# Development Criteria and Planning Positioning Statement

## A Framework for Assessing Major Development in Bugbrooke

*Approved by Bugbrooke Parish Council on [insert date] (minute PC/26/10/129)*

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| **Prepared by** | Bugbrooke Parish Council |
| **Status** | Non-statutory planning position statement |
| **Area** | Bugbrooke Parish, Campion Ward, West Northamptonshire |
| **Purpose** | Community-led criteria for assessing major development |
| **Review** | To be reviewed as evidence and planning policy changes |

This document is deliberately similar in structure to a Neighbourhood Plan, but it is not a made Neighbourhood Plan. It has not been examined, approved at referendum or brought into force as part of the statutory development plan. It therefore does not have the legal status or weight of a made Neighbourhood Plan. It is intended to provide a clear, evidence-led statement of Bugbrooke Parish Council's local planning priorities and to assist the Parish Council when responding to planning applications and engaging with developers and West Northamptonshire Council.

# 1. Introduction and Background

Bugbrooke Parish Council has prepared this framework because the village is expected to accommodate significant new housing and the Parish Council wants development to be infrastructure-led, locally responsive and capable of improving the village for existing and future residents. The emerging West Northamptonshire Local Plan identifies a minimum of 110 new homes for Bugbrooke parish in the Pre-Submission (Regulation 19) version published in October 2026; the earlier Regulation 18 draft (January 2026) proposed around 126 homes (see Section 5). The Parish Council recognises the need for housing but considers that the delivery of homes must be matched by infrastructure, services, open space, transport improvements and effective flood and drainage management.

The framework is intended to move the Parish Council from a site-by-site reactive response to a consistent set of expectations. It also gives developers an early indication of the evidence and mitigation that the Parish Council will expect to see.

In July 2026 the Parish Council resolved not to prepare a Neighbourhood Development Plan at this stage and instead to prepare this framework (minute PC/26/07/67). The option of a Neighbourhood Development Plan is kept under review (see Section 26).

## 1.1 Purpose

1. Set out a clear local vision for Bugbrooke.
2. Identify infrastructure constraints and community needs.
3. Provide transparent criteria for assessing major planning proposals.
4. Guide pre-application discussions with developers.
5. Identify priorities for on-site provision, planning conditions, Section 106 and other developer contributions.

# 2. Bugbrooke: Location, Character and Community

Bugbrooke is a village and civil parish in West Northamptonshire, approximately six miles west of Northampton. It sits within a rural landscape associated with the River Nene valley and the Grand Union Canal. The village combines a historic core, established residential areas, newer housing, local shops and services, schools, sports grounds and extensive surrounding countryside.

The village has a distinctive identity. The Parish Council considers that future development should strengthen that identity rather than create a suburban extension that is visually or functionally detached from the village.

## 2.1 Census Profile 2021

The 2021 Census provides a useful snapshot of the population and household characteristics of Bugbrooke and helps to inform consideration of the type, scale and location of future development within the parish.

At the time of the 2021 Census, Bugbrooke had a population of approximately 3,000 people living in around 1,200 households.

The population is relatively evenly balanced between females (50.3%) and males (49.7%). The age profile shows Bugbrooke has residents across all age groups, with a broad mix of children, working-age adults and older residents.

Bugbrooke has a strong established community, with 53.8% of residents aged 16 and over married or in a registered civil partnership, compared with 44.7% across England.

The village also has a high proportion of family households: 74.8% of households are single-family households, compared with 63.0% nationally. One-person households account for 21.2%, while 4.0% are other household types.

Households in Bugbrooke tend to be larger than the national average. 37.3% contain two people, 18.4% contain three people and 22.8% contain four or more people. Only 21.5% are one-person households. This household structure is important when considering the size and mix of new homes required in the village.

The Census indicates that housing in Bugbrooke is predominantly in houses or bungalows, with 96.7% of households occupying this type of accommodation. Flats, maisonettes and apartments account for only 3.2%. There is also a relatively high proportion of larger homes: 45.6% of households have three bedrooms and 38.4% have four or more bedrooms.

In terms of bedroom occupancy, 55.7% of households have two or more bedrooms more than required by the occupancy standard, while 30.1% have one additional bedroom. Only 1.2% have one or more bedrooms fewer than required. This suggests that the existing housing stock is predominantly family-sized and relatively spacious.

Home ownership is also significant. 39.2% of households own their home outright and a further 38.4% own with a mortgage, loan or through shared ownership. Social rented housing accounts for 13.7% and privately rented or rent-free accommodation for 8.7%.

Future development should therefore consider whether the existing balance of housing tenure provides sufficient choice for younger households, first-time buyers, older residents wishing to downsize and those requiring affordable rented accommodation.

The Census shows relatively low levels of household deprivation when compared with England as a whole. 55.8% of households were not deprived in any of the measured dimensions, while 32.9% were deprived in one dimension and 9.8% in two dimensions. A further 1.2% were deprived in three dimensions and 0.2% in all four. This provides an important baseline when considering the social and economic needs associated with future development.

Car ownership is high and has direct implications for transport and infrastructure. 39.1% of households have two cars or vans and 18.3% have three or more, while only 8.2% have no car or van. Among employed residents, 57.3% travel to work by car or van as a driver and only 5.0% travel on foot. Around 30.9% mainly work at or from home. These figures demonstrate the importance of maintaining safe and suitable road infrastructure while also providing opportunities for walking, cycling and other sustainable forms of transport.

The economic profile shows that 62.2% of people aged 16 and over are economically active and in employment, with 2.1% unemployed and 35.7% economically inactive. Employment is spread across a range of occupations, including professional occupations (19.0%), managers, directors and senior officials (15.5%), associate professional and technical occupations (14.0%), skilled trades (12.4%) and administrative and secretarial occupations (10.2%). This indicates a relatively diverse working population rather than a community dependent on a single employment sector.

Health and care needs should also be considered when planning for the future. 50.5% of residents described their health as very good and 34.8% as good, while 10.8% reported fair health and 4.0% reported bad or very bad health. 14.8% of residents were identified as disabled under the Equality Act.

In addition, 9.7% of residents aged five and over provide some level of unpaid care, including 2.8% providing 50 or more hours of unpaid care each week. New development should therefore be accessible and adaptable and should take account of the needs of older people, disabled residents and households providing care.

Overall, the 2021 Census presents Bugbrooke as an established, predominantly family-oriented village with a substantial owner-occupied housing stock, relatively large households and high car dependency. The evidence supports an approach to future development that provides a balanced mix of housing, including opportunities for smaller and more accessible homes as well as family housing, alongside affordable housing and homes suitable for older and disabled residents. Development should also be supported by appropriate infrastructure, pedestrian and cycling connections, community facilities and transport improvements so that growth contributes positively to the existing village rather than placing additional pressure on existing services and infrastructure.

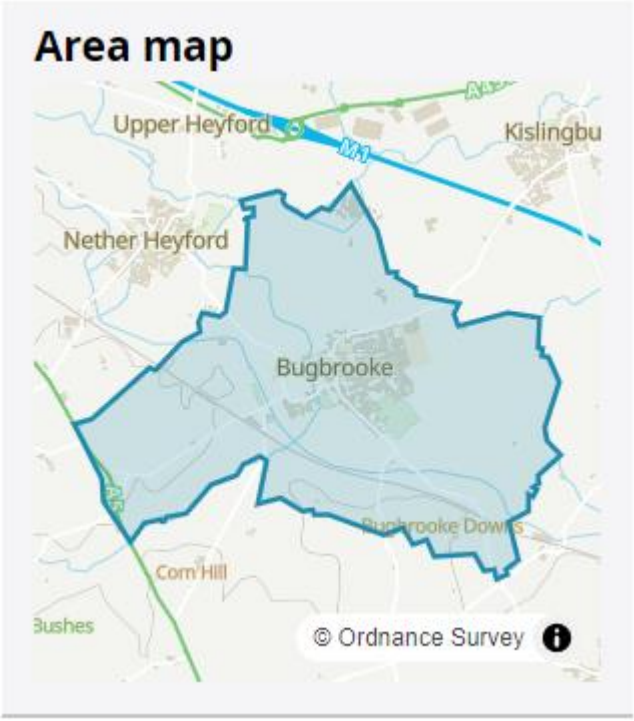
## 2.2 Housing Needs Survey 2025

The Bugbrooke Housing Needs Survey carried out in September 2025, based on 80 responses from households with a parish connection, identified a clear local need for a more balanced and affordable housing mix.

Almost half (46%) of respondents indicated that they have, or may have, a housing need, with key drivers including affordability, downsizing, the need for step-free or adapted accommodation and remaining close to family.

As 84% of existing homes have three or more bedrooms and only 2.5% are one-bedroom properties, the strongest identified need is for smaller, affordable homes, particularly 1–2 bedroom bungalows and 2–3 bedroom houses, alongside specialist, extra-care and supported accommodation.

As local house prices are high and there is a significant affordability gap, new development should respond to evidenced local need and provide opportunities for younger households, families and older residents to remain within the parish. Proposals should also demonstrate that housing growth is appropriately balanced with infrastructure capacity, including schools, healthcare, transport, drainage and flood risk, and respects Bugbrooke's rural character and community identity. Where appropriate, developers should consider mechanisms that give priority to households with a local connection.



### 2.3 Community life

Bugbrooke has a strong network of community, voluntary, faith and sporting organisations, including:
Bugbrooke Community Centre and other village meeting spaces.
Bugbrooke Community Living Room, operating weekly across Bugbrooke Church, Bugbrooke Chapel and Jubilee House.
Bugbrooke Community Café.
The Wednesday Club and other activities supporting older residents and social connection.
Bugbrooke Women's Institute and other voluntary and social organisations.
Brownies, Guides, Scouts, Beavers and Cubs.
Bugbrooke St Michaels Football Club, including youth football.
Bugbrooke Rugby Union Football Club, including junior rugby.
Bugbrooke Cricket Club.
Bugbrooke Bowls.
Table Tennis.
St Michael and All Angels Church, the historic Church of England parish church.
Bugbrooke Chapel, the historic Baptist chapel on High Street.
Bugbrooke Community Primary School.
Campion School, serving secondary-age pupils from Bugbrooke and surrounding communities.
Bugbrooke Medical Practice and Bugbrooke Pharmacy at Levitts Road.
Local shops, pubs and independent services including hairdressing and beauty businesses.
LINK, the Bugbrooke village magazine.
**This is a working list rather than a definitive directory.**

Note: at the community engagement stage, local organisations will be invited to confirm their current names, activities, facilities, capacity, priorities and contact details. With their agreement, this information could also be added to the Parish Council website.

## 3. Community Vision

**Bugbrooke will be a vibrant, welcoming, and thriving village for everyone who lives, works, and visits.**

The village will make the most of its Northamptonshire countryside and canal-side setting while retaining a strong community identity. Growth will support rather than overwhelm the village. New homes will be attractive, sustainable and appropriate to local needs.

Residents should be able to live close to schools, healthcare, pharmacy services, local shops and everyday services. Children and young people should have safe places to play, meet and take part in sport. Older residents should have suitable housing and opportunities to remain connected to the village.

Development will protect the village's green spaces, heritage, landscape, water environment and community facilities. Flooding, foul drainage, highway capacity and infrastructure constraints will be addressed before or alongside development rather than retrospectively.

# 4. Community Profile

## 4.1 History

The first documentary evidence for Bugbrooke dates from the Domesday Book of 1086. The village's historic character is particularly evident around its historic centre and St Michael and All Angels Church, whose surviving fabric includes medieval work. Bugbrooke Chapel on High Street is another important historic community building.

The canal, surrounding agricultural landscape and historic transport routes have contributed to the evolution of the parish. The village has subsequently expanded through post-war and more recent residential development while retaining a strong rural identity.

## 4.2 Geography and landscape

Bugbrooke sits within a predominantly rural landscape with farmland, hedgerows, trees, watercourses and open spaces around the built-up area. The Grand Union Canal and wider Nene Valley contribute to the character, ecology and recreation value of the area.

New developments should be designed around this landscape framework. Green infrastructure, drainage, trees, biodiversity and public access should be planned at the outset rather than treated as residual elements.

# 5. Planning Policy Context

This framework sits alongside the statutory planning system.

The Parish Council will assess individual proposals against the development plan, national policy, the emerging Local Plan and the evidence available at the time, using the criteria in this document.

## 5.1 The adopted development plan

Planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990). For Bugbrooke the adopted development plan currently comprises:

- **West Northamptonshire Joint Core Strategy Local Plan (Part 1) (WNJCS)**, adopted December 2014;
- **South Northamptonshire Local Plan (Part 2) 2011–2029 (SNLP2)**, adopted July 2020, which defines the village confines and contains detailed development management policies; and
- **Northamptonshire Minerals and Waste Local Plan**.

There is no made Neighbourhood Development Plan for Bugbrooke. West Northamptonshire Council's Housing Land Availability Report 2026 identified a 4.3-year supply of housing land at 1 April 2026, below the five years expected by national policy. Where a five-year supply cannot be shown, national policy gives greater weight to granting permission for sustainable housing development. Clear, evidence-based local criteria, such as those in this document, are therefore particularly important when proposals in and around Bugbrooke are assessed.

## 5.2 The emerging West Northamptonshire Local Plan

West Northamptonshire Council is preparing the West Northamptonshire Local Plan, covering the period to 2043, which will replace the WNJCS and SNLP2 once adopted. The Regulation 18 draft (January 2026) proposed around 126 new homes for Bugbrooke. The Pre-Submission (Regulation 19) plan published in October 2026 identifies

Bugbrooke as a Primary Service Village (Policy R1) and sets a minimum housing figure of 110 homes for the parish (Policy R6), from a base date of 1 April 2025. Homes approved since that date count towards the figure, and sites within or immediately adjoining the village confines are to be identified through a Neighbourhood Development Plan or a West Northamptonshire Council development plan document.

The weight that can be given to emerging policies depends on how far the plan has progressed, the extent of unresolved objections and consistency with national policy. In this document, references to 'Emerging WNLP' policies are to the Pre-Submission (Regulation 19) plan of October 2026.

## 5.3 National policy and legislation

National policy is set out in the National Planning Policy Framework (NPPF), published on 17 August 2026, which replaced the December 2024 version, together with National Planning Practice Guidance. The NPPF expects major planning applications to be accompanied by a planning statement covering consistency with policy, the outcome of pre-application engagement and the intended use of planning obligations. The Developer Checklist in Section 24 is designed to help applicants address these matters for Bugbrooke.

The following legislation is particularly relevant to the matters in this document:

- **Town and Country Planning Act 1990:** section 70(2) (material considerations), section 106 (planning obligations), Schedule 1 paragraph 8 (notification of parish councils about planning applications) and Schedule 7A (mandatory biodiversity net gain of at least 10%, inserted by the Environment Act 2021).
- **Community Infrastructure Levy Regulations 2010:** regulation 122 (the statutory tests for planning obligations) and regulation 59A (the neighbourhood portion of CIL passed to parish councils).
- **Planning (Listed Buildings and Conservation Areas) Act 1990:** sections 66 and 72 (special regard to the setting of listed buildings and to the character and appearance of the Bugbrooke Conservation Area).
- **Flood and Water Management Act 2010:** West Northamptonshire Council's role as Lead Local Flood Authority, working with the Environment Agency and Anglian Water.
- **Hedgerows Regulations 1997 and tree protection:** protection of important hedgerows, Tree Preservation Orders and trees in the Conservation Area under the Town and Country Planning Act 1990.
- **Localism Act 2011:** Assets of Community Value. Bugbrooke Chapel is listed as an Asset of Community Value.
- **Building Regulations – Future Homes Standard:** regulations laid in March 2026 require most new homes to be built with on-site renewable electricity generation (in most cases rooftop solar panels) and low-carbon heating, with the requirements becoming mandatory in 2028.

## 5.4 Local evidence and other material considerations

In addition to the 2021 Census and the Bugbrooke Housing Needs Survey (September 2025) summarised in Section 2, the following are relevant: the West Northamptonshire Local Transport Plan 2025–2045 (adopted March 2025) and Active Travel Strategy (adopted June 2026); the Northamptonshire Parking Standards (September 2016); West Northamptonshire Council's Strategic Land Availability Assessment; Environment Agency flood risk mapping; the Nene Valley Nature Improvement Area; and the Community Infrastructure Levy Charging Schedule for the South Northamptonshire area (in effect from 1 April 2016).

## 5.5 Status and weight of this document

This document is not part of the development plan. It may, however, be a material consideration in planning decisions, and the weight it carries is a matter for West Northamptonshire Council as the local planning authority. That weight depends on the quality of its evidence and its consistency with the development plan and national

policy, which is why each priority in Section 23 is linked to adopted and emerging policies. The document is intended to be shared with West Northamptonshire Council so that it can be taken into account in pre-application advice, planning decisions and the preparation of the Local Plan.

## 6. Vision and Strategic Objectives

**Retain village identity:** Keep Bugbrooke recognisably a village and avoid physical or visual amalgamation with Kislingbury.

**Infrastructure-led growth:** Require roads, drainage, schools, health, community facilities and open space to keep pace with growth.

**Flood resilience:** Ensure development reduces risk or provides robust betterment wherever technically and legally achievable.

**Reduce HGV impacts:** Seek measures, including the proposed spur road from Heygates to M1 Junction 16, which would reduce inappropriate heavy-goods and construction traffic through the village.

**Safe movement:** Improve walking, cycling, school routes and public transport while managing additional traffic.

**Balanced housing:** Provide family homes, smaller homes and suitable accessible/age-appropriate homes, including retirement bungalows.

**Children and young people:** Provide safe play, recreation, sport and youth facilities.

**Strong community:** Protect and strengthen community buildings, clubs, and voluntary organisations.

**Environment:** Protect and connect green spaces, trees, hedgerows, footpaths and habitats.

**Quality design:** Require locally responsive, attractive, durable developments with adequate parking.

**Climate resilience:** Integrate energy efficiency, sustainable drainage, biodiversity and tree planting.

**Maintenance:** Avoid unnecessary private management liabilities for homeowners with commuted sums paid to the Parish Council for adoption of open spaces and playgrounds.

## 7. Spatial Strategy and Settlement Character

- Development should have a clear physical and visual relationship with Bugbrooke.
- Development should avoid highly exposed or visually prominent locations where landscape harm cannot be satisfactorily mitigated.
- New developments should connect into the existing village and not operate as isolated estates.
- Cumulative impacts of multiple sites should be assessed together.
- Green infrastructure, play, drainage, walking and cycling should be designed into the masterplan from the beginning.
- Important views, trees, hedgerows, watercourses and heritage assets should be identified before the layout is fixed.

## 8. Housing Requirements and Mix

The Parish Council accepts that Bugbrooke is expected to accommodate additional housing. The key objective is to ensure that growth meets local and wider housing needs while maintaining a balanced community.

- Family homes suitable for different household sizes.
- Smaller homes for first-time buyers, downsizers and local households.
- Accessible and adaptable homes where evidence supports need.
- A coherent element of retirement bungalows or other age-appropriate homes.
- Affordable housing in accordance with adopted and emerging policy.
- A balanced tenure and dwelling-size mix rather than excessive concentration of one type.
- Housing that enables residents to access village facilities without total reliance on a private car.

## 9. Design, Landscape and Heritage

- Use a site-specific local design rationale which demonstrates how the development responds to Bugbrooke's character, landscape, existing settlements and surrounding environment.
- Create attractive, safe and environmentally responsible streets and neighbourhoods, designed to encourage walking and cycling and incorporating natural surveillance, good lighting, appropriate landscaping and overlooked public spaces.
- Provide safe, convenient and continuous walking and cycling connections between new development and the existing village, with particular emphasis on routes to Bugbrooke Community Primary School, Campion School and Bugbrooke Medical Practice. Routes should be practical for everyday journeys rather than simply recreational paths and should be accessible to children, older people and those with mobility difficulties.
- Ensure new development does not become car dependent. Where possible, homes should be located and connected so that residents can readily reach schools, healthcare, shops, community facilities and public transport on foot or by cycle.
- Provide adequate off-street parking for residents and visitors, designed to meet or exceed the applicable parking standards (currently the Northamptonshire Parking Standards, September 2016). Parking should be properly integrated into the design of each dwelling and street so that vehicles are not routinely displaced onto pavements, verges or the carriageway.
- Provide electric vehicle charging infrastructure from the outset. Homes with private parking should have suitable provision for convenient home charging, with appropriate electrical capacity and infrastructure designed into the development. Where communal or visitor parking is provided, EV charging should also be incorporated.
- Incorporate renewable energy generation, including solar panels on roofs, designed appropriately to maximise the contribution of renewable energy to the dwelling’s energy consumption. Where suitable, other renewable energy technologies should also be installed, with heat pumps being the preferred choice for heating and hot water. The orientation, roof design and layout of homes should be considered at the masterplanning stage so that solar generation can be maximised without compromising the character of Bugbrooke.
- Design buildings to minimise energy demand through good orientation, insulation, natural daylight, passive solar design, ventilation and efficient heating and hot-water systems. Proposals should demonstrate how homes will remain energy efficient throughout their lifetime rather than relying solely on mechanical systems.

- Design for climate resilience and overheating prevention, including appropriate shading, tree planting, ventilation, sustainable drainage, water efficiency and landscaping. Homes should be designed to remain comfortable during increasingly hot weather while also being resilient to heavy rainfall and surface-water flooding.
- Use building heights, forms, materials and densities appropriate to Bugbrooke, avoiding development that appears suburban or urban in character where this would conflict with the established village form.
- Respect the setting of heritage assets and the Conservation Area, including important views, approaches to the village and the relationship between new development and the historic settlement.
- Protect important trees, hedgerows, landscape features and existing ecological assets. Development should seek to retain mature vegetation wherever possible and incorporate it into the design rather than treating it as a constraint to be removed.
- Use multifunctional green infrastructure and landscape buffers to provide biodiversity, visual screening, recreation, sustainable drainage, shade and opportunities for walking and cycling. Landscape buffers should be designed as usable and ecologically valuable spaces rather than simply areas of ornamental planting.
- Avoid excessive use of close-board fencing. Boundary treatments should reflect the character of the village and incorporate hedges, native planting, appropriate walls, railings or other high-quality materials where appropriate. Fencing should not create long visually inactive edges along public routes.
- Provide sustainable drainage systems (SuDS) which are appropriately designed for expected increases in the severity of rainfall, maintained and integrated into the landscape. Drainage features should contribute to biodiversity and amenity where possible and should not simply transfer additional surface-water problems to existing residents or infrastructure.
- Demonstrate that development will not place unacceptable additional pressure on existing infrastructure, including highways, drainage, wastewater, schools, healthcare and community facilities. Where additional infrastructure is required as a consequence of development, proposals should identify how and when it will be provided.
- Provide secure and convenient cycle storage for every dwelling, together with appropriate visitor cycle parking, so that cycling is a realistic alternative to car use.
- Ensure routes to schools are suitable for children. New development should provide safe, overlooked and attractive walking and cycling routes to Bugbrooke Community Primary School and Campion School, with appropriate crossing facilities and connections to existing footways and cycle routes.
- Consider the cumulative impact of development. Sustainable design should be assessed at the level of the whole village, not solely within the individual application boundary. Where several developments contribute to increased traffic, pressure on schools, healthcare, drainage or other infrastructure, developers should demonstrate how their proposal contributes to addressing that cumulative impact.

## 10. Flood Risk and Surface Water – Highest Priority

Bugbrooke has experienced repeated flooding concerns, and the Parish Council considers flood risk a fundamental constraint on growth. Development should not merely demonstrate 'no worsening' where betterment is technically achievable.

- No increase in flood risk to existing residents, property, infrastructure or downstream communities.
- Surface-water discharge rates materially below existing greenfield rates where achievable and justified.

- A demonstrable betterment approach.
- A comprehensive SuDS train, including attenuation, wetlands, swales, rain gardens, permeable surfaces, storage and appropriate tree planting.
- Surface water retained and managed on site wherever reasonably practicable.
- No direct discharge to Bugbrooke Brook.
- Hydraulic modelling proportionate to the proposal and, where necessary, cumulative modelling of surrounding development.
- Mitigation for extreme rainfall.
- Long-term maintenance and management arrangements funded for the lifetime of the drainage system.
- No unjustified loss of floodplain.
- Evidence-based contributions to catchment-wide flood alleviation where a development-related need and the statutory tests are established.
- The Parish Council does not intend to require routine dredging of Bugbrooke Brook as a blanket measure. Where evidence demonstrates a benefit, developer contributions may support professional assessment, targeted channel restoration, vegetation management, specific silt removal or wider natural flood management, subject to the relevant authorities and environmental requirements.

## 11. Foul Drainage and Water Infrastructure

- Anglian Water should confirm available network capacity.
- Evidence should demonstrate that development will not create unacceptable sewer surcharge or pollution risk.
- Required network reinforcement should be identified and funded.
- Occupation should be phased where necessary to coincide with infrastructure delivery.
- Surface water should not unnecessarily enter foul drainage systems.
- Development should not rely on unconfirmed future upgrades.

## 12. Highways, Transport and Active Travel

- Cumulative traffic assessment.
- Junction capacity assessment.
- Road-safety assessment.
- Continuous, accessible pedestrian routes.
- Connected cycling routes including renewal of the route to Kislingbury.
- Safe routes to Bugbrooke Community Primary School and Campion School.
- School drop-off, school buses and parking management.
- Public transport accessibility and improved routes to include Towcester.
- Traffic-calming measures where development materially increases village traffic.
- Construction and HGV routing that avoids unsuitable residential streets including contributions towards the proposed spur road from Heygates to M1 Junction 16.
- Sufficient on-site parking to prevent displacement onto pavements, verges and grassed areas.
- EV charging and secure cycle storage meeting or exceeding current requirements.

## 13. Community Parking

The Parish Council considers there to be pressure on parking associated with community and sporting facilities, including the Community Centre, Rugby Club, Football Club and village events.

- Assess the additional demand generated by the development.
- Provide or contribute towards additional community parking.
- Consider lighting, landscaping, accessible spaces and EV charging.
- Avoid designing new developments so that their parking demand displaces onto existing village facilities.

## 14. Education

Bugbrooke Community Primary School is a key village facility. Campion School serves secondary-age pupils from Bugbrooke and neighbouring communities. New development should contribute proportionately to additional education demand where the statutory tests are met.

- Primary and secondary school capacity assessment.
- Contributions to additional places or infrastructure where required by West Northamptonshire Council as the local education authority.
- Safe school walking routes and drop-off arrangements.

## 15. Health and Local Services

The village has Bugbrooke Medical Practice and Bugbrooke Pharmacy on Levitts Road. The Parish Council's objective is to retain and strengthen local access as the population grows.

- Assess additional demand on local primary healthcare.
- Engage with NHS and local healthcare providers.
- Support expansion or improvement of existing healthcare premises where evidence identifies a development-related need.
- Protect and enhance local pharmacy provision by providing an additional unit to allow for surgery growth.
- Consider community health/wellbeing space where justified.
- Support walking, cycling and green-space measures that promote health.
- The Parish Council does not currently identify a need for a dedicated library in Bugbrooke and therefore does not support routine Section 106 contributions for library provision.

## 16. Open Space, Sport, Recreation and Play

- Usable and accessible green space.
- Equipped play areas for different age groups.
- Protection and enhancement of existing sports grounds.
- Support for Bugbrooke St Michaels Football Club facilities where development-related need is demonstrated.
- Support for Bugbrooke Rugby Union Football Club facilities where development-related need is demonstrated.

- Support for Bugbrooke Cricket Club facilities where development-related need is demonstrated.
- Accessible footpaths and walking routes.
- Youth facilities such as improved outdoor gym and upgraded multi-use activity space.
- Open spaces should be usable and well located, not residual strips on development edges.

## 17. Biodiversity, Trees and Natural Environment

- Retain important existing trees and hedgerows wherever possible.
- Meet statutory Biodiversity Net Gain requirements and seek additional local benefits where proportionate.
- Create connected habitats and wildlife corridors.
- Use native or locally appropriate planting.
- Provide swift bricks, bat boxes and other suitable ecological enhancements.
- Integrate trees and green infrastructure with sustainable drainage where appropriate.
- Protect trees and important landscape features.

## 18. Canal, Countryside and Green Infrastructure

- Protect Bugbrooke's rural setting.
- Enhance appropriate connections to the Grand Union Canal.
- Protect and improve public rights of way.
- Provide continuous green corridors.
- Use landscape buffers between development and sensitive countryside/water environments.
- Avoid material harm to the visual relationship between village and countryside.

## 19. Estate Management and Adoption

- The Parish Council strongly prefers public ownership of roads, open spaces and other infrastructure wherever adoption is feasible. Privately managed estates can leave residents with perpetual charges and unclear accountability.
- Offer adoptable roads, footways and public areas to the relevant public authority.
- Where Parish Council adoption of open space is agreed, transfer land with clear title and an appropriate commuted maintenance sum.
- Fully disclose any management company, charges and maintenance liabilities before sale.
- Consult the Parish Council on proposed long-term ownership arrangements.

## 20. Construction Requirements

- Construction Traffic Management Plan.
- Construction Environmental Management Plan.
- Construction routing plan.
- Mud and wheel-washing controls.
- Dust suppression.
- Noise and vibration management.
- Working-hour restrictions.

- Protection of village roads.
- Protection of trees, hedgerows, watercourses and rights of way.
- Named construction liaison officer.
- Accessible complaints and response process.
- Phasing linked to infrastructure delivery.

## 21. Community Engagement

- Engage Bugbrooke Parish Council before submission.
- Hold proportionate public exhibitions or consultation events.
- Engage affected schools, sports clubs, community groups and service providers.
- Explain how consultation influenced the proposal.
- Provide a community engagement report with the application.
- Nominate a community liaison officer for construction.
- Provide regular construction updates.

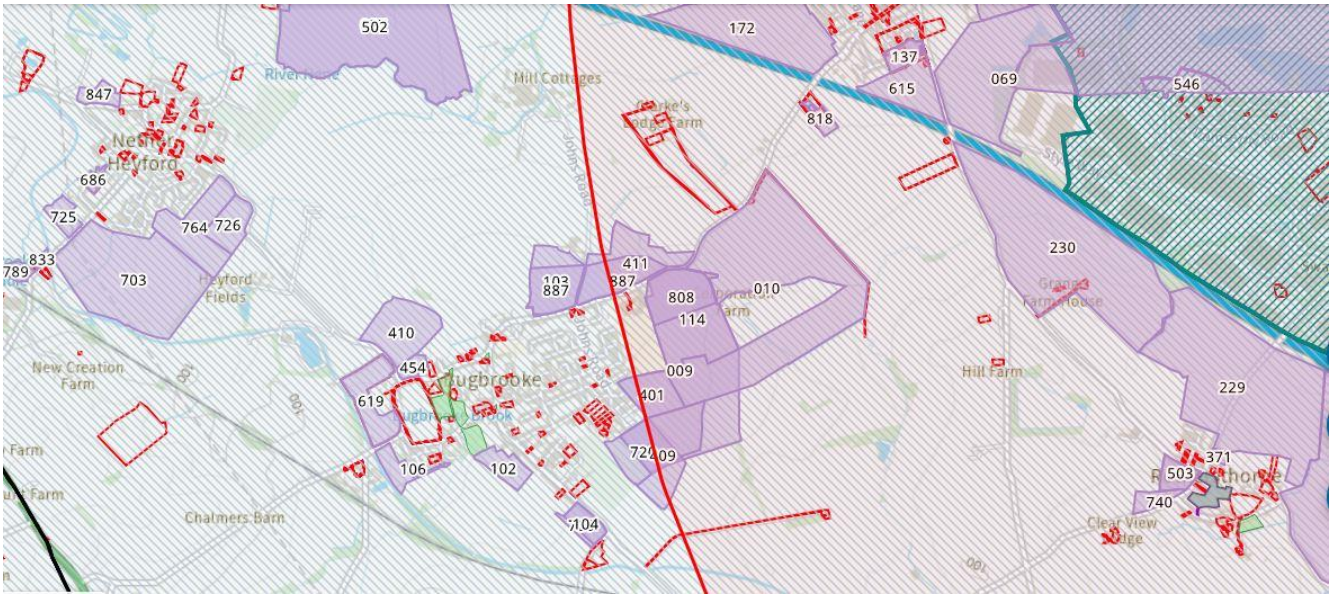
## 22. Strategic Land Availability Assessment

West Northamptonshire Council has undertaken a Strategic Land Availability Assessment (SLAA) to identify land that may have potential for future development. The SLAA forms part of the evidence base for the emerging West Northamptonshire Local Plan, which will guide development through to 2043. The Council published the latest SLAA evidence in January 2026, including individual site assessment summaries, combined mapping and the underlying site assessment data.

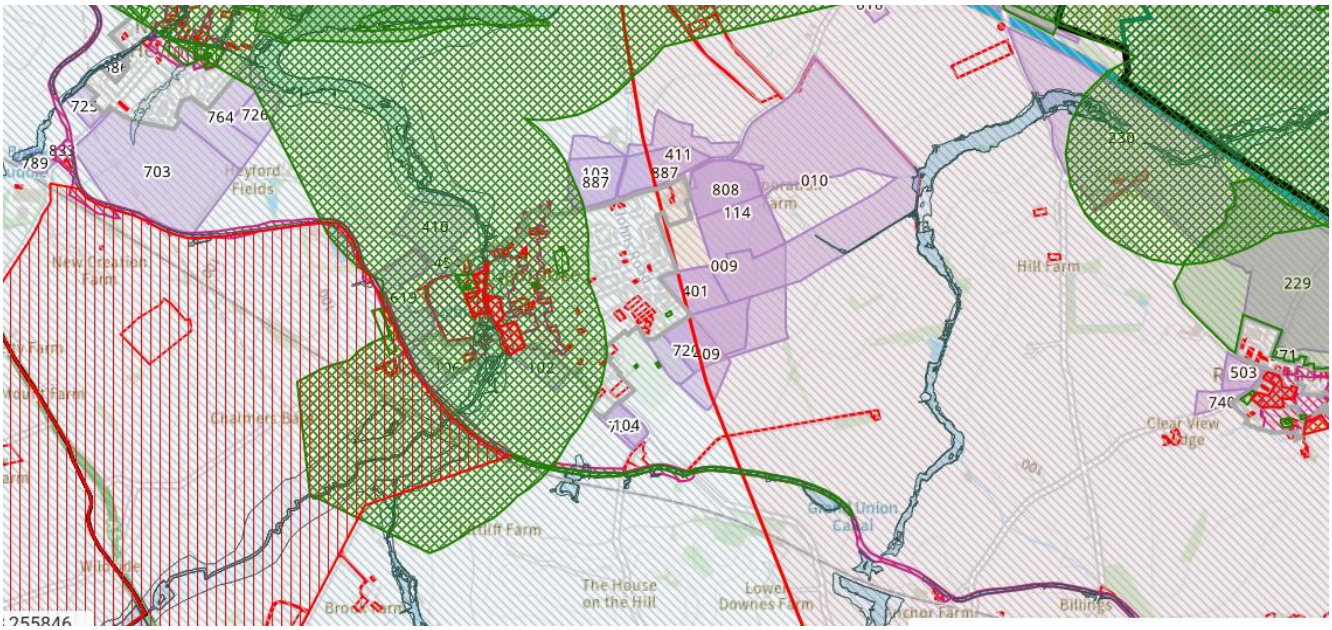
The SLAA should be distinguished from a planning allocation. Inclusion of land within the SLAA does not mean that the site is allocated for development or that planning permission is likely to be granted. The assessment is an evidence-gathering exercise which considers the potential suitability, availability and deliverability of sites.

A number of sites have been identified through the Council's land availability work in and around Bugbrooke. These sites are important to the Parish Council's consideration of future development because they demonstrate the extent of land being promoted or considered for development around the existing village.

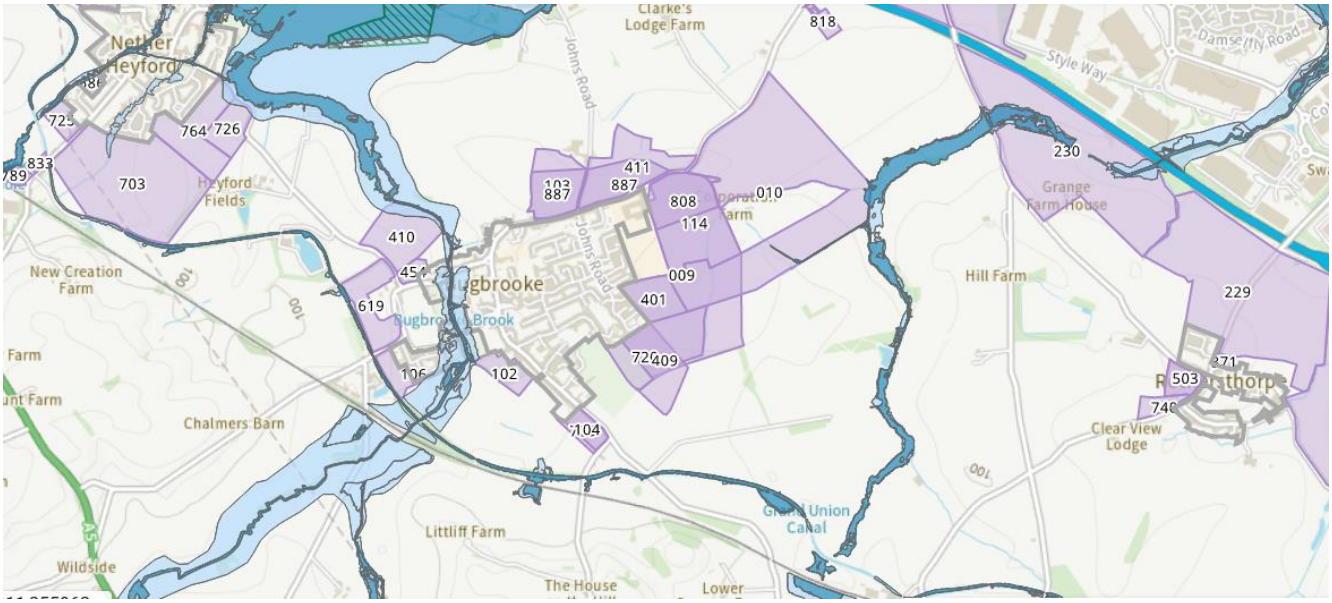
Land shown in purple has been identified through the SLAA as potential development sites:



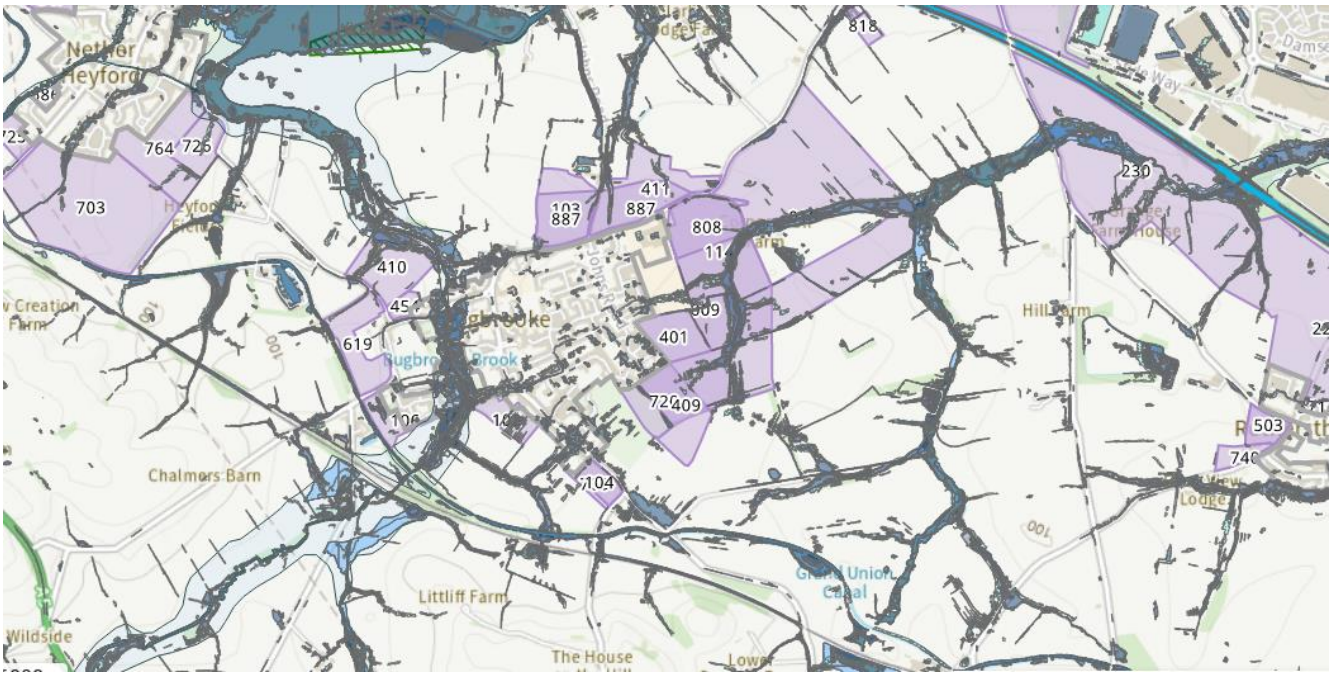

The area shown in green is the Nene Valley Nature Improvement Area.



The areas shown in blue are in Flood Zones 2 and 3.




The areas shown in blue are at risk of flooding from the brook or from surface water.




## 23. Section 106 and Developer Contribution Priorities

The following table sets out the Parish Council's priorities. Not every item will be appropriate for every application. Each obligation must satisfy the statutory tests in regulation 122(2) of the Community Infrastructure Levy Regulations 2010, which are also reflected in national policy: it must be necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

| No. | Priority Request | Required Mitigation | Policy Links |
|---|---|---|---|
| 1 | Flood Risk, Surface Water Management and Catchment Flood Alleviation | Development must demonstrate that it will not increase flood risk to existing or future residents and should provide measurable betterment wherever technically achievable. Contributions should support development-related flood mitigation and, where the statutory tests are met, proportionate evidence-based flood alleviation within the Bugbrooke Brook catchment. This may include hydraulic modelling, flood monitoring and warning infrastructure, natural flood management, restoration of watercourses, targeted channel works, flood-storage measures and other measures identified by the Lead Local Flood Authority and Environment Agency. SuDS maintenance and long-term management needs to be clear if not adopted and need to secure appropriate surface-water drainage arrangements. | • WNJCS BN7 – Flood Risk<br>• WNJCS INF2 – Contributions to Infrastructure Requirements<br>• SNLP2 INF1 – Infrastructure Delivery and Funding<br>• Emerging WNLP PL5 – Flood Risk and Surface Water Management<br>• Emerging WNLP EN17 – River Corridors<br>• NPPF (2026) flood-risk policies |
| 2 | Foul sewer reinforcement | Contributions towards foul sewer investigation, modelling, network reinforcement and associated infrastructure where required to accommodate the development without unacceptable surcharge, flooding, pollution or deterioration in existing service. Development occupation should be appropriately phased where infrastructure reinforcement is required. | • WNJCS BN7A – Water Supply, Quality and Wastewater Infrastructure<br>• WNJCS INF2 – Contributions to Infrastructure Requirements<br>• Emerging WNLP PL5 – Flood Risk and Surface Water Management<br>• Emerging WNLP PL1 – Resource Efficient Developments<br>• Emerging WNLP IN1 – Infrastructure Delivery and Funding |
| 3 | New Area for Community Parking | Provision or proportionate contribution towards additional off-street community parking where the development is demonstrated to increase demand on existing community and sports facilities. Provision should seek to reduce parking displacement onto residential streets, pavements and verges and should incorporate appropriate pedestrian access, lighting, landscaping, accessible spaces and EV charging where appropriate. | • WNJCS RC2 – Community Needs<br>• WNJCS INF2 – Contributions to Infrastructure Requirements<br>• Emerging WNLP PL10 – Community Facilities, Open Space and Allotments<br>• Emerging WNLP PL6 – Placemaking, Design and Amenity<br>• Northamptonshire Parking Standards (2016) |

| | | | |
|---|---|---|---|
| 4 | Campion School – School Access, Drop-Off and Active Travel | Contributions towards measures necessary to mitigate the impact of additional development on Campion School and its surrounding highway network, including improved school entrance arrangements, safe pedestrian access (including to public bus stops), bus-stop/bus-bay improvements, school drop-off and pick-up facilities, traffic management and active-travel connections. The requirement should be informed by a cumulative assessment of all development likely to use the school and surrounding highway network. | • WNJCS INF2 – Contributions to Infrastructure Requirements<br>• WNJCS C2 – New Developments<br>• WNJCS RC2 – Community Needs<br>• Emerging WNLP PL6 – Placemaking, Design and Amenity<br>• Emerging WNLP TR1 – Sustainable Transport Vision<br>• WNC Local Transport Plan 2025–2045<br>• NPPF (2026) sustainable transport policies |
| 5 | Highway, Traffic and HGV Mitigation | Contributions towards highway, traffic-management and road-safety measures required to mitigate the cumulative impact of development, including measures to reduce inappropriate HGV and construction traffic through Bugbrooke. Where a strategic alternative HGV route or connection is identified by West Northamptonshire Council as necessary (such as the proposed spur road from Heygates to M1 Junction 16) and directly related to the cumulative development impact, the Parish Council will support proportionate developer contributions towards its delivery. | • WNJCS C2 – New Developments<br>• WNJCS INF2 – Contributions to Infrastructure Requirements<br>• Emerging WNLP PL6 – Placemaking, Design and Amenity<br>• Emerging WNLP TR1 – Sustainable Transport Vision<br>• WNC Local Transport Plan 2025–2045<br>• WNC Highways Development Management Guidance |
| 6 | Pharmacy Premises and Local Health Services | Contribution towards the provision of suitable premises for the relocation or replacement of the existing pharmacy where this is demonstrated to be necessary to enable expansion of local primary healthcare provision and to maintain accessible pharmacy services within Bugbrooke. | • WNJCS RC2 – Community Needs<br>• WNJCS INF2 – Contributions to Infrastructure Requirements<br>• SNLP2 SDP2 – Health Facilities and Wellbeing<br>• Emerging WNLP PL8 – Health and Wellbeing – Health Impact Assessments<br>• Emerging WNLP PL10 – Community Facilities, Open Space and Allotments |
| 7 | Primary Healthcare capacity | Proportionate contribution towards expansion, refurbishment or additional capacity at Bugbrooke Medical Practice where the relevant NHS/health body demonstrates that additional population generated by the development will create additional demand requiring infrastructure or capacity improvements. | • WNJCS INF2 – Contributions to Infrastructure Requirements<br>• SNLP2 SDP2 – Health Facilities and Wellbeing<br>• Emerging WNLP PL8 – Health and Wellbeing – Health Impact Assessments<br>• Emerging WNLP IN1 – Infrastructure Delivery and Funding |

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|---|---|---|---|
| 8 | Children's Play and Youth Facilities | Provision of, or contribution including land towards, large, high-quality equipped play and youth facilities proportionate to the additional population generated by the development. Provision should include accessible play, facilities for younger children and older children, informal recreation and, where supported by evidence, youth facilities as identified by the community. Long-term maintenance and management arrangements should be secured. | • WNJCS RC2 – Community Needs<br>• WNJCS INF2 – Contributions to Infrastructure Requirements<br>• SNLP2 GS1 – Open Space, Sport and Recreation<br>• Emerging WNLP PL10 – Community Facilities, Open Space and Allotments<br>• Emerging WNLP PL12 – Provision of Open Space<br>• Emerging WNLP PL8 – Health and Wellbeing |
| 9 | Sports Facilities and Playing Pitches | Provision of, or proportionate contributions towards, new or improved sports facilities and playing pitches required as a result of population growth, including facilities serving Bugbrooke St Michaels Football Club, Bugbrooke Rugby Union Football Club and Bugbrooke Cricket Club. Priorities may include pitch improvements, drainage, training facilities and an artificial grass pitch where supported by the relevant sports-club evidence and WNC's Playing Pitch and Sports Facilities Strategies. | • WNJCS RC2 – Community Needs<br>• SNLP2 GS1 – Open Space, Sport and Recreation<br>• Emerging WNLP PL11 – Sport and Recreation Facilities<br>• WNC Playing Pitch and Sports Facilities Strategies |
| 10 | Walking, Cycling and Active Travel | Contributions towards safe, continuous and accessible walking and cycling infrastructure connecting new development with Bugbrooke village centre, Bugbrooke Community Primary School, Campion School, healthcare, shops, community facilities, sports facilities and existing public rights of way. This includes restoration/improvement of the Bugbrooke–Kislingbury cycle connection where technically feasible and improvements to existing routes identified through the Parish Council's evidence base and WNC's Active Travel Strategy. Where required by WNC, development should provide an approved Travel Plan and proportionate monitoring arrangements to encourage walking, cycling, public transport and reduced private-car dependency. | • WNJCS C2 – New Developments<br>• Emerging WNLP PL6 – Placemaking, Design and Amenity<br>• Emerging WNLP TR1 – Sustainable Transport Vision<br>• WNC Local Transport Plan 2025–2045<br>• WNC Active Travel Strategy (2026)<br>• NPPF (2026) sustainable transport policies |

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|---|---|---|---|
| 11 | Bugbrooke Community Centre and Community Facilities | Proportionate contribution towards improvements to Bugbrooke Community Centre and other community facilities necessary to accommodate additional population and maintain their capacity, accessibility and environmental performance. Priorities identified by the Parish Council include insulation, heating and cooling, lighting, refurbishment and improvements to the main and small halls. | • WNJCS RC2 – Community Needs<br>• WNJCS INF2 – Contributions to Infrastructure Requirements<br>• Emerging WNLP PL10 – Community Facilities, Open Space and Allotments<br>• Emerging WNLP PL6 – Placemaking, Design and Amenity |
| 12 | Green infrastructure | On-site provision and, where justified, proportionate contributions towards connected green infrastructure including tree planting, hedgerows, wildlife corridors, accessible green space, landscape buffers and multifunctional green infrastructure incorporating biodiversity and surface-water-management functions. | • WNJCS BN1 – Green Infrastructure Connections<br>• WNJCS BN2 – Biodiversity<br>• SNLP2 NE4 – Trees, Woodlands and Hedgerows<br>• Emerging WNLP EN13 – Green and Blue Infrastructure<br>• Emerging WNLP EN14 – Green and Blue Infrastructure Corridors<br>• Emerging WNLP EN16 – Development in the Nature Improvement Area<br>• Emerging WNLP PL5 / PL12 / PL13 |
| 13 | Biodiversity | Biodiversity Net Gain should be delivered in accordance with statutory requirements, prioritising on-site delivery. Where additional development-related biodiversity measures are necessary and cannot reasonably be delivered on-site, proportionate contributions may be sought towards locally appropriate habitat creation, enhancement and management identified through the Local Nature Recovery Strategy or other approved evidence. | • WNJCS BN2 – Biodiversity<br>• SNLP2 NE5 – Biodiversity and Geodiversity<br>• Emerging WNLP EN9 – Nature Conservation<br>• Emerging WNLP EN10 – Biodiversity Net Gain<br>• Emerging WNLP EN16 – Development in the Nature Improvement Area<br>• Local Nature Recovery Strategy<br>• Statutory BNG (TCPA 1990 Schedule 7A, Environment Act 2021) |
| 14 | Public rights of way | Protection, improvement and extension of public rights of way affected by development, including safe connections between new housing, the village centre, schools, community facilities, sports facilities and surrounding countryside. | • WNJCS C2 – New Developments<br>• WNJCS BN1 – Green Infrastructure Connections<br>• Emerging WNLP PL6 – Placemaking, Design and Amenity<br>• Emerging WNLP TR1 – Sustainable Transport Vision<br>• WNC Active Travel Strategy (2026)<br>• NPPF (2026) sustainable transport policies |
| 15 | Open Space and Informal Recreation | Provision of high-quality, accessible and usable open space within the development in accordance with WNC standards, together with proportionate contributions towards off-site open-space improvements where an identified deficiency cannot be satisfactorily addressed on-site. | • SNLP2 GS1 – Open Space, Sport and Recreation<br>• Emerging WNLP PL12 – Provision of Open Space<br>• Emerging WNLP PL10 – Community Facilities, Open Space and Allotments |

| | | | |
|---|---|---|---|
| 16 | Public Transport | Contributions towards improvements to public transport infrastructure and services where development is demonstrated to generate additional demand and where the relevant transport authority identifies an appropriate mitigation measure, including bus-stop improvements and service enhancements to include Towcester. | • WNJCS C2 – New Developments<br>• WNJCS INF2 – Contributions to Infrastructure Requirements<br>• Emerging WNLP TR1 – Sustainable Transport Vision<br>• WNC Local Transport Plan 2025–2045<br>• NPPF (2026) sustainable transport policies |
| 17 | Solar/community energy | Renewable-energy improvements to community buildings where feasible. | • WNJCS S11 – Low Carbon and Renewable Energy<br>• WNJCS RC2 – Community Needs<br>• Emerging WNLP PL2 – Energy Efficient Development<br>• Emerging WNLP PL3 – Low Carbon and Renewable Energy Schemes |

### 23.1 Important distinction between planning mechanisms

Not every Parish Council priority should be framed as a Section 106 obligation. Some matters may be secured through planning conditions, on-site provision, Community Infrastructure Levy, highway agreements, statutory infrastructure programmes or other mechanisms. The Parish Council will work with West Northamptonshire Council and relevant infrastructure providers to identify the correct mechanism. Where the Community Infrastructure Levy is payable, 15% of receipts from development in the parish is passed to the Parish Council (subject to a cap) under regulation 59A of the CIL Regulations 2010, and the priorities in this document can guide how those receipts are spent.

## 24. Developer Checklist

| Developer criteria | Evidence / response | BPC assessment |
|---|---|---|
| Early pre-application engagement with Bugbrooke Parish Council. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Community consultation and a record of key concerns. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Assessment of village identity and settlement character. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Cumulative assessment with other proposed/committed development. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Justified housing mix based on current evidence. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Family housing provision addressed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Smaller/accessible homes considered. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Age-appropriate or retirement bungalow provision considered. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Affordable housing requirements addressed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Site-specific design rationale in keeping with village identity. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |

| | | |
|---|---|---|
| Landscape and visual assessment provided. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Bugbrooke Conservation Area considered where relevant. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Flood Risk Assessment completed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Surface-water strategy demonstrates betterment where achievable. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| SuDS hierarchy and treatment explained. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Exceedance routes identified. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| No increase in flood risk demonstrated. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Cumulative hydraulic impacts considered where necessary. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Drainage maintenance arrangements secured. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Foul drainage capacity confirmed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Required sewer reinforcement identified. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Trees and hedgerows surveyed and protected. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Biodiversity baseline and BNG strategy provided. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Green infrastructure plan provided. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Open-space quantity and quality demonstrated. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Play provision for different age groups. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Youth/recreation provision assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Community-facility capacity and impacts assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Community parking impacts assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Canal/countryside impacts assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Public rights of way protected. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Walking routes to schools and facilities demonstrated. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Cycling connections demonstrated. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Public transport accessibility demonstrated. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| School drop-off and traffic impacts assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Junction capacity assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Road safety assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Cumulative traffic assessment completed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| HGV routing and mitigation assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Parking is sufficient and appropriately located. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| EV charging and cycle storage provided. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Renewable energy generation provided (rooftop solar and heat pumps), with | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |

| | | |
|---|---|---|
| layout, orientation and roof design optimised for solar. | | |
| Healthcare capacity considered. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Pharmacy/local service capacity considered. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Primary and secondary education impacts assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Community and sports contributions identified where justified. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Each proposed Section 106 item linked to a specific impact. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Estate management arrangements fully disclosed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Adoption opportunities identified. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Open-space ownership and maintenance arrangements clear. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Long-term maintenance responsibilities are clear. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Commuted sum to the Parish Council for ongoing maintenance fully explained. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Construction Environmental Management Plan prepared. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Construction Traffic Management Plan prepared. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Construction traffic routing assessed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Mud, dust and noise controls proposed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Working hours and construction routing proposed. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Named community liaison officer identified. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |
| Construction complaints process provided. | | ☐ Meets ☐ Partly ☐ Does not meet ☐ N/A |

## 25. Parish Council Assessment Matrix

This matrix is intended to support consistent Parish Council consideration.

| Theme | Green – satisfactory | Amber – evidence/mitigation needed | Red – unresolved concern |
|---|---|---|---|
| Flood risk | Strong evidence and mitigation/betterment | Further modelling or mitigation needed | Unacceptable or unresolved risk |
| Foul drainage | Capacity confirmed | Reinforcement/evidence needed | No credible capacity solution |
| Highways | Safe and proportionate | Mitigation required | Unacceptable safety/capacity impact |
| HGV traffic | Appropriate routing and controls | Further controls needed | Unacceptable village impact |

| | | | |
|---|---|---|---|
| Housing | Balanced local mix | Partially meets objectives | Poorly matched to need |
| Design/landscape | High quality/context-led | Amendments needed | Major character/landscape harm |
| Open space/play | Usable and well located | Shortfall/redesign needed | Major unresolved deficiency |
| Community facilities | Impacts addressed | Contributions/improvements needed | Major unresolved impact |
| Education | Capacity/mitigation addressed | Evidence needed | Unresolved capacity issue |
| Biodiversity | Strong ecological outcome | Further mitigation needed | Significant unresolved harm |
| Estate management | Adoption with commuted sum | Negotiation required | Unacceptable private liability |
| Engagement | Meaningful and responsive | Further engagement needed | Major concerns not addressed |

## 26. Monitoring and Review

- Host a Community Evening to share this plan and ask for input.
- Ask clubs to attend and confirm full details and their growth/development plans for potential Section 106 contributions.
- Track planning applications and responses against this framework.
- Review the framework at least annually or after significant planning-policy/infrastructure changes.
- Consider whether a formal Neighbourhood Plan or other statutory planning tool would provide additional value.