



**RTPI**

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# Ashton Neighbourhood Plan

## Planning Policy Assessment and Evidence Base Review

March 2017

**Kirkwells**

The Planning People

Draft

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## Document Overview

- Location.
- The neighbourhood development plan area covers 550.5 hectares and the population of the Parish was recorded as 395 in the 2011 Census (Neighbourhood Statistics).
- The key policy documents which are relevant to the area are:
  - National Planning Policy Framework (NPPF)
  - ‘Saved’ policies of the adopted South Northamptonshire Local Plan (1997)
  - West Northamptonshire Joint Core Strategy (2014)
- Ashton is identified as a “restricted infill village” under Policy H5 of the South Northamptonshire Local Plan ‘saved’ policies.
- The key emerging planning policy document is the South Northamptonshire Local Plan Part 2a – this will deal with the area’s settlement hierarchy and land allocations.
- Ashton is within Natural England’s National Character Area 159 – Northamptonshire Vales and is located on the border between the West Northamptonshire Uplands and the Tove and Ouse Catchment character areas but is just within the former.
- There are a total of 7 Listed Buildings in the Parish and the scheduled Ashton moated manor site; there is no Conservation Area.
- **The area has no significant flood risk issues. [check]**

## **1.0 Introduction**

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the Ashton Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Ashton Neighbourhood Plan.

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**Map showing Ashton Neighbourhood Area Boundary**



## 2.0 National Planning Policy

### 2.1 National Planning Policy Framework (NPPF)<sup>1</sup>

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies and the priorities for development. It advises:

Para 6. The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

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<sup>1</sup>

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/21169\\_50.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/21169_50.pdf)

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

### **Delivering Sustainable Development**

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

#### **1. Building a strong, competitive economy.**

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22. Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

#### **2. Ensuring the vitality of town centres**

#### **3. Supporting a prosperous rural economy**

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

#### **4. Promoting sustainable transport**

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

#### **5. Supporting high quality communications infrastructure**

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

#### **6. Delivering a wide choice of high quality homes**

Para 49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Para 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older

people, people with disabilities, service families and people wishing to build their own homes);

- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

### **7. Requiring Good Design**

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

## **8. Promoting healthy communities**

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local

communities will be able to rule out new development other than in very special circumstances.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is reasonably close proximity to the community it serves
- where the green space is demonstrably special to a local community and holds a particular local significance
- where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

#### **9. Protecting green belt land**

#### **10. Meeting the challenge of climate change, flooding and coastal change**

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

#### **11. Conserving and enhancing the natural environment**

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

### **12. Conserving and enhancing the historic environment**

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

### **13. Facilitating the sustainable use of minerals**

#### **Plan-making**

##### **Neighbourhood plans**

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

## 2.2 National Planning Practice Guidance (NPPG)<sup>2</sup>

*Para 004* - A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

*Para 009* - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan

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<sup>2</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

*Para 065* - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

## 2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

### **Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014<sup>3</sup>**

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.
- (d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

**However, this Statement was successfully challenged in the High Court in August 2015 with the High Court concluding that the approach is incompatible**

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<sup>3</sup> <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

**with the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004.**

**Written Statement to Parliament: Planning Update, 25 March 2015<sup>4</sup>**

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code,

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance. Neighbourhood plans should not be used to apply the new national technical standards.

**Written Statement to Parliament: Wind Energy, 18 June 2015<sup>5</sup>**

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

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<sup>4</sup> <https://www.gov.uk/government/speeches/planning-update-march-2015>

<sup>5</sup> <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

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### **3.0 South Northamptonshire Planning Policy Context**

The current local planning policy framework for the neighbourhood plan area comprises the West Northamptonshire Joint Core Strategy, adopted in December 2014 and the remaining 'saved' policies of the South Northamptonshire Local Plan 1997.

The following policies are of relevance to the Ashton Neighbourhood Plan:

#### **3.1 West Northamptonshire Joint Core Strategy, 2014<sup>6</sup>**

The adopted West Northamptonshire Joint Core Strategy is a key part of the Local Development Framework for South Northamptonshire.

It sets out the long-term vision and objectives for the whole of the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils for the plan period up to 2026, including strategic policies for steering and shaping development. It identifies specific locations for strategic new housing and employment and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It also helps to ensure the co-ordination and delivery of other services and related strategies.

#### **Spatial Strategy**

##### **The Joint Core Strategy Vision**

Our rural areas will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape. The countryside will support a diverse rural economy including leisure and tourism through its waterways, country houses, parks and woodlands.

##### **Policy S1 – The Distribution of Development**

Development and economic activity will be distributed on the following basis:

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<sup>6</sup> <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737424>

- a) development will be concentrated primarily in and adjoining the principal urban area of Northampton
- b) appropriate development of a lesser scale will be located in and adjoining the sub-regional centre of Daventry town
- c) the development needs of the rural service centres of Towcester and Brackley and the rural areas will also be provided for
- d) new development in the rural areas will be limited with the emphasis being on:
  - maintaining the distinctive character and vitality of rural communities;
  - shortening journeys and facilitating access to jobs and services;
  - strengthening rural enterprise and linkages between settlements and their hinterlands; and
  - respecting the quality of tranquillity.

In assessing the suitability of sites for development priority will be given to making best use of previously developed land and vacant and under-used buildings in urban or other sustainable locations contributing to the achievement of a West Northamptonshire target of 30% of additional dwellings on previously developed land or through conversions.

**Table 3: Proposed Housing Delivery by Plan Area**

Borough/District	Total Housing Delivery 2001 - 2029	Completions 2001 - 2006	Completions 2006 - 2011	Remaining Delivery Planned 2011 - 2029
South Northants District	13,183	2,975	1,190	9,018

### Policy S3 - Scale and Distribution of Housing Development

Provision will be made for about 42,620 net additional dwellings in the plan area during the plan period 2011 to 2029.

This provision will be distributed between the borough and district councils as follows:

South Northamptonshire District      About 11020

Below the borough and district level housing development will be distributed in the following way:

South Northamptonshire District

Brackley town about 2,160

Towcester town about 2,650

**South Northamptonshire rural areas about 2,360**

Northampton related development area about 3,850

**ASHTON FALLS WITHIN THE SOUTH NORTHAMPTONSHIRE RURAL AREA**

**Policy S7 – Provision of Jobs**

Provision will be made for a minimum net increase of 28,500 jobs in the period 2010 - 2029 in order to maintain a broad balance over time between homes and jobs and to maintain a diverse economic base.

**Policy S8 – Distribution of Jobs (extract)**

1. The majority of new job growth will be concentrated within the principal urban area of Northampton.
3. employment provision within South Northamptonshire District comprising:
  - a) renewal and regeneration of existing employment sites as set out in Policy E1;
  - b) high performance technology motorsport cluster at Silverstone Circuit as set out in Policy E5;
  - c) local employment provision within sustainable urban extensions as set out in the sustainable urban extension policies; and
  - d) tourism and visitor development in the rural areas as set out in Policies E7 and R2.

**Policy S10 – Sustainable Development Principles**

Development will:

- achieve the highest standards of design incorporating safety and security considerations and a strong sense of place;

- be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime;
- make use of sustainably sourced materials;
- minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling;
- be located where services and facilities can be easily accessed by walking, cycling or public transport;
- maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design;
- maximise the generation of its energy needs from decentralised and renewable or low carbon sources;
- maximise water efficiency and promote sustainable drainage;
- protect, conserve and enhance the natural and built environment and heritage assets and their settings;
- promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and
- minimise pollution from noise, air and run off.

#### **Policy S11 –Low Carbon and Renewable Energy**

All new residential developments (including mixed use) are required to achieve a minimum of level 4 standard in the Code for Sustainable Homes and to achieve the zero carbon standard from 2016 or national equivalent standard, including where appropriate a contribution to community or private energy funds.

All new non-residential developments over 500m<sup>2</sup> gross internal floorspace are required to achieve a minimum rating of at least BREEAM (BRE environmental assessment method) very good standard (or equivalent) or any future national equivalent zero carbon standard from 2019.

These requirements will apply unless it can be demonstrated that they would make the development unviable.

## West Northamptonshire Wide Policies:

### Connections

#### Policy C1 – Changing Behaviour and Achieving Modal Shift

Priority will be given to proposed transport schemes that will contribute to behavioural change by:

- 1) providing access by walking, cycling and public transport to key facilities and services;
- 2) promoting the use of walking, cycling and public transport over and above private car trips;
- 3) maximising the use of existing capacity within transport infrastructure; and
- 4) managing the demand for car-based travel within urban areas.

Any capacity improvements should support economic growth and/ or safeguard strategic routes and/ or reduce transport energy use

In order to achieve behavioural change the following measures will be introduced across West Northamptonshire:

- a) the delivery of a comprehensive public transport network.
- b) the formation of formal partnerships to deliver improvements to through ticketing and public transport information.
- c) the provision of effective cycling networks across the existing urban and rural area linked to key transport interchanges.
- d) new development should be accessed by fibre to the premises (fttp) technology enabling access to superfast broadband and speeds of at least 30 megabits per second.

Information communication networks, such as superfast broadband, will be supported across the whole of West Northamptonshire to reduce the need to travel and be a requirement for new developments.

#### Policy C5 – Enhancing Local and Neighbourhood Connections

The connections within urban areas, between neighbourhoods and town and district centres, or the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:

- improvements to the strategic and local bus networks including upgrades to local interchanges, service frequency, reliability and quality;
- personalised travel planning and voluntary travel plans;
- improvements to cycling networks and cycle parking;
- securing and enhancing urban and rural walking networks;
- sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and enhancing the network where gaps presently exist; and
- promoting park and ride facilities for Northampton.

## **Regenerating and Developing Communities**

### **Policy RC2 – Community Needs**

New residential and commercial development will be required to make provision for community facilities and public open space in accordance with the standards set out in Open Space/Recreation Studies and identified within the West Northamptonshire Sports Facility Strategy and the Cultural Investment Plan. The loss of existing community facilities, including built sport facilities and areas of open space will be resisted unless it can be demonstrated that:

- There is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or
- The proposal will bring about community benefits that outweigh the loss of the facility; or
- Having regard to the relevant open space study, the space is surplus or is little used.

Proposals for new facilities will need to be supported by a long term maintenance and management plan. Financial contributions towards the provision or enhancement of, existing community facilities will need to be provided by new development. The exact nature of the provision and timing will be set out within the Daventry District Settlements and Countryside Local Plan, South Northamptonshire Settlements and Development Management Policies Local Plan and Northampton Related Development Area Allocations and Development Management Policies Local Plan and supported by Supplementary Planning Documents.

## **Economic Advantage**

### **Policy E1 – Existing Employment Areas**

To help support a vibrant, successful and developing local economy, existing and allocated employment sites and industrial estates across West Northamptonshire will be retained for uses within use classes B1, B2 and appropriate non-B employment generating uses.

Change of use to other (non-employment generating) uses will be resisted unless it can be demonstrated that the site is no longer economically viable for employment purposes in the long term, there is a clear conflict with adjoining uses, or its release would offer significant benefits to the local area.

New commercial floorspace at the rural service centres of Towcester and Brackley and other smaller settlements will be of a scale that is commensurate with their function.

Detailed implementation of this policy will be through the Part 2 Local Plans.

### **Policy E7 – Tourism, Visitor and Cultural industries**

Tourism, visitor and cultural development proposals will be supported where:

- they contribute to the achievement of regeneration aims and objectives;
- they strengthen the overall tourism offer;
- they benefit local communities and businesses; and
- development is of a use, form and scale which does not harm the quality of the natural or built environment.

Attractions and facilities of a significant scale should be located firstly within town centres, then on the edge of town centres, and then at other accessible locations.

Rural visitor attractions should conform to Policy R2.

## Housing

**Table 4: Housing Requirement by Area 2011 – 2029**

(Note: Figures may not sum due to rounding. Source: ORS Housing Market Model)

Housing Type	South Northants <sup>7</sup>
Market Housing	3900
Intermediate Affordable Housing	1700
Social Rented/Affordable Rented housing	1600
<b>Total Housing Requirement</b>	<b>7200</b>
Market Housing	54.2%
Intermediate Affordable Housing	23.6%
Social Rented/Affordable Rented Housing	22.2%

### Policy H1 – Housing Density and Mix and Type of Dwellings

Across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different accommodation needs, including the needs of older people and vulnerable groups. Housing developments will be expected to make the most efficient use of land having regard to the following considerations:

- the location and setting of the site;
- the existing character and density of the local area;
- accessibility to services and facilities;
- proximity to public transport routes;
- the implications of density for affordability and viability;
- the living conditions provided for future residents; and
- the impact on the amenities of occupiers of neighbouring properties.

Development within the proposed sustainable urban extensions will be expected to achieve minimum average densities of 35 dwellings per hectare.

<sup>7</sup> Excluding the Northampton Related Development Area

### **Policy H2 – Affordable Housing (extract)**

Affordable housing will be provided as a proportion of the total number of dwellings to be delivered on individual sites as follows:

- **South Northamptonshire District rural areas: 50% affordable housing will be required on all sites.**

In all cases the percentage requirements identified above are subject to the assessment of viability on a site by site basis.

Affordable housing should be provided on the application site as an integral part of the development.

In exceptional circumstances, off site provision and/ or commuted payments in lieu of onsite provision may be supported where this would offer an equivalent or enhanced provision of affordable housing.

The tenure mix of affordable housing should reflect local housing need and viability on individual sites.

### **Policy H3 – Rural Exception Sites**

The provision of affordable housing to meet identified local needs in rural areas on 'exception sites' will be supported.

Schemes must either be purely affordable housing or mixed tenure schemes including an element of market housing where this is essential to the delivery of the affordable housing. It will be a requirement that the market housing:

- 1) is the minimum necessary to make the scheme viable; and
- 2) meets specific locally identified housing needs.

In all cases the following criteria must be met:

- a) the site is within or immediately adjoins the main built-up area of a rural settlement;
- b) the form and scale of development should be clearly justified by evidence of need through a local housing needs survey; and

- c) arrangements for the management and occupation of affordable housing must ensure that it will be available and affordable in perpetuity for people in local housing need.

#### **Policy H4 – Sustainable Housing**

Residential development must be designed to provide accommodation that meets the requirements of the Lifetime Homes Standard subject to the assessment of viability on a site by site basis. New housing must also meet the sustainable development principles and standards set out in Policies S10 and S11 in the spatial strategy.

#### **Policy H5 – Managing the Existing Housing Stock**

The existing housing stock will be managed and safeguarded by:

- restricting the loss of existing dwellings to other uses
- **securing the re-use of empty dwellings for residential use**
- allowing houses in multiple occupation (HIMOS) where they would not adversely affect the character and amenity of existing residential areas.

Where required the environment of existing residential areas will be enhanced, including the renovation and replacement of existing housing through area based renewal.

#### **Policy H6 – Gypsies, Travellers and Travelling Showpeople**

The following provision will be made for accommodation of gypsies, travellers and travelling showpeople in the period up to 2029:

- 1) South Northamptonshire district: 19 residential pitches, 1 emergency stopping place and travelling showpeople plots;

Consideration will be given to the allocation of sites suitable for mixed residential and business use.

Site allocations and applications for planning permission must meet the following criteria:

- a) the site has safe and convenient vehicular access from the public highway, and provides adequate space for parking, turning and servicing on-site.

- b) the site is reasonably accessible to a range of services set out in national policy, i.e. shops, public transport, primary health care and schools.
- c) the site will provide an acceptable standard of amenity for the proposed residents. Sites which are exposed to high levels of flood risk and noise and air pollution are not acceptable.
- d) the site will be capable of providing adequate on-site services for water supply, power, drainage, sewage disposal, waste disposal, composting and recycling facilities.
- e) the scale and location of the site will not have an unacceptable impact on the landscape, local infrastructure and existing communities.
- f) in the case of sites for travelling showpeople there will be sufficient space for the storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers. Additional screening may be required having regard to the nature of the equipment that is being stored.

## **Built and Natural Environment**

### **Policy BN1– Green Infrastructure Connections**

Green infrastructure corridors of sub-regional and local importance as set out in figure 6 of the Joint Core Strategy will be recognised for their important contribution to sense of place and conserved, managed and enhanced by:

- incorporating existing and identified future networks into new development proposals;
- securing contributions from development or other sources for the creation of and future management of the green infrastructure networks;
- delivering long term management strategies for the sub-regional and local network.

Measures to enhance existing and provide new green infrastructure provision will:

1. be designed and delivered sustainably with prudent use of natural resources;

2. mitigate and adapt to the effects of climate change including through improved flood risk management and as a carbon store;
3. be designed to the highest quality in terms of appearance, access provision and biodiversity enhancement and protection;
4. reflect local character through the planting of native and other climate appropriate species and consideration of natural and cultural heritage features;
5. be supported by a long-term management strategy.

### **Policy BN2 – Biodiversity**

Development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported.

Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate:

- the methods used to conserve biodiversity in its design and implementation
- how habitat conservation, enhancement and creation can be achieved through linking habitats
- how designated sites, protected species and priority habitats will be safeguarded

Development management decisions will reflect the hierarchy of biodiversity and geodiversity designations attaching appropriate weight to the status of the site which would be affected. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

### **Policy BN3 – Woodland Enhancement and Creation**

Measures to enhance and manage existing woodlands and create new woodlands in West Northamptonshire will be supported. Opportunities will be sought to create new woodland to buffer, extend and relink areas of ancient woodland which have become fragmented. The protection of aged

or veteran trees outside ancient woodlands will also be supported. Development that would lead to further fragmentation or result in a loss of ancient woodland, aged and veteran trees will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss.

### **Policy BN5 – The Historic Environment and Landscape**

Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.

In environments where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.

In order to secure and enhance the significance of the area's heritage assets and their settings and landscapes, development in areas of landscape sensitivity and/ or known historic or heritage significance will be required to:

1. sustain and enhance the heritage and landscape features which contribute to the character of the area including:
  - a) Conservation Areas;
  - b) significant historic landscapes including historic parkland, battlefields and ridge and furrow;
  - c) the skyline and landscape settings of towns and villages;
  - d) sites of known or potential heritage or historic significance;
  - e) locally and nationally important buildings, structures and monuments
2. demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting in order to minimise harm to these assets; where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report.
3. be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place

The retention and sensitive re-use of disused or underused heritage assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources.

Proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported.

### **Policy BN7A - Water Supply, Quality and Wastewater Infrastructure**

New development proposals will ensure that adequate and appropriate water supply and wastewater infrastructure is available to meet the additional requirements placed upon it and to ensure that water quality is protected, and as far as is practicable, improved.

Development proposals will ensure that adequate wastewater treatment capacity is available to address capacity and environmental constraints.

Development should use sustainable drainage systems, wherever practicable, to improve water quality, reduce flood risk and provide environmental and adaptation benefits.

To ensure all new housing is water efficient all new development will be required to achieve the equivalent of minimum level 4 standards for water conservation in the Code for Sustainable Homes or any national equivalent standard from 2016.

### **Policy BN7 –Flood Risk**

Development proposals will comply with flood risk assessment and management requirements set out in the National Planning Policy Framework and Planning Practice Guidance and the West Northamptonshire Strategic Flood Risk Assessments to address current and future flood risks with appropriate climate change allowances.

A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability of flooding unless it has met the requirements of the Sequential Test and the Exception Test as set out within Table 6.

All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management.

All proposals for development of 1 hectare or above in Flood zone 1 and for development in 2, 3a or 3b must be accompanied by a Flood Risk Assessment that sets out the mitigation measures for the site and agreed with the relevant authority.

A Flood Risk assessment must also accompany proposals where it may be subject to other sources, and forms, of flooding or where other bodies have indicated that there may be drainage problems.

In order to meet the Exception Test development must:

- 1) demonstrate that the development provides wider sustainability benefits to the community that outweigh the flood risk;
- 2) be located on previously developed land; and
- 3) be accompanied by a site specific Flood Risk Assessment that demonstrates that the development will be safe for its lifetime without increasing flood risk elsewhere and where possible, reduce flood risk overall

Where flood risk management requires the use of sustainable drainage systems to manage surface water run-off, these should:

- a) separate surface water from foul and combined sewers;
- b) be accompanied by a long term management and maintenance plan; and
- c) protect and enhance water quality.

The design standard for the Upper Nene catchment (through Northampton and within the Nene catchment upstream of Northampton) is the 0.5% probability (1 in 200 chance of occurring in any year) event plus climate change. Surface water attenuation should be provided up to this standard.

### **Policy BN8 - The River Nene Strategic River Corridor**

The natural and cultural environment of the Nene Corridor through the plan area, including its tributaries, will be enhanced and protected in recognition of its important contribution to the area's green infrastructure network, landscape, townscapes, regeneration, recreation and historic environment.

Proposals for new development and habitat enhancement should demonstrate an understanding of the importance of the River Nene for biodiversity within and beyond the plan area.

## **Infrastructure and Delivery**

### **Policy INF1 – Approach to Infrastructure Delivery**

New development will be supported by, and provide good access to, infrastructure, including physical, green and social elements. It will integrate with and complement adjoining communities.

Where development generates a need for new infrastructure developers will need to demonstrate that capacity exists, or that provision will be made, to meet the necessary requirements arising from that development within an appropriate timescale.

In assessing capacity, developers will be expected to provide evidence as to whether existing infrastructure can be used more efficiently, or whether the impact of development can be reduced through promoting behavioural change.

### **Policy INF2 – Contributions to Infrastructure Requirements**

New development will only be permitted if the necessary on and off-site infrastructure that is required to support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place to ensure that it will be delivered.

Provision made through planning obligations may seek pooled contributions where the combined impact of a number of developments creates the need for infrastructure and where a direct relationship between the development and the infrastructure has been demonstrated.

For other site specific needs direct provision will need to be made, either through the imposition of planning conditions or secured through a planning obligation, with the relevant local planning authority.

## Places Policies:

### Rural Areas

The challenges facing rural areas have been well documented at national level.

As part of the evidence base for the Joint Core Strategy, a survey of the Needs and Aspirations of Rural Communities was undertaken, the findings of which have been used to inform the policy approach. The top three priorities for the rural areas were identified as being to meet communities' needs locally, to protect and enhance the environmental heritage and to protect and enhance the built environment. There was also some acknowledgment of the need to provide affordable housing and to support the rural economy. A constant theme is the need to ensure that the scale and nature of development in rural areas is consistent with local needs.

If one issue stands out above all others in rural areas it is accessibility to services and facilities. In the Needs and Aspirations Survey the lack of services and the loss of services in rural areas was the greatest concern identified by communities when asked about their perception of the area. Not surprisingly in terms of attitudes to development there is considerable support where this would help to sustain and improve local services.

The Joint Core Strategy sets out a rural settlement hierarchy that will enable the provision of new homes, jobs and services needed in rural areas, whilst ensuring that new development is focused in sustainable settlements and protects the overall rural character of the area:

**a) Primary Service Villages** - Have the highest level of services and facilities within the rural area to meet the day to day needs of residents including those from surrounding settlements. These settlements are the most appropriate for accommodating local housing and employment needs and would be the focus for service provision in the rural areas;

**b) Secondary Service Villages** - These settlements have a more limited range of services, but still provide scope to meet some local needs for housing, employment and service provision;

**c) Other Villages** - These villages have an even more limited range of services and are more reliant on the services of larger centres for day to day needs.

The scope for development within these villages is likely to be limited to windfall infill development, although some housing to provide for local needs may be suitable.

### **Policy R1 – Spatial Strategy for the Rural Areas**

Within the rural areas of West Northamptonshire there is an identified need for 2,360 dwellings within Daventry district and 2,360 dwellings within South Northamptonshire to be provided between 2011 and 2029 beyond the towns of Daventry, Towcester and Brackley. Within the rural areas the distribution of the rural housing requirement will be the subject of the Part 2 Local Plans that are being prepared by Daventry District and South Northamptonshire councils according to the local need of each village and their role within the hierarchy.

**Development within the rural areas will be guided by a rural settlement hierarchy that will comprise the following categories:**

- primary service villages;
- secondary service villages;
- other villages; and
- small settlements/ hamlets.

The rural hierarchy in the Part 2 Local Plans will have regard to but not exclusively, the following:

- 1) the presence of services and facilities to meet the day to day needs of residents, including those from surrounding settlements;
- 2) opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements;
- 3) accessibility, particularly by public transport, to the main towns and sustainable employment opportunities;
- 4) evidence of local needs for housing (including market and affordable housing), employment and services;
- 5) the role, scale and character of the settlement;
- 6) the capacity of settlements to accommodate development in terms of physical, environmental, infrastructure and other constraints;
- 7) the availability of deliverable sites including previously developed land in sustainable locations;

- 8) sustaining the rural economy by retaining existing employment sites where possible, by enabling small scale economic development, including tourism, through rural diversification and by supporting appropriate agricultural and forestry development;
- 9) protect and enhance the character and quality of the rural areas' historic buildings and areas of historic or environmental importance; and
- 10) enabling local communities to identify and meet their own local needs.

Residential development in rural areas will be required to:

- a) provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and
- b) not affect open land which is of particular significance to the form and character of the village; and
- c) preserve and enhance historic buildings and areas of historic or environmental importance including those identified in Conservation Area Appraisals and Village Design Statements; and
- d) protect the amenity of existing residents; and
- e) be of an appropriate scale to the existing settlement; and
- f) promote sustainable development that equally addresses economic, social and environmental issues; and
- g) be within the existing confines of the village.

Development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy.

Once the housing requirement for the rural areas has been met through planning permissions or future allocations, further housing development will only be permitted where it can be demonstrated that it:

- i) would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or
- ii) is required to support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services); and

- iii) has been informed by an effective community involvement exercise prior to the submission of a planning application; or
- iv) is a Rural Exceptions Site that meets the criteria set out in Policy H3; or
- v) has been agreed through an adopted Neighbourhood Plan.

Whilst the majority of economic activity will be focused in sustainable urban areas and at strategic sites such as the Daventry international rail freight terminal (DIRFT), rural areas play an important role in the economy of West Northamptonshire. Evidence indicates that rural areas are attractive to new employers and business start-up rates are often higher than in urban areas. Providing new employment opportunities in the rural areas can help combat the decline of traditional rural employment and address the issue of increased out-commuting. Strategies adopted by both Daventry District Council and South Northamptonshire Council seek to strengthen the rural economy and support the vitality of villages.

#### **Policy R2 – Rural Economy**

Proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. The following types of development are considered to be acceptable:

1. The re-use of rural buildings;
2. Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;
3. Small-scale tourism proposals, including visitor accommodation;
4. Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;
5. The expansion of businesses in their existing locations, dependent upon the nature of the activities involved, the character of the site and its accessibility;
6. Small scale employment development to meet local needs; and
7. The use of land for agriculture, forestry and equestrian activity.

### **Policy R3 – A Transport Strategy for the Rural Areas**

Improved accessibility and sustainable transport within rural areas and the avoidance of congestion and ‘rat running’ will be secured by:

- supporting improved public transport connections between villages and hamlets and their nearest services;
- supporting improvements to the cycling network between villages and their nearest service centre; and
- reviewing walking connections within villages to identify specific improvements required ensuring the safety of pedestrians.

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## 3.2 'Saved' Policies of the South Northamptonshire Local Plan, 1997<sup>8</sup>

### Policy G3

Planning permission will normally be granted where the development:

- a. is compatible in terms of type, scale, siting, design and materials with the existing character of the locality;
- b. possesses a satisfactory means of access and provides adequate parking, servicing and turning facilities, including for the disabled;
- c. does not result in the loss of undeveloped land which in the opinion of the local planning authority is of particular significance to the form and character of the settlement;
- d. will not unacceptably harm the amenities of any neighbouring properties;
- e. is neither of a hazardous nature nor likely to cause problems of pollution, noise, vibration, smell, smoke, discharge or fumes;
- f. does not unduly affect the existing or proposed transportation network;
- g. can be provided with access to the necessary infrastructure and public services without causing unacceptable visual intrusion into the surrounding landscape;
- h. does not result in the irreversible loss of the best and most versatile agricultural land;
- i. is sympathetic to the quality and character of any building listed as being of special architectural or historic importance or its setting;
- j. does not harm the character, appearance or setting of a conservation area;
- k. will not adversely affect sites of nature conservation value or sites of geological, geomorphological or archaeological importance;

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<sup>8</sup>

[http://www.southnorthants.gov.uk/south\\_northamptonshire\\_local\\_plan\\_saved\\_policies\\_2007\\_\(revised\\_December\\_2014\).pdf](http://www.southnorthants.gov.uk/south_northamptonshire_local_plan_saved_policies_2007_(revised_December_2014).pdf)

- l. incorporates suitable landscape treatment as an integral part of the planning of the development;
- m. provides for satisfactory foul and surface water drainage;
- n. is not on or in proximity to land containing known mineral resources, or, if known resources exist, without first considering the need to safeguard these resources.
- o. is, where appropriate, accessible by public transport.
- p. has full regard to the needs of security and crime prevention all

Proposals for development will be considered in the light of this policy.

#### **Policy H5**

In restricted infill villages proposals for residential development will normally be permitted within the village confines as follows:

- (i) the infilling of a small gap in an otherwise built up frontage; or
- (ii) a small group of dwellings; or
- (iii) a conversion in accordance with Policy EV15

**Ashton is identified as a restricted infill village.**

#### **Policy H12**

Proposals for residential development in backland situations will be permitted only where the following criteria are met:

- (i) the proposal will not adversely affect the character of that part of the settlement; and
- (ii) the proposal will not adversely affect the amenities of neighbouring residential properties and
- (iii) the suitable access and parking can be provided.

Tandem development i.e. one house sited immediately behind another and sharing the same access will not be permitted.

### **Policy H17**

Proposals for residential extensions should:

- (i) respect the scale and character of the existing dwelling and of neighbouring development. and
- (ii) avoid causing any significant loss of amenity to neighbouring occupiers. and
- (iii) avoid the creation of a “terracing” effect by developing detached or semi-detached dwellings up to the common boundary and
- (iv) have regard to the supplementary planning guidance adopted by the Council. and
- (v) in the case of extensions to dwellings in the restraint villages or in the open countryside, not exceed a fifty per cent increase by volume of the original dwelling, or of the residual floorspace if demolition is involved. Any further extensions will not be permitted.

### **Policy H19**

Accommodation for full time agricultural or forestry workers should wherever practical be provided in nearby towns, limited development villages or restricted infill villages. In the restraint villages or in the open countryside proposals for permanent residential development to accommodate persons employed in agriculture or forestry will normally only be permitted where:

- (i) a need for accommodation associated with an agricultural unit can be clearly demonstrated; and
- (ii) the present and continued sustainability of the unit with which the dwelling will be associated can be established; and
- (iii) the dwelling does not exceed 180 square metres in total, excluding garage; and
- (iv) the site is in close proximity to existing or proposed farm buildings; or
- (v) in the case of a redundant building the proposal conforms with Policy EV16; and

(vi) existing residential accommodation is shown to be inadequate and cannot be economically adapted for this purpose.

#### **Policy E4**

Planning permission will not be granted for the change of use or redevelopment of a site or building currently or last used, and which remains suitable for, industrial or commercial purposes to a non-employment use. Exceptions may be made where the proposal is in accordance with Policy R1 or where the existing use can be shown to be in significant conflict with the criteria set out under Policy G3.

#### **Policy E7**

A proposal for industrial and commercial development will not normally be permitted in the restraint villages of Alderton, Castle Ashby, Courteenhall, Hulcote, Passenham and Thenford **and in the open countryside**. Exceptions will be considered which involve a change of use or the conversion of a building in accordance with Policies EV16 and EV17.

#### **Policy EV1**

Proposals for new development will be expected to pay particular attention to the following elements of design;

- (i) existing site characteristics including landscape features and levels;
- (ii) the relationship with adjoining land and buildings;
- (iii) the scale, density, layout, height, massing, landscape and materials in relation to the site and its surroundings;
- (iv) the appearance and treatment of the spaces between and around buildings.

#### **Policy EV2**

Planning permission will not be granted for development in the open countryside, although exceptions may include:

- (i) the conversion of an existing building in accordance with Policies EV16 and EV17; or
- (ii) development necessary for the purposes of agriculture, forestry, tourism or recreation; or

(iii) in the special landscape areas, appropriate development essential for the purposes of agriculture, forestry, tourism or recreation

**Policy EV5**

A proposal for the erection of an essential farm building will only be favourably considered where:

(i) the building is designed wherever possible as an integral part of an existing farm complex; and

(ii) the proposal has regard in terms of siting to existing landform and natural features; and

(iii) the design, materials and colours are sympathetic to the surrounding area;

**Policy EV9**

A proposal for development in a conservation area will normally only be permitted where:

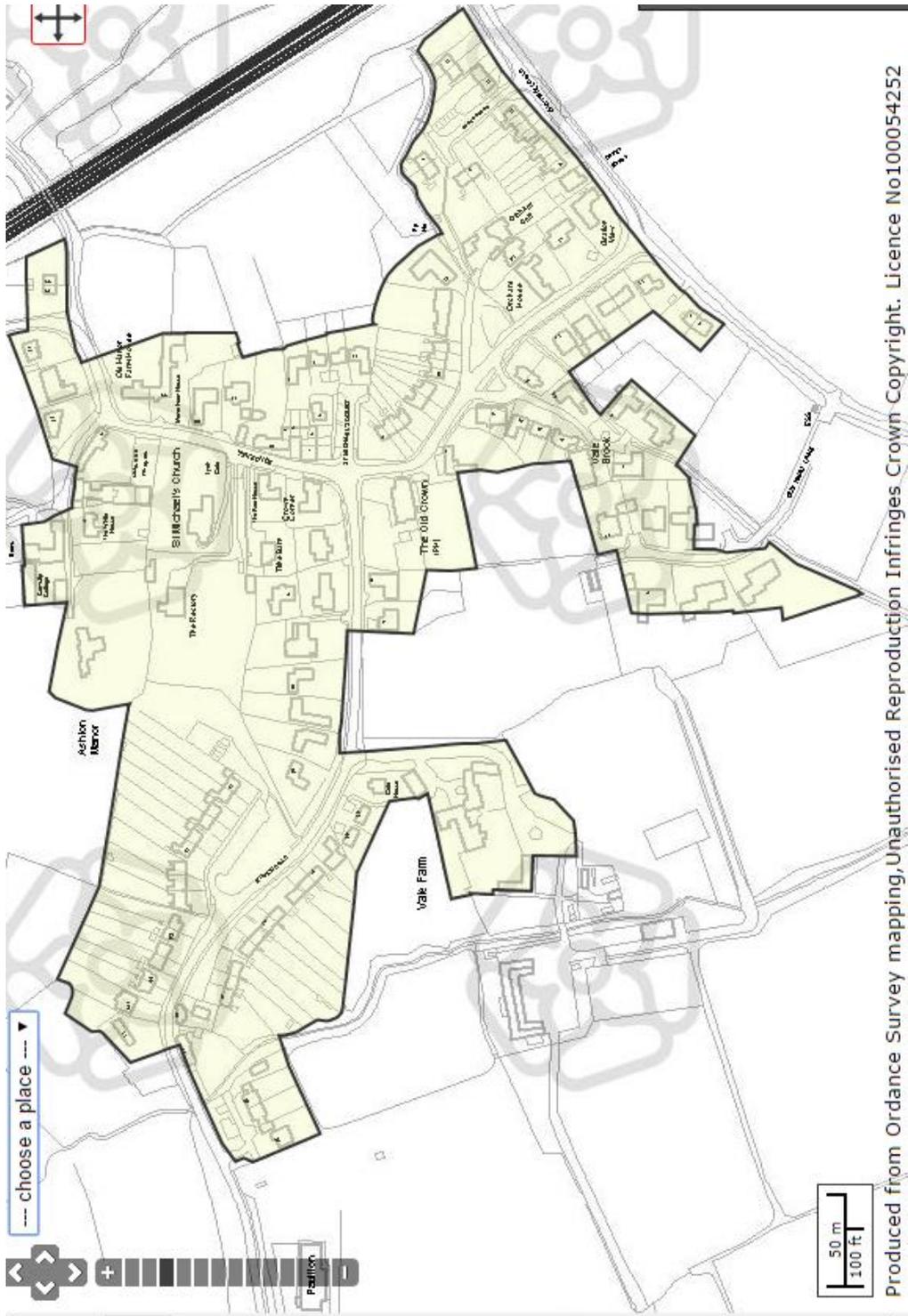
(i) the design and scale of new work respects the established character of the area; and

(ii) the proposal uses traditional materials appropriate to the character of the area; and

(iii) the development does not involve the loss of buildings, walls or other features which contribute to the character of the area and

(iv) in the case of an intensification of a use or an application for a change of use the proposal will be in scale with and not harm the established character of the area.

**Local Plan Proposal Map Ashton showing Village Confines**



### **Policy EV10**

The council will seek to preserve or enhance the special character or appearance of conservation areas by:

- (i) resisting the loss of buildings, walls, trees, hedges or other features of importance to that character or appearance;
- (ii) strictly controlling advertisements;
- (iii) removing unsightly wires and signs where appropriate and pressing statutory undertakers and utilities to underground their services;
- (iv) encouraging the development and improvement of under-utilised land and buildings;
- (v) improving the visual quality of roads, footpaths, street furniture, lighting and signs through its environmental programme;
- (vi) retaining open spaces and important views, where they contribute to the character of the area.

### **Policy EV11**

Planning permission will not be granted for any development proposals outside a conservation area which have an adverse effect on the setting of the conservation area or on any views into or out of the area.

### **Policy EV12**

When considering applications for alterations or extensions to buildings of special architectural or historical interest which constitute development the council will have special regard to the desirability of securing their retention, restoration, maintenance and continued use. Demolition or partial demolition of listed buildings will not be permitted. The council will also seek to preserve and enhance the setting of listed buildings by control over the design of new development in their vicinity, the use of adjoining land and, where appropriate, by the preservation of trees and landscape features.

### **Policy EV13**

A proposal to extend or alter a listed building will only be permitted where the design, scale and materials respect the established architectural and historical character of the building and locality.

#### **Policy EV15**

In a limited development village or restricted infill village a proposal for the re-use and adaptation of a building to an appropriate use will be permitted where:

- (i) the building lies within the village confines; and
- (ii) the building is suitable for the proposed use; and
- (iii) the proposal substantially reflects the character of the building; and
- (iv) the form, bulk and general design of the building is in keeping with its surroundings; and
- (v) in the case of a building of traditional style or character the building can be converted without the need to rebuild or significantly alter; and
- (vi) in the case of a residential conversion of a larger building or group of buildings provides, where practicable in relation to criterion (v), accommodation which includes small units.

Planning permission for the re-use of the building for residential purposes will be granted only where

- (i) it can be demonstrated by way of a statement of the efforts that have been made that the building is not capable of conversion to a business use.  
or
- (ii) the residential element of the proposal is ancillary to a business re-use.

#### **Policy EV16**

A proposal for the re-use and adaptation of a building of traditional style or character in a restraint village or in the **open countryside (note: outside Ashton village the neighbourhood plan area is open countryside)** will be permitted where: (i) the building is capable of conversion without the need to rebuild or significantly alter; and

(ii) the proposed use can be accommodated within the existing framework of the building; and

(iii) the building and its setting are of a character sympathetic to its surroundings; and

(iv) the nature, scale, form and design of the proposal is sympathetic to the existing character of the building and its surrounding environment; and

(v) in the case of a conversion to residential use the scheme is normally restricted to the creation of one dwelling only from each individual building.

A proposal for conversion to residential use is unlikely to be permitted unless the council is satisfied that an appropriate non-residential use has been considered and discarded for valid reasons.

#### **Policy EV17**

A proposal for the re-use and adaptation of a non-traditional building in a restraint village or in the **open countryside** will be permitted where:

(i) the building is of a substantial construction and its form, bulk and general design is generally in keeping with the character of the area; and  
(ii) the building is capable of conversion without the need to substantially rebuild or significantly alter or remodel; and

(iii) the proposed use can be accommodated within the existing framework of the building and

(iv) the type and scale of the proposed use is appropriate to the building and locality

#### **Policy EV19**

A proposal for tree felling or pruning will generally not be permitted to a tree in a conservation area or to a tree the subject of a tree preservation order except where the proposal is justified in the interests of good arboricultural practice or other clear environmental benefit.

#### **Policy EV21**

Development proposals will be expected to retain wherever possible, or failing that to replace, trees, hedgerows, ponds or other landscape features where they make an important contribution to the character of the area.

#### **Policy EV25**

The council will not permit development that would adversely affect the nature conservation, landscape or wildlife value of dismantled railways or waterways and watercourses.

#### **Policy EV29**

Where a landscaping scheme is required as part of a development proposal, primarily where the proposal would have a significant visual impact, planning permission will only be granted where the scheme:

- (i) indicates on the submitted plans, taking account of Policy EV22, existing vegetation and landscape features to be retained and removed and areas of new planting; and
- (ii) identifies planting proposed; the species, type, size, siting and density of trees and shrubs and
- (iii) comprises indigenous plant species where appropriate; and
- (iv) identifies significant earthworks and changes in ground levels, and boundary treatment; and
- (v) identifies significant elements of hard landscaping features including furniture such as seating and play equipment together with surface treatments and
- (vi) identifies the routing of proposed underground and overground functional services, particularly in relation to existing vegetation and landscape features which are to be retained and any which are proposed.

#### **Policy EV31**

Proposals which require planning permission for the erection of overhead lines, telecommunications installations and public utility equipment will be permitted provided they will not be visually intrusive, detract significantly from any existing landscape feature and there is no reasonable possibility of sharing existing facilities. Additionally, in special landscape areas and conservation areas permission will be granted only where:

- (i) there is no practicable alternative route for overhead lines, including undergrounding; or
- (ii) the service cannot be provided using existing telecommunications; satisfactorily means of or

(iii) there is no possibility of erecting antennae on an existing building or structure.

All proposals throughout the district should be sited and designed so as to minimise their visual impact.

#### **Policy R4**

The council will oppose the loss of existing retail uses or public houses in rural areas and planning permission for changes of use from retail will not be granted except where it is demonstrated that the use is not, and has no realistic prospect of becoming, viable.

#### **Policy R6**

In the **open countryside** planning permission will normally be granted for a small scale retail development for tourism or recreational purposes. Preference will be given to a proposal which makes use of an existing building in accordance with Policies EV16 and EV17

#### **Policy R8**

Planning permission will normally be granted for the establishment of a garden centre in the **open countryside** where the proposal:

- (i) is closely related to a town, a limited development village or a **restricted infill village**; or
- (ii) relates to a substantial existing horticultural activity; or
- (iii) will enhance the environmental character of the area; and
- (iv) does not lie within a special landscape area.

#### **Policy R9**

Where planning permission is required, proposals for farm shops will normally be permitted provided that:

- (i) sale items are related to the farming industry, the majority of which consist of produce grown on the farm or in the locality;
- (ii) the proposal is of a small scale;
- (iii) the proposal utilises an existing building;

(iv) access and parking can be provided in accordance with council standards.

### **Policy RC2**

Proposals for small scale recreation or community facilities to meet local requirements will normally be permitted in the limited development and **restricted infill villages on sites within or closely related to the village confines**

### **Policy RC3**

In the restraint villages or **open countryside** proposals for recreation or community facilities will normally only be permitted where it involves:

- (i) a conversion in accordance with Policies EV16 and EV17; or
- (ii) a new facility which is dependent upon or especially appropriate to an open countryside location. In such a case preference will be given to a proposal which is closely related to existing buildings. Special care will need to be exercised in respect of the siting of any proposed development that will generate high noise levels.

In the special landscape areas planning permission will normally be granted for a small-scale development which provides for informal recreation or playing fields. Development should wherever possible be closely related to a settlement.

### **Policy RC6**

Proposals for new golf courses and golf driving ranges will be favourably considered where:

- (i) there is a proven need for additional provision; and
- (ii) the design and landscaping is in harmony with the character of the surrounding landscape and retains existing trees and other landscape features wherever possible; and
- (iii) in special landscape areas the special qualities of the landscape are not prejudiced; and
- (iv) they do not involve additional built facilities not directly related to the golf course; and

(v) where the proposal affects the best and most versatile agricultural land, it is demonstrated that the land can be returned to its original quality if required in the future.

**Policy RC12**

Planning permission will normally be granted for small scale horse-related developments such as stables and field shelters where the council is satisfied that the proposal will not have an adverse impact on the character and appearance of the locality or the amenity of neighbouring property.

**Policy RC13**

Planning permission will normally be granted for development relating to equestrian enterprises such as riding establishments, livery stables or stud farms where:

- (i) in the open countryside the proposal involves the conversion of an agricultural building in accordance with Policies EV16 and EV17 or in the case of new development the proposal is associated with existing buildings; and
- (ii) the proposal does not have an adverse impact on the character and appearance of the locality, particularly in special landscape areas, and the amenity of neighbouring property; and
- (iii) the proposal will not create a danger to the highway; and
- (iv) the resultant horse activity will not lead to a deterioration of attractive areas of open space in the vicinity.

### 3.3 Emerging South Northamptonshire Local Plan (Part 2A)<sup>9</sup>

The emerging South Northamptonshire Local Plan will eventually replace the 'saved' policies in the 1997 adopted Local Plan, and, in tandem with the West Northamptonshire Joint Core Strategy, it will set the local planning context.

The Plan will cover the entire district with the exception of land within the Northampton Related Development Area that has been identified in the West Northamptonshire Joint Core Strategy to meet the housing needs of the town.

The Local Plan will eventually include policies and proposals to:

- establish a rural settlement hierarchy to support the retention and provision of local services and facilities
- amend, where appropriate, the existing town and village confines
- identify areas of important green space within settlements
- protect and enhance the natural, built and historic environment
- deliver regeneration and growth

Work on this plan is ongoing. The District Council published an issues Options Consultation Document in April 2016. Previous work had been published in 2014 with background data on Ashton Parish (Appendix 1).

#### Housing Requirement

The Joint Core Strategy sets out the total minimum number of dwellings required for the urban and rural areas of South Northamptonshire and shows how the agreed housing targets will be delivered through the Plan period. This overall target is based on a calculation of an 'objectively assessed housing need' that takes account of both the latest Office of National Statistics (ONS) household projections and the 2011 Census results. Having derived this housing need the next step is to develop realistic options about how this requirement could be met.

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<sup>9</sup> <http://www.southnorthants.gov.uk/1128.htm>

For the Joint Core Strategy this included consideration of evidence such as the availability of sites taking account of deliverability, viability and constraints. An important part of the Local Plan will be to distribute the housing growth set out in the Joint Core Strategy across the District. One way of considering how many houses should be provided in a particular village could be to take the overall requirement for housing in the rural areas and proportion this by village in relation to their existing number of dwellings. Effectively this would give the 'objectively assessed housing need' for each settlement area. This proportion could then be increased or decreased by consideration of factors including:

- What is the existing housing mix within a village?
- What is the identified affordable housing need?
- what are the individual aspirations for each village for growth to assist in the supporting local infrastructure, services and facilities or to seeking to reduce out commuting to work?
- what level of development has previously been achieved?
- what sites are deliverable - suitable, available now, achievable and viable?
- what local environmental designations exist?
- What is the existing ability of a village to support additional housing in relation to local facilities and transport links?
- What is the role of the settlement?

The WNJCS identifies a housing need for the South Northamptonshire Rural Area of 2,360 new homes 2011-2019.

But it is clear from the Options document that the identified housing need target of 2,360 dwellings can be achieved relatively early in the plan period. As of April 2015 there had been 1,013 completions in the rural area, and there were unimplemented planning permissions for a further 1,309 dwellings: a total of 2,322 dwellings only 38 dwellings short of the identified need.

The Options consultation document also begins to set out a methodology for setting a new settlement hierarchy in South Northamptonshire and the distribution of development within that hierarchy.

In terms of the settlement hierarchy the WNJCS identifies the following:

- primary service villages;
- secondary service villages;
- other villages; and
- small settlements/ hamlets.

The Options Consultation identifies those facilities and services and other attributes that should be used in defining the future settlement hierarchy. Ashton scores 57 on the Sustainability Matrix of scores. Ranking the village joint 37<sup>th</sup> on the list of 94 villages

In terms of the future distribution of development given that the identified need in the South Northamptonshire area has effectively been met one option would be to not allocate any further sites for housing. This is not the preferred approach, the identified need figure being a minimum and national planning policy encouraging positive planning and housing growth. The Options consultation, therefore, considered a number of other growth options. Starting with Option 1 a “straight distribution” based on the growth identified 2011 to 2029 in the Core Strategy, through to 5 other options considering different growth assumptions.

**On the six options tested the level of development identified for Ashton was as follows.**

**OPTION 1 – Straight Growth**

<b>Dwellings 2011</b>	<b>Commitments April 2015</b>	<b>Completions 2011 - 2015</b>	<b>9.5% increase in dwelling stock</b>	<b>Residual requirement</b>
150	0	13	14	1

**OPTION 2 - Projection led**

<b>Total Completions 2001 - 2015</b>	<b>Total commitments 2015</b>	<b>Projected requirement 2015 – 2029 based on total growth</b>	<b>Residual requirement 2015 – 2029 based on total growth</b>
17	0	17	17

**OPTION 3 - Projection led based on historical “natural” growth trends**

<b>Completions on non-allocated or Interim Rural Housing Policy Sites</b>	<b>Dwellings with planning permission</b>	<b>Projected requirement 2015 – 2029 based on natural growth</b>	<b>Residual requirement 2015 – 2029 based on total growth</b>
16	0	16	16

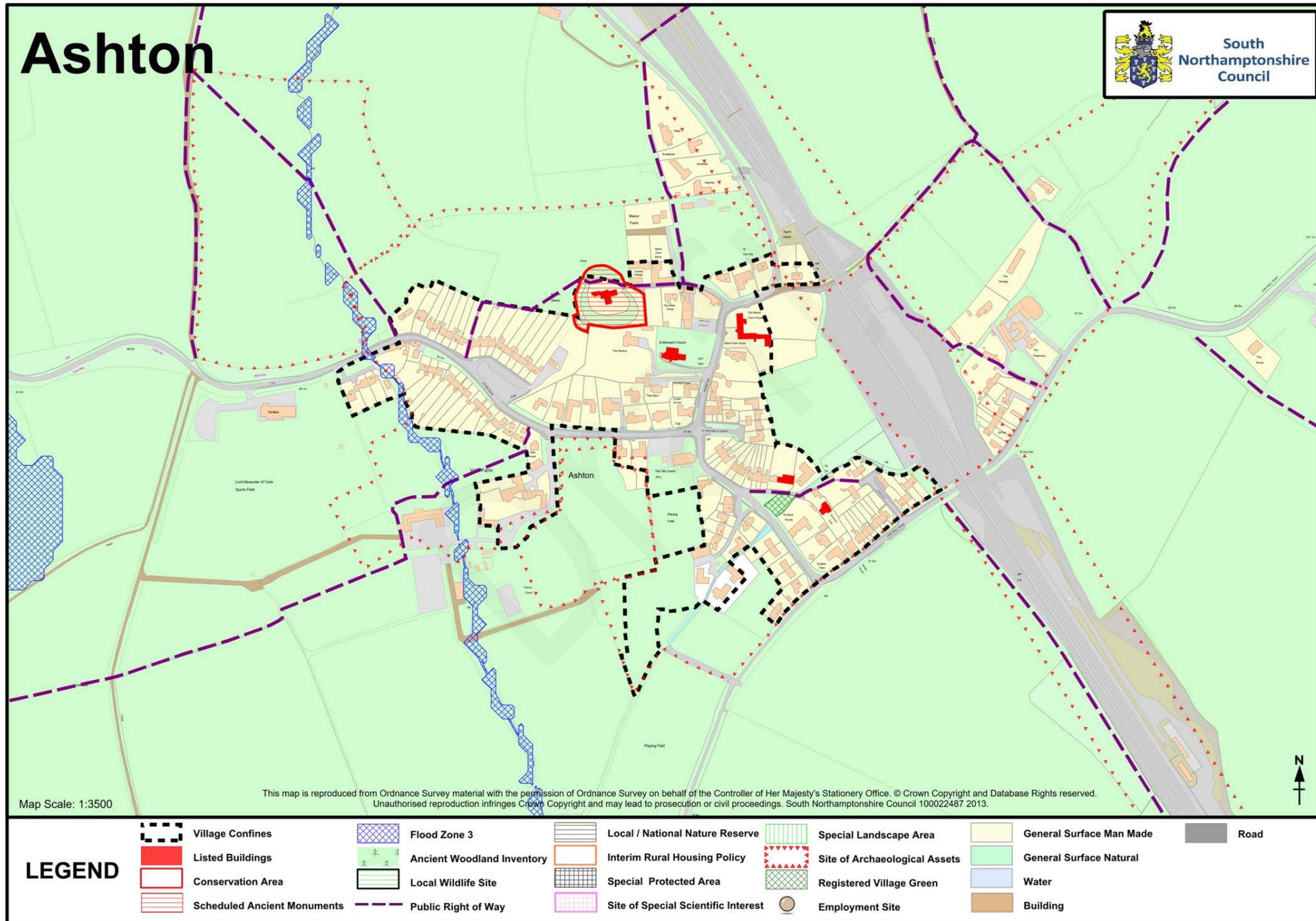
**OPTIONS 4, 5 and 6 take averages of other options and combine them as follows.**

<b>Option 4 - Average of 9.5% growth and natural growth projection</b>	<b>Option 5 - Average of 9.5% growth and total growth projection</b>	<b>Option 6 – Average of natural growth and total growth projections</b>
9	9	17

**At this stage these are only options and will be used to inform future drafts of the South Northamptonshire Local Plan Part 2A.**

The following policy and constraints map has also been produced and this will be important reference material for preparing the NDP.

Figure X Ashton Policy and Constraints



## 4.0 Evidence Base

### 4.1 Housing

#### **Strategic Land Availability Assessment (SHLAA) and South Northamptonshire Strategic Housing and Employment Land Availability Assessment (SHELAA)**

The Strategic Housing Land Availability Assessment (SHLAA) is a technical site assessment of potential housing sites. It is not a plan for development, but simply a part of the technical evidence base required to inform the plan making process.

The purpose of the Assessment is to identify where and how many new housing sites could be developed over a 5, 10 and 15 year period. It has been used to inform the preparation of the West Northamptonshire Joint Core Strategy so the policy makers can assess the available land against all the other policy considerations which have to be taken into account.

The West Northamptonshire Joint Planning Unit produced a SHLAA 2012 Update as part of the WNJCS preparations SNDC are currently producing an updates Strategic Housing and Employment Land Availability Assessment (SHELAA)

## 4.2 Natural Environment

### Landscape

#### Natural England National Character Areas

Natural England has produced profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Aston lies within NCA 89 – Northamptonshire Vales.

The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Despite the predominance of built settlements and related levels of low tranquility, this contrasts strongly with a distinctly more rural feel and higher levels of tranquility particularly along river corridors and in areas of arable and pastoral farmland.

Challenges for this area include retaining the sense of place in light of ongoing pressure for development growth, and protecting and enhancing key features such as the many heritage assets, meadows, woodlands and hedgerows in the light of new development, continuing gravel extraction and the pressure to produce more food. However, these issues also provide opportunities to strengthen and increase habitat networks and appropriate recreational provision for the surrounding urban communities.

This area is rich in historic character, with country houses, historic parkland, ridge and furrow and open field patterns, especially in the valleys of the Welland, Ise and Nene. These river valleys are striking features of the area, with their riverside meadows and waterside trees and shrubs. Also common are the flooded gravel pits and their associated wetlands, which result from reclamation schemes. These have given rise to some of the most important freshwater wetlands in the Midlands, supporting large numbers of wetland birds and wildfowl, especially over winter. The Upper Nene Valley Gravel Pits were designated as a Special Protection Area in

2011 in recognition of their wetland bird assemblage, which includes non-breeding great bittern, gadwall and European golden plover. The rivers and associated habitats also provide regional ecosystem services such as regulating water flow, quality and availability, as well as providing extensive recreational and biodiversity resources for the surrounding urban areas.

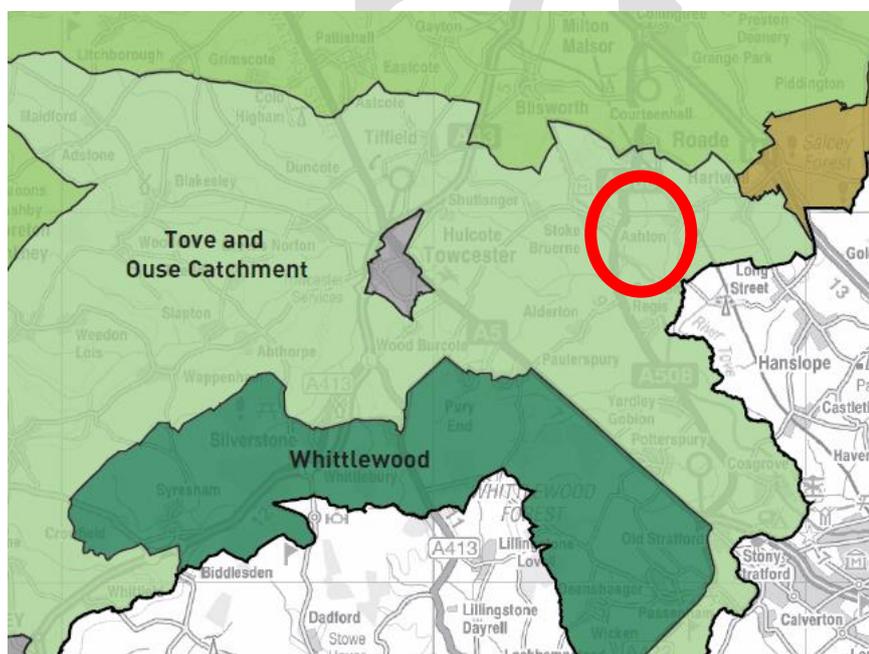
### **Environmental Character and Green Infrastructure Suite, 2007<sup>10</sup>**

The Environmental Character Assessment describes the physical environment of Northamptonshire to help planners, developers and the community understand how the present day landscape has evolved and how it functions.

### **Environmental Character Assessment and Key Issues**

The Assessment identifies 16 Environmental Character Areas in Northamptonshire.

Ashton falls within the Tove and Ouse Catchment.



<sup>10</sup> <http://www.rnrpenvironmentalcharacter.org.uk/>

### **Character Area 11: Tove and Ouse Catchment**

The Tove and Ouse Catchment lies in the south of the county on the border with Buckinghamshire. The landscape encompasses the entire catchment of the River Tove within Northamptonshire and the headwaters of the River Great Ouse, which rises near Brackley. It is characterised by undulating farmland sloping gently to the east. Beyond Towcester, the Tove and its floodplain become a significant component of the landscape.

The landscape is a broad elongated basin aligned east - west, with the more elevated edges of the basin underlain by Great Oolite Group limestone in the south and east, and iron rich Northampton Sand Formation and mudstones to the north and west. Tributary streams drain the landscape in a dendritic pattern to the Tove, which flows eastwards then southwards and occupies the central portion of the basin. These tributary streams have cut through the limestone and ironstone to expose the Lias Group mudstones in the valleys. The River Great Ouse rises to the west of Brackley and occupies a broad, shallow valley formation before leaving the county.

Boulder Clay caps the more elevated land, generally above the 90m contour, and obscures much of the underlying solid geology, leaving limited exposures on valley slopes. In addition to the extensive

Boulder Clay deposits, limited areas of glaciofluvial sand and gravel are located adjacent to the headwaters of streams in the east of the area. The streams themselves are bordered by narrow belts of Alluvium, which become broader as the Tove swells in the vicinity of Towcester. At this point, the river also becomes bordered by intermittent patches of river terrace deposits of sand and gravel.

The streams have eroded broad, gentle, convex slopes resulting in the distinctive undulating landform. However, as the Tove broadens towards the east of the area, the undulations become less dramatic, creating a softer, more gently rolling landscape. Land cover is typically a combination of arable and pasture farming with improved pastures largely located around villages bordering the Tove and on steeper slopes. Where pasture is the prevailing land use, a more intimate, small scale landscape is experienced when compared to slightly more expansive fieldscapes in arable areas.

A simple pastoral character prevails along the lower reaches of the Tove and along the Great Ouse. The narrow, meandering course of the rivers is often

difficult to locate in the landscape, although lines of pollarded willows and bankside vegetation along post and wire fences are indicative of the course of the river. Settlement within the floodplain landscape is sparse, although limited examples occur at Passenham and at Cosgrove.

An open and expansive character is also experienced on the more elevated areas of the landscape. Typically, however, a sheltered character prevails due to the undulating landform and effect of vegetation screening long distance views.

Woodland cover is not widespread and indeed field trees and hedgerows provide cover across the majority of the landscape. However, particular concentrations of woodland exist to the northeast of Towcester, associated with Easton Neston Park and Stoke Bruerne Park. Linear belts of woodland are also significant throughout the landscape. These tend to be associated with disused railway lines converging on the two main settlements in the area, Towcester and Brackley and a number are designated as County

The northern part of the area comprises fieldscapes of predominately Parliamentary Enclosure origin, fragmented by the presence of modern fields through a process of hedgerow removal during the 20th century. The majority of fields were enclosed under Parliamentary Act between 1760 and 1780, although other forms of enclosure are evident. The origin of the enclosures means that there are few areas of regular layout surviving. Less fragmentation of Parliamentary Enclosure patterns has occurred in the south of the area to the east and west of Whittlewood Forest and here fieldscapes often preserve the regular, straight edged layout.

Remnant ridge and furrow is an important component of the landscape, and is widely dispersed through the area, with concentrations surrounding villages in the headwater valleys of the Tove. Towcester, the site of the Roman town of Lactodorum, marks the meeting point of a number of Roman roads, the principal route being Watling Street, which serves to define the boundary of the eastern limits of the Whittlewood Forest Environmental Character Area.

The biodiversity character of the area varies significantly, mirroring complex variations in underlying landform, soil conditions, land use and hydrology with calcareous and acidic habitats in evidence. Widespread agricultural improvement of grasslands and arable cropping has led to a limited number of semi natural wildlife sites. Mesotrophic grasslands and occasional wildlife

rich ancient woodlands represent the area's principal habitat types as well as man-made features, such as the Grand Union Canal and Brick Pits at Stoke Bruerne. Grasslands on disused railway lines are important wildlife corridors, especially where the exposed limestone enables calcareous grassland habitats to develop.

The floodplain of the Tove also has some limited wildlife site survival in its upper reaches that increase in frequency to the east of Towcester. Grassland habitats vary from wet on the valley floor to drier on areas above the floodplain. As the river matures, a further variety of habitats is evident associated with drains, ponds and flooded gravel workings.

### Key Issues

- A simple pastoral character prevails along the lower reaches of the Tove and along the Great Ouse. Elsewhere arable farming is prevalent. This simple distinction is important in defining the grain of the basin landscape and to help identify the narrow, meandering course of the river and floodplain through the undulating landscape. Land managers should be encouraged to maintain this distinction and to explore opportunities for reversion of arable and improved pasture to semi improved or unimproved pasture particularly bordering the river channel.
- Hedgerow management and maintenance is important across the landscape, but in particular where pasture land predominates. Functioning hedgerows should be used to define fields and contain stock in preference to post and wire fencing, both for aesthetic and biodiversity reasons.
- Land managers should also be encouraged to plant and maintain small linear groups of pollarded willows and native bankside vegetation along the course of the river to improve the visibility of the watercourses in the wider agricultural landscape and to enhance its ability to function as a wildlife corridor.
- Settlement within the floodplain is not characteristic of the Tove and Ouse Catchment, although limited examples occur at Passenham and at Cosgrove. Future development should be avoided in the floodplain and areas prone to seasonal inundation.
- An open and expansive character is also experienced on the more elevated areas of the landscape. Typically, however, a sheltered character prevails due to the undulating landform and effect of vegetation screening long distance views.

- Whilst woodland cover is not widespread, particular concentrations of woodland exist to the north east of Towcester, associated with Easton Neston Park and Stoke Bruerne Park. These areas, along with more linear belts along disused railway lines, should be enhanced with appropriate management and new planting of native broadleaved species for their long-term survival.
- Field and hedgerow trees provide cover across the majority of the landscape. However, linear belts of woodland are also significant throughout the landscape. These tend to be associated with disused railway lines converging on the two main settlements in the area, Towcester and Brackley, and a number are designated as County Wildlife Sites.
- Ridge and furrow is an important landscape feature, contributing to historic landscape character. Where extant, land management should seek to preserve the resource and other features such as parliamentary and earlier field patterns.
- Mesotrophic grasslands and occasional wildlife rich ancient woodlands represent the area's principal habitat types and should be enhanced through habitat enhancement and the creation of new areas of resource. Land managers should be encouraged to prioritise habitat creation in areas that lie in close proximity to areas of existing resource and to manage hedgerows and other linking habitats to facilitate species dispersal and movement.
- Significant sand and gravel deposits border the Ouse in the vicinity of Passenham. Given the rural character of the landscape, any future extraction should restore workings to floodplain meadow in preference to open water, which is characteristic of workings further upstream north of Milton Keynes.

## Green Infrastructure

The Northamptonshire Environmental Character Study also includes evidence and policy advice on Green Infrastructure (GI)<sup>11</sup>.

GI is a planned network of multifunctional green spaces and interconnecting links.

Northamptonshire has a strategic and collaborative approach to planning for GI.

At the strategic level GI is an environmental system that supports the health, well-being, and aesthetic values of communities and the maintenance of functional ecosystems. GI is integral to the health and quality of life of sustainable communities.

The Northamptonshire approach is set out in the report *Making the Connection*.

## Biodiversity

### Northamptonshire Biodiversity Action Plan, 2008<sup>12</sup>

Biodiversity in Northamptonshire is under severe pressure. Most of our countryside consists of arable fields, mainly of little biodiversity value. Additionally, our local wildlife is experiencing one of the highest levels of pressure from development in the whole of the UK. Being within the Milton Keynes and South Midlands Growth Area, approximately 5000 new homes per year are expected to be built within Northamptonshire, along with all of the necessary infrastructure that goes along with them.

The current Local Biodiversity Action Plan (LBAP) was revised in 2007/08 and provides guidelines and targets for protecting and enhancing biodiversity within Northamptonshire to be implemented by 2015. Sixteen habitats and 167 species are covered by the LBAP.

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<sup>11</sup> <http://www.rnrpenvironmentalcharacter.org.uk/>

<sup>12</sup> [http://www.northamptonshirebiodiversity.org/default.asp\\_PageID=17.html](http://www.northamptonshirebiodiversity.org/default.asp_PageID=17.html)

## **Flooding**

### **West Northamptonshire (Daventry and South Northamptonshire) Level 2 Strategic Flood Risk Assessment “Living Document” June 2009 Scott Wilson<sup>13</sup>**

#### **Para 1.2 Specific Overview**

Strategic Flood Risk Assessments are completed in two consecutive stages:

- Level 1 SFRA which is a strategic assessment of all forms of flood risk in an area
- Level 2 SFRA which is a more detailed flood risk assessment of areas which have been identified as potential development sites

#### **Para 1.4 Aims of the Level 2 SFRA**

A Level 2 SFRA is primarily based upon fluvial and coastal (where applicable) flood zones. There are no strategic residential development sites in South Northamptonshire District identified in the Level 2 FRA that are relevant to the Ashton Neighbourhood Plan but there is some useful advice provided in terms of planning for areas where there is risk of flooding.

#### **Para 7.1 SFRA Policies**

- Development is located in the lowest flood risk areas,
- New development is flood-proofed to a satisfactory degree and does not increase flood risk elsewhere,
- Surface water is managed effectively on site,
- Any development in Flood Zone 2 or Flood Zone 3 is safe.

#### **Para 8.4 Storm Water Management**

In designing buildings flood risk management policies require that the developments are ‘safe’, do not increase flood risk elsewhere and where possible reduce flood risk overall.

#### **Para 8.4.1 Sustainable Drainage Systems (SuDS)**

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<sup>13</sup> <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2760208>

It is strongly recommend that suitable surface water mitigation measures are incorporated into any development plans in order to reduce and manage surface water flood risk to, and posed by the proposed development. This should ideally be achieved by incorporating SuDS.

SUDS designs should aim to reduce runoff by integrating storm water controls throughout the site in small, discrete units. Through effective control of runoff at source, the need for large flow attenuation and flow control structures should be minimised.

SUDS can be broadly split into two types: source control and site control. Source control methods aim to control runoff at or close to the source e.g. green roofs, rainwater harvesting. Site control is the management of runoff from several areas e.g. the use of ponds.

In order to identify the most suitable drainage solution, both source and site control measures should be assessed as part of any site-specific Flood Risk Assessment. SuDS measures that may be suitable for use in Daventry and South Northamptonshire include the following:

#### **Para 8.4.2 Green Roofs**

Green roofs are a layer of vegetation, placed over a drainage layer that is designed to intercept and retain rainfall leading to a reduction in the volume of runoff. The use of green roofs can reduce the size of downstream SUDS and drainage infrastructure that is required.

There are two main types of green roof, extensive and intensive. An extensive green roof is a covering of the whole roof area with low growing, low maintenance plants. They usually comprise of 25 – 125mm thick soil layer in which a variety of hardy, drought tolerant, low level plants are grown. Extensive green roofs are designed to be self sustaining and cost effective and can be used in a wide variety of locations often described as an 'ecological protection layer'.

#### **Para 8.4.3 Rainwater Harvesting**

Rainwater harvesting is also recommended as a potential mitigation method to reduce surface water flood risk. The rainwater harvesting process is essentially the collection of rainwater from roofs into containers, which can be stored either above or below ground. The stored rainwater can then be re-used as and when required for every day non potable uses such as

washing machines and toilets. Alternatively, collected rainwater can be released into the sewerage system once the rainfall event has subsided to reduce the risk of flooding and sewerage overflows.

#### **Para 8.4.4 Pervious Pavements**

A further SuDS method that would be suitable for use is pervious pavements. Pervious pavements allow rainwater to infiltrate through the surface into underlying construction layers where water is stored prior to infiltration to the ground, reused or released to a surface water drainage system or watercourse at an attenuated rate. Pervious surfaces can be incorporated into soft landscaping and oil interceptors can be added to improve pollutant retention and removal.

#### **Environment Agency Flood Map for Planning (Rivers and Sea) - Ashton**

The flood risk issues in the Ashton area are shown below.<sup>14</sup>

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<sup>14</sup> <https://flood-map-for-planning.service.gov.uk/summary/482435/260413>



### **4.3 Built Environment**

#### **Conservation Area**

### **4.4 Infrastructure**

#### **West Northamptonshire Joint Core Strategy Infrastructure Delivery Plan, Update 2012, West Northamptonshire Joint Planning Unit<sup>15</sup>**

The Infrastructure Delivery Plan (IDP) identifies the strategic priorities for the delivery of the key infrastructure needed to support the scale of growth put forward in the West Northamptonshire Joint Core Strategy.

The IDP Vision includes the following:

Our rural areas will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape.

### **4.5 Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development.

The Community Infrastructure Levy is a tariff system that local authorities can choose to charge on new development in their area as set out in its Charging Schedule. The Charging Schedule will sit alongside the South Northamptonshire Development Plan, but will not form part of the statutory development plan.

CIL is a mechanism for securing funding for local infrastructure projects. It is a 'charge' or 'levy' on new buildings and extensions based on net additional development. The CIL allows local authorities to raise funds from development to help pay for the infrastructure needs arising from development in their areas.

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<sup>15</sup> <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2759792>

CIL will be charged on new development. It is charged per square metre on net additional floor-space of development. In this way money is raised from developments to help the Council pay for infrastructure such as schools, transport, greenspace, and other community facilities to ensure sustainable growth.

The CIL Regulations state that in developing the CIL charging schedule, the Council should strike an appropriate balance between the desirability of funding infrastructure and the viability of development and that CIL should not put at risk the development within their areas. The CIL should not be set at such a level that it risks the delivery of the development plan, and should be based on viability evidence. Once approved, it becomes a mandatory charge.

#### **South Northamptonshire District Council Community Infrastructure Levy - Approved Charging Schedule October 2015<sup>16</sup>**

The Charging Schedule sets out the following Community Infrastructure Schedule charging rates that will take effect from April 1<sup>st</sup> 2016:

<b>South Northamptonshire District Council Draft Charging Schedule</b>	<b>Levy per m<sup>2</sup></b>
<b>Development type</b>	
<b>Residential Urban Zone and Sustainable Urban Extensions</b>	<b>£50</b>
<b>Residential Rural Zone – sites at or above the affordable housing threshold</b>	<b>£100</b>
<b>Residential Rural Zone – sites below the affordable housing threshold</b>	<b>£200</b>
<b>Retail</b>	<b>£100</b>
<b>All other uses</b>	<b>£0</b>

The CIL Regulations 2010 (as amended) make provision for three classes of development that are exempt from any CIL liability. These are:

- Affordable housing;
- Charitable developments that are used wholly, or mainly for charitable purposes; and
- Self-build housing

<sup>16</sup> <http://www.southnorthants.gov.uk/CILChargingScheduleJan2016.pdf>

The Council may also consider introducing an Exceptions Policy enabling the two other areas of discretionary exemptions, as set out in the regulations, namely:

- Developments by charities which are held as an investment from which the profits are applied for charitable purposes; and
- Where a specific scheme cannot afford to pay the levy.

Charging authorities will be required to pass a proportion of CIL receipts to town or parish councils. Town and parish councils will receive a 15% share of CIL revenue from development in their area, subject to a cap of £100 per household in the town or parish council area. Where a neighbourhood has drawn up a Neighbourhood Plan, this share would increase to an uncapped 25 per cent.

Draft

## 5.0 South Northamptonshire Supplementary Planning Documents

Supplementary planning documents (SPD), formerly Supplementary planning guidance (SPG), are used to amplify development plan policies on separate topics or on different spatial scales. SPDs are not subject to independent inspection via an examination in public, and are simpler to update and adopt on a regular basis by the local council.

### **Backland and Tandem Development in Residential Areas, March 2004 SPG<sup>17</sup>**

Published in March 2004, the Backland and Tandem Development in Residential Areas Supplementary Planning Guidance fleshes out and supports 'saved' Local Plan Policy H12.

This guidance is intended to achieve good quality development which will preserve the amenity of existing property and provide occupants of the new development with a high quality environment. Wherever possible opportunities will be taken to improve and enhance the amenity of existing housing in conjunction with the provision of backland development. When completed a backland scheme should be indistinguishable from a well-designed conventional residential development.

Priority will be given to protecting the amenity of existing property and all proposals for backland development will be judged in the first instance on this criterion. Protection will also be given to the setting and character of the wider environment including areas of open space. These include gardens and other land not incorporated in gardens. Open areas in or around or on the edge of settlements will be protected from intrusive development on similar grounds. The Council will resist the development of land where it would be detrimental to the setting or its character.

Development which unduly impinges on existing property will not be encouraged and will probably be refused planning permission. Solutions for issues arising from proposed backland development should be resolved on the new building plot and not on the existing property. For example adequate boundary treatment including landscaping should be provided on

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<sup>17</sup> [http://www.southnorthants.gov.uk/BACKLAND\\_DEVELOPMENT\\_amend.pdf](http://www.southnorthants.gov.uk/BACKLAND_DEVELOPMENT_amend.pdf)

the new plot and overlooking windows should be avoided in the new building. New buildings should not intrude on existing ones.

Design should be informed by immediate buildings and by the townscape and landscape of the wider locality, and should reinforce local distinctiveness. The pattern of streets and spaces, building traditions and materials all help to determine character and identity. An assessment should be made of the surrounding built and natural environment taking into account the relationship between built and unbuilt spaces and the defining characteristics of the area. These include its building traditions and material, overall scale, massing, height, density, landscape, layout and access in relation to existing buildings. Care should be taken to minimize the opportunities for crime that can arise through poor design.

Each backland plot should have its own access for motor vehicles; this should not cross other plots.

**Residential Design in the Countryside Supplementary Planning Guidance, 1998<sup>18</sup>**

This guidance supports the 'saved' general and environment policies in the South Northamptonshire Local Plan

It indicates that it is vital that the choice of external materials and their detailing on walls, roofs, windows and doors should be sympathetic to older neighbouring properties in infill locations. Landscape design should be considered as an integral part of any development proposal.

The form and scale of new buildings are particularly important to their integration into the existing village context. New buildings are more likely to sit comfortably in a rural setting if they use simple forms and are in scale with their neighbours.

Relationship between buildings and spaces are critical in maintaining village character and sense of place. Buildings need not necessarily follow highway lines but may be grouped together to enclose attractive spaces. Garden walls and planting can be useful visual links between the new and the old and can also reinforce a sense of enclosure.

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<sup>18</sup> <http://www.southnorthants.gov.uk/SPG-ResidentialDesignintheCountryside.pdf>

### **Traditional Farm Buildings Supplementary Planning Guidance<sup>19</sup>**

This guidance emphasises that farm buildings are an important aspect of heritage and that conversion helps to maintain them for the future. However, the impact of conversions should be kept to a minimum and farm buildings should still look like farm buildings after alteration has been undertaken.

It sets out the following advice:

#### Roofs

The roof is the most important feature of the building and unbroken roof slopes should be retained.

Dormer windows or roof lights should be avoided. Dormers are not found on agricultural buildings and small roof lights tend to reflect sunlight providing a disruptive feature. Where roof lights are required they should be flush fitted with internal gutters and non-reflective glass can be specified. Where buildings are arranged in a courtyard the roof-lights are best fitted within the courtyard so that externally the roof appears unaltered.

Brick or stone built barns are common to the district and an upper floor can usually be inserted without major alterations to the existing beams. Roof structures and trusses should be retained in their entirety and kept open to view, where appropriate. Arch bracing to the beams where surviving should be retained.

#### Walls and Openings

Existing openings in the walls should be retained as well as existing doors, windows and window frames and ventilation slits and new openings ought to be minimised. Where these are required they should be within the internal elevation away from public view and principal external elevations.

Existing openings such as cart doors can be used to provide the majority of light to the building. The doors can be retained as shutters. Lintels over all new openings should be of timber or externally faced with timber.

Traditional South Northamptonshire barns can normally accommodate an upper floor without major alteration

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<sup>19</sup> [http://www.southnorthants.gov.uk/snc\\_doc\\_SPG\\_-\\_Traditional\\_Farm\\_Buildings.pdf](http://www.southnorthants.gov.uk/snc_doc_SPG_-_Traditional_Farm_Buildings.pdf)

External lintels should be retained. Timber spreaders were sometimes incorporated into the building to improve structural stability and these ought to be incorporated into the conversion.

Features on the elevations such as patterned brickwork, buttresses, owl windows, date-stones and numerals must be preserved unaltered.

#### Extensions and Outbuildings

Cart sheds and stock yards are normally associated with barns. These are usually single storey and open to a yard. Such buildings can be converted thus avoiding the need for new extensions.

#### Materials

Existing materials should be reused where rebuilding cannot be avoided. Artificial slates and tiles, reconstituted stone, concrete, aluminium and plastic are unacceptable materials.

#### Curtilages

Where farm buildings are grouped together around a courtyard the open nature of the yard should be retained in keeping with the character of the buildings. Where a number of residential units are proposed in a conversion scheme some private space should be provided. These areas can be screened with hedging or brick walls. Boundaries can reinforce the rural character and should take the form of a timber post and rail fencing or stone brick wall.

#### Chimney Stacks

Chimneys introduce a residential influence on agricultural buildings and should be avoided where possible. Where there is a need they should be constructed in traditional materials i.e. brick or stone to match the building.

### **The Re-use of Rural Buildings for Residential Use Supplementary Planning Document, January 2011<sup>20</sup>**

This Supplementary Planning Document (SPD) relates to agricultural, industrial or ancillary buildings both in the open countryside and in rural villages. It sets out the Council's approach to dealing with planning applications for new residential uses for rural buildings, and highlights some important issues that must be addressed in order to ensure that development is appropriate, sustainable, and of social benefit without damaging the natural or historic environment.

Rural buildings are a significant part of the landscape of the district and play an important role in creating the character of the local environment. Historic buildings, including traditional agricultural and industrial buildings, are part of the nation's historic environment. While a few historic rural buildings will be of such importance that they should be maintained as they are without change, most will be able to accommodate new uses.

Conversion to market residential accommodation should always be the last resort for farm buildings. Introducing such a use into a farm setting is likely to rule out many future agricultural or industrial uses because of rules about odour, noise and the use of potentially hazardous substances in the vicinity of dwellings.

Residential conversion of isolated rural buildings for uses other than to meet local affordable housing need or that required for essential agriculture or forestry workers will only be granted in special cases and not before the applicant has made serious efforts to seek a non-residential use for the site. Any application for residential use must include a statement and detailed supporting evidence to demonstrate that the applicant has made every reasonable attempt to secure a suitable employment, tourism or recreational use and that this has been done for at least a consecutive 12 month period expiring no more than 3 months prior to the application being submitted through advertisements for appropriate employment, tourism or recreation use in the local media, trade publications, internet

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<sup>20</sup>

[http://www.southnorthants.gov.uk/re\\_use\\_of\\_rural\\_bldgs\\_spd\\_to\\_residential\\_use\\_feb\\_11\\_4\\_.pdf](http://www.southnorthants.gov.uk/re_use_of_rural_bldgs_spd_to_residential_use_feb_11_4_.pdf)

and an agent's board at the premises. This will include active marketing in appropriate locations at a competitive market rate.

In accordance with the 'saved' Local Plan policies proposals must not cause harm to the local area in terms of appearance, character and setting. The re-use of buildings can require the provision of new access roads or new curtilages. The impact on the landscape and on existing habitats of new roads, areas of hardstanding, fences, walls or hedges will be a material consideration in the planning process.

In rural locations poorly sited and excessive lighting can have a detrimental impact. External lighting should be kept to a minimum and only low level unobtrusive lighting used.

There are many different types of rural buildings. A typical farmyard will contain several different building types, some for housing livestock, some for processing and storing grain, some for straw, hay and forage or root crops. Each type of building has different characteristics. Some types of building are relatively straightforward to convert to a new use, but some types may be virtually impossible to re-use.

Large threshing barns and tithe barns may be most suited for use as halls and meeting areas, or for workshop use. Traditional cowsheds and stables may be more suitable for conversion to craft or art workshops, or office use. Some small traditional outbuildings such as granaries, dovecotes or ash houses may not be capable of conversion to any new economic use, but may be sufficiently attractive or unusual to enhance the viability of recreational or tourism uses in adjacent buildings. These options must be considered before consideration will be given to reuse for residential accommodation.

Open-fronted shelter sheds (hovels) may be used in association with adjacent larger buildings for ancillary uses such as car parking. They may also be suitable for some other uses such as covered working areas for stonemasons or carpenters. However, they are not suitable for conversion to an intensive use such as living accommodation.

Former industrial buildings such as warehouses or cobblers workshops may be well suited for conversion to office or residential accommodation, as they tend to have good levels of natural light and flexible internal space. Re

use for non-residential use must be considered before consideration will be given to reuse for residential accommodation.

**Part 1: Energy Efficiency Supplementary Planning Document, July 2013<sup>21</sup>**

This SPD refers to both residential and commercial development, and aims to contribute towards the reduction of greenhouse gas emissions by:

- Ensuring that the use of energy within development is minimised;
- Encouraging the integration of energy efficiency measures within new and existing development wherever possible and guiding applicants through this process;
- Supporting renewable energy developments that are consistent with pursuing Council priorities.

The purpose of the SPD – Part 1 – relating to Energy Efficiency is:

- To provide detailed guidance to support the positive implementation of the Core Strategy Policies S10 and S11 in relation to energy efficiency and sustainable development principles;
- To summarise the legislation and policy context for energy efficiency;
- To provide information and guidance on the energy efficiency available and their application within South Northamptonshire for developers, householders and communities for both new and existing developments in how energy saving measures can be incorporated;
- To provide an overview of the issues likely to be associated with a planning application.

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<sup>21</sup>

[http://www.southnorthants.gov.uk/Part\\_1\\_Energy\\_Efficiency\\_SPD\\_Adopted\\_Version\\_July\\_2013.pdf](http://www.southnorthants.gov.uk/Part_1_Energy_Efficiency_SPD_Adopted_Version_July_2013.pdf)

## **Part 2: Low Carbon and Renewable Energy Supplementary Planning Document, Adopted Version July 2013<sup>22</sup>**

The purpose of this SPD is:

- To provide detailed guidance to support the positive implementation of the emerging Core Strategy Policies S10 and S11 in relation to energy efficiency and renewable energy;
- To summarise the legislation and policy context for energy efficiency and renewable and low carbon energy;
- To provide information and guidance on the energy efficiency and renewable energy technologies available and their application within South Northamptonshire for developers, householders and communities for
  - both new and existing developments in how energy saving measures, and renewable energy developments can be incorporated, and the potential for renewable energy generation maximised;
  - On-site renewable energy generation as part of new developments;
  - The installation of renewable and low carbon energy generating equipment in existing homes and buildings;
  - To provide information on the planning issues associated with the different renewable energy technologies and establish which technologies are likely to be appropriate in South Northamptonshire District;
  - To provide an overview of the issues likely to be associated with a planning application.

The SPD will not identify specific locations where development will be acceptable, but will offer clear guidance on locational principles and mitigation measures where appropriate, together with a map which details the geographic constraints within the District.

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<sup>22</sup>

[http://www.southnorthants.gov.uk/Part\\_2\\_Renewable\\_energy\\_spd\\_adopted\\_version\\_july\\_2013.pdf](http://www.southnorthants.gov.uk/Part_2_Renewable_energy_spd_adopted_version_july_2013.pdf)

### **The Reuse of Rural Buildings to Non-Residential Use Supplementary Planning Document, December 2010<sup>23</sup>**

Rural buildings are a significant part of the landscape of the district and play an important role in creating the character of the local environment. Historic buildings, including traditional agricultural and industrial buildings, are part of the nation's historic environment; as such, they provide continuity with those who have gone before us and help future generations to learn about life in the past. While a few historic rural buildings will be of such importance that they should be maintained as they are without change, most will be able to accommodate new uses to maintain a living, working rural environment and economy.

All buildings are designed for a particular use, and this is reflected in their shape, size and layout. The design and development of a traditional rural building can provide important information about agricultural or industrial practices in the past. Small details and the patina of age contribute to the creation of a building's unique character. These small details are worth retaining wherever possible.

The ideal use for any building is the one for which it was designed. If that is no longer possible, a new use should not harm the special character of the building. Modern buildings may readily be able to accommodate industrial or workshop use, but may not be capable of conversion to a more domestic use. Some historic rural buildings will need very sensitive and careful alterations to accommodate a new use without harming their special character. It is important that the character of a building is retained as well as its plan form and construction materials.

Workshops, garages, small offices and studios are often suitable uses for redundant rural buildings, including traditional buildings. Other suitable uses include sport and leisure use, village halls, and community uses. Some types of specialist storage may also be a suitable use for some non-traditional buildings. 5.6 Traditional threshing barns and tithe barns have large open spans and few internal fixtures. They may have potential for uses such as halls or large meeting rooms. Alternatively, there may be

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<sup>23</sup>

[http://www.southnorthants.gov.uk/re\\_use\\_of\\_rural\\_bldgs\\_spd\\_as\\_adopted\\_Dec\\_2010.pdf](http://www.southnorthants.gov.uk/re_use_of_rural_bldgs_spd_as_adopted_Dec_2010.pdf)

scope for using them as a venue for craft courses, educational field centres or rural studies venues.

Smaller buildings such as stables and cowsheds may be suitable for conversion to offices, if there is sufficient natural light and ventilation provided by existing doors and windows to meet Building Regulations.

Some uses require open storage space. This will be resisted where it would detract from the setting of the building or wider landscape. Wherever possible proposals will need to demonstrate that the building is of sufficient capacity to accommodate storage needs.

Applications for advertisements and signage in association with commercial uses should reflect and be sympathetic to the building and its setting. Most signs and advertisements require advertising consent in addition to planning permission.

In rural locations poorly sited and excessive lighting can have a detrimental impact. External lighting should be kept to a minimum and only low level unobtrusive lighting used.

Some buildings may not be served by mains utilities. There may be opportunity to use renewable energy technology including solar panels, wind and water. These will be encouraged where they are in harmony with the character of the building and setting in the landscape and where it does not affect the amenity of neighbouring properties.

Design guidelines are set out which reiterate the advice in the Traditional Farm Buildings Supplementary Planning Guidance.

#### **Developer Contributions Supplementary Planning Document, December 2010<sup>24</sup>**

The purpose of this Supplementary Planning Document (SPD) is to outline current Council policies pertaining to planning obligations; provide information on standard obligations and charges; and specify the course of action necessary to secure a Section 106 (S106) agreement.

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<sup>24</sup>[http://www.southnorthants.gov.uk/developer\\_contributions\\_adoption\\_march\\_2011.pdf](http://www.southnorthants.gov.uk/developer_contributions_adoption_march_2011.pdf)

## 6.0 National Heritage List for England

### Listed Buildings

The National Heritage List includes the following entries for Ashton Parish<sup>25</sup>.

#### ORCHARD COTTAGE

Heritage Category: Listing

Grade: II

Location:

- ORCHARD COTTAGE, HARTWELL ROAD, Ashton, South Northamptonshire, Northamptonshire

#### MANOR FARM HOUSE OLD MANOR FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- MANOR FARM HOUSE, 26, ROAD HILL,
- OLD MANOR FARMHOUSE, 26A, ROAD HILL, Ashton, South Northamptonshire, Northamptonshire

#### CHURCH OF ST MICHAEL AND ALL ANGELS

Heritage Category: Listing

Grade: II\*

Location:

- CHURCH OF ST MICHAEL AND ALL ANGELS, ROAD HILL, Ashton, South Northamptonshire, Northamptonshire

#### BOZENHAM MILL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- BOZENHAM MILL FARMHOUSE, BOZENHAM MILL, Ashton, South Northamptonshire, Northamptonshire

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<sup>25</sup> Historic England, 2017

**RECTORY COTTAGE**

Heritage Category: Listing

Grade: II

Location:

- RECTORY COTTAGE, HARTWELL ROAD, Ashton, South Northamptonshire, Northamptonshire

**ASHTON MANOR**

Heritage Category: Listing

Grade: II

Location:

- ASHTON MANOR, 7, ROAD HILL, Ashton, South Northamptonshire, Northamptonshire

**BOZENHAM MILL FARM, RANGE OF OUTBUILDINGS APPROXIMATELY 2 METRES SOUTH EAST OF FARMHOUSE**

Heritage Category: Listing

Grade: II

Location:

- BOZENHAM MILL FARM, RANGE OF OUTBUILDINGS APPROXIMATELY 2 METRES SOUTH EAST OF FARMHOUSE, BOZENHAM MILL, Ashton, South Northamptonshire, Northamptonshire

**Ashton Manor moated site**

Heritage Category: Scheduling

Grade:

Location:

- Ashton, South Northamptonshire, Northamptonshire

## **7.0 Conclusion**

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Ashton Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background will therefore be reviewed before consultation on the Draft Plan, and at the point of submission of the final version to the District Council.

Draft

# Kirkwells

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