Brixworth Neighbourhood Development Plan 2011-2029

Made Version
(December 2016)
Foreword

Set amid the rolling Northamptonshire countryside and on one of the highest points of the Northamptonshire Uplands, Brixworth has a hilltop setting which commands the surrounding landscape. The village is dominated by its seventh century Saxon church set on the highest point of the old village. Over the years and particularly the nineteenth and twentieth centuries, the village has expanded mainly to the south, with the largest and most radical developments taking place in the last 35 years. This development has to some extent been imposed by external agencies with little input by residents.

Since 2011, the Localism Act has provided local residents with the ability to have a say in shaping the future of their communities by means of a Neighbourhood Plan. To take advantage of this opportunity Brixworth Parish Council set up a Neighbourhood Plan Steering Group, comprising some Parish Councillors, but mainly other local resident volunteers to create the Plan.

This Steering Group has consulted those who live, work or have a business interest in the area and constructed this Plan. We believe that this is a reasonable and fair Plan, as it allows Brixworth to grow in a sustainable fashion over the Plan period of 2011 to 2029.

We submit that the Steering Group has framed a document that allows development of a reasonable size, of an acceptable design and quality, in the right place, at a pace that the community can absorb and which helps to improve facilities within the community, protects valued landscapes and heritage and is business friendly.

David Parnaby
Chairman, Brixworth Neighbourhood Plan Steering Group

Group members:

David Parnaby, Bob Chattaway, Frank Allen, Ian Barratt, Mick Bates, Ann Blaber, David Boucher, Deidre Daish, Jo Wright, Paula Jones, Mike Lacey, Mike Nice, Nigel Ozier, Mike Parsons, Malcolm Rous, Rick Spurgeon.

Principal Advisers: Bob Keith, Chartered Town Planner, Tom James, Jane Parry, Daventry District Council
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1. Introduction

What is a Neighbourhood Development Plan?

1.1 Communities now have optional new powers to shape their development through neighbourhood planning, a new perspective on planning legislation introduced by the Localism Act 2011. A Neighbourhood Development Plan once approved or “Made” sets out a formal vision for an area and establishes planning policies and guidance for the use and development of land in the neighbourhood area. Thereafter the Neighbourhood Development Plan will form part of the Development Plan for the area and the policies and proposals it contains will therefore be used in the determination of planning applications within the neighbourhood.

Background to Brixworth

1.2 Brixworth is a large rural village in beautiful surroundings, which are much valued by its residents. It is situated in the Northamptonshire countryside some six miles north of Northampton and twelve miles east of Daventry. Market Harborough and Kettering are both twelve miles north of the village and Wellingborough some twelve miles east. It lies within the administrative area of Daventry District.

The Brixworth Neighbourhood Development Plan

1.3 The West Northamptonshire Joint Core Strategy (WNJCS) was adopted in December 2014. Amongst other things this plan determined the rural housing requirement until 2029. In addition Daventry District Council (DDC) has also begun work on the Settlements and Countryside Local Plan, which will amplify
the broad brush policies contained in the Joint Core Strategy (JCS). This emerging plan will eventually replace the saved policies in the Daventry District Local Plan adopted in 1997.

1.4 In recent years a number of planning applications have been submitted for further residential development in Brixworth. Several have been opposed by the local community because they object to further incursions into the surrounding countryside and believe that expansion in the recent past has already stretched the village infrastructure to the limit.

1.5 Against this background the Parish Council decided to prepare a neighbourhood plan to help shape and influence any future development. As the ‘Qualifying Body’, the Parish Council submitted an application to Daventry District Council to designate the Parish as a Neighbourhood Area. The District Council approved the application in March 2013.

1.6 The boundary of the Brixworth Neighbourhood Area corresponds to the Parish boundary and is indicated below.
1.7 Whilst the Brixworth Parish Council is the qualifying body, the Neighbourhood Plan has been prepared by a steering group that comprises community volunteers and Parish and District Council members and is mandated by the Parish Council as the Brixworth Neighbourhood Plan Steering Group (BNPSG).

The Plan Period

1.8 The Neighbourhood Plan will cover the period from 2011 to 2029. This corresponds to the plan period for the West Northamptonshire Joint Core Strategy and the emerging Settlements and Countryside Local Plan, providing consistency in the evidence base.
2. National and Local Planning Context

The Basic Conditions

2.1 The Localism Act 2011 stipulates that a Neighbourhood Development Plan must meet the Basic Conditions before it can come into force.

‘There are five Basic Conditions relevant to a Neighbourhood Plan. These are:
• having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to “make” the Neighbourhood Plan
• the “making” of the Neighbourhood Plan contributes to the achievement of sustainable development
• 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 [Daventry District Council] (or any part of that area)
• the “making” of the Neighbourhood Plan does not breach, and is otherwise compatible, with EU obligations
• prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan

National Policy

2.2 The “National Planning Policy Framework” (NPPF or “Framework”) sets out the Government’s planning policies for England and came into effect in March 2012. It provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans. The Brixworth Neighbourhood Plan has been developed with regard to national policy, especially the Framework. In addition the Neighbourhood Plan is also mindful of Planning Practice Guidance, which was published by the Government in 2014. The Guidance explains how national policy should be applied.

The Development Plan

2.3 The current Development Plan includes saved policies from the Daventry District Local Plan, which was adopted in 1997. Proposals for development are currently assessed against these saved policies. In addition the Development Plan comprises the West Northamptonshire Joint Core Strategy, which was adopted in December 2014. This Plan covers Northampton Borough, South Northamptonshire District and Daventry District. It sets out the long term vision and objectives for this area up to 2029, and includes strategic policies for steering and shaping the development needs.

2.4 Daventry District Council is currently preparing the Settlements and Countryside Local Plan which will supplement the policies and proposals in the Joint Core Strategy and eventually replace the saved policies in the Daventry District Local
Plan, similarly covering the period to 2029. However, work on the Local Plan is still at an early stage and it is not envisaged that it will be adopted until 2017.

2.5 To meet the Basic Conditions outlined above the Brixworth Neighbourhood Plan has conformed to the strategic policies in the Daventry District Local Plan 1997 and the West Northamptonshire Joint Core Strategy. Whilst not a Basic Condition BNPSG has also worked closely with Daventry District Council and had regard to the emerging Settlements and Countryside Local Plan.

Sustainable Development

2.6 The National Planning Policy Framework sets out the Government’s approach to sustainable development which is essentially about enabling development to cater for the needs of current generations, whilst ensuring that development does not worsen lives for future generations. To comply with the Basic Conditions this Brixworth Neighbourhood Development Plan has demonstrated that it contributes to the achievement of sustainable development and addresses economic, social and environmental considerations. To comply with this requirement the accompanying Basic Conditions Statement demonstrates how the Neighbourhood Plan contributes to the achievement of sustainable development and addresses economic, social and environmental considerations.

EU Obligations

2.7 The screening process undertaken by Daventry District Council concluded that a Strategic Environmental Assessment or Habitats Regulations Assessment was not necessary. The report “Brixworth SEA Screening Report with Responses” may be viewed at www.brixworth-np.org.uk and is included within the accompanying Basic Conditions Statement.

Basic Conditions Statement

2.8 When submitting a Neighbourhood Plan to the local Planning Authority the legislation requires that a number of other documents accompany it. One of these is commonly known as a ‘Basic Conditions Statement’. This must set out how the Neighbourhood Plan meets the requirements of each of the above basic conditions and other legal tests. A Basic Conditions Statement has thereby been prepared to accompany the submitted Brixworth Neighbourhood Development Plan and can be reached at www.brixworth-np.org.uk.
3. The Neighbourhood Area

Population

3.1 Brixworth is an ancient settlement with a village church that dates from around 680 AD. From Victorian times onwards, the village has grown from a community close to the church southwards for about a mile, to form a ribbon development which reaches the top of the hill and either side of the old Northampton Road.

3.2 Brixworth is unique amongst rural settlements in the area in that it had its own “district” Plan. From 1970 to 1983 large developments both to the east and south west of the village doubled the size of Brixworth. This was followed in the 1990s by the building of more than 750 houses on large housing estates on the eastern and southern borders of the village. Within the last few years smaller developments and social housing schemes have been built in the village. This extensive and rapid expansion has placed heavy demands on village services and facilities.

3.3 According to the 2011 census the population of Brixworth was 5,228 persons occupying 2025 dwellings. By October 2015, 195 dwellings have been either constructed or have received full planning permission, whilst a further 127 await reserved matters decisions and 8 have been approved by the Parish Council.

Map 2. Brixworth Growth 1846 to 2011

Housing

Broad Street

3.4 There are a number of different architectural areas in the village, largely based on the ages of the buildings. The oldest houses in the Conservation Area and adjacent roads tend to be of local limestone and ironstone with slate roofing. Window
openings are much smaller than in modern properties. The houses built during the Victorian era around Northampton Road (a part of which is in the Conservation Area) and also those around Broad Street are largely red brick with uniform street frontages and slate roofs. Houses in Brixworth Hall Park are mainly widely spaced, of low height and the whole providing a wooded aspect.

3.5 Houses from the 1960s and 1970s around Brackenborough or Pytchley Way are predominantly well spaced with pale coloured bricks. The 1970s and 80s themed development around Froxhill Crescent has seen modern versions of traditionally styled windows with “glazing bars”, mainly red brick, with occasional first floor rendering and cream colour wash. The open plan front gardens, valued trees, verges and green amenity areas illustrate desirable features. Housing around The Ashway to Northampton Road dates from the 1990s and exhibits features of a number of reproduction “period” styles.

3.6 The housing stock is mainly owner occupier with varied sizes. In recent years several affordable homes have become available as part of the quota required in the wider district, as Swans Nest and Highfield Close (48 total dwellings) have been purchased by DDC or housing associations from builders in difficulties.

Employment

3.7 Employment levels are good with a mix of working in the surrounding areas and within Brixworth itself. From a “snapshot” survey conducted at a number of Brixworth businesses, most employees travel to work by car. For example in January 2013, Mercedes AMG quoted that only 11% of their combined work force of contractors and employees of 600 lived in Brixworth.

3.8 It is difficult to measure how many people work from home as part of their employment or business. However, with the growing reliance on the internet there is widespread support for fibre optic cabling, which in part is currently under way in Brixworth.

Business

3.9 Currently Brixworth has a vibrant economy. There is an industrial estate on the north eastern side of the village bounded by the A508, with Mercedes AMG Powertains being the biggest employer. Planning permission has recently been approved for a new light industrial estate (together with 9 houses) on Station Road DA/2013/0066, a Care Village to the south of Brixworth DA/2013/0510 and also an independent living complex on Holcot Road DA/2015/0286. From these applications the total number of estimated jobs created is over 300.

3.10 There are also a number of small retailers around the centre of the village and on Northampton Road. The same “snapshot” survey (as in 3.7) of local businesses in 2012 suggested that the majority did not rely solely on residents from Brixworth for their workforce.

Infrastructure

3.11 The accepted centre of the village on Spratton Road where shops, the Library and Community Centre are located, has inadequate car parking provision which gives rise to many negative comments by Brixworth residents. (Maps 4a Brixworth North and 4b Brixworth South, Brixworth Parish Facilities, Appendix 4.)

3.12 Primary medical care in the village is under strain as the current Brixworth surgery was designed for up to approximately 3,500 patients from Brixworth and up to 1,500 from surrounding villages. It is now handling around 7,500 patients. The Brixworth surgery now acts in partnership with the Guilsborough surgery - with a combined total of nearly 15,000 patients. However the surgery in Brixworth is now considered unsuitable for purpose by the combined Saxon Spires Practice and the Patient Participation Group, a view shared by the NHS CCG and the Community as part of the enagement on this Plan. Significant numbers of patients from Brixworth now travel to Guilsbourough as a consequence. The Brixworth Neighbourhood Plan includes the provision of a new surgery on the eastern side of Northampton Road, negotiated and approved as part of the consequences of nearby development. This surgery is designed only to cope with the current patient list, plus the expected intake from the new developments in the vicinity.
3.13 According to the latest Ofsted report of April 20, 2016, the Brixworth CEVC Primary School continues to be good and has a good relationship between staff and parents. Currently the school roll comprises 492 pupils with a theoretical maximum of 490 children. The County Council now acknowledges that, with those pupil numbers expected to arise from recent approved developments, the number of pupils at the school will continue to rise. (An assessment by the school in May 2016 is expecting at least 496 in September 2016). A recent County Council survey led to a decision to increase capacity to 525 and to build new classrooms and other facilities, which has commenced. The school currently has one temporary building of two classrooms, which will be used for essential storage once new buildings are completed. There is little room for expansion on this constrained site. In order to accommodate the expected increase it may mean giving priority to the pupils from the linked catchment area of Brixworth and Scaldwell. The County Council have said “It is the County Council’s responsibility to accommodate primary school pupils at their local schools where possible. The County Council will continue to seek planning contributions from new development within the area to assist with adding future capacity.” (Source, email: Northamptonshire County Council, August 17, 2015.)

3.14 As far as secondary schools are concerned, the County Council believe that Moulton School (which is outside the Neighbourhood Area) will be able to continue to take all Brixworth pupils defined in this current plan. This is because the governors and Head Teacher have said that they are determined to remain serving a rural catchment area and may restrict entry from Northampton Borough as a consequence. The County Council have said “Moulton is virtually full at present and the County Council are looking to provide a new secondary school in the area to accommodate the continued demand for places.” (Source, email: Northamptonshire County Council, August 17, 2015.)

3.15 Regarding waste water recycling, Brixworth and the nearby village of Spratton discharge into a common treatment plant off the Creaton Road, which in turn discharges into the Brampton Arm of the River Nene. This plant was expanded in the 1970s to cope with a population of approximately 6,500. It now appears to be handling numbers in excess of this.

3.16 According to Western Power, the electrical power supply to the north of Northampton had been an issue but a new major electrical distribution network has now been installed; the replacing of overhead wires with underground cables in the older parts of Brixworth is nearing completion.

Natural Environment

3.17 The Parish sits in an area characterised by outstanding views and a natural landscape. This surrounding landscape is highly valued by residents due in part to the magnificent far reaching views and associated tranquillity. This is particularly true on the western and southern sides of the village. On the western side of the A508 running from south to north is a Special Landscape Area as designated by DDC in saved policy EN1. There are good walks along footpaths in this part of the Parish.
3.18 Pitsford Reservoir and Country Park is located immediately to the south east and sits in a valley on the eastern side of the A508. It includes a Site of Special Scientific Interest and is managed by Anglian Water Authority. It is also a recreation area with sailing, fishing, walking, cycle riding and children’s play area.

3.19 As part of its evidence gathering BNPSG commissioned professional Landscape Consultants to assess the surrounding landscape and its sensitivity to development. (Lockhart Garratt, August 2014 - Landscape Character Assessment LCA, Appendix 5). This study was based on published material, including the Northamptonshire Landscape Character Assessment (2006), together with a ground survey. The LCA identified a number of character types within the Brixworth Neighbourhood area (see Fig.2 of the LCA, Appendix 1). To the west, north and south of the settlement it defined a locally complex pattern of undulating enclosed pasture (coloured orange in Fig.2) and undulating arable land (coloured brown). The whole of this area was designated as a Special Landscape Area and is included in the Saved Polices of DDC from 1997 and confirmed in 2007. The consultant’s study identified these areas as highly sensitive to change providing expansive views to recreational users in the south and west, and fields to the north protecting the setting of the Saxon church. East of the A508 the open undulating hillside farmland (coloured green on Fig.2 in the Lockhart Garratt study) rising from Pitsford Water is also identified as highly sensitive as it forms an important function in protecting the setting and views of the reservoir. A final small area on the north-east side of the settlement (coloured purple on Fig. 2) is identified as clay plateau pasture. This area is considered to be less sensitive to development and lies East of the A508. The LCA considered that breaching this road “could compromise its effectiveness and lead to further development creep towards the highly sensitive land further downslope.” Proposals Map 1 summarises the Land Sensitivity of the Neighbourhood area. The LCA found Brixworth to be “a charmingly eclectic village set in beautiful open farmland with expansive, sometimes breath-taking views enhanced by “the proximity of Pitsford water, the nature reserve, the Brampton Valley Way National Trail, as well as the elevated views helps to define the bucolic setting and tranquillity of Brixworth.” During the Public Consultation the residents of Brixworth expressed their desire to maintain its village atmosphere and rural landscape. The LCA provides further evidence to support the Neighbourhood Plan.

Historic Environment

3.20 The Saxon church has been described by English Heritage as one of the most significant buildings in England and is the most tangible heritage asset within the Parish. There are 16 Listed Buildings and monuments in the village, including the church but also some Edwardian houses and the old workhouse alongside the notable modern Community Centre built in 1999.
3.21 The surrounding area is also rich in history, with the remains of a Roman villa to the north of the church. Romano British artefacts have been found in surrounding fields. The Wolfrage Manor site close to the old Spratton station, is said to have existed before the site of Brixworth village. There is evidence of Roman and Saxon occupation in farming and a Saxon community pit or long house (grubenhaus) to the south and south west of the village.

The Conservation Area
(Map 5, Appendix 4)

3.22 The extensive Conservation Area is an important area that deserves focused protection. Many of the early buildings near the church have no foundations and growth of heavy traffic alongside through Church Street has become a concern in recent years. The Saxon church and the ancient Butter Cross (a scheduled monument) receive visitors from all over the world and are important tourist attractions.
3.23 Where the Conservation Area extends into Northampton Road, concern has been expressed where the setting of listed buildings appears to be challenged by adjacent commercial activities.

Pinch point traffic jam in Church Street

**Health and Well being**

3.24 The recent past has seen improvements in local policing achieved by a concerted rural policy comprising a sergeant, 3 PCs and 3 PCSOs, including one PCSO with true local knowledge who provides a visible and effective presence. Concern is growing that, should cover for Brixworth be reduced as a consequence of that success, or of budget cuts, that improvement in policing will be lost.

3.25 The churches are well supported and there are some 50 or so clubs within the village including U3A, Scouts and Guides, cricket, football, indoor bowls, history, drama, gardening and photography. These clubs are largely well subscribed and the halls and similar facilities they use are just adequate for this use. As popularity for the well run junior football, cricket and tennis clubs is growing, additional playing facilities may be needed as well as improved maintenance of existing areas to sustain outdoor sports. In particular the St David’s playing field has a great deal of use, whereas The Ashway changing facilities need improvements to comply with senior league football rules. These improvements would relieve pressure on St David’s. The Haywards Barns area is used for cricket and tennis and there is scope for longer term development of the site to enable the possibility of girls cricket and bowls. Some funds will become available for the provision or enhancement of outdoor sports facilities in Brixworth, from the developers of Saxon Rise. Decisions will be taken between DDC, the BNPSG, the Brixworth Parish Council and the various clubs to consider the most appropriate and beneficial ways to use these funds to support outdoor sports.

3.26 There are numerous and much used walks and cycle tracks around the Parish which connect with the Northamptonshire Round, Midshires Way, Brampton Valley Way and Brixworth Country Park. The Sailing Club is well supported and many classes of sailing craft use Pitsford Reservoir.
4. Community Engagement

Non Statutory Consultation

Interaction with residents

4.1 The Steering Group has attempted to be visible and transparent at all times as it has prepared the Neighbourhood Plan. Ongoing communication with the local community has been via a mix of public and focus group meetings, face to face surveying, articles in the local press, questionnaires, information boards and via the dedicated website.

4.2 The key points of concern were initially derived from open ended discussions with residents. The Steering Group conducted informal interviews with 196 residents between September and December 2013 (see Appendix 2). Principal concerns were the continual expansion of Brixworth and the effects on services and facilities, infrastructure (including traffic issues) and intrusion into the surrounding countryside. Many people commented on the fact that they wanted to live in a village, in a rural area and although large, that Brixworth has that “sense of place.”

4.3 A household questionnaire was then constructed around the topics above and distributed to each house in the Parish. Some 769 replies were received confirming that the initial discussions had identified the major elements of residents’ concerns. The results were fed back to the local community at the 2014 Annual Parish Meeting and made available on the website and within the Information Centre. A synopsis of the results was also included within the September 2014 issue of the Brixworth Bulletin.

Questionnaire summary This may be viewed at www.brixworth-np.org.uk.

4.4 Some Brixworth residents have welcomed new development in the past, but more recently strong concerns have built up as many feel that the village now needs a period of consolidation to permit services and infrastructure to catch up. For instance 95% of the responses to the household questionnaire agreed that new development should be incremental allowing organic growth and evolution of facilities.
4.5 Similarly 96% agreed that any new housing should not undermine the form and character of the village, especially in the Conservation Area, nor undermine valued green spaces and valued views, especially to the south, south west and west.

4.6 The questionnaire also asked residents to identify the number of houses that should be provided over the plan period. Around 30% of respondents felt that a minimal number of new homes was now acceptable and only 3% regarded more than 200 new dwellings as being appropriate. The average respondent felt that approximately 100 dwellings were acceptable.

4.7 In a special survey a group of 19 students (aged 17 and 18) at Moulton School expressed concern that Brixworth housing should be limited to small numbers.

Interaction with key providers and others

4.8 The Steering Group has also had discussions with potential developers and emphasised the opinions of the residents regarding risk of urban sprawl, loss of valued landscape and overloading of village services and facilities.

4.9 The Group considers that it is important to support the Primary School and maintain and improve facilities while preserving the outside spaces, including the playing field. Discussions were held with the governors and the County Council to ascertain how they propose to cope with increased pupil numbers. This led to the County Council agreeing to a full review of the Brixworth school site which agreed improvements commencing in 2016. The Steering Group also investigated whether Moulton Secondary School would be able to continue to accept pupils from Brixworth in the future as the Joint Core Strategy has allocated a Sustainable Urban Extension (SUE) in the Moulton locality. The County Council have indicated that Moulton School, as a priority, will continue to accept the level of pupils from Brixworth and Scaldwell envisaged in the Brixworth Primary School review. The County Council have said “It is the County Council’s intention to accommodate pupils from the SUE with a new secondary school in the area. This should also provide some additional capacity in the area.” (Source, email: Northamptonshire County Council, August 17, 2015.)
The Brixworth Primary School Governors have said:

“Brixworth CEVC Primary School is consistently providing excellent standards of teaching and learning. Following a period of consultation with the LEA, it is clear that in the near future we will become a two and a half form entry school (525 children) with new facilities to ensure the high standards continue, giving opportunity for children to grow and develop.

The current Brixworth surgery building is no longer adequate and there is not sufficient space to expand. We support strongly the drive to find a new site and premises, which is urgently required.”

The Saxon Spires Patient Participation Group has said:

“The Patient Group accept that the current Brixworth surgery in the Saxon Spires Practice is doing the best it can with increasing workload in a surgery designed for considerably less than its current patients, that in turn is putting increasing pressure on the Practice’s Guilsborough surgery.

It is clear that the Practice needs a new Brixworth surgery premises which will enable the Practice to handle more patients at Brixworth, to provide and improve patient care nearer to home and meet Government care objectives.”

4.10 The Group are in regular contact with the Saxon Spires Surgery and its Patients Group and has influenced the setting up of a “panel” comprising a developer and various stakeholders in the surgery with the aim of investigating whether a new surgery could be built in Brixworth. (Planning permission now granted)

4.11 The Steering Group has liaised with surrounding Parish Councils and informed them of the intention to progress the Neighbourhood Plan. A survey was carried out in the discussions with selected local businesses. (See Consultation Statement for summary.)

4.12 Some of the statutory authorities mentioned above are examples of where more vigorous interaction was considered to be required. Others contacted and which responded, include the Environment Agency, Anglian Water Authority, Western Power, Campaign for Rural England, British Telecom.

**Statutory Consultation**

4.13 In order to publicise the Draft Plan and bring it to the attention of people who live, work or carry on business in the Neighbourhood Area the Steering Group...
published in the June edition of the Brixworth Bulletin that the Plan was now out for public consultation and how people who lived, worked or had an interest in Brixworth could comment on it. Banners were placed around the village advertising the process and closing date. The Bulletin is delivered to every household in Brixworth and every business. Nevertheless, additional letters were sent to several businesses reminding them that they could respond should they wish. A public meeting was held on June 11 in the form of a workshop to allow people to examine different aspects of the Plan. Members of the Steering Group plus members of the Saxon Spires Patient Participation Group were in attendance.

4.14 Comments on the Draft Plan had to be submitted in writing:

via email: info@brixworth-np.org.uk; or

posted to the Information Point, Brixworth Community Centre, Spratton Road, Brixworth.

The consultation period lasted 6 weeks from the date on which the Draft Plan was first publicised. The deadline for comments was 13 July 2015.

4.15 For a detailed analysis of the responses and actions taken, see the accompanying Consultation Statement.

Consultation Statement

4.16 When submitting a Neighbourhood Plan to a local Planning Authority the legislation requires that a number of other documents accompany it. One of these is commonly known as a ‘Consultation Statement’. This must explain how engagement with the local community and others has shaped the development of the Neighbourhood Plan. A Consultation Statement has thereby been prepared to accompany the submitted Brixworth Neighbourhood Development Plan. See www.brixworth-np.org.uk.
5. Vision and Objectives

Key Issues

5.1 The engagement with the local community and the associated evidence gathering identified a number of issues, as set out below in 5.2 to 5.5, that needed to be addressed in the Neighbourhood Plan.

5.2 There is a strong desire for Brixworth to remain a rural community with its own sense of identity and place. There is a need to maintain a mix of housing, including sheltered accommodation and affordable homes. However the local community is clearly concerned about the capacity of the village to absorb significant new residential development. There is a strong sense that the existing infrastructure is struggling to meet current needs. The GP surgery and schools are already fully stretched or close to capacity. There is a need for additional or improved shopping facilities in the centre in conjunction with improved parking facilities also to serve the community centre, but there is little space available. Parking spaces at the surgery and school are also very limited. There are some doubts about the medium term adequacy of the bus service.

5.3 Additionally, concerns have been expressed about the impact of further residential development on the surrounding countryside. The village stands on a plateau surrounded by attractive open countryside. The sensitivity of the landscape on the periphery of the village is emphasised in the independent landscape study. (Appendix 5, Landscape Appraisal, Lockhart Garratt, August 2014).

Northampton Road looking west

Pitsford Reservoir
5.4 These issues could be compounded by further residential schemes. There is therefore a feeling that the scale of recent residential development now needs to be absorbed and there should be a period of consolidation. Whilst some growth is inevitable and should be welcomed, it is felt that this needs to be in the correct location and limited in scale. Similarly it needs to be phased so infrastructure and the associated services and facilities can cope. Small scale housing development using brownfield or infill land may therefore be acceptable, but it will need to be restricted to the existing village confines.

5.5 There is a similar desire to maintain and preserve local employment opportunities subject to the above considerations being satisfied.

Vision

5.6 The vision is:

**By 2029 we aim to have created a Brixworth that will:**
- be a sustainable, thriving and prosperous community;
- have maintained its village character within its rural surroundings;
- be a parish with a thriving natural environment with sustainable wildlife; and
- have seen changes that will have benefited the whole community.

Objectives

5.7 To deliver this vision the Plan has the following objectives:
- a housing growth strategy tailored to the community needs and context of Brixworth;
- achieving development which is sensitive to built setting and its rural surroundings;
- protection of environment, heritage, especially around the Saxon church, valued landscape and valued amenity and green spaces within the Parish;
- improved local facilities for existing and new residents; and
- maintaining a vibrant local economy.
6. Policies

The Residential Plan for Daventry District

6.1 The Development Plan for the area primarily consists of the:

• Saved Policies in the Daventry District Local Plan (1997); and
• West Northamptonshire Joint Core Strategy (2014).

6.2 The Local Plan designates Brixworth as a ‘Limited Development Village’.

Saved Policy HS11 states:

Planning permission will be granted for residential development in limited development villages provided that;

• It is on sites specifically identified for additional residential development in this local plan; or
• It comprises small scale development within the existing confines of the village as defined on the proposals map, village insets; and
• It does not affect open land which is of particular significance to the form and character of the village; or,
• It comprises the renovation, adaptation or the conversion of buildings for residential purposes.

6.3 Saved Policy HS11 adds that planning permission for residential development will not normally be granted on sites outside of the existing confines of the Brixworth as defined on Map 8 other than on sites specifically identified in the Local Plan. The supporting justification to saved Policy HS14 adds that “the bypass forms a logical new boundary to the east of Brixworth and the edge of the village to the west is already well defined. The village is surrounded by attractive open countryside, particularly in the foreground of the historic church. There is sufficient land on sites identified in the previous policies without further need to encroach in to the open countryside”.

6.4 In the Report on the JCS Examination (Issue 16, The Rural Areas) the Inspector accepted that Policy R1 provided a basis for the establishment of a hierarchy of villages based on an analysis of services and facilities. This will be undertaken as part of the preparation of the Daventry Settlements and Countryside Local Plan. However, the Neighbourhood Plan will be submitted before the Local Plan has been adopted. The BNPSG has thereby worked closely with the District Council to ensure the Neighbourhood Plan is in general conformity with the emerging Local Plan. Policy R1 in the West Northamptonshire Joint Core Strategy provides the spatial strategy for the rural areas. It states that 2360 dwellings are required in the rural areas of Daventry District over the plan period.

6.5 Policy R1 also provides for a rural settlement hierarchy which 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. However, it does not categorise individual villages. This will be undertaken as part of the preparation of the emerging Daventry Settlements
and Countryside Local Plan. Until such time Brixworth’s designation will remain as a ‘Limited Development Village’ as designated in the Local Plan.

6.6 Policy R1 adds that residential development in rural areas will be required to:

- 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
- not affect open land which is of particular significance to the form and character of the village; and
- preserve and enhance historic buildings and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and
- protect the amenity of existing residents; and
- be of an appropriate scale to the existing settlement; and
- promote sustainable development that equally addresses economic, social and environmental issues; and
- be within the existing confines of the village.

6.7 Once the housing requirement for the rural areas has been met through planning permissions or future allocations, Policy R1 adds that further housing development will only be permitted where it can be demonstrated that it:

- would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or
- 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
- has been informed by an effective community involvement exercise prior to the submission of a planning application; or
- is a rural exceptions site that meets the criteria set out in Policy H3; or
- has been agreed through an adopted neighbourhood plan.

**Rural Housing Land Availability**

6.8 The District Council’s 2015 Housing Land Availability report identified the progress that is being made against the delivery of the rural housing requirement set out in the Joint Core Strategy. As at 1 April 2015 there was a requirement for a further 91 dwellings to be delivered against the housing requirement for the rural areas of about 2360 dwellings over the plan period.

6.9 Daventry District Council has since provided a further update, which represents the position as at 30 September 2015 i.e. the end of the 3rd quarter of the monitoring year. This means that the rural housing requirement in Daventry District has now been exceeded by 216 dwellings.

6.10 The District Council has therefore pointed out that the final part of Policy R1 of the Joint Core Strategy (as described in paragraph 6.7 above) is now engaged when dealing with applications for residential development in the rural areas.
Five Year Land Supply

6.11 In April 2016 DDC published a Housing Land Availability Report which demonstrated that it could identify a 5.95 year land supply of housing land for the period of 2016/17 to 2020/21.

Housing Development in Brixworth

6.12 At the start of the Plan period (April 2011) the total number of dwellings was 2025 (source ONS data). Since then there has been a significant number of dwellings either granted planning permission or currently awaiting a decision. This is summarised in Table 1. below:

Table 1. Sites granted Planning Permission April 2011 - July 2016

<table>
<thead>
<tr>
<th>Sites granted planning permission (April 2011 – July 2016):</th>
<th>No. of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>· The Knoll DA/2011/0237</td>
<td>1</td>
</tr>
<tr>
<td>· 8 High Street DA/2012/0561</td>
<td>1</td>
</tr>
<tr>
<td>· Land East of Northampton Road DA/2014/0360</td>
<td>148</td>
</tr>
<tr>
<td>· Eaglehurst DA/2012/0449</td>
<td>15</td>
</tr>
<tr>
<td>· Victors Barns DA/2014/0117</td>
<td>7</td>
</tr>
<tr>
<td>· Old Station Yard DA/2013/0066</td>
<td>9</td>
</tr>
<tr>
<td>· Country House DA/2013/0993</td>
<td>1</td>
</tr>
<tr>
<td>· 12 Woodsfield DA/2014/0982</td>
<td>1</td>
</tr>
<tr>
<td>· Church Street DA/2015/0516</td>
<td>1</td>
</tr>
<tr>
<td>· Eastfield Road DA/2015/0473</td>
<td>1</td>
</tr>
<tr>
<td>· Holcot Road DA/2015/0286</td>
<td>10</td>
</tr>
<tr>
<td>· Victors Barns DA/2014/0910</td>
<td>5</td>
</tr>
<tr>
<td>· Land East of Northampton Road DA/2015/0838</td>
<td>90</td>
</tr>
<tr>
<td>· Victors Barns DA/2015/1009</td>
<td>32**</td>
</tr>
<tr>
<td>· Total</td>
<td>290+32**</td>
</tr>
</tbody>
</table>

6.13 Since April 2011 if all sites are granted full planning permission, it would result in an increase of 14.3% over the 2011 census figures, or 16.0% when the close care cottages and apartments (**) from DA/2015/1009 are included. (This application includes a 60 bed nursing home which has not been included in the table above or the calculated increase).

6.14 Policy R1 in the adopted Joint Core Strategy states that development within the rural areas will be guided by a rural settlement hierarchy. Brixworth might eventually be designated as a ‘primary service village’ in the emerging Local Plan - though it lacks a secondary school, which is regarded as one of the most important considerations in paragraph 16.10 of the Joint Core Strategy. The submitted version of the Joint Core Strategy advocated that villages in this category should have residential growth up to 12% over the Plan period. Although the Inspector
subsequently recommended the removal of the suggested percentage growth figures for each level in the rural settlement hierarchy, it does highlight that even if Brixworth is designated as a ‘primary service village’ it has already exceeded the suggested guidance maximum growth figure.


Northampton Road east
DA/2013/0334 150 dwellings

Eaglehurst DA/2012/0449 15 dwellings
6.15 The residential development that has taken place since the start of the Plan period has produced a good mix of housing types, including single through to five bedroom properties. Discussions with a current developer confirm a good mix will be maintained.

Housing Need in the Village

6.16 The most recent Housing Needs Analysis was undertaken by Daventry District Council in February 2013. This identified 19 potential households which were in need of affordable housing in Brixworth, as identified in the table below. This particular housing requirement is more than covered by the provision made as part of the recent developments on the Northampton Road.

Table 2. Brixworth Housing Needs Analysis 2013.

<table>
<thead>
<tr>
<th>Rented</th>
<th>Shared Ownership</th>
<th>Open Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 X 1 bed flats</td>
<td>3 x 3 bed flat</td>
<td></td>
</tr>
<tr>
<td>1 X 2 bed house</td>
<td>4 X 2 bed house</td>
<td>2 X 2 bed house</td>
</tr>
<tr>
<td>2 X 3 bed house</td>
<td>2 X 3 bed house</td>
<td></td>
</tr>
<tr>
<td>2 x bungalows for elderly</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Daventry District Council Housing Needs Analysis in Brixworth (Feb 2013)

Environmental Constraints

6.17 As part of the on-going preparation of the Plan the Steering Group considered the strategic options for future residential development in and around the village. The form and shape of the built up areas indicated that there were broadly three strategic options for any future residential development:

▪ to the east of the A508 Bypass;
▪ to the north, west and south of the existing built-up area; and
▪ within the existing settlement confines.

6.18 Any development to the east of the A508 would be a departure from the position adopted in the Daventry Local Plan adopted in 1997. This document stated that the bypass formed a logical boundary to the east of Brixworth. In the intervening years this position has been upheld. It is felt that should residential development ever occur to the east of this major road it could set an undesirable precedent. Once this road is breached there is no obvious natural or physical boundary to restrict further residential development that could creep towards Scaldwell and more sensitive landscape areas.

6.19 Perhaps most importantly, any occupants of housing located in this area could be physically and mentally isolated from the core of the village, and the opportunity to be integrated into the local community would thereby be diminished. It would restrict social interaction and not be conducive to a sustainable community.
6.20 There is also concern about the potential impact on the setting of Brixworth Country Park, which offers stunning views over the extensive Pitsford Water. Developed and managed by Northamptonshire County Council with Millennium Commission funding, the park is described as “a national showpiece for accessible countryside – providing access for all irrespective of physical or mental ability and social or cultural background”. The Country Park and Pitsford Water combine to offer circular, well-marked, hard-surfaced trails through the surrounding woodlands and meadows. Any development in the vicinity could harm the views from this important recreational asset and also have an adverse impact on the SSSI.

6.21 There are also environmental constraints to the north, west and south of the existing built-up area. The Daventry Local Plan pointed out that the western edge of the village is well defined. It added that the village is surrounded by attractive open countryside, particularly in the foreground of the historic church. Indeed most of the countryside to the immediate west of the village was designated a Special Landscape Area in the Local Plan.

6.22 The landscape character assessment undertaken as part of the preparation of the Neighbourhood Plan also identified the area to the north, west and south as highly sensitive to change. This study also noted the “expansive, sometimes breath-taking views” across this area.

6.23 The Brampton Valley Way National Trail also passes immediately to the west of the built up area. This is a 14-mile (23 km) linear park that has been built on the line of the former Northampton to Market Harborough Railway. Managed by Northamptonshire County Council, this trail forms part of the National Cycle Network and contains a detour to the Country Park.

6.24 It was therefore concluded that new housing located to the north, west and south of the village would have an adverse impact on environmental considerations, recreational activity, ecological interests, and landscape sensitivity. It would not thereby constitute sustainable development.

6.25 However, it is acknowledged that there are opportunities for limited infilling within the existing settlement confines that could provide some organic growth over the Plan period. There are also several sites that could become vacant and available for redevelopment. Nevertheless it is felt that any such development needs to be in keeping with its surroundings and not harm any historical features.

Views of the Local Community

6.26 Engagement throughout the preparation of the plan indicated a strong desire by the local community to maintain Brixworth as a rural village, preserving the surrounding landscape, environment and agricultural land. Similarly the vast majority agreed that any new housing should not undermine the form and character of the village, especially in the Conservation area, nor undermine valued green spaces and valued views, maintaining access to the countryside walks, especially to the south, south west and west.
6.27 Whilst local residents have welcomed new development in the past, there were strong concerns that the village now needs a period of consolidation to permit services and infrastructure to meet the current demand before overloading them any further.

6.28 It was acknowledged that some limited development was inevitable, but this must be of small size with brownfield sites or infill strongly preferred. Some affordable housing is acceptable and priority should be for the local young and local elderly.

**Site between Northampton Road and the A508 Harborough Road**

6.29 In the course of preparing the Neighbourhood Plan the Steering Group positively engaged with developers to achieve a successful outcome, leading to reserved matters planning permission for 90 dwellings (DA/2015/0800). In order to meet its share of the rural housing requirement specified in the Joint Core Strategy, the Plan supports this application that will adjoin the residential development located to the far south of the village between Northampton Road and A508 Harborough Road. Although in the open countryside, it is between two busy roads and opposite the site approved for a new care home. As part of this proposal a new GP surgery (DA/2015/0838) and associated parking will be delivered near the allotments together with additional parking near the library (DA/2015/0911). There will also be educational provision to cope with the additional demand generated by this site.

6.30 Beyond support for the above planning application the Neighbourhood Plan has made no allocation of land for residential development for the following reasons:

- the current status as a ‘Limited Development Village’ in the Daventry Local Plan (1997) and the provisions of saved Policy HS11;
- the rural housing requirement across the District specified in the Joint Core Strategy (2014) has already been exceeded by 140 dwellings. As a consequence the District Council has pointed out that the final part of Policy R1 of the Joint Core Strategy (see Para 6.7) is now engaged when dealing with applications for residential development in the rural areas;
- the District Council has identified a 5.95 year supply;
- the village has already experienced an increase of 16.3% additional dwellings since April 2011;
- the identified need for affordable homes has been met by recent developments;
- any development to the north, west and south of the village would involve incursion into the surrounding open countryside and would have a detrimental impact on sensitive landscape (much of which has
been designated as a Special Landscape Area in the Daventry Local Plan) and other environmental and recreational considerations;

- any development to the east beyond the A508 bypass would facilitate unbridled development into open countryside with no physical or natural boundary once breached, which could have an adverse impact on the setting of the country park and the SSSI. It could also create a separate community isolated from the existing settlement;

- some of the existing services and facilities in the village are already overstretched and could not cope with additional demand; and

- the views of the local community who have strong concerns about even more residential development that could reduce the ‘rural feel’ of the village and feel there is a need for consolidation after extensive growth in recent years.

6.31 As a consequence of the above the Neighbourhood Plan does not include any allocations for residential development outside the current village confines. The plan gives careful consideration to the assessment of environmental factors of the landscape around the village which should be taken into account in the suitability of sites for development (through the emerging Local Plan Part 2) should there be evidence of the need for further housing development in the village. This forms evidence to be taken into account when considering criterion B of JCS Policy R1; ‘Residential development in rural areas will be required to ........ not affect open land which is of significance to the form and character of the village.’

6.32 Infill development within the village confines will be acceptable provided that it meets certain criteria specified in the housing policy. This includes being of a design and scale that is appropriate to its particular setting and the character of the village. It should also be eco-friendly and of high quality build.

6.33 It is important that infill development or extension to existing property matches or complements the local characteristics in regard to scale, size, colour and building and roofing materials. Any such infill should not be allowed to impinge on the setting of its surrounding areas or to visually intrude on them.

6.34 Potential new infill development should address specific issues relating to the historic environment and its surroundings. The setting of the church and the listed buildings nearby should be conserved and enhanced. It should be ensured that new development is integrated with existing buildings so as not to lose local distinctiveness and a sense of place. Every effort should be made to avoid erosion of the character of the Conservation Area by preserving the vernacular architecture and its features, the Northamptonshire stone walls and buildings and the Victorian buildings of local red brick. The opportunity for new development should be used to enhance its special characteristics both within it and its immediate surroundings. Off the shelf design may not be appropriate. The dry and mortared stone walls which continue from the surrounding countryside into the village help to soften the rural-built interface.

6.35 Many residents identified parking problems as an issue for the future of the village. They identified areas around the shops on Spratton Road, the Doctors’ Surgery, and the area around the school entrance. The development of the site
between Northampton Road and the A508 will bring additional car parking to the library and community centre site, and provide over twice the number of surgery parking spaces at the new surgery. Future infill development should provide 2 car parking spaces per dwelling. This requirement is necessary due to the high proportion of houses having 2 or more vehicles. Residents in rural areas rely on their cars to travel to and from work in the absence of adequate public transport.

**Policy 1 – Residential Development**

Residential development on infill sites within the village confines will be supported providing that:

1. it is in harmony with its surroundings in terms of scale, layout and design;
2. it incorporates, wherever appropriate, locally distinctive features and materials, such as Northampton Ironstone;
3. there is no harm to the Conservation Area and the setting of the Saxon church;
4. it incorporates features that improve environmental performance, such as energy efficiency measures and green energy generation;
5. it is of small scale appropriate to its surroundings;
6. there is provision for a minimum of 2 off road car parking spaces per dwelling; and
7. any loss of an existing service or facility has adequate compensatory provision that is of an equivalent scale, accessibility and function or it is demonstrated that it is no longer economically viable; and
8. it takes into account the guidance and principles contained in the Planning Out Crime in Northamptonshire SPG and any future SPD.

Proposals should be in accordance with Policy R1 in the West Northamptonshire Joint Core Strategy and the guidance contained in the Brixworth Village Design Statement. The boundary of the village confines is shown on the Proposals Maps.

**Natural Environment**

6.36 Brixworth is a rural parish comprising a village surrounded by rolling ironstone slopes and high grade agricultural land. The landscape quality and beauty of the adjoining countryside is something that the local community value very highly.

6.37 The Daventry Local Plan (1997) sought to protect the attractive open countryside around Brixworth, particularly in the foreground of All Saints Church, which is known locally as the ‘Saxon Church’. The saved policies thereby severely restrain development in the open countryside and state that any proposals should not adversely affect the Special Landscape Area. Most of the countryside to the immediate south and west of the village comes under this designation. The Local Plan also states that planning permission will not be granted for residential development in the open countryside other than the re-use or conversion of existing
buildings, essential for the purposes of agriculture or forestry, or the replacement of an existing dwelling.

6.38 The Brixworth Village Design Statement was prepared by a steering group of villagers, with the support of the Parish Council. Amongst other things the document highlighted the quality of the surrounding landscape character and sought to positively manage any changes that might affect it. It also described the unique features of the village which local residents’ value and would like to see retained or enhanced. The Statement was approved by Daventry District Council in September 2004 as Supplementary Planning Guidance. As such the Statement is a material consideration when assessing planning applications in the parish. As part of the preparation of this document the Neighbourhood Plan Steering Group revisited the Village Design Statement and concluded that the various guidelines listed are still relevant and apply today, and thereby need to be incorporated into the Neighbourhood Plan.

6.39 In 2006 the River Nene Regional Park (RNRP) co-ordinated a comprehensive Environmental Character Strategy and Green Infrastructure Strategy. This describes the physical environment of the county to help planners, developers and the local community understand how the present day landscape has evolved and how it functions. The Assessment considers the different elements that influence the landscape including: environmental character; historic landscape character; biodiversity character assessment; and green infrastructure. The study indicates that the landscape around Brixworth forms part of the Central Northamptonshire Plateau and Valleys. It shows that the village itself is surrounded by rolling ironstone valley slopes that incorporate modern field patterns. In terms of green infrastructure the Brampton Arm crosses the parish to the west of the village. This is a major tributary of the River Nene and follows a north-south course. It forms a sub-regional green infrastructure corridor along the valley, following the line of the disused railway line that ran from Northampton to Market Harborough, now a well used cycle and walking track.

6.40 The Core Planning Principles listed in the National Planning Policy Framework (paragraph 17) recognise the intrinsic value and beauty of the surrounding countryside. The Principles also support conservation of local heritage assets. Section 11 highlights the need to protect the surrounding valued landscape and endorses the need to protect areas of tranquillity.

6.41 The West Northamptonshire Joint Core Strategy says that development outside the existing confines will be permitted only 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. The Strategy also emphasises that new development in the rural areas will be limited with the emphasis being on respecting the quality of tranquillity.

6.42 The Joint Core Strategy also builds on the work undertaken by the RNRP study. Policy BN5 says that development in areas of landscape sensitivity will be required to be sympathetic to locally distinctive landscape features. It also states that the sub-regional green infrastructure corridors provide the link between the major areas of...
population within Northamptonshire and beyond into neighbouring counties. The function of these corridors is to connect areas of natural heritage, green space, biodiversity or other environmental interest. It adds that local green infrastructure corridors provide links between the sub-regional corridors. Policy BN1 protects green infrastructure whilst Policy BN8 seeks to protect the River Nene strategic river corridor, including its tributaries.

6.43 As part of the preparation of the Neighbourhood Plan consultants were commissioned to undertake an assessment of the landscape around the village and its sensitivity. (Landscape Character Assessment) In part this was to review and consider the nature and extent of the Special Landscape Area. Although these areas were defined in the Local Plan in 1997, they were originally designated in the first County Structure Plan. The commissioned study revealed that the landscape to the north, west and south and south west is highly sensitive to change. These Areas of High Sensitivity are important to the setting of the village and thereby warrant protection in the Neighbourhood Plan. Landscape character assessments such as RNRP and the recent Lockhart Garratt assessment of the landscape around Brixworth provide information about the characteristics and sensitivity of the landscape. They should be used to assess the impact of proposals on the setting of the village, local distinctiveness including specific features and the intrinsic value of the landscape.

6.44 The Plan also fulfils the wishes of the local community and public access to the countryside is considered to be important. The consultation undertaken as part of the preparation of the Neighbourhood Plan consistently revealed the wish to see the attractive appearance and quality of the surrounding rolling landscape conserved. There is clearly a strong desire to protect the open countryside and the setting of the village from insensitive and inappropriate development. In particular there is strong desire to prevent sprawl beyond the eastern side of the A508 bypass and the setting of Pitsford Reservoir. Similarly the open countryside to the south and west of the settlement is regarded by the local community as being particularly sensitive because of its high landscape value.

6.45 The following policy builds on the wider planning context provided by the National Planning Policy Framework, Daventry Local Plan and Joint Core Strategy and applies it at the Neighbourhood Plan level to protect the surrounding open countryside and its landscape quality.

Policy 2 - Development in the Open Countryside

The remainder of the Neighbourhood Area outside the confines of the village is regarded as open countryside.

Development will only be permitted in the open countryside if it:
1. contributes to the local rural economy;
2. is for the re-use or extension of an existing building;
3. is for sport or recreation; or
4. is for an isolated dwelling in the special circumstances identified in paragraph 55 of the National Planning Policy Framework.
Development in the countryside should include an assessment of the impact of the proposed development including any mitigation measures, if necessary. Development should not result in unacceptable demonstrable harm to any of the following matters:

5. sites of ecological value including Pitsford reservoir;
6. listed buildings, Scheduled Monuments and sites of archaeological interest;
7. the tranquillity, character and beauty of the countryside;
8. the quality of the landscape, as defined in the Landscape Character Assessment, including Areas of High Sensitivity as defined on the Proposals Maps and the Special Landscape Area as defined in saved Policy GN2 and Policy EN1 in the Daventry Local Plan (1997);
9. the Brampton Sub-Regional Green Infrastructure Corridor as defined in the Joint Core Strategy; or
10. the setting of the Saxon church.

6.46 A strong message to emerge from the local community engagement was the need to 'feel' a rural village community. Views of the surrounding countryside help facilitate this, reminding the community of the rural landscape beyond.

6.47 The historic part of Brixworth is situated on one of the highest points of the Northamptonshire Uplands. A westward-facing scarp gives the village dominating views over the Brampton Arm brook and its tributaries. The Saxon church is on a hilltop site 130 metres above sea level and is clearly visible for many miles around.

6.48 The position of the settlement and the nature of the topography thereby mean that there are commanding views over the surrounding rolling landscape. It is the nature of these important views across the adjoining open countryside that reinforces the rural feel of the village and adds to its charm and character.

6.49 Similarly views of the settlement from the surrounding area are crucial to its setting in the landscape. This is particularly important when retaining views of significant buildings and features, most notably the setting of the Saxon church.

6.50 The Village Design Statement recognised the value of these important views and defined them accordingly. Guidelines were also included. As part of the preparation of the Neighbourhood Plan the Steering Group reassessed the views in the Village Design Statement and identified those of most significance.

6.51 In 2012 the Planning Inspector who dismissed the appeal against Daventry District Council's decision to refuse permission for a detached garage in Stonehill Way (APP/Y2810/D/12/2189368) found that saved Policies GN2 (A), EN 1 and EN42 (A, C and E) in the Daventry District Local Plan adopted in 1997 to be broadly in accordance with the Framework's environmental objective of achieving sustainable development, by protecting and enhancing the natural and built environment. He recognised that the Brixworth Village Design Statement (VDS) places great emphasis on protecting views into and out of the village. In particular, it identified important views and panoramic views for protection. He attributed some weight to the VDS particularly where it recognised the importance of the Special Landscape
Area in accordance with saved Local Plan Policy EN1. He considered that the local view made an important contribution to the transition between the village edge and the countryside beyond. Also in 2012 permission was refused for housing west of Northampton Road, DA/2011/0628, because “it would result in the development of an open space, partly in a Special Landscape Area, which is of particular significance to the form and character of the village, provides its setting when viewed from the south, and affords views over open countryside and the wider Special Landscape Area”. A subsequent appeal was withdrawn. Prior to this in 2003 an appeal against a decision to refuse permission for a golf course off Merry Tom Lane DA/2002/0636 was dismissed because it would detract from an area of unspoilt rural landscape, free from urban intrusion, possessing a sense of remoteness and tranquillity “which it is considered important to protect”.

Table 3. Justification of Important Views. See Proposals Maps

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Justification for inclusion as important view</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>From the north on the A508, looking south across fields to the Saxon church</td>
<td>A historic view. The church was originally the site of a Saxon Abbey and was on the top of a hill where it would have been visible above the ancient forests from all sides. Pilgrims would have been guided to the abbey from a great distance and would have prayed for indulgences before the relics on display in its ambulatory. The view of the church is still clearly visible for many miles. North of the church excavations have revealed a Roman Villa and even earlier evidence of an Iron age Settlement.</td>
</tr>
<tr>
<td>2</td>
<td>From Froghall looking west</td>
<td>A view across towards Creaton and Cottesbrooke across open fields with interesting field patterns, valued hedgerows and wooded hilltops typical of a Northamptonshire hunting landscape. Public foot paths lead across this area and link with the Brampton Valley Way.</td>
</tr>
<tr>
<td>3</td>
<td>From Froghall, looking west across the Brampton Valley Way</td>
<td>Panoramic view across fields from Frog Hall down to Brampton Valley Way and then to Spratton and Creaton on the horizon. Changing with the seasons, crops and grazing animals.</td>
</tr>
<tr>
<td>4</td>
<td>From Shelleycotes Road, Froxhill Crescent and Stonehill Way looking south through to south west</td>
<td>From a hilltop setting, this area has stunning views and includes an Special Landscape Area (SLA) with far reaching magnificent views over Northamptonshire rolling ironstone slopes. The permissive path around the area gives easy access and is used by many residents including local dog walkers. It is also enjoyed by local residents and those from nearby villages. This is an area of peace, tranquillity and wellbeing vital to the setting of Brixworth. Over 3200 (67%) of residents signed a petition in 2011 to preserve this site from development; 800 letters were sent to DDC objecting to the site being developed. Developing this land is also contrary to HS14 of DDC Saved Policies.</td>
</tr>
<tr>
<td>5</td>
<td>From close to the mini-roundabout with The Ashway and Northampton Road and looking south west and west</td>
<td>This is the dominant view over the SLA when entering or leaving the village. This presents an accessible piece of open countryside by a permissive path and a rural feel to the entrance to the village. It is particularly attractive because of the changing seasons which are reflected in its undulating rolling landscape and the wide open skyline with constantly changing cloud formations.</td>
</tr>
<tr>
<td>Number</td>
<td>Description</td>
<td>Justification for inclusion as important view</td>
</tr>
<tr>
<td>--------</td>
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<td>-----------------------------------------------</td>
</tr>
<tr>
<td>6</td>
<td>From the bypass in several areas and looking across the reservoir</td>
<td>This is a view seen by commuters on the by-pass looking down to the open water of the reservoir and the surrounding countryside on the other side. This tranquil view is also seen from the Brixworth Country Park but from a lower vantage point.</td>
</tr>
<tr>
<td>7</td>
<td>From Merry Tom Lane towards Brixworth</td>
<td>Long distance views across the edge of the Northamptonshire Uplands towards Brixworth and Spratton, highly valued for the sense of peace and tranquility. Of historical interest on the ancient route Merry Tom Lane which linked Brixworth to Chapel Brampton.</td>
</tr>
<tr>
<td>8</td>
<td>From the Welford Road towards Brixworth</td>
<td>Enjoyed by those using the Brampton Valley Way and the footpaths around Chapel Brampton on the other side of the valley. Highlights the changing seasonal use of farmland and ancient woodland.</td>
</tr>
<tr>
<td>9</td>
<td>From the Brampton Valley Way looking up to Brixworth</td>
<td>Walking or cycling along BVW give many views of the hill top setting of the village along its length with crop fields in the foreground and the Church. Housing on the horizon is generally set back from the ridge line and often masked by trees and hedges.</td>
</tr>
<tr>
<td>10</td>
<td>From Pitsford across reservoir towards Brixworth</td>
<td>From Pitsford Car Park the east of the village dominates the horizon with the reservoir and sailing club in the foreground. This view is seen along a major part of the southerly section of the reservoir cycle path.</td>
</tr>
<tr>
<td>11</td>
<td>From the top of Froghall towards the Saxon Church</td>
<td>A favourite view of residents sweeping down from the top of Frog Hall to the old part of the village with the Saxon church framed by trees, ever changing with the seasons.</td>
</tr>
<tr>
<td>12</td>
<td>From the Saxon Church looking over Hall Park</td>
<td>This again is a historic view of a wooded landscape as seen from the church looking down over Brixworth and Hall Park. It has remained little changed over many centuries. Brixworth Hall was pulled down in the 1950s but the lake and stables (now Lake House) survive surrounded by a high stone wall. Hall Park now has a number of modern houses within the walls but they are largely hidden by the wooded landscape created when the Hall was built in the eighteenth century.</td>
</tr>
</tbody>
</table>
View 1. From the north towards Saxon Church

View 2. From Froghall looking west to Brampton Valley Way.

View 3. From Froghall and Spratton Road towards Brampton Valley Way.
View 4. From Froxhill Crescent and Shelleycotes Road permissive path to south west,

View 5. From Northampton Road to south west

View 6. From A508 to Pitsford Reservoir
View 7. From Merry Tom Lane towards Brixworth.

View 8. From Junction of Welford Road with Midshires Way.

View 9. From Brampton Valley Way towards Brixworth.
View 10. From Pitsford across reservoir to Brixworth

View 11. From Froghall to Saxon church

View 12. From churchyard towards Hall Park
6.52 The following policy aims to protect the historic and landscape setting of Brixworth and views from public vantage points in the surrounding countryside and from the edge of the village from development that would have a harmful impact on it. The views and vistas are important to the unique character of the village and its rural feel, and it is appropriate for the Neighbourhood Plan to seek to protect them. This policy will only apply to land in the Neighbourhood Plan Area. The Neighbourhood Plan seeks to protect the setting of the village in order to maintain its local distinctiveness.

| Policy 3 - Assessing the Impact of Development on the Setting and Views around Brixworth |
| The following are designated as important views: |
| 1. from the north on the A508, looking south across fields to the Saxon church; |
| 2. from Froghall and looking west; |
| 3. from Froghall looking west across the Brampton Valley Way; |
| 4. from Shelleycotes Road, Froxhill Crescent and Stonehill Way looking south through to south west; |
| 5. from close to the mini-roundabout with The Ashway and Northampton Road and looking south west and west; |
| 6. from the bypass in several areas and looking across the reservoir; |
| 7. from Merry Tom Lane towards Brixworth; |
| 8. from the Welford Road towards Brixworth; |
| 9. from the Brampton Valley Way looking up to Brixworth; |
| 10. from Pitsford across reservoir towards Brixworth; |
| 11. from the top of Froghall towards the Saxon Church; and |
| 12. from the Saxon Church looking over Hall Park. |

The location and direction of these important views are indicated on the Proposals Map 1.

Proposals for development will be supported providing that:

A. they do not have an unacceptable adverse impact on the historic and landscape setting of the village; they avoid locations on a hill slope or a prominent site on the edge of the village and are designed to minimise harm to important views and vistas into or out of the village through careful layout, sensitive design and mitigation through the appropriate use of screening; and

B. is in accordance with the guidance contained in the Brixworth Village Design Statement.
6.53 Trees are an integral part of the natural environment. They provide visual amenity, create habitats for wildlife, and improve air quality.

6.54 Saved Policy GN1 of the Daventry Local Plan (1997) looks to safeguard the natural resources of the district. Saved Policy EN25 seeks the protection and incorporation of existing trees, hedges and other features within a development site together with proposals for new planting that respects the unique distinctiveness of the development site.

6.55 The National Planning Policy Framework states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees unless the need for development in that location clearly outweigh the loss. This stance is emphasised in Policy BN3 of the Joint Core Strategy (2014).

6.56 The Hedgerows Regulations 1997 protect most countryside hedgerows from being removed (including being uprooted or otherwise destroyed). If anyone wants to remove a hedgerow (or part of a hedgerow) they need to apply to Daventry District Council in writing before they do so. The District Council can issue a hedgerow retention notice if it is considered ‘important’ and must be kept, or give permission to remove the hedgerow. An important hedgerow must be at least 30 years old and meet certain criteria e.g. it marks a pre-1850 parish boundary, incorporates a Scheduled Monument or an archaeological feature, is an integral part of a field system pre-dating the Enclosure Acts, or contains protected species listed in the Wildlife and Countryside Act 1981.

6.57 The following policy aims to safeguard and retain mature trees, woodlands and hedgerows within the development, where possible. Such features are a vital element in the character of Brixworth and its surrounding countryside. However unless trees are subject to Tree Preservation Orders or are in Conservation Areas their removal and pruning are not subject to planning control. Even where trees are subject to planning control it is unusual for policies to preclude their removal and more normal to require the provision of replacement trees. However, these features should be retained wherever possible because of their contribution to the historic and natural environment.

<table>
<thead>
<tr>
<th>Policy 4 – Trees and Hedgerows</th>
</tr>
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<tbody>
<tr>
<td>1. When considering development proposals mature trees, woodlands and important hedgerows should be protected where possible.</td>
</tr>
<tr>
<td>2. Development that will result in the loss of damage to Protected Trees and Woodlands will not be permitted unless a satisfactory scheme for the replacement of lost trees or mitigation of damage to the landscape is agreed.</td>
</tr>
</tbody>
</table>

Health and Well-Being

6.58 One of the principal aims of the Neighbourhood Plan is to address the physical and mental health needs of the local community, and support well-being. The
provision of a range of formal and informal open spaces was clearly fundamental to meeting this need. Furthermore the Steering Group were keen to adopt a strategic approach to its open spaces embracing type, quality and accessibility utilising a network of footpaths.

Map 7. Public Access to Countryside

6.59 Saved Policy HS11 in the Daventry Local Plan (1997) stipulates that development should not affect open land which is of particular significance to the form and character of the village.

6.60 The National Planning Policy Framework states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It adds that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Furthermore it stresses that planning policies should protect and enhance public rights of way and access.
6.61 The Framework also introduces the concept of Local Green Spaces. Through Neighbourhood Plans, local communities are invited to identify for special protection green areas of particular importance to them. By designating land as Local Green Space new development is ruled out other than in very special circumstances. It adds that Local Green Spaces should only be designated when a Plan is prepared or reviewed, and be capable of enduring beyond the end of the Plan period. The Framework points out that the designation will not be appropriate for most open spaces. Any such designation must be close to the community it serves and not be an extensive tract of land. It should hold a special local significance to the local community in terms of, for example, its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.

6.62 Policy RC2 in the Joint Core Strategy states that the loss of existing community facilities, including areas of open space, will be resisted unless it can be demonstrated that a replacement facility of equal or better quality can be provided. Similarly any proposal will bring about community benefits that outweigh the loss of the facility or the open space.

6.63 The Parish is fortunate in having within it part of two sub-regional open spaces and a long distance footpath. Immediately to the west of the village lies the Brampton Valley Way National Trail. This is a 14-mile (23 km) linear park that has been built on the line of the former Northampton to Market Harborough Railway. It is identified in the Joint Core Strategy as a Green Infrastructure Corridor. It is managed by Northamptonshire County Council, and forms part of the National Cycle Network. It also contains a detour to Brixworth Country Park using the Northamptonshire Round. This 51-mile circular route takes in some of the prettiest villages and countryside around Northampton. The walk officially starts at Brixworth Country Park.

6.64 The Parish thereby lies at the juxtaposition of three important open space facilities that facilitate various informal recreational pursuits within close proximity of the village. The Neighbourhood Plan thereby seeks to build on this by protecting pedestrian links from the settlement village to these facilities by utilising the attractive countryside on the periphery of the village. This is more difficult with the Country Park, which lies on the other side of the busy A508 Bypass. For some residents in Brixworth the Country Park is only accessible by car despite its proximity. It is also too extensive to be designated as a Local Green Space. In addition significant parts of it form a Site of Special Scientific Interest (SSSI) so it is already protected.

6.65 However, the countryside to the west is more accessible to the local community and provides strategic links to the nearby Brampton Valley Way. This area is special to local people with superb views from pathways and roads across the surrounding countryside, and yet they are in close proximity to the built up area. These fields have permissive and public paths crossing them and are highly valued by the local community for their landscape quality, views and recreation value.

6.66 Underpinning this accessible open countryside around the village there are several important formal open spaces within the village itself. Aside from the provision of sports and play facilities, these open spaces provide important ‘green lungs’ within the built up area and break up the urban fabric.
6.67 In order to support health and well-being the approach to designating Local Green Space has therefore been to consider the protection of:

- accessible and attractive countryside on the immediate western periphery of the village that is used for informal recreation, and also to enable links to the nearby network comprising Brampton Valley Way, Northamptonshire Round and Country Park; and

- the larger formal open spaces within the village itself that are used for sport, recreation and children’s play, as well as breaking up the built-up area and providing ‘green lungs’.

6.68 The Steering Group also considered independent opinions of the setting of Brixworth in the countryside. The Lockhart Garratt Landscape Character Assessment September 2014 (Appendix 5) includes “The south western fields offer expansive views to recreational users of Merry Tom Lane and the permissive access track at the southern village edge, as well as to residents who abut this Character Type. The fields to the north protect the setting of the Saxon church and as such would be very highly sensitive to change." Also “There can be no doubt that Brixworth is a charmingly eclectic village, set in beautiful open farmland with expansive, often breath taking views. Although it is the largest village in the area, the different building styles, small commercial centre and lack of through traffic, makes it feel much smaller and more intimate. The proximity of Pitsford Water, the nature reserve and Brampton Valley Way National Trail, as well as the elevated views helps to define the bucolic setting and tranquility of Brixworth.” The Liz Lake Associates review August 2012 (Appendix 5), commissioned by Daventry District Council in response to a planning application DA/2011/0628 on the field to the west of Northampton Road (and critical to its refusal) concluded “the visual impact of the revised access road, the loss of panoramic views and the change to the setting of the edge of the village would also result in a Moderate Adverse impact.” Also in the conclusions “There would be loss of the expansive nature at the village edge due to the extension of Brixworth beyond the clay plateau into the rolling ironstone slopes”
6.69 The Steering Group judge that the following sites should be defined as Local Green Spaces as they are important to the community. The recreation/playing fields included are important for social cohesion reasons in addition to being well used open spaces that deserve protection. The table illustrating the justification of important Local Green Spaces is shown in Appendix 2.

**Policy 5 - Local Green Spaces**

The following areas are designated as Local Green Spaces:

1. St David’s Recreation Ground
2. Spratton Road Recreation Ground
3. The Ashway Playing Field
4. Haywards and Victors Barns Recreation Area

Boundaries of the Local Green Spaces are shown on the Proposals Maps.

Development will not be permitted unless in very special circumstances such as improvements to recreation facilities.

Local Green Space: St David’s recreation ground
6.70 Aside from these Local Green Spaces, there are a number of smaller open spaces that are worthy of retention. This includes allotments and play areas. However the overall demand for formal recreational open space probably exceeds availability so it is important that they are also protected and improved where possible. Development will be supported if it improves the overall quality or accessibility of the site.

6.71 There are also areas of open space that are important because they reinforce the historic setting and core of the old part of the village. Conversely many of the newer estates in Brixworth were designed and built with grassed amenity areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area. Shown in more detailed maps in Appendix 4, pages 68 to 79.
6.72 These important open spaces include
Table 4. Open Spaces

<table>
<thead>
<tr>
<th>Number</th>
<th>Location</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Near Saxon Church</td>
<td>Allotments fully used by community</td>
</tr>
<tr>
<td>2</td>
<td>Northampton Road</td>
<td>Allotments fully used by community</td>
</tr>
<tr>
<td>3</td>
<td>Heritage Centre</td>
<td>Common Land. Historic area close to Heritage Centre, 13th century Butter Cross and stocks. In Conservation Area</td>
</tr>
<tr>
<td>4</td>
<td>The Pound</td>
<td>Historic green area once used for stray farm animals. In Conservation Area</td>
</tr>
<tr>
<td>5</td>
<td>Village Hall</td>
<td>Common Land preserving setting of Village Hall.</td>
</tr>
<tr>
<td>6</td>
<td>Millennium Garden</td>
<td>Tranquil area close to Saxon Church. In Conservation Area.</td>
</tr>
<tr>
<td>7</td>
<td>Pocket Park</td>
<td>Valued local green area used by residents in Eaglehurst area. Contains mature trees.</td>
</tr>
<tr>
<td>8</td>
<td>The Ashway</td>
<td>Valued local green area which is surrounded by houses on four sides. Helps to break up urban feel.</td>
</tr>
<tr>
<td>9</td>
<td>Horseshoe Close/ Ridings</td>
<td>Valued local green area which is surrounded by houses on four sides. Helps to break up urban feel.</td>
</tr>
<tr>
<td>10</td>
<td>Blackthorn Crescent/ Hawthorn Road</td>
<td>New “village green” provided as part of new estate on Northampton Road. Gives open space feel to the development.</td>
</tr>
<tr>
<td>11</td>
<td>Holcot Road</td>
<td>Important small open space alongside road and public footpath providing open feel access to Tantree Way.</td>
</tr>
<tr>
<td>12</td>
<td>Eaglehurst</td>
<td>New space provided on Eaglehurst extension including public footpath to industrial estate.</td>
</tr>
<tr>
<td>13</td>
<td>Pytchley Close</td>
<td>Valued local green area which is surrounded by houses on four sides. Helps to break up urban feel.</td>
</tr>
<tr>
<td>14</td>
<td>The Slip</td>
<td>Well established open area valued by residents. Designated play area when the surrounding houses built.</td>
</tr>
<tr>
<td>15</td>
<td>Breaches Close</td>
<td>Well established open area valued by residents. Designated play area when the surrounding houses built.</td>
</tr>
<tr>
<td>16</td>
<td>Near A508/ Northampton Road Roundabout</td>
<td>New area that will be constructed in phase 2 of the current Northampton Road development. Important to identify as it will contain children's play area, SUDS and swales giving soft edge to the approach to the village from the south.</td>
</tr>
</tbody>
</table>
6.73 The following Policy thereby seeks to protect open space accordingly.

**Policy 6 - Open Spaces**

Development on Open Space shown on the Proposals Maps will be resisted unless it can be demonstrated that:

1. it would support the existing function or improve the overall quality of the open space; or
2. the loss is in accordance with the criteria listed in Policy RC2 of the West Northamptonshire Joint Core Strategy.

6.74 Paragraph 28 of the National Planning Policy Framework states that Neighbourhood Plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting spaces, sports venues, cultural buildings, public houses and places of worship. Paragraph 69 adds that planning should facilitate social interaction and create healthy, inclusive communities.

6.75 Whilst Brixworth may lack a traditional centre based around a village green, a village centre has evolved in Spratton Road. This comprises a range of shops, library, community centre, coffee shop, dentist. It has become a vibrant area and provides opportunities for social interaction between different members of the community. In many respects this is the heart of the village.

6.76 However, a number of issues have emerged which affect its function, most notably the lack of adequate car parking provision. The village centre needs to be both vibrant and viable, and continue to offer a good range of services and facilities. Development that improves and strengthens its sustainability will therefore be encouraged and supported.

Village centre area

**Policy 7 - Brixworth Village Centre**

Development that strengthens Brixworth Village Centre as a focal point for local services and community facilities will be supported.
**Historic Environment**

6.77 Although Brixworth has undergone some extensive development in recent decades, it still retains many historic buildings and features, especially the Saxon Church and extensive Conservation Area. The historic environment is something that the local community value very highly.

6.78 Saved Policy EN2 in the Daventry Local Plan (1997) states that planning permission for development within Conservation Areas will be granted provided that the development preserves or enhances the character of the area. It adds that proposals for development should not intrude into the setting of important buildings. Development will only be favourably considered if it meets certain criteria.

6.79 The Brixworth Village Design Statement was approved as Supplementary Planning Guidance in 2004 and is thereby a material consideration. The Brixworth Parish and Daventry District Councils, through the Brixworth Neighbourhood Development Plan, expect new building development to conform 'to the spirit' of the Design Statement.

6.80 The core planning principles in the National Planning Policy Framework highlight the need to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for current and future generations.

6.81 The Joint Core Strategy points out that the historic environment is one of the area's most valued assets. This includes buildings and structures, parks and gardens, and archaeological remains that are an important aspect of the area's past. However, it adds that there are still assets which are at risk from the impact of major change through development or the cumulative loss of smaller features and structures which make the area distinctive. Policy BN5 states that development in areas of historic or heritage significance will be required to sustain and enhance the heritage and landscape features which contribute to the character of the area. Proposals should also demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting.

6.82 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.

6.83 The Brixworth Village Design Statement is a material consideration when assessing planning applications. The Design Statement
makes a number of detailed recommendations in relation to landscape, settlement character, building design and highways. As part of the preparation of the Neighbourhood Plan the Design Statement was reviewed and still deemed relevant. The Neighbourhood Development Plan thereby endorses the need for development proposals to have regard to the Design Statement and generally conform to its guidance.

Policy 8 - The Conservation Area

Development within or adjacent to the Brixworth Conservation Area, will be supported providing that:

1. the form, design, scale and materials respect the Conservation Area and in the case of an extension, the host building;
2. the siting respects the setting of any important open spaces and safeguards significant trees;
3. any open space that makes a significant contribution to the character or appearance of the Conservation Area is not reduced in size;
4. historic features such as stone boundary walls, are preserved or enhanced;
5. important views are preserved or enhanced; and
6. it does not erode the character and setting of the Conservation Area.

6.84 A recently formed Heritage Group are creating plans for a Heritage Trail to include plaques, interpretation boards and guides for the many notable buildings and sites in the parish. This indicates the interest residents have in village history and cultural heritage.

Policy 9 – Heritage Assets

Development will be supported providing that:
1. it preserves or enhances the significance of the designated heritage assets and their settings including listed buildings, the Conservation Area, scheduled monuments and assets above and below ground;
2. its contribution to local distinctiveness, character and sense of place is acceptable; and
3. it has regard to the guidance contained in the Brixworth Village Design Statement.

Proposals that sensitively promote and interpret heritage assets will be supported.
Proliferation of Signs and Advertisements

6.85 In the older parts of the village overhead wires are currently being moved underground, which has a beneficial effect of removing clutter. In the same way, it is desirable to discourage the trend towards more road signs and informal advertising. Only essential signage should be permitted.

Policy 10 – Outdoor Signage

Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the area.

Rural Economy

6.86 The National Planning Policy Framework supports economic growth in rural areas to create jobs and prosperity. It encourages sustainable growth and expansion in well designed new buildings that are in keeping with the locality.

6.87 Saved Policy EM9 in the Daventry Local Plan (1997) states that planning permission will normally be granted for industrial or commercial development on industrial estates within the limited development villages, provided the nature of the proposal is compatible with existing development in the vicinity of the site. Saved Policy EM10 adds that planning permission will normally be granted for industrial and commercial development in the limited development villages subject to certain criteria. Conversely Saved Policy EM16 says that planning permission will not normally be granted for business and general industrial development in the hamlets and open countryside.

6.88 Policy S1 in the Joint Core Strategy (2014) states that new development in the rural areas will be limited with the emphasis being on strengthening rural enterprise and linkages between settlements and their hinterlands. Policy R1 adds that development outside the existing confines will be permitted in exceptional circumstances if it enhances or maintains the vitality of rural communities or would contribute towards and improve the local economy. Policy R2 says that 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.

6.89 Brixworth has a vibrant local economy. The various industrial estates are stable with local businesses being located in the village for several years. Nevertheless, changes and improvements do occur and should be welcomed if they support the rural economy.
Policy 11 - The Rural Economy

Proposals that enhance the rural economy will be supported providing that:

1. It meets the criteria listed in the Saved Polcy EM10 in the Daventry Local Plan (1997) and;

2. the development is in accordance with Policy R2 in the West Northamptonshire Joint Core Strategy (2014)
7. Reviews and Conclusions

Reviews

It is apparent that although the Neighbourhood Plan period should be until the year 2029, it is prudent to review the Plan periodically to test if it is working or if changing circumstances mean that a revision should be considered. The Steering Group consider that the first review should occur once the Daventry District Council Settlements and Countryside Plan is published and thereafter at no later than five yearly intervals.

Conclusions

The Brixworth Neighbourhood Plan Steering Group commend the policies described in the Brixworth Neighbourhood Development Plan above to the Community, the Statutory Authorities and to Daventry District Council. We believe to the best of our ability, that we have reflected the wishes of our Community and taken into account the National Planning Policy Framework, the Joint Core Strategy and the saved Daventry District Council Local Plans.

We believe that this is a reasonable and fair plan, as it allows Brixworth to grow in a sustainable fashion in the Plan period of 2011 to 2029.

We submit that BNPSG has framed a document that allows development of a reasonable size, of an acceptable design and quality, in the right place, at a pace that the Community can absorb, helps to improve facilities within the Community, protects valued landscapes and heritage and is business friendly.
Appendices

Appendix 1 - Proposals Map 1 - Brixworth Neighbourhood Area/Parish
## Appendix 2

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Justification for inclusion as Local Green Space</th>
</tr>
</thead>
</table>
| LGS1   | St. David’s Recreation Ground | Extremely well used recreation ground in west side of the village. Used for junior and senior football and senior cricket. Used for informal play and recreation and contains children’s play equipment.  

The designation meets the criteria set out in paragraph 77 of the Framework:
• it is in close proximity to the community it serves being located within the built up area of the village;
• it is special to the local community and holds a particular local significance being a public open space containing a recreation ground with facilities for sport and children’s play; and
• the area concerned is local in character, provides open space in an otherwise built up area. Furthermore it is not an extensive tract of land. |
| LGS2   | Spratton Road Recreation Ground | Small historic recreation ground generally used informally by children. Contains play equipment.  

The designation meets the criteria set out in paragraph 77 of the Framework:
• it is in close proximity to the community it serves being located within the built up area of the village;
• it is special to the local community and holds a particular local significance because it is public open space with provision for children’s play; and
• the area concerned is local in character, and provides open space in an otherwise built up area. Furthermore it is not an extensive tract of land. |
| LGS3   | The Ashway Playing Field      | Well used recreation ground used for informal recreation and junior and senior football. Contains play equipment.  

The designation meets the criteria set out in paragraph 77 of the Framework:
• it is in close proximity to the community it serves being located within the built up area of the village;
• it is special to the local community and holds a particular local significance being a public open space containing a recreation ground with facilities for sport and children’s play; and
• the area concerned is local in character, provides open space in an otherwise built up area. Furthermore it is not an extensive tract of land. |
| LGS4   | Haywards and Victors Barns Recreation Area | Popular and successful recreation area in a Special Landscape Area used for junior and senior cricket and junior and senior tennis. Has potential to expand into sports such as bowls.  

The designation meets the criteria set out in paragraph 77 of the Framework:
• it is in close proximity to the community it serves being located on the southern edge of the built up area of the village;
• it is special to the local community and holds a particular local significance with good facilities for sport; and
• the area concerned is local in character, provides open space in an otherwise built up area. Furthermore it is not an extensive tract of land. |
Appendix 3

Projects - these do not form part of the Neighbourhood Plan

During the various interactions with residents during short interviews, workshops, presentations as well as written responses, a number of issues were discussed which could not be considered central to the Neighbourhood Plan, but were considered important enough to record. These additional issues are considered to be aspirational and do not form part of the Brixworth Neighbourhood Development Plan, but nevertheless should be borne in mind and potentially realised when the opportunity occurs. These include:

• promoting a cycle network from Brixworth to Moulton School and a cycleway from Brixworth to Market Harborough via an illuminated tunnel;
• supporting promotion of Brixworth heritage areas as tourist attractions;
• supporting extension of the Church burial grounds where possible;
• supporting a police presence within the village;
• supporting continued public use of the former school buildings.
## Appendix 4. Maps

### Proposals Maps

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<tr>
<th>Proposals Maps</th>
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</thead>
<tbody>
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<td>Proposals Map 1 Brixworth Neighbourhood Area/Parish</td>
<td>Appendix 1</td>
<td>55</td>
</tr>
<tr>
<td>Proposals Map 2 Brixworth Village</td>
<td>Appendix 1</td>
<td>56</td>
</tr>
</tbody>
</table>

### Important Open Spaces as shown in Table 4 Page 48 (some adjacent spaces shown on same map)

<table>
<thead>
<tr>
<th>Policy</th>
<th>Page</th>
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<tbody>
<tr>
<td>1</td>
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<td>2 and 10</td>
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</table>

### Maps referred to in the main body of the Plan

<table>
<thead>
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<th>Pages</th>
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<tbody>
<tr>
<td>Map 1 The Brixworth Neighbourhood Area (also Proposals maps)</td>
</tr>
<tr>
<td>Map 2 Brixworth Growth 1846 to 2011</td>
</tr>
<tr>
<td>Map 3 Generalised Architectural Styles/Characteristics Areas</td>
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<td>Map 4 Brixworth Parish Facilities (two maps 4a and 4b)</td>
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<tr>
<td>Map 5 Conservation Area</td>
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<tr>
<td>Map 6 Development Since 2011</td>
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<tr>
<td>Map 7 Public Access to the Countryside</td>
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</table>
Map 4b. Brixworth South Parish Facilities.
Map 5. Conservation Area

Brixworth Conservation Area

Date Created: 20-10-2015 | Map Centre (Easting/Northing): 474759 / 270940 | Scale: 1:3500 | © Crown copyright and database right. All rights reserved (100250835) 2015
Map 7. Public Access to the Countryside
Open Space 1 – Allotments near Saxon Church
Open Spaces 2 & 10 –
Allotments Northampton Road and Blackburn Crescent/Hawthorn Road
Open Spaces 3 and 6 – Heritage Centre and Millennium Garden
Open Space 4 – The Pound
Open Spaces 7 and 12 – Pocket Park and Eaglehurst
Open Space 8 – The Ashway
Open Space 9 – The Ridings
Open Space 13 – Pytchley Close
Open Spaces 14 and 15 – The Slip and Breach Close
Open Space 16 – New Area near A508 roundabout / Northampton Road
Appendix 5

Supporting Documents
(Available as a separate document entitled APPENDIX December 2015)

as well as at www.brixworth-np.org.uk

2. Landscape Appraisal of Northampton Road West by Liz Lake Associates August 2012.