

HAMLETS

- 4.95 Within the District are a number of small settlements, parishes that comprise only of isolated farmsteads and settlements with no recognisable centre. For the purposes of this Local Plan, these settlements are referred to as hamlets and include the following:

ALTHORP, BROCKHALL, CANONS ASHBY, COTON, CLAY COTON, ELKINGTON, FAWSLEY, HOLDENBY, LITTLE EVERDON, LITTLE PRESTON, LONG BUCKBY WHARF, MUSCOTT, NOBOTTLE, ONLEY, SNORSCOMB, SULBY, UPPER AND LOWER CATESBY, WEST FARNDON, WHILTON LOCKS AND WINWICK.

- 4.96 The District Council is concerned to ensure that the County Structure Plan policy of severely restricting development in settlements not classified as Limited Development, Restricted Infill or Restraint is maintained, thus proposals for development in hamlets will be judged against the open countryside policy HS24

OPEN COUNTRYSIDE

POLICY HS24

PLANNING PERMISSION WILL NOT BE GRANTED FOR RESIDENTIAL DEVELOPMENT IN THE OPEN COUNTRYSIDE OTHER THAN:

- A DEVELOPMENT, INCLUDING THE RE-USE OR CONVERSION OF EXISTING BUILDINGS, ESSENTIAL FOR THE PURPOSES OF AGRICULTURE OR FORESTRY**
- B THE REPLACEMENT OF AN EXISTING DWELLING PROVIDED IT RETAINS ITS LAWFUL EXISTING USE AS A DWELLING HOUSE PROVIDED THAT THE DWELLING IS NORMALLY OF THE SAME GENERAL SIZE, MASSING AND BULK AS THE ORIGINAL DWELLING SITED ON THE SAME FOOTPRINT AND RESPECTS THE DISTINCTIVE NATURE OF ITS RURAL SURROUNDINGS.**

- 4.97 The County Structure Plan seeks to restrain development in the open Countryside and this policy seeks to prevent residential development unless there is there is a requirement for accommodation for agricultural or forestry workers or the dwelling is direct replacement.

Replacement Dwellings

- 4.98 The District Council may remove permitted development rights from the new dwelling. This is because many such dwellings are in sensitive locations and there is a need to ensure that the environmental quality of the open countryside is not damaged by excessively large and conspicuous dwellings.

- 4.99 In design and materials, the new building should reflect the local style of buildings. The District Council will apply the normal standards, as described elsewhere in this local plan, with regard to the provision of vehicular access, parking and amenity space.

Extensions to existing dwellings

- 4.100 Extensions to existing dwellings in the open countryside, which exceed the permitted development rights, should respect the scale and character of the original dwelling which should still be a recognised part of the extended building.

AFFORDABLE HOUSING

- 4.101 The District Council, in formulating these policies, has had regard to:
- Department of Environment Planning Policy Guidance 3, March 1992
 - Policy RES 9 of the Northamptonshire County Structure Plan, January 1992.
 - Circular 13/96, August 1996
- 4.102 The policy recognises the problems faced by people living in urban and rural areas who could not afford to purchase or rent a property in their locality. A need has been demonstrated in the District using evidence from:-
- 1) Parish Council surveys which have indicated a need for some 175 dwellings (40 % discount applied) as of 19th April 1993.
 - 2) Daventry District Council's (rural and urban areas) waiting list which indicated a need for 522 dwellings (40% discount applied), as at 19th April 1993.
- 4.103 40% discount rate has been applied to both the housing need survey evidence and the waiting list. This is to take account of possible double counting and need that is expressed but that does not represent a firm interest.
- 4.104 On the basis of the above evidence the District Council has set an initial and overall target of around 700 houses to be provided as affordable housing over the Local Plan period. This target will be monitored to take account of new survey evidence and the performance of permitted developments.
- 4.105 The District Council's ability to respond to this problem in a direct way by the provision and management of a suitable stock of housing has been considerably curtailed. While measures applied through the planning system can only be of limited effectiveness in controlling market forces, the District Council intends to take all possible steps to alleviate this problem. The District Council's policies are of two basic types:-

- 1) Additional policies in Daventry Town and rural areas in respect of land allocated in the local plan and on sites where planning permission would normally be granted under existing policies, designed to provide an element of affordable housing in large residential developments in response to a demonstrable lack of affordable housing to meet present and future need.
 - 2) New policies in rural areas designed to enable the granting of planning permission solely for small scale affordable housing development on a limited number of appropriate sites which would not normally receive planning permission under existing planning policies. "Affordable" housing provided under this policy must be in response to a demonstrable lack of affordable housing to meet present and future need. The occupation and affordability of the scheme must be controlled in perpetuity by appropriate legal agreements.
- 4.106 The District Council will also encourage ways other than by new build to provide affordable housing units, such as the conversion of non-residential property to small dwellings, the re-use of space above shops, the use of derelict and vacant land and the use of higher densities in accessible locations. In this context Policies HS7, HS8 and HS9 address these issues.
- 4.107 Further guidance on the operation of Policies HS25, HS26 and HS27 are provided in Supplementary Planning Guidance. It is strongly recommended that this document is consulted and that any proposals are discussed at an early stage with the District Council.