjoyed by occupiers and the character of the area***

Features connected with sustainable design (e.g. sustainable drainage and porous/permeable surfacing for drives) will be required where feasible, provided that it is incorporated into an overall design that complements the character of the area.

Justification

5.13 The conversion of buildings into houses and (in particular) extensions to existing houses are the most common forms of development that occur in Duston. This policy, in addition to the coverage of high level Joint Core Strategy policies and the guidance set out in Borough Council Supplementary Planning Guidance, will encourage detailed design that is appropriate to the setting and character of the area at the same time as enabling sustainable development features to be incorporated.

5.14 The application of this policy will be especially important in the more recently developed, large scale, housing estates in parts of Duston. An example is around Weggs Farm Road/ Wrenbury Road/ Rochelle Way where almost 3,000 houses have been built over the past 15 years. Many of these properties are detached and large, but are built close to one another which can lead to extension having a greater impact on the amenity of adjoining properties. It is important that this is considered where extensions requiring planning permission are proposed.

Policy Section 2 - Built Environment



BE1 Local Character areas (objectives 2 & 3)

All new development will be required to respect and relate to the character and context of the area in which it is proposed. Proposals should maintain and, where possible, enhance or improve the character of the area. Design should take account of the following matters, to ensure that new development complements the character of the six areas listed below and shown on the Proposals Map:

1 Main Road and Old Duston - Development should reflect the spacious setting of Victorian and Edwardian properties, with brick and slate as the dominant building materials and the means of enclosure including walls and hedges.

The removal of front boundaries (including hedges and walls) will be resisted in order to retain the character of the area. All applications will be expected to demonstrate how they are restoring front boundaries to their former quality.

Forecourt parking should be limited to one space per two bed property and for properties with three or more bedrooms, two spaces. Openings should be the minimum needed for safe access and removal of front boundaries is to be avoided.

2 The Kerrfield Estate - Development should reflect the planned layout of the area, with semi-detached and short terraces of houses, using brick, pebbledash and slate as the predominant building materials, hips and gables in the roofs and retaining hedges and picket fences as means of enclosure.

3 Limehurst and Eastfield area - Development should reflect the spacious setting of existing 1950s semi-detached and terraced houses, with a regular building line, set back in deep front gardens and open areas at road junctions. The predominant materials to be used are brick, clay and concrete tiles, windows and doors should be evenly sized and spaced. Hedges are the main means of enclosure and should be retained with the extensive hard surfacing of gardens avoided.

4 Newton Road area - Development should reflect the tight formal layout of this area, retaining the good elements of "Radburn" layout which includes small common areas and pedestrian access to the front and rear vehicular access and parking courts. The predominant materials are brick, concrete tiles and there is extensive timber weatherboarding.

5 Chiltern Way/Chiltern Avenue area - Development should reflect the spacious setting of 1950/60s semi-detached and other houses, with a regular building line, set back in front gardens and open areas at road junctions and materials i.e. brick, clay/concrete tiles, windows and doors are evenly sized and regularly spaced. Hedges are the main means of enclosure and should be retained with the extensive hard surfacing of gardens avoided.

6 New Duston - Development should reflect the vernacular style of the area which is one of older terraces of natural stone cottages and more recent red brick cottages. Therefore, scale, materials and features such as from boundary walls need to be considered in the design of extensions and infill development. The local landmark features, a Chapel on Main Road and Duston Wildes open space should be retained and enhanced.

5.15 Good design, taking account of the setting of properties, is important for all development, including extensions and infill. Other policies set out general requirements for and there are particular policies set out for Duston Conservation Area. However, the townscape survey showed that these areas have distinctive needs and characteristics including local architectural features and styling and the existing layouts of buildings, streets and spaces with a need for new development to respond to these to reinforce the sense of place. It is acknowledged that in some areas, for example, Newton Road, work may be needed to improve living conditions, energy efficiency and security but as far as possible this should retain the character of the area.

BE2 - Duston Conservation Area and its setting (objective 3)

All new development should achieve high quality design, set in a clear context in terms of materials, scale, setting and layout. The following design principles will apply:

1. New residential developments should have active frontages and be orientated to face the roadways and other routes, with setbacks in the more spacious areas off Millway and to the rear of Main Road, increasing with the scale and height of the building;

2. Development - including extensions and back land plots, should ensure that the spaciousness of the area is retained;

3. Development should have an appropriate scale and mass for the immediate area;

4. Development should deliver locally distinctive details responsible for the area's character, including materials, openings/access arrangements and boundary treatment

5. All new development should use the traditional vernacular materials for the area, including Northamptonshire Ironstone, blue and red bricks and slate roofing tiles.

6. The impact of development on views in to and out from the Conservation Area

This policy will apply to all buildings, structures and spaces in and around the Conservation Area, including locally listed buildings (see the Conservation Area Management Plan).

Justification

5.16 This policy is intended to complement the existing approved Conservation Area Management Plan and the detailed policies (and improvement proposals) in it and it is acknowledged that the Management Plan remains the primary means of controlling development in and within the setting of, Duston Conservation Area. Particular attention will also be paid to the repair and improvement of properties (Listed, locally significant and unlisted) and to the spacious setting of properties off Millway and to the rear of Main Road.

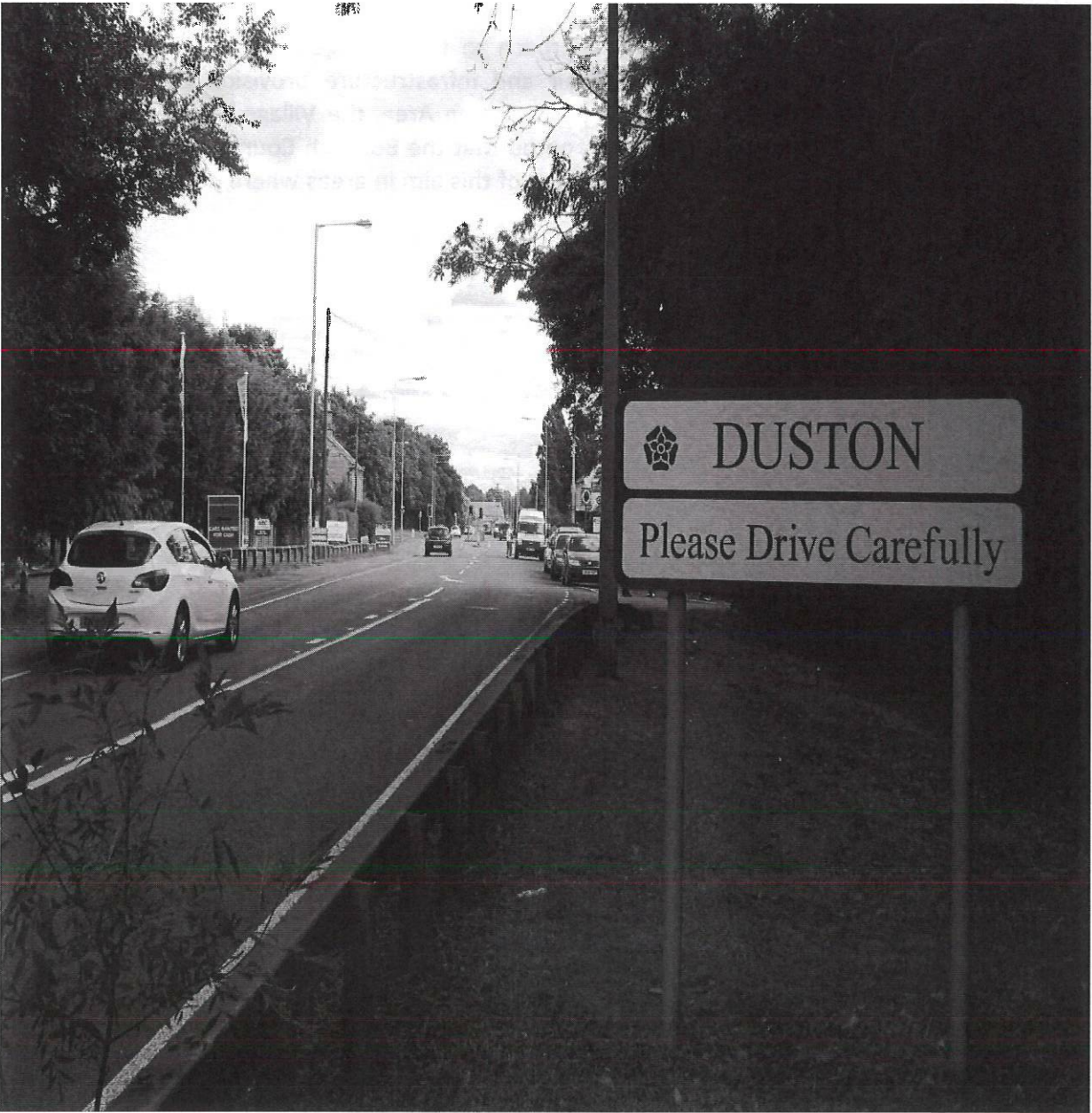
Community Proposal BEP 1- Infrastructure Provision and the Public Realm (objective 3)

Duston Parish Council, working with the Borough and County Councils and statutory undertakers, will seek to ensure that the repair and replacement of roads, footways, verges, hard surfaced areas, street lighting, safety fencing and other infrastructure reflects and enhances the character of the area. The maintenance of open space will also be considered.

Justification

5.17 This measure will complement the approach to the management of new development through planning control, encouraging repair and infrastructure provision that reflects the character of the local area, especially the Conservation Area, the Village Centre and the local character areas identified in Policy BE1. It is noted that the Borough Council and social housing providers may play a critical role in the fulfilment of this aim in areas where public sector rented housing predominates.

Policy Section 3 - Transport and Movement



T1 – Transport issues within Duston parish (objective 4)

Duston Parish Council will work with the Borough Council, the County Council, public transport providers, local schools and developers to develop a long term sustainable strategy for transport improvements. This will include roads, traffic management and provision for pedestrians and cyclists, to reduce the impact of development on the community by:

- ***Encouraging better access to and increased use of public transport, including improved bus stops and passenger information;***
- ***Improving existing Village Centre car parking in order to make better use of spaces;***
- ***Ensuring that new development takes place where there are good travel choices;***
- ***Improving links within the area for walking, cycling and bus provision;***
- ***Ensuring other vehicular traffic keeps to appropriate routes; and***
- ***Encouraging 'safe routes to schools' schemes.***

Justification

5.18 This internally focused policy concerns new development and general infrastructure development in Duston. The Neighbourhood Plan recognises the need to protect and enhance the Village Centre and local shopping centres. Public transport, better vehicular access, with new and improved car parking will be an important part of this, but there are constraints in terms of available land, funding and the need for a balanced and sustainable transport system. It is recognised that public transport provision is the responsibility of operators and the County Council but investment in existing and new routes will be encouraged alongside traffic management. However, a key emphasis of the Neighbourhood Plan will be to encourage walking and cycling - for journeys to work, shopping, leisure and school – new and improved walking and cycling routes, including “Missing links” (e.g. from new housing on the Timken site to the Village Centre) and improved connection to schools are an important part of this strategy.

T2 Transport needs linked to adjoining/nearby major developments (objective 5)

Duston Parish Council will work with others (the County, Borough, District and Parish Councils and developers) to agree sustainable transport measures, including:

- **new and improved roads;**
- **traffic management;**
- **public transport; and**
- **new and improved walking and cycling routes.**

These are linked to major new development (Sustainable Urban Extensions) at Upton, Kings Heath and Northampton West and are needed to minimise the adverse impacts of the increased traffic which will be generated by these developments on Duston. In terms of new and improved roads the completion of the Sandy Lane link/ improvements is considered to be a priority.

New and improved walking and cycling routes are highly desirable and must connect with existing networks within the Parish/Borough and demonstrate the following:

- **Well designed, secure and suitably surfaced routes;**
- **Access for disabled people and all users;**
- **Appropriate lighting and suitable street furniture, including benches and litter bins.**

Justification

5.19 Traffic on the main routes through and around Duston will increase over the Plan period as a result of other large scale development. This will cause problems for residents and businesses especially along busy roads and in the Village Centre. In addition, traffic growth will add to the way in which the main roads around the edge of the area act as barriers to pedestrian and cycle movement in and out of Duston – to schools, shops and leisure facilities, open spaces and the countryside. This externally focused policy highlights the need for a comprehensive partnership approach to address problems. The intention is that Duston will benefit from agreed measures so that the adverse impacts of the nearby Sustainable Urban Extensions will be minimised and improvements made.

5.20 The measures will be developed into detailed action plans with specified actions as development and associated infrastructure provision proceeds. Working with key partners, Duston Parish Council will apply principles of sustainable development to create opportunities to reduce reliance on the private car. This policy has a social dimension too. Duston wishes to retain an individual character but some links to new facilities in adjoining areas are poor and dependent upon car travel. This policy seeks to create a network of routes to create links, improve connectivity and provide opportunities for residents to interact and create social capital.

5.21 The implementation of the policy will require cross boundary working on investment using Section 106 Agreements, Community Infrastructure Levy and subject to funding priorities given reduced budgets, Local Transport Plan funding.

Policy section 4 – Business, the Village Centre and local shopping



B1 Making provision for self-employment and working from home (objective 6)

A The use of upper floor or rear premises for non-retail businesses in the village and local centres will be supported provided that they do not:

- generate unacceptable noise, fumes, smell or other disturbance to nearby houses;
- lead to traffic congestion or adversely affect traffic flows on the adjoining roads;
- cause servicing and parking problems for adjoining shops, services or houses.

B Proposals for new houses or residential extensions which provide dedicated space for home working will be supported provided that they do not:

- create noise or nuisance for adjoining residents;
- create local parking or congestion problems;
- conflict with other policies in this Neighbourhood Plan for infill housing and residential extensions or for identified character areas.

Justification

5.22 Self-employment, in small workshops and offices or home based, is an increasing trend nationally which is reflected in Duston. It is important to economic activity and sustainable development. The policy encourages development related to self-employment at the same time as protecting residential amenity for neighbours (and the function of the village/local centres for retail, service and community facilities. It will be applied alongside H5 (residential extensions), BE1 local character areas, B3 (Village Centre) and B4 (local centres).

B2 The Village Centre – protect and enhance local shopping and services (objectives 7 & 8)

The Village Centre shopping and business area will be maintained, with retail and service provision and community assets in this area supported and proposals resulting in loss of local retail provision or services will be resisted. Any proposals for larger scale retail development outside the Village Centre should be subject to the sequential test and impact assessment in accordance with the provisions of the WNJCS and paragraph 26 of the NPPF.

Duston Parish Council will develop a multi-agency approach to enhance the Village Centre, which will:

- Discourage the change of use of ground floor premises to non-retail uses;
- Support and encourage businesses to thrive through initiatives such as improvement grants and shop-front competitions;
- Encourage a greater mix of shopping and additional facilities;
- Attract greater footfall through attractive signage and clear pedestrian routes;
- Provide additional and safe parking facilities via a traffic management plan; and
- Encourage residential uses in upper floor premises.

Justification

5.23 Duston Village Centre is a focal point for local shopping, services and social facilities and is the historic heart of the community. It is reasonably prosperous, but there are some issues related to the condition, appearance and under-use of buildings which detract from commercial success and from the quality of the Conservation Area. In addition, parking is limited, there is a high level of through (non-local) traffic on Main Road and facilities for pedestrians and cyclists could be improved. The retention and improvement of the (primarily local) retail and service function in the Village Centre is essential to the environmental sustainability of the community and is an important element of the quality of life for local people. Encouraging the re-use of vacant upper floor premises for residential units will also add to the vitality of the centre.

B3 Role of local shopping centres – protect and enhance accessible neighbourhood provision (objective 9)

The local shopping centres listed below will be maintained, with retail provision supported and proposals resulting in loss of local shops resisted, unless it can be proven that particular units are not viable.

- ***Limehurst Square;***
- ***Malvern Grove, Weggs Farm Road, New Duston (Port Road), Harlestone Road; Main Road – (opp. Eldean School) and Woodley Chase.***

Proposed new shops or extensions will be permitted provided that they do not:

- ***generate unacceptable noise, fumes, smell or other disturbance to nearby houses;***
- ***lead to traffic congestion or adversely affect traffic flows on the adjoining road;***
- ***cause parking problems for adjoining residential and non-residential uses.***

Justification

5.24 These local centres, in particular Limehurst Square, which includes a range of other social and community facilities are an important community and economic asset. They are accessible to local people, especially those without access to a car. As such, they require a degree of protection and where possible, investment and improvement by the public and private sectors. This level of local detail is not provided in the recently adopted (higher level) West Northants Joint Core Strategy. The local centres are shown on the Proposals Map.

**Community Proposal BP1 - Village and local centre improvement proposals
(objectives 7 & 8)**

In addition to using planning policies to protect the role of the village and local centres in Duston the Parish Council will work with the Borough and County Councils, the Local Enterprise Partnership, property owners and investors to improve the physical environment of shopping centres. The measures sought will include:

- ***Better car parking with new or extended car parks where possible;***
- ***Improved public transport walking and cycling access;***
- ***Traffic management;***
- ***Improved footway and road surfaces;***
- ***Improved shop fronts, (include necessary security measures);***
- ***Rationalised and improved street furniture (including lighting and safety barriers);***
- ***Rationalised and improved signage.***

In addition efforts will be made to create of a cohesive “brand” for Duston Village Centre and Limehurst Square to inform a consistent approach to surfacing, other building materials, signage and promotional literature (including websites).

Justification

5.25 This proposal sets out the ambition of the Parish Council to work pro-actively, in partnership with others, to take opportunities to improve the functioning and appearance of the Village Centre (including the Conservation Area) and Limehurst Square. Implementation will be achieved through local authority investment plans (e.g. economic development and transport), investment by utilities companies and other service providers, development related funding (including that generated from nearby Sustainable Urban Extensions), government programmes and private sector investment.

Policy section 5 - Open Space and Recreation



OS1 - Protect and improve existing open spaces (objectives 10 & 11)

The existing open spaces in Duston (listed in Table 1 following Para. 3.55 and shown on the Proposals Map), should be retained, maintained and enhanced, unless it can be demonstrated that release for development would provide clear community benefits.

- a) Development immediately adjacent to or affecting existing open spaces that would result in any harm to their character, setting, accessibility, appearance, general quality or amenity value will not be permitted unless the community will gain equivalent benefit from improvements or the provision of replacement open space.***
- b) The listed open spaces will be prioritised for improvement and enhancement. These will be funded from developer contributions and a range of other mechanisms.***

Justification

5.26 This policy relates to the Borough Council Open Space studies in 2009 and 2013. The 2009 audit showed there was a quantitative shortfall in the provision of Parks and Gardens for a larger area which includes Duston. However, noting accessibility and other criteria it appeared to conclude that the shortfall is partially offset by the availability of open spaces in nearby areas. It also concluded how the (lower level) amenity green space sites in combination with parks and gardens are an important part of open space provision in Duston. There appeared to be a general conclusion that the provision of allotments, cemeteries and formal recreation space/playing fields is adequate, but that provision for children and young people needs to be improved. The studies also concluded that the current provision of parks and gardens is insufficient to meet demand if new spaces are not provided with new development. Access was also noted as a relevant and significant factor. This and a desire for existing open spaces to be protected and enhanced was reinforced through the Issues and Options Consultation which showed that open spaces are important to local residents. It is considered that the pressure on open spaces will become greater as the population increases and as nearby countryside is lost to major new development, despite new provision made in those areas. The approach reflects the findings of the NBC Open Space, Sport & Recreation Needs Assessment and Audit (PMP, 2009).

5.27 This policy reflects advice from Sport England that positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and community facilities provision are important. It is in line with the NPPF (Paras. 73 & 74) and Sport England's role to protect playing fields and the presumption against their loss (see 'A Sporting Future for the Playing Fields of England – Planning Policy Statement').

5.28 In addition to the open spaces covered by the policy, (including; school grounds, sports grounds, allotments & burial grounds) the value of any unlisted small informal open spaces and amenity landscape areas, will be carefully considered where they are affected by development proposals.

Community Proposal OS1 – Maximise landscape, environmental and social value of spaces (objective 10)

Working with the Borough Council and other organisations the Parish Council will seek to develop a green infrastructure network to ensure that the community is well-served with a range of open-spaces, with better functional and habitat connections between them. Work could include creating new spaces, planting projects and improved footpath/cycling links.

Justification

5.29 The open spaces in Duston provide much needed areas for residents to walk, play and relax in what is an increasingly built up environment. Developments over the years have, reduced green space and increased the demands on the remaining ones. The formal planning policy OS1 is intended to protect existing open spaces. This is a complementary non-statutory proposal, aimed at connecting and enhancing open spaces for the benefit of residents and the environment as a whole. It seeks to make Duston more “green” overall in the interests of improving the landscape/townscape character, which also benefits ecology. Off-site contributions (S106) generated through development could be spent on this network, along with the Neighbourhood Plan proportion of CIL and other sources of funding. This proposal will also help to address the quality and accessibility issues identified in the 2009 PMP study.

Community Proposal OS2 – Biodiversity improvements on open spaces (objective 11)

Working with the Borough Council and other organisations concerned with nature conservation, Duston Parish Council will encourage management regimes and physical improvements which increase the wildlife value of open spaces. Measures will include; tree and hedgerow planting, wildflowers, wetland creation and installing bat and bird boxes.

Justification

5.30 This policy complements the intended creation of a green network in Duston (Proposal OSP1). It will support overall sustainable development principles, add to the interest of open spaces and provide opportunities for local environmental education and volunteering. This will also support the Environment Agency and Natural England objectives of watercourse corridor biodiversity and contribute to achieving Water Framework Directive aims of improving the ecological status of waterbodies.

Community Proposal OS3 – Connections to open spaces in nearby areas (objective 12)

Working with the Borough and County Councils and adjoining local authorities, Duston Parish Council will identify and promote improved walking and cycling links to be provided as part of wider open space and access infrastructure. Initially attention will be focused on:

- **Berry Wood**
- **Duston Mill and Storton's pits**
- **New open spaces in Upton SUE and Kings Heath SUE**
- **Harlestone Heath and Dallington Heath**
- **Nearby countryside, especially to Harpole, Harlestone and the Midshires Way.**

Justification

5.31 The Borough Council studies have shown that it is important for residents of Duston to be able to access larger strategic open spaces (e.g. Upton Mill Country Park) and the new open space to be provided as part of the nearby Sustainable Urban Extensions. The need for better connections was also supported by responses to the Issue and Options consultation. Overall, proposals OS 1, 2 & 3 reflect an established partnership between the Borough and Parish Councils for maintaining and improving open spaces and playing fields in Duston, in accordance with guidance provided by Sport England and Natural England. Targeted action will draw upon the findings of the quality assessment/typology of open spaces summarised in paragraph 3.55 of this plan. Storton's Pits and Duston's Mill Meadow is a Local Nature Reserve which although outside the Plan area, is valued by Duston residents.

Policy Section 6 - Community Facilities and Education



CFE 1 Community Facilities and Buildings (objective 13)

The existing community facilities and sites in Duston (See Map 3) are considered by local community to be important to the social well-being, cultural, recreational and sporting interests of the local community. Development proposals will be supported which:

- enhance the community use of these assets;***
- help to secure their viability;***
- help to ensure that new community facilities are based in local neighbourhoods; and***
- are accessible on foot, by cycle or by public transport to all local residents.***

Proposals for the loss or redevelopment or change of use of these sites and premises will not be supported unless adequate replacements are provided. Proposals will be considered against the following criteria;

- That the demand for the existing facility is such that it is no longer viable (according to; cost, revenue, public safety or environmental performance).***
- The current location and accessibility (by public transport, walking, cycling and car)***
- Do ownership and management arrangements secure long term viability?***
- Are current running and maintenance costs too high?***
- The design and sustainability of new sites and buildings.***

Justification

5.32 This policy recognises the importance of local community facilities and buildings to the quality of life of local people. Wherever possible, the intention is to provide a positive context for new development and protect and enhance what is existing. However, it is recognised that provision needs to be made for future change, where facilities are not fit for purpose or cannot meet modern-day needs.

5.33 Where proposals come forward to develop existing sites and facilities the community should be consulted. Developers will be encouraged to undertake pre-application engagement with the local community, including newsletters, meeting and events.

5.34 Duston Parish Council will consider supporting applications for the designation of Assets of Community Value, according to the circumstances of any proposals to redevelop or change the use of community facilities and buildings.

5.35 The Parish Council will also engage with adjoining Parishes and local authorities in order to ensure that provision associated with major new development does not affect the viability of facilities in Duston and where appropriate, to maximise the benefit of new facilities for the residents of Duston. This planned engagement will complement other transport and open space measures which encourage partnership working, so that the adverse impacts of nearby major new development can be minimised. It is also intended to utilise opportunities from nearby developments to realise benefits for local residents in Duston. This will ensure that the community facilities required to support major growth is planned for in a coherent manner, possibly involving the sharing of facilities. It is considered that Duston can take advantage of its location through becoming a "destination", with surrounding parishes and areas looking to it for services and community facilities.

Community Proposal CFEP1- Working with Local schools (objective 14)

Duston Parish Council will work with the Borough and County Councils and schools to;

- **Improve walking and cycling routes to schools.**
- **Maximise the community use/ benefits of school building and grounds.**
- **Encourage investment in school buildings and grounds.**

Justification

5.36 The Parish Council recognises the fundamental importance of high quality local education facilities for young people but it also wishes to minimise the adverse environmental impact of the “school run” and to explore ways in which the wider community can make greater use of existing and proposed school buildings and grounds. Each of these aims supports sustainable development and the goal to maintain and enhance the quality of life in Duston.

Policy Summary

5.37 The table below is an easy reference grid linking Neighbourhood Plan Policies and Community Proposals with the Plan Objectives, the Joint Core Strategy (JCS), the National Planning Policy Framework (NPPF – also see paras. 183 to 185 for general guidance on Neighbourhood Planning) and other relevant guidance and policies.

Table 2 Policy Summary

Neighbourhood Plan Policy	Objectives	WNJCS	NPPF	Other/Agency
OP1 General Sustainability	All	SA, S10, H5	Paras. 6-17	All
Housing				
H 1 Enabling new housing on previously used land	1	H1	Paras. 22, 49 & 50	Environment Agency (EA)
H 2 Enabling new housing on the former Timken site	1	H1	Paras. 22, 49 & 50	Homes & Com. Agency & EA
H 3 Enabling new housing for older people and other groups	1	H1	Para. 50	NBC Housing Strategy
H 4 Criteria for infill sites	2	H5	Para. 53	
H 5 Design criteria for house extensions and conversions	2	H5	Para. 56 - 58	
Built Environment				
BE 1 Protect and enhance defined local character areas	2 & 3	H1, N11	Paras. 58 & 59	
BE 2 Preserve and enhance Duston Conservation Area	3	BN5	Paras. 126 - 136	English Heritage
<i>BEP1 Public Realm in local areas</i>	3	N11	Para 58/59	County Council & services
Transport				
T 1 Addressing current transport issues in Duston	4	N12	Paras. 29 - 41	NCC Local Transport Plan
T 2 Address transport problems caused by nearby development	5	S5, INF1 &2, N9,9a & 12	Paras. 29 - 41	NCC Local Transport Plan
Business				
B1 Enabling self-employment and home working	6	S7	Para. 21	
B2 Protect and enhance the Village Centre	7 & 8	S9, N10	Paras.23 - 27	Local Ent'prise Part'ships (LEPs)
B3 Protect and enhance local shopping centres	9	S9, N10	Paras.23 - 27	LEPs
<i>BP1 – Partnership working to improve the Village Centre</i>	7 & 8	N10, N11	Para. 23	NCC, LEPs

Open Space and Recreation				
OS 1 Protect and improve existing open spaces	10 & 11	BN1	Para. 74	Sport England
<i>OSP1 Making a green network of open spaces</i>	10 & 11	C5, BN1, BN2	Para. 59	Natural England Sport England
<i>OSP2 Biodiversity improvements on open spaces</i>	11	BN2	Paras. 109 & 117	Natural England
<i>OSP3 Making connections to nearby open space and countryside</i>	12	C5, BN1	Paras. 69 & 75	Natural England
Community Facilities & Education				
CFE 1 Protecting existing community facilities and buildings	13	RC2, S5	Para. 70	NCC Education
<i>CFEP1 Community use of schools</i>	14	E6	Para. 70	NCC Education Academies

6 Implementation

6.1 This section outlines the approach to the implementation of the Duston Neighbourhood Plan, including; working in partnership, funding mechanisms, priority projects and monitoring/review. The approach will be that new development within **and around** Duston should be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, self-sufficient community.

6.2 Duston Parish Council is committed to Localism and bringing greater locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this plan), and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

Working in Partnership

6.3 Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.

Northampton Borough Council - Planning Policy, Development Management, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities

Northamptonshire County Council - Highways and Transport, Education and Social Services.

Daventry and South Northamptonshire District Councils – Agreements on infrastructure needs (especially transport), open space and community facilities associated with Sustainable Urban Extensions.

Upton, Harpole and Harlestone Parish Councils – Assessing joint infrastructure needs (e.g. transport, open space and community facilities) linked to Sustainable Urban Extensions.

Northamptonshire Local Enterprise Partnership (LEP) and South East Midlands LEP (SEMLEP). These organisations are potential partners for joint working, funding and implementation and activity may be relevant to infrastructure and business development, including potential improvement to the Village Centre and Limehurst Square.

Sport England - On assessments and strategies for indoor and outdoor sports delivery, including design in accordance with their design guidance notes

Environment Agency - Reflecting the key principle of the planning system to promote sustainable development, where necessary, the EA will be involved in the planning, design and delivery of new development, to take account of the following; (1) Flood risk management, (2) Water quality and water resources, (3) Waste management, (4) Land contamination & soil and (5) Environmental permitting and other regulation. The EA will also welcome pre-application discussion on all proposals to ensure that any initial issues can be resolved and subsequent planning applications run smoothly.

Funding and Implementation Mechanisms

6.4 Financial contributions will be sought from developers, through either S106 Agreements or Community Infrastructure Levy (CIL) contributions to a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities, where additional need will be generated. Contributions for local community facilities gained

through S106 Agreements or available CIL money will be focused on assisting the delivery of the specified projects as a priority.

6.5 In addition, the Parish Council will seek to influence annual and other budget decisions by the Borough and County Councils on housing, open space and recreation, economic development, community facilities and transport, through the County Council Local Transport Plan, but subject to reduced budgets is acknowledged.

6.6 The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include; the Lottery, UK Government programmes, EU Funds and LEP programmes.

Priority Projects

6.7 The list of infrastructure projects below reflect local priorities. This should inform the spending of the Neighbourhood Portion of CIL, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids. Priority infrastructure projects in the WNJCS may also help to deliver local aspirations;

Housing for older people (policies H2 and H3)

Environmental improvements in identified local character areas (Policy BE1 & Community Proposal BE1)

Conservation Area improvements (Policy BE2)

Transport improvements in and around Duston (Policies T1 and T2)

Village Centre and Limehurst Square improvements (Policy B3 and Community Proposal B1)

Improved open spaces and the "Green Network" (Policies OS 1 & Community Proposals OS1, 2 & 3)

Developing better walking and cycling links to schools (Community Proposal CFE 1)

6.8 Attention will also be paid to the infrastructure and projects required to improve cohesion and connectivity between Duston and those SUEs in close proximity, for example existing infrastructure and facilities which may require improvement or expansion to meet future demand e.g. sports and leisure facilities.

6.9 Consideration will also be given to projects emerging from other plans, strategies and projects prepared by the Parish Council or other partners which relate to local aspirations.

Monitoring and Review

6.10 Duston Parish Council, supported by the Borough Council, will produce an annual monitoring report on the Neighbourhood Plan in the form of a table listing each of the Neighbourhood Plan Policies, Proposal and Projects, as indicated, for example, overleaf;

Table 4 Monitoring Framework

Policy	No. of times used	Decision in accordance	Decision against policy	Commentary

Proposal	Completed	In progress	Not yet started	Commentary

Project	Completed	In progress	Not yet started	Commentary

6.11 The reports will also include a listing of all planning applications in Duston and the decisions made on them and a schedule of approved development for new housing from conversions and single plots to larger sites. A narrative section will describe the extent to which the Neighbourhood Plan has been successful influencing planning and development decisions.

6.12 A more comprehensive review, including an assessment of how the Neighbourhood Plan objectives are being achieved, an update the statistics contained in the Parish Profile and review of the Policy context, will be undertaken at five year intervals. In conjunction with the cumulative annual reports, this will inform any decision on whether a formal review of the Neighbourhood Plan is necessary.

6.13 It is expected that the Borough and County Councils will support the monitoring of the Neighbourhood Plan by providing dedicated data for the Plan area (Duston Parish).

Plan-Wide Policies

OP1 General Sustainability

Housing

H1 Enabling new housing on previously used land

H3 Enabling new housing for older people & other groups

H4 Criteria for infill sites

H5 Design criteria for house extensions & conversions

Transport

T1 Addressing current transport issues in Duston

T2 Address transport problems caused by nearby development

Business

B1 Enabling self-employment & home working

Open Space & Recreation

OS1 Protect and improve existing open spaces

Community Facilities & Education

CFE1 Protecting existing community facilities & buildings

(Non-statutory proposals listed in Table 1)

Area-Based Policies

Housing

H2 Enabling new housing on the former Timken site

Built Environment

BE1 Protect & enhance defined local character areas

1. Main Road & Old Duston
2. The Kerrfield Estate
3. Limehurst & Eastfield
4. Newton Road
5. Chiltern Way & Avenue
6. Main Road & Port Road

BE2 Protect & enhance Duston Conservation Area

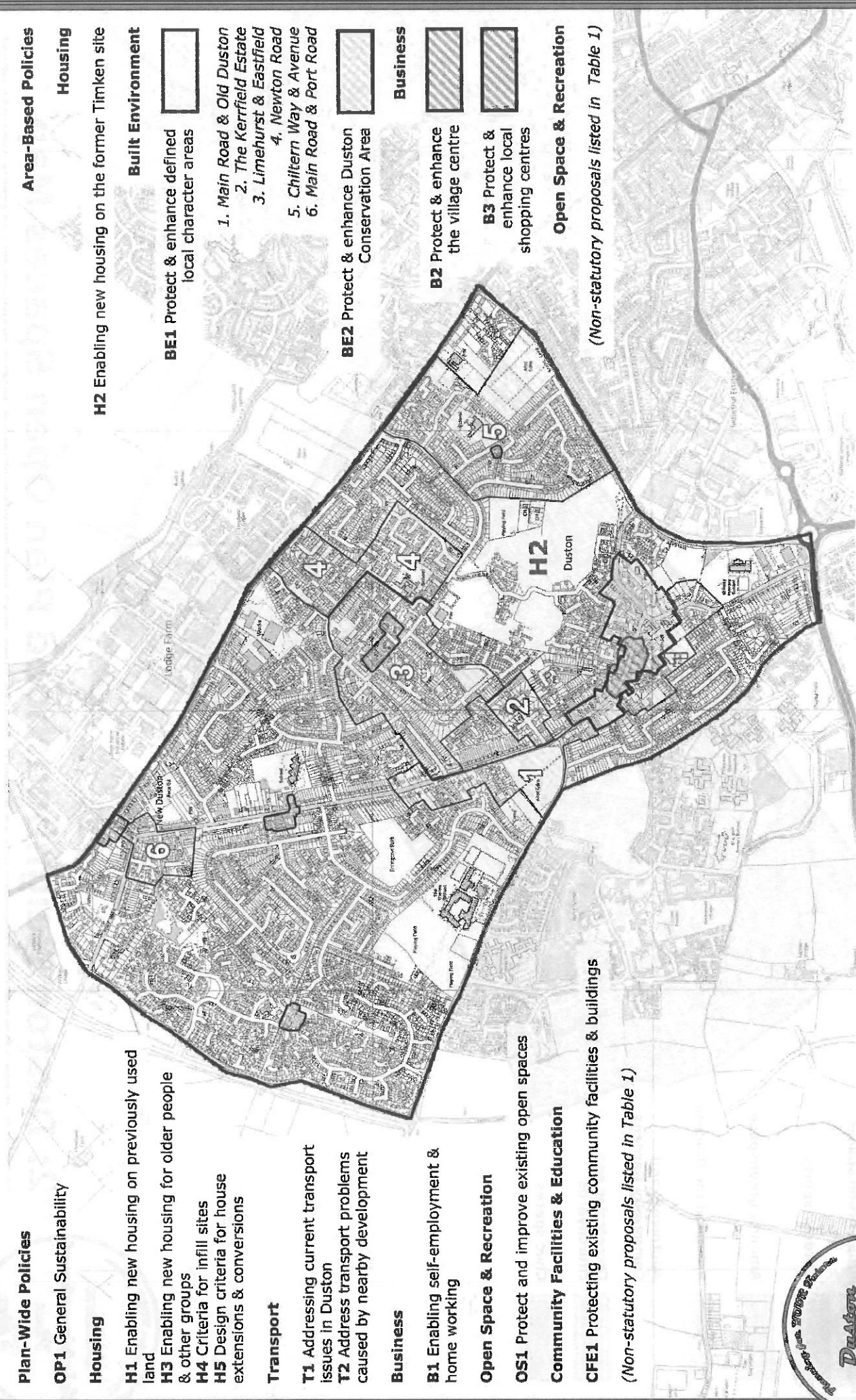
Business

B2 Protect & enhance the village centre

B3 Protect & enhance local shopping centres

Open Space & Recreation









(Non-statutory proposals listed in Table 1)

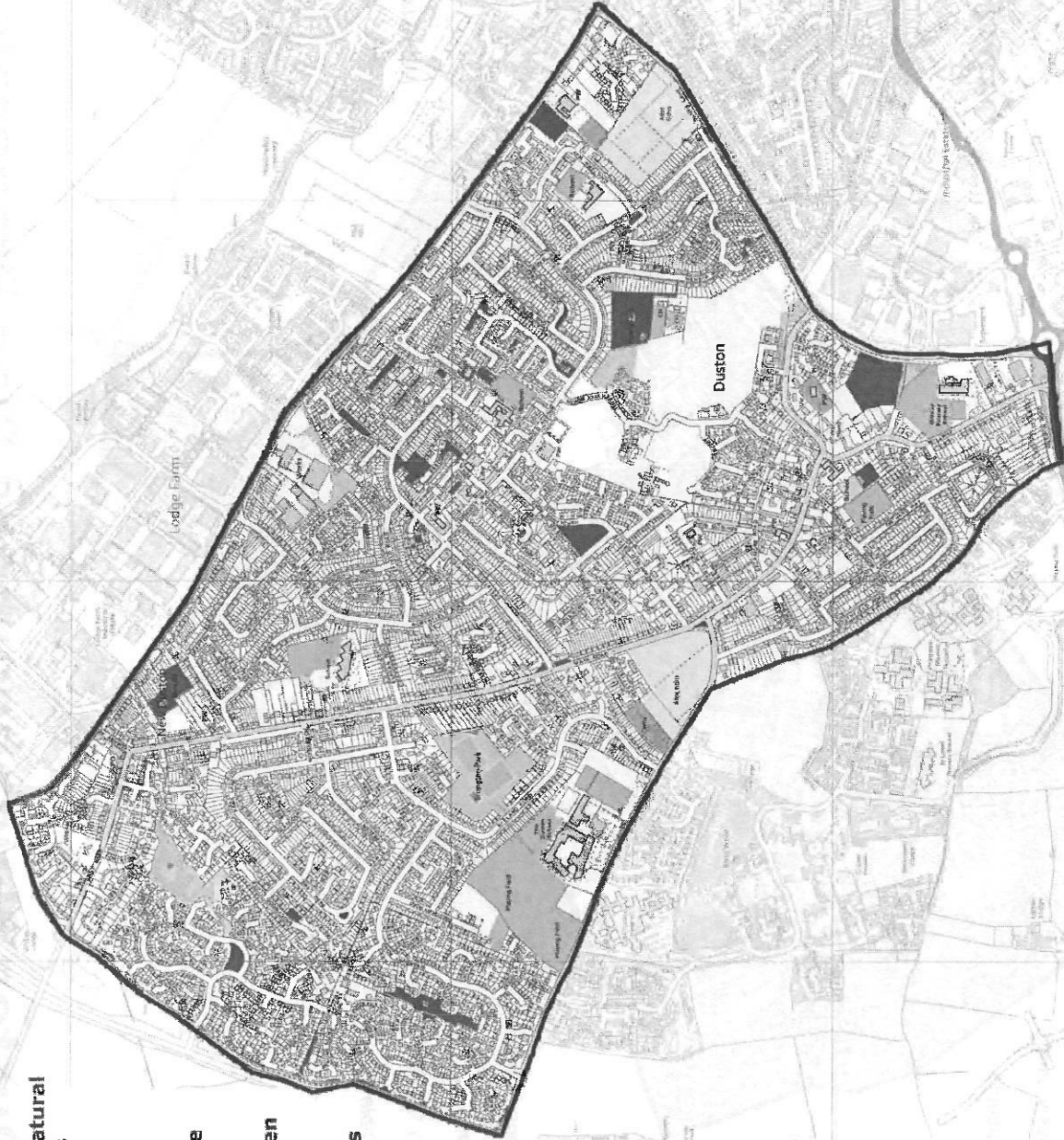


1: Duston Neighbourhood Plan Proposals Map

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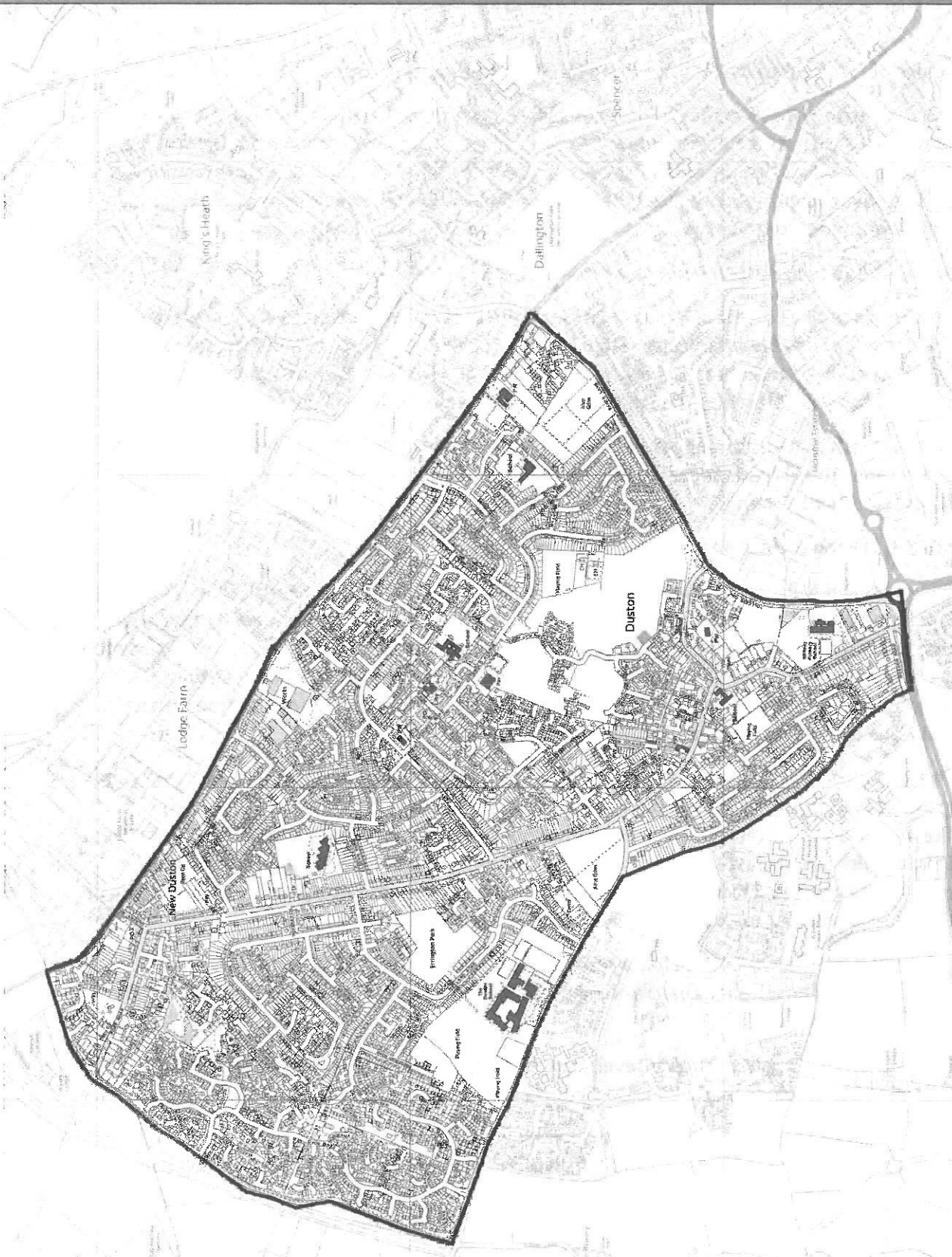


-  Parks and Gardens
-  Natural and semi-natural urban green spaces
-  Outdoor sports
-  Amenity greenspace
-  Provision for children
-  Allotments and Community Gardens
-  Cemeteries and churchyards
-  Civic spaces



2: Duston Neighbourhood Plan Open Spaces Map

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Open public facilities used by some other groups:

- a) Pubs
- b) Doctors/Dentists
- c) Other



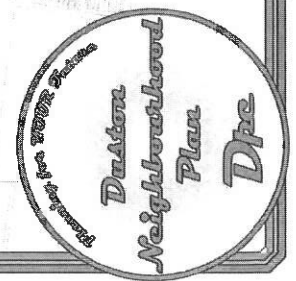
Limited public facilities

- a) Schools
- b) Places of Worship (with limited availability)



Open public facilities used by "other" groups. Open to all.

- a) Places of Worship
- b) Community Halls/Centre
- c) Specialist



3: Duston Neighbourhood Plan Facilities Map

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Appendix 1 – Text of Neighbourhood Plan Area Designation Letter

Duston Parish Council wishes to prepare a Neighbourhood Development Plan and formally applies to designate a Neighbourhood Area. I can confirm that Duston Parish Council is a relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act, and has the authority to prepare a Neighbourhood Plan within the proposed Neighbourhood Area. A map outlining the proposed Neighbourhood Area is included.

Extent of the proposed Neighbourhood Area

At a Parish Council meeting Monday 8th April the decision was taken to apply to designate the current parish boundary as a Neighbourhood Area.* The Civil Parish of Duston is located in the west of Northampton Borough. The western boundary of Duston adjoins the parishes of Harlestone and Harpole. The southern boundary adjoins Upton Civil Parish.

The northern and eastern edges of the parish are clearly defined by Harlestone Road and Bants Lane. These roads separate Duston from the adjacent communities of Lodge Farm, Kings Heath and St James.

Making Duston a great place to live, work and play

The proposed Neighbourhood Area reflects the area in which Duston Parish Council collects a precept from its residents, and the full extent of the area in which the Parish Council has the authority to act. Duston Parish Council is committed to “Making Duston a great place to live, work and play!” for all its residents. By designating the parish boundary as the Neighbourhood Area will enable Duston Parish Council to deliver this commitment to its residents through a Neighbourhood Development Plan.

The Parish Council is already actively delivering on this commitment through improving and growing the services offered to Duston residents. For example, by working with Northampton Leisure Trust, the new Duston Sports Centre was opened in 2012. The former St Luke’s School has just received a transformation from a derelict building in to a new community centre including a new nursery. The Parish Council has taken over the running of the Pendle Road community centre and hopes to renovate this site soon.

In addition, the Parish Council has a history of engaging in the planning process by responding to consultations on planning applications in the parish via the Parish Council’s Planning Committee.

Progress on the Neighbourhood Development Plan is in its early stages, however some emerging issues which we, the Parish Council, are seeking to address include:

- Improving access to and the quality of open spaces;
- Delivering the services and infrastructure residents require to meet their day-to-day needs;
- Protecting and enhancing the designated conservation area;
- Creating strong cycle and footpath links within the parish and to neighbouring areas.

Appendix 2: Summary of WNJCS Strategic Policies

Policy Ref	Policy Title	Strategic policy directly affects Duston*	Strategic policy has limited or indirect effects**
SA	Presumption in favour of sustainable development	✓	
S1	The Distribution of Development	✓	
S2	Hierarchy of centres	✓	
S3	Scale and Distribution Of Housing Development	✓	
S4	Northampton Related Development Area	✓	
S5	Sustainable Urban Extensions	✓	
S6	Monitoring and Review		✓
S7	Provision of Jobs	✓	
S8	Distribution of Jobs	✓	
S9	Distribution of Retail Development	✓	
S10	Sustainable Development Principles	✓	
S11	Low Carbon and Renewable Energy	✓	
C1	Changing Behaviour and Achieving Modal Shift	✓	
C2	New Developments	✓	
C3	Strategic Connections		✓
C4	Connecting Urban Areas		✓
C5	Enhancing local and neighbourhood connections	✓	
C6	High Speed Rail 2	Non-strategic	
RC1	Delivering Community Regeneration	✓	
RC2	Community Needs	✓	
E1	Existing Employment Areas	✓	
E2	New Office Floorspace		✓
E3	Technology Realm, SEMLEP Northampton Waterside Enterprise Zone		✓
E4	Daventry International Rail Freight Terminal (DIRFT)		✓
E5	Silverstone Circuit		✓
E6	Education, Skills and Training	✓	
E7	Tourism, Visitor and Cultural Industries	✓	
E8	Northampton Junction 16 Strategic Employment Site		✓
H1	Housing Density and Mix and Type of Dwellings	✓	
H2	Affordable Housing	✓	
H3	Rural Exception Sites		✓
H4	Sustainable Housing	✓	
H5	Managing the Existing Housing Stock	✓	
H6	Gypsies, Travellers And Travelling Showpeople	✓	
BN1	Green Infrastructure Connections	✓	
BN2	Biodiversity	✓	
BN3	Woodland Enhancement And Creation	✓	
BN4	Upper Nene Valley Gravel Pits Special Protection Area		✓
BN5	The Historic Environment	✓	
BN6	Weedon Depot		✓
BN7a	Water Supply, Quality and Wastewater Infrastructure	✓	

BN7	Flood Risk	✓	
BN8	The River Nene Strategic River Corridor		✓
BN9	Planning for Pollution Control	✓	
BN10	Ground Instability	✓	
INF1	Approach To Infrastructure Delivery	✓	
INF2	Contributions To Infrastructure Requirements	✓	
N1	The Regeneration of Northampton		✓
N2	Northampton Central Area		✓
N3	Northampton North SUE		✓
N4	Northampton West SUE	✓	
N5	Northampton South SUE		✓
N6	Northampton South Of Brackmills SUE		✓
N7	Northampton Kings Heath SUE	✓	
N8	Northampton North Of Whitehills SUE		✓
N9	Northampton Upton Park SUE		✓
N9A	Northampton Norwood Farm/ Upton Lodge SUE	✓	
N10	Convenience Shopping needs Outside Northampton Town Centre	Non-strategic	
N11	Supporting Areas Of Community Regeneration	✓	
N12	Northampton's Transport Network Improvements	✓	
D1	The Regeneration Of Daventry Town		✓
D2	Daventry Town Centre		✓
D3	Daventry North East Sustainable Urban Extension		✓
D4	Supporting Areas Of Community Regeneration: Southbrook		✓
D5	Daventry's Transport Network Improvements		✓
T1	Spatial Strategy For Towcester		✓
T2	The Town Centre And Moat Lane Regeneration Area		✓
T3	Towcester South Sustainable Urban Extension		✓
T4	Transport Improvements For Towcester		✓
T5	Towcester Racecourse		✓
B1	Spatial Strategy For Brackley		✓
B2	Brackley East Sustainable Urban Extension		✓
B3	Brackley North Sustainable Urban Extension		✓
B4	Transport Improvements For Brackley		✓
R1	Spatial Strategy For The Rural Areas		✓
R2	Rural Economy		✓
R3	A Transport Strategy for The Rural Areas		✓
*e.g. directly affects new development, specific sites, infrastructure, or community facilities within the NA			
** e.g. relates to sites/infrastructure outside the boundary of the NA, or includes measures which may bring about a review/change in approach.			

Glossary

Affordable housing Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the housing market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Amenity A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

Backland Development - one or more dwellings on a parcel of land which lies generally behind the line of existing frontage development, has little or no frontage to existing public highway and is piecemeal development in that it does not form part of a larger area allocated for development

Basic Conditions Statement (BCS) A qualifying body has to consider how it will demonstrate that its Neighbourhood Plan will meet the Basic Conditions that must be met if the Plan is to be successful at independent examination. The BCS is a report to demonstrate to the independent examiner that its draft Neighbourhood Plan meets the Basic Conditions.

Biodiversity The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Community Infrastructure Levy A tariff charged on development to secure funding towards infrastructure that is essential to meet the needs of the development. The CIL will be set by the County Council once it has an Infrastructure Delivery Plan and Charging Schedule in place. Once the CIL is in place and the Neighbourhood Plan is made, 25% of CIL funds raised in the Neighbourhood Plan Area will be made available to be spent on infrastructure projects in the Plan area.

Conservation Area Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Core Strategy A Development Plan Document setting out the spatial vision, objectives and key strategic policies for an area. For Duston the key document is the recently adopted West Northamptonshire Joint Core Strategy (WNJCS)

Demographic patterns / changes The make-up of the population of a particular area in terms of birth-rates, the age profile, new migrants etc. and how this changes over time.

Density (of development) The amount of building within an area of land. For housing it is expressed as the number of dwellings per hectare.

Designated area An area defined by a line on a map which, by virtue of statute, enjoys a degree of protection from development that would impact adversely on the wildlife, landscape or other natural asset within its boundary. There are also built heritage designations such as Conservation Areas.

Development Defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.” Most forms of development require planning permission (see also “permitted development”).

Development Management The process through which a local planning authority considers a planning application and whether it should be given permission

Development Plan This includes adopted council development plan documents such as core strategies and any future adopted neighbourhood plans setting out the authority’s policies for the development and use of land.

Development Plan Documents (DPDs) DPDs are adopted plans and documents that form part of the Development Plan. Once adopted, planning decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs can include core strategy, land allocation plans, area action plans, and neighbourhood plans.

Duston Parish Council (DPC) The responsible body for the Neighbourhood Plan, albeit that the Plan has been prepared through a Steering Group (SG) comprising local people and Parish Councillors

Employment land Land allocated / reserved for industrial and business use.

Evidence base The information and data gathered by local authorities and used to inform policy development. It includes a wide range of numerical data and other information, including, surveys, studies, discussions and consultations.

Five Year Housing Land Supply An identified supply of specific deliverable sites sufficient to meet housing requirements over a specified five year period, collated annually.

Floorspace The floor area (on all floors) of a building or set of buildings. Gross floorspace includes areas ancillary to the main use. Net floorspace excludes ancillary areas.

Green Infrastructure (GI) Green spaces in towns, villages or elsewhere, serving different purposes, which together form a network that can provide local communities with a better environment and quality of life and help wildlife.

Greenfield Land or Site Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape overtime.

Gypsy, Roma and Traveller Communities (for planning purposes) Communities consisting of persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitat An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

Habitats Regulations A set of government regulations (currently the Habitats and Species Regulations 2010), which sets out requirements within England regarding the protection and enhancement of important natural assets, giving expression to various European Directives, International Conventions and national statutes.

Hinterland A term used to describe the area which falls within the influence of a town – especially the area from which the town draws most of the people who work there or use its services.

Household A person living alone or a group of people living together at the same address and with common housekeeping.

Housing Needs Survey A survey of households which assesses affordable housing needs across a defined area, looking at criteria such as housing conditions, overcrowding and household incomes and comparing these with housing costs and availability.

Housing requirement The amount of housing that has to be built in a given period to meet needs and demands. This is now calculated separately for Northampton, based on evidence, although the Council must cooperate with neighbouring authorities and other relevant bodies in arriving at the final requirement figure(s).

Independent Examination The process by which an Independent Examiner examines a Neighbourhood Plan to ensure it meets the Basic Conditions.

Infill development Building on a relatively small site between existing buildings.

Information and Communication Technologies (ICT) Telecommunications networks such as telephone lines, mobile phone masts and broadband infrastructure.

Infrastructure The physical entities (e.g. roads, railways, sewers, pipes, telecommunications lines) that are necessary for communities to function and move around.

Localism The Localism Bill was published in 2010. It set out a series of proposals to shift power from central government towards local people, including: flexibilities for local government; rights and powers for communities and individuals; reforming the planning system (including Neighbourhood Planning and more local decisions about new housing).

Limited infilling Infill development which is particularly small in scale, occupying a small gap between buildings –on the scale of one or two, (rather than several) dwellings.

Local Plan The documents and maps that make up the Plan for the future development of a local area such as Northampton. The term also describes older planning documents prepared by the former Northampton authorities. Many policies in these plans continue to be ‘saved’ and form part of the Development Plan for decision-making purposes.

Local Planning Authority The council which is charged with plan making and determining planning applications for an area. In the case of the Neighbourhood Plan it is Northampton Borough Council (NBC).

Low Cost Market Housing Usually refers to new build dwellings that are sold for 100% owner occupation but at a price that is discounted from the price than they could be sold for on the open market. These are not part of the definition of affordable housing.

Masterplan A detailed plan setting out how a particular area is developed, mapping the phasing of the development, (i.e. the order in which different parts are to be built) and setting out an action plan explaining how, when and by whom different requirements are triggered/funded.

National Planning Policy Framework (NPPF) A Government document that sets out the Government’s planning policies for England and how these are expected to be applied.

Natural and semi-natural greenspace

Places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate. Natural and semi-natural greenspace exists as a distinct typology but also as discrete areas within the majority of other greenspace typologies. (Natural England) In the Neighbourhood Plan it is intended that these areas should also be publicly accessible.

Neighbourhood Plan A plan prepared for a defined area by a Parish or Town Council –the “qualifying body”. Once it has been accepted by the local community through a Referendum, the Neighbourhood Plan will form part of the Development Plan.

Local Economic Partnership (LEP) Business led strategic organisations responsible for promoting and developing economic growth funded by local authorities and Central Government. In the case of this plan, two LEPs operate; the Northamptonshire Enterprise Partnership (NEP) and the South East Midlands (SEMLEP)

Open market residential development Housing for sale or rent on the open market, without restrictions regarding occupation or price.

Open Space Usually used in relation to built-up areas. Refers to all open areas of public value, which can offer opportunities for sport, and recreation, as well as a visual amenity and haven for wildlife. Public open space is where public access may or may not be formally established.

Permitted Development Certain limited or minor forms of development that may proceed without the need to make an application for planning permission, as detailed in the General

Permitted Development Order (GPDO). You can make certain types of minor changes to your house without needing to apply for planning permission. They derive from a general planning permission granted by Parliament. NB permitted development rights for many projects on houses do not apply to flats, maisonettes or other buildings

Phasing (housing) How the building of housing is spread over time within a defined area or on a large housing site. The orderly development of housing can be achieved through a phasing plan – hence 'Phase 1' or 'Phase 2' of a development.

Planning Obligation A planning obligation is a binding legal agreement under Section 106 of the Town and Country Planning Act 1990. It binds one or more parties to an agreement to deliver either actions or financial contributions required in association with development.

Presumption (in favour of sustainable development) The key principle of the NPPF (S. 14) for plan making and decision taking. Planning policies should follow the approach so that it is clear that development which is sustainable is approved without delay. Local authorities have to be positive in seeking opportunities to meet the development needs of their area. This means that Local and Neighbourhood Plan policies should be worded positively.

Previously Developed Land (PDL) or 'Brownfield' Land Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape over time.

Qualifying Body The Neighbourhood Planning Regulations 2012 require a Qualifying Body to be appointed to be responsible for preparing the Neighbourhood Plan and taking decisions relating to it. Duston Parish Council is the Qualifying Body for this plan.

Renewable energy Energy produced using renewable sources such as wind, water or biomass. Off shore renewable energy generation projects such as offshore wind or wave power are dealt with by the Marine Management Organisation and the Government's Infrastructure Planning Unit rather than local planning authorities.

Resilient communities This term is sometimes applied to communities' ability to help themselves in the face of an emergency. However in this document it refers more to the degree to which communities can be self-sustaining through the retention of a working population, workplaces, services etc.

Safeguarding The protection of valuable areas of land from disturbance and/or development, due to the presence of natural assets, mineral resource or possible future proposals (such as a bypass line).

Saved policies Policies of a previous Development Plan can be 'saved' by the Local Planning Authority in order that they will continue to apply, usually for a short period of time pending the preparation of a replacement planning document.

Scenarios Different possible outcomes – in this case regarding the growth and health of communities – depending on different 'inputs' – in this case the amount of land allocated for housing and employment and the ability for those houses and workplaces to be delivered on the ground.

Sequential approach A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, town centre type uses (Retail, Leisure, Commercial) being accommodated in the town centre before

considering edge of centre or out of centre locations or housing locations in relation to various levels of flood risk.

Social rented housing This is (affordable) housing owned by local authorities or other registered providers for which guideline target rents are determined nationally or locally.

Statement of Community Involvement (SCI) The Town Council's approach to involving the community in the neighbourhood planning process

Statutory Weight Policies and plans prepared under the Town and Country Planning Acts once adopted have statutory weight under Section 38. In other words planning decisions must be made in accordance with these plans once they have been adopted.

Strategic Environmental Assessment (SEA) This is a systematic decision support process, aiming to ensure that environmental and other sustainability aspects are considered effectively in policy, plan and programme making. The form and content of SEAs is determined by UK government and EU legislation and guidance.

Strategic Housing Land Availability Assessment (SHLAA) Identifies sites with potential for housing, and assesses their housing potential and when they are likely to be developed, with a view to achieving a five year supply of deliverable housing land.

Strategic Housing Market Assessment (SHMA) An assessment of the scale and mix of housing and the range of tenures that an area (in this case Northampton) is likely to need over the Plan period in order to meet household and population projections, taking account of migration and demographic change.

Sustainability Appraisal (SA) The process of weighing and assessing policies for their global, national and local sustainability implications for the environment, the economy & society to incorporate a Strategic Environmental Assessment (SEA) to comply with EU Directives.

Sustainable development Defined by the World Commission on Environment and Development in 1987 as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government makes clear that sustainable development has economic, social and environmental dimensions which are further explained in the NPPF.

Tandem Development – This consists of a dwelling or dwellings immediately behind an existing residential frontage which are served by a shared access.

Tenure (housing) The ownership or rental status of dwellings – i.e. whether they are owner-occupied (owned outright / being bought with a mortgage), privately rented, rented from housing associations or rented from local authorities.

Townscape Character Townscape is the combination of buildings and the spaces between them and how they relate to one another to form the familiar and cherished local places within the town and its wider context. A Townscape Character Assessment is a tool that provides an objective, structured approach to identifying and classifying the distinctive character and context of a settlement. This helps understanding of the key features and characteristics that combine to give a particular area local distinctiveness and identity.

Use Classes Order The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The following list gives an indication of the types of use which may fall within each use class.

A1 Shops - *Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.*

A2 Financial and professional services - *Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.*

A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

A4 Drinking establishments - Pubs, wine bars & other kind establishments (not night clubs).

A5 Hot food takeaways - For the sale of hot food for consumption off the premises.

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

B2 General Industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste). **B8 Storage or distribution** - This class includes open air storage.

C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

C2(a) Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

C3 Dwelling houses - this class is formed of 3 parts:

C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

C3(b) up to six people living together as a single household and receiving care e.g. supported housing schemes e.g. those for people with learning disabilities or mental health problems. **C3(c)** allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

C4 Houses in multiple occupation - small shared houses (3-6 unrelated individual occupants) as the only or main residence, sharing basic amenities such as a kitchen or bathroom.

D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.

D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Sui Generis - Uses not falling in any use class and are considered 'sui generis', including: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Viability Assessment Compares the likely broad value of planned development likely to come forward over the Plan period with the likely costs and constraints, in order to understand the deliverability of the Plan and provide certainty and sustainability.

Windfall Development - Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites.

