Neighbourhood Plan
Braunston
2011-2029
Our Parish. Our Vision.
Braunston Parish Council
Foreword

Following the publication of the Localism Act in 2011 the Parish Council considered the new opportunities to shape and influence future development in the village, and decided to prepare a neighbourhood plan.

Since then we have carried out extensive consultations with those who live, work or have a business interest in the area. We have also engaged with key organisations, including those who provide essential services and facilities.

Using the feedback and other background information we have identified the key issues of concern, and have put forward a vision in this document for a more sustainable community.

To deliver this vision there are also a number of policies that will be used to assess future planning applications for development.

I would like to thank everyone who has contributed to the preparation of this plan. In particular could I offer my personal thanks and gratitude to the members of the Steering Group, who prepared the plan on behalf of the Parish Council. Without their energy and commitment this plan would never have happened. The Steering Group are indebted to Bob Keith for his professional planning advice and for keeping us on track throughout.

Alan Mawer
Steering Group Chair, February 2017
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1. Introduction

What is a neighbourhood development plan?

1.1 Communities have powers to shape development through neighbourhood planning, a new right introduced through the Localism Act 2011. A Neighbourhood Development Plan sets out a vision for an area and planning policies for the use and development of land. It forms part of the statutory planning framework for the area, and the policies and proposals contained within it will be used in the determination of planning applications by the local planning authority.

1.2 Braunston lies within the administrative area of Daventry District Council which, amongst other things, is the local planning authority. The District Council is thereby responsible for determining most planning applications in the Braunston area.

Background

1.3 The Neighbourhood Plan has been prepared in response to the wish expressed by Braunston Parish Council to develop the individual character of the parish by taking advantage of the opportunity provided by the Localism Act 2011. Another motive was to engage a greater number of parishioners in planning matters. It was felt that this would increase participation in an already active community.

1.4 Braunston Parish Council is the Qualifying Body for this Neighbourhood Plan. The research, public consultation and plan writing tasks were carried out by a Steering Group which operated as a sub-committee of the Parish Council. It is made up of parish councillors and volunteer parishioners. The Steering Group involved further members of the parish by delegating some research and consultation to Working Groups. All those who worked on this plan are mentioned in Appendix 1. Those who helped in other ways are acknowledged in Appendix 2.

1.5 Braunston Parish Council applied to Daventry District Council to designate the Neighbourhood Area in June 2013. The District Council formally designated the Braunston Neighbourhood Area on 5th December 2013. This boundary of the Neighbourhood Area is the same as the boundary of the Civil Parish of Braunston, which comprises 1318 hectares (see Map 1).

The plan period

1.6 The period covered by the Neighbourhood Plan is from 2011 up to 2029. This corresponds to the plan period for the West Northamptonshire Joint Core Strategy and the emerging Settlements and Countryside Local Plan. This allows the Neighbourhood Plan to use the same evidence base as those plans.
Map 1 - The Braunston Neighbourhood Area

This is all of the land within the parish boundary indicated below

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2. National and Local Planning Context

Basic Conditions

2.1 There are five basic conditions that are relevant to the preparation of a Neighbourhood Plan:

- it must have regard to national policies and advice, such as the National Planning Policy Framework (NPPF);
- it should contribute to the achievement of sustainable development;
- it must be in general conformity with the strategic policies contained in the development plan for the area;
- it does not breach and is otherwise compatible with European obligations; and
- prescribed conditions have been met.

National Policy and Advice

2.2 The NPPF sets out the Government’s planning policies for England and came into effect in March 2012. It contains planning principles which must underpin all plan-making. It provides the basis for local planning authorities to prepare their Local Plans and for communities such as Braunston to produce Neighbourhood Plans.

2.3 The NPPF states that Neighbourhood Plans should support the strategic development needs of the wider area set out in the Local Plan. They should not promote less development or undermine its strategic policies. It adds that Neighbourhood Plans should plan positively to shape and direct development that is outside the strategic elements of the Local Plan.

2.4 The Braunston Neighbourhood Plan must also be mindful of Planning Practice Guidance, which was first published by the Government in 2014. The Guidance explains how national policy should be applied.

Local Planning Context

2.5 The Braunston Neighbourhood Plan must thereby conform to the strategic policies of the Development Plan for the area. The Development Plan for Daventry District includes the West Northamptonshire Joint Core Strategy and the Saved Policies for the Daventry District Local Plan (1997).

2.6 The West Northamptonshire Joint Core Strategy Local Plan adopted in December 2014 provides a planning framework for an area that includes Braunston. It sets out the long-term vision and objectives for the whole of the area for the period up to 2029. It includes strategic policies for steering development and the infrastructure required to support this development.

2.7 The Development Plan for the area also includes saved policies from the Daventry District Local Plan, which was adopted in 1997. This sets out the Council’s policies and proposals for guiding the development and use of land in the District. Proposals for development are currently assessed against these saved policies.
2.8 The Daventry District Local Plan 1997 will be replaced by policies within the emerging Settlements and Countryside Local Plan. This will supplement the policies and proposals in the Joint Core Strategy and similarly cover the period up to 2029. The Braunston Neighbourhood Plan can come forward prior to the adoption of the emerging Local Plan. The basic condition only requires the Neighbourhood Plan to be in general conformity with the strategic policies contained in the Development Plan for the area and it is not tested against the emerging Local Plan. However the Neighbourhood Plan has been mindful of the emerging Settlements and Countryside Local Plan, though it had not progressed very far at the time of submission.

2.9 The 'Daventry Masterplan 2040' was adopted by the District Council in July 2012. This is a conceptual plan for the future development of the town and includes ideas for land-uses up to 7km from the town, an area which includes part of the Braunston Neighbourhood Area.

Planning and sustainable development

2.10 The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development:

- an economic role
- a social role
- an environmental role.

2.11 Sustainable development is defined as development to cater for the needs of current generations and ensuring that such development does not diminish the quality of life of future generations. The Neighbourhood Plan has embraced the need to achieve sustainable development.

European Union Obligations

2.12 The District Council has screened the plan to ascertain whether the policies and proposals give rise to significant environmental and other effects that trigger the need to undertake a Strategic Environmental Assessment, and this was not deemed necessary. The plan has also been mindful of other EU obligations such as habitat regulations and human rights compatibility.

Basic Conditions Statement

2.13 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 '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.

2.14 A basic conditions statement has thereby been prepared to accompany the submitted Braunston Neighbourhood Plan.
3. Description of the Neighbourhood Area

Administration

3.1 Braunston Parish Council consists of 12 councillors. The parish is part of the Braunston and Welton Ward of Daventry District Council, which is the local planning authority. Northamptonshire County Council administers some functions including highways, education and social services.

Location

3.2 The Neighbourhood Area covers 1318 hectares (5 square miles) and is located to the north west of Daventry. The western boundary of the parish is the county boundary separating Northamptonshire from Warwickshire.

3.3 The village of Braunston is 4 miles from the centre of Daventry and 2 miles from the edge of the built-up area of the town.

Landscape and drainage

3.4 In 2006 the River Nene Regional Park (RNRP) published a landscape character assessment for Northamptonshire. This places most of the Neighbourhood Area in the West Northamptonshire Uplands and the western parts in the Vale of Rugby. Both are classified as 'undulating hills and valleys' of the Lower Jurassic Landscapes. Under biodiversity character assessment RNRP classifies the area as the Avon Valley Liassic Slopes.

3.5 The eastern boundary of the parish is on the watershed of England with elevations of over 160 metres above sea level. The land slopes (Photo 1) westwards dropping to around 90 metres at the county boundary. The Daventry Masterplan 2040 places an approximately 650 metre wide belt of land stretching from close to the A361 south westwards towards the A45 and another belt of land averaging 300 metres wide to the south and south east of Braunston in the category of land with 'inaccessible gradients'.

Photo 1 – Looking towards Braunston from the higher ground to the east.
3.6 The parish is drained by small streams that flow into the River Leam, a tributary of the Avon, a part of the Severn Basin.

3.7 Landscape Character Assessment for the West Northamptonshire Joint Core Strategy places land to the south of Braunston Wharf in the category of ‘Staverton Hills’. Parts of this landscape were designated a Special Landscape Area by Daventry District Council (see Map 4). The rolling land in the north, east and south descends to and looks out on the lower land in the west of the parish and in Warwickshire. The views across all parts of the parish make this one of the most attractive sections of landscape in west Northamptonshire. See West Northamptonshire Joint Core Strategy pages 111-112.

3.8 Braunston Covert, Braunston Cleves and the site of Braunston (London Road) Station, are small areas of woodland designated as Local Wildlife Sites by the Wildlife Trust. The Trust aims to survey each one every 5 to 10 years and offers landowners help and information on sources of funding for conservation-friendly management (see Map 2).

3.9 Most of the landscape in the Neighbourhood Area is dominated by agriculture (see Photo 1). Evidence of historic farming techniques is shown by the presence of the ridge and furrow pattern in a number of fields in the parish. Historic England have analysed the ridge and furrow landscape in ‘Turning the Plough’. RNRP places the historic landscape in the category of ‘fragmented parliamentary enclosure’. Braunston’s farmland was enclosed in 1776, when many of the current straight hedge line boundaries were created, although there are many 19th century additions.

Map 2 Local Wildlife Sites

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3.10 The Neighbourhood Area contains the sites of two deserted medieval villages, Fawcliffe and Braunstonbury. Both are Scheduled Monuments. Braunstonbury is shown on Map 3.

3.11 The remains of Braunston Open Field in the west of the neighbourhood Area is a relict landscape associated with Braunstonbury deserted medieval village.

Map 3 Braunstonbury Scheduled Monument

Map reproduced with permission of Daventry District Council

Built environment

3.12 There is no one dominant style of building. The architecture and designs represent periods from the late fifteenth century to the present (see Photos 2, 3, 4). The conservation areas in the Neighbourhood Area are shown on Map 4.

3.13 The canals and their associated buildings and structures, including six locks, a tunnel, ironwork bridges and a triangular junction, are a distinctive part of the landscape (see Photo 5).

3.14 A 'listed building' is a building, object or structure that has been judged to be of national historical or architectural interest. There are 47 listed structures in the Neighbourhood Area. All of them are grade II and 14 are associated with the canal. All Saints' Church, its tombs and headstones make up 4 listings. Bragborough Hall near the eastern edge of the parish has 3 listings. Most of the remaining listings are houses within the Conservation Area that covers the High Street and The Green.
Map 4 Conservation Areas and Special Landscape Area in Braunston Parish

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Land use

3.15 Around 94% of the parish is green space, mostly agricultural land, both pastoral and arable (see Photo 1). There is little woodland. Domestic buildings take up 0.5% and domestic gardens 2.5%.

Shops, services and the voluntary sector

3.16 The water supply reflects the shape of the land with the supply coming from the east (Anglian Water) and sewage and surface water disposal going west (Severn Trent Water).

3.17 There is no domestic mains gas supply.

3.18 Braunston Church of England primary school is maintained by The Peterborough Diocese Education Trust. In 2015 the number on roll was 196 of which about half lived in Braunston Parish. E-ACT, an independent academy sponsor, runs two academies for secondary age students in Daventry. Some Braunston students go to secondary schools in Warwickshire. In 2014 48% of pupils transferring to secondary school opted to go to their designated school, the E-ACT Parker Academy in Daventry. The remainder went to school in Rugby, Southam and Towcester.

3.19 Braunston Village Stores is a supermarket, newsagent and sub-post office. There is also a small general store at Bottom Lock, a butcher and a fish and chip shop. There are four public houses, a floating café and a community café. Other village services include a car maintenance business and a hairdresser. Health, dental and veterinary services are provided in nearby towns and villages. The Northamptonshire Mobile Library Service visits the village monthly.
Photo 3 – Ashby Road

Photo 4 – Greenway

Photo 5 – The Grand Union Canal below Bottom Lock
3.20 All Saints’ Church is part of the Diocese of Peterborough. The Village Hall is maintained by a committee of volunteers. There are many clubs and societies in the parish. These include sporting, leisure and social activities.

3.21 Jetty Field is a pocket park, owned by the Parish Council, which is administered and largely maintained by volunteers. It has a range of habitats and uses including allotments. There is a playing field including a pavilion and a play area administered and maintained by volunteers. The Parish Council owns and maintains the Welton Road Play Area for younger children.

3.22 All Saints’ Church and Braunston Parish Council jointly fund Braunston Village News, a parish magazine, which is edited by volunteers and is published 11 times a year. The parish website, http://www.braunston.org.uk/ contains news and information and is administered by volunteers.

**Businesses and employment**

3.23 In 2011 847 residents of the parish were in employment. Manufacturing employed 14% (England 9%), wholesale, retail and repair of vehicles 16% (16%), construction 7% (8%), transport and storage 7% (5%). The main commuting destinations are Daventry, Rugby, Coventry, Northampton and DIRFT (Daventry International Rail Freight Terminal). Around 7% of the economically active population mainly work at home (England 5%).

3.24 In 2011 3.6% of the parish population that were deemed economically active were unemployed. This compared with 3.5% for Daventry District as a whole and 5.3% for England.

3.25 There are more than 100 businesses in the parish including those shops and services mentioned above. Around 50 of these businesses are run from people’s homes and include services such as accountancy and IT. The agricultural sector accounts for about 20 of the businesses.
3.26 The junction of the Oxford Canal and Grand Union Canal is located just outside the village. At least 10 canal based businesses are located in the Marina or next to the canal. These include chandlery, boat building and boat hire (see Photo 6). The complex attracts a number of canal users and tourists. Adjacent to the Marina is the Stop House which houses the Braunston Office and Welcome Station of the Canal and River Trust (South East Waterways). The canal thereby has an important role in supporting the local economy.

3.27 Another cluster of businesses is located in and adjacent to a small business park on land between the A45 London Road and the canal (see Photo 7).

Transport

3.28 The A45 main road passes through the parish but does not enter the main part of the village. In 2011 89% (England average 74%) of households had at least one car. 87% (England 60%) of people who travel to work go by car or van. There is a commercial, unsubsidised bus service of 11 buses each day, Monday to Saturday to Rugby, including the rail station, and to Daventry. There are also school buses to Daventry, Rugby and Princethorpe. Nearest rail stations are at Long Buckby (8 miles) and Rugby (9 miles). Volunteers operate a community car within the village. County Connect, the Northamptonshire demand response bus service, serves Braunston Wharf which does not have a regular bus service.

Settlements, population and housing

3.29 In the centre of the parish is the village of Braunston, the historic core of which occupies a linear site along a ridge top surrounded by valleys. Close to, but separate from the village, are two smaller settlements, Braunston Wharf and Little Braunston. Beyond this there are about 10 individual houses in the parish, mostly farmhouses. Some people live on moored boats. In 2011 the total population of the parish was 1759.
3.30 Braunston’s age structure is shown in Bar Chart 1.

![Bar Chart 1 Braunston Age Structure, 2011](image)

3.31 In 2011 11.6% of the population was aged 65 and over, significantly above the district average (8.1%) and the national average (6.9%) (see map 5). The fastest growing group of residents in Braunston are aged 60 – 64 years with an increase of 64.4% between 2001 and 2011. Bar Chart 2 shows how the average age of the population of Braunston is greater than the national average and is increasing faster than it is nationally. Source of all data is Neighbourhood Statistics.

![Bar Chart 2 Average ages](image)
3.32 In 2011 there were 814 dwellings of which 38 were empty for various reasons. The 1759 residents resided in the remaining 776 dwellings, an average of 2.26 per household. The Daventry District average is 2.45 persons per household. Of these dwellings 14% are social housing, 12% private rented and the remaining 74% are owner-occupied.

3.33 With its primary school, food store/post office, regular six day a week bus service, public houses and cafes, Braunston has some services and facilities which the Joint Core Strategy classifies as 'most important'. It also has a range of local employment provision classified as 'important'. Policy R1 in the Joint Core Strategy puts forward a hierarchy for classifying rural settlements based on their level of services and facilities. One of the aims of the emerging Settlements and Countryside Local Plan is to then categorise each rural settlement based on this criteria. For further information see West Northamptonshire Joint Core Strategy pages 204-209.
Character Area Assessment

3.34 Character Area Assessment was undertaken by the Steering Group, which identified seven Character Areas in the village of Braunston including Little Braunston and Braunston Wharf. The detailed results of this are given in Appendix 3. The following are summary paragraphs.

3.35 Braunston is a linear settlement, the original part of which is sited on a ridge. This phase of its development was dominated by agriculture.

3.36 The Grand Union and Oxford Canals were built between 1770 and 1796 following routes in the lower land surrounding the ridge without passing through the main settlement. Evidence of canal and boating history is in abundance with many listed canal buildings and structures visible from the village and the A45 road. The RNRP report on Green Infrastructure places the canals in the Oxford Canal/Cherwell Valley Sub-Regional Corridor. It states that the Oxford Canal has an important role as a gateway to Northamptonshire from the west.

3.37 The village has many different styles of housing dating from the late fifteenth century to present day. The High Street and The Green form the historic core of the village and include businesses which cater for everyday needs. After 1945 there was significant expansion and in the 1980s the village expanded further with the development of the Greenway area. More recent developments came with the warehouse style houses and flats built in the 1990s which border Braunston Marina and at Eastfields where housing replaced a factory in the early 2000s.

3.38 Braunston enjoys outstanding views across open countryside in every direction. The Church, also known as the Cathedral of the Canals, is located on the western edge of the village and provides a key landmark feature in the landscape. It is prominent from most parts of the village and the surrounding countryside, especially from the approach roads and canals that lead into and out of the village. Public footpaths link different parts of the Neighbourhood Area as well as providing walking routes to neighbouring villages. Three long distance footpaths pass through the Neighbourhood Area and intersect in Braunston village. These are the Jurassic Way, the Oxford Canal Walk and the Grand Union Canal Walk. In addition there are three short routes with interpretation boards that take walkers to points of interest in and around Braunston. All these paths are waymarked. There are outstanding views of the village and surrounding countryside from many vantage points along these paths. The pathways through the open spaces between the canals and the village create interesting and enjoyable routes into and out of the main settlement.

3.39 Little Braunston and Braunston Wharf are small settlements that remain separate from the main village. Little Braunston is particularly quiet and is dominated by agriculture and the canal. Braunston Wharf, adjacent to the A45 London Road, contains a significant number of businesses and has strong historical evidence of the development of roads, canals and railways.
4. Community Engagement

Non Statutory Consultation

4.1 From the outset of the process of working towards a Neighbourhood Plan there has been widespread consultation with the community. The types of consultation carried out include questionnaires delivered to all households, discussions with school and young people’s groups in the village, gathering views at the Annual Parish Meeting and consultations on specific topics carried out at village events. The response rate to the Neighbourhood Survey was just over 50%.

4.2 91% of respondents to the Neighbourhood Survey carried out in February 2013 supported the proposal to draw up a Neighbourhood Plan for Braunston.

4.3 A ‘Business Breakfast’ was held to consult with people in the parish who run businesses. This was followed by a number of one to one conversations.

4.4 Results of consultations and progress with the Neighbourhood Plan have been presented to the full Parish Council through monthly reports which are included with the minutes of council meetings published on-line.

4.5 Parishioners have been given feedback on consultations and reports on the Neighbourhood Plan through articles in the Braunston Village News, distributed to all households. The Steering Group has also been represented at village events in order to report on progress with the Neighbourhood Plan.

4.6 Flyers were distributed to all households to inform people of forthcoming consultation events on the specific topics of housing and transport.

4.7 In preparing the Neighbourhood Plan reference has also been made to the 2013 Housing Needs Survey carried out by Daventry District Council.

4.8 The main issues that were raised in the Neighbourhood Survey and/or have arisen in other consultations have been:
- Housing
- Transport and traffic
- Character and identity as a village including amenities and open spaces
- Business
**Statutory Consultation**

4.9 The statutory consultation period for the pre-submission draft plan ran for 8 weeks from 27 July to 21 September 2015. In order to publicise the draft plan the plan and the response form both were published on-line and in paper form. The consultation was widely publicised around the Neighbourhood Area. This included a large banner in the centre of the village. A notice was also published in the Daventry Express newspaper every week during the consultation giving information about the consultation itself and the deadline for responses. The Steering Group contacted directly by email all bodies whose interests may be affected by the proposals in the neighbourhood plan.

4.10 The Steering Group received 33 responses from individuals or households, and 8 responses from various organisations. These comments were assessed and collated. In general terms there was a great deal of support for the policies within the Neighbourhood Plan and the approach adopted. Many of these were consistent with those raised during the non-statutory consultation. The vast majority of the detailed comments submitted were relatively minor in nature with suggested wording improvements rather than suggesting any change in the policy stance adopted. The content of the draft plan was then reviewed in the light of the comments received and, where appropriate, modifications were made accordingly.

**Consultation Statement**

4.11 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.

4.12 A consultation statement has thereby been prepared to accompany the submitted Braunston Neighbourhood Plan.
5. Key Issues

5.1 The following issues were identified from the responses given to the consultations carried out in the programme of community engagement, the non-statutory consultation. These issues also formed the focus of almost all of the comments submitted during the statutory consultation when no new issues emerged.

Housing

5.2 There is a need for a greater mix of housing. The Housing Needs Survey 2013 demonstrates a need for affordable dwellings to meet local needs. 67% of respondents were in favour of a small scheme for affordable houses and bungalows for local people. The Survey identified the specific need for 6 new social housing units. However this was based on a response rate of only 29%. The survey was distributed only to current Braunston households and did not identify those who had previously moved away as their needs had not been met in the parish. In the Community Survey carried out in 2013 respondents from 52 households stated that a member of their household had moved from Braunston because their housing needs could not be met in the village.

5.3 The Parish Council questionnaire carried out in February 2014 and the July 2014 Housing Consultation resulted in comments supporting the provision of more social housing, affordable housing, housing for first time buyers and for older residents. At the consultation, when asked to consider a proposed extension largely consisting of social housing, 18 out of 26 people who submitted written comments were supportive of the plan. At this event there were requests that new housing be allocated only to those with a link to the village. In the Community Survey 55% of respondents agreed that ‘more housing should be built in the village to help families with ties to Braunston to remain or return here.’ A theme from several respondents is that Braunston does not provide sufficient opportunities for older, often longstanding residents, to downsize.

5.4 Any new housing developments must be small scale, an approach endorsed in responses to the pre-submission consultation. Many respondents to the Community Survey and in other consultations stated a strong appreciation of village life and did not want Braunston to grow too much. This was expressed as a desire to see the village remain distinct from Daventry. In particular the consultations carried out with young people at Braunston School and Braunston Scouts showed strong support for living in a rural area.

Transport and traffic

5.5 Actions that would make Braunston a more attractive and accessible place for pedestrians and cyclists are favoured. Measures to promote safe roads and footpaths and discourage through traffic will be promoted. Advice will be taken from the County Highway engineers (KierWSP).

5.6 Community transport facilities will be supported and public transport will be promoted. The continued availability of a reliable bus service is a priority. Policy C4 of the West Northamptonshire Joint Core Strategy which prioritises ‘an effective, reliable inter-urban public transport network’ on the ‘work corridor’ along the ‘A45 Daventry to Rugby’ is supported.
5.7 The Neighbourhood Plan must work to create a safe and attractive system that takes account of the mainly residential and canal based character of the village and to encourage more sustainable means of transport for all users including those who travel into and those who travel out of the village for education.

5.8 The results of the consultation on 11 November 2013 and the Speed Awareness Day on 27 September 2014 showed that there is general concern over parking. The Parish Council would like to ensure that adequate access is maintained for public transport and emergency vehicles. Safe access must also be maintained to commercial premises. Vehicle users are to be deterred from causing damage to amenity areas and road verges.

5.9 Some parishioners thought that vehicle speed through the village is excessive but when speeds were measured the proportion that was faster than the limit proved to be within the tolerances acceptable to the police.

5.10 In the Community Survey 38% of respondents indicated that they take part in walking as an activity. The Ramblers Association report that the national average is 22%. 14% of Braunston residents say they cycle for leisure. The national average stated by CTC, the national cycling charity, is 8%.

5.11 14 Comments submitted during the pre-submission consultation concerned traffic speed and management. A possible cycle and walking route between Braunston and Daventry attracted 8 comments, the majority in favour.

**Character and amenities**

5.12 Many parishioners expressed the view that the character of Braunston as a village should be maintained. 92% of respondents to the Community Survey said that they felt very positive or quite positive about living in Braunston. Some perceive a threat that, following westward expansion of Daventry in recent decades, further growth of the town would continue and reach Braunston. One comment from a parishioner during the housing consultation, 2014 was 'It is a lovely village and best kept small'. There were many similar comments during all stages of the consultation. As mentioned above this plan uses Character Assessment as a tool to provide a structured approach to identifying and classifying the distinctive character of Braunston. Seven 'Character Areas' were identified and are described in Appendix 3.

5.13 Responses to the Community Survey included positive comments about the amenities and open spaces in the parish. The open spaces and leisure amenities were particularly valued by young people in the consultation discussions held at Braunston Primary School and with the Scout groups.

5.14 The majority of Braunston residents (87% of respondents to the Community Survey) believe that open spaces in and around Braunston for relaxing and playing games are satisfactory. This figure for the provision of outdoor play areas for under elevens was 61% but only 45% thought the provision for over elevens was satisfactory. There was lengthy public discussion at the 2014 Annual Parish Meeting with majority support from those present for a skate park.
to be developed together with an enhanced outdoor play area. This has now received planning permission.

5.15 The Community Survey indicated significant use of the public open spaces in the parish. These are the canal towpath, Jetty Field Pocket Park, The Playing Field and to a lesser extent the Welton Road Play Area. The Parish Council will continue to seek to enhance these areas.

5.16 The Village Hall is used by a number of clubs, societies and the pre-school as well as being available for private hire. Its continued improvement will be supported.

5.17 The responses to the consultation were overwhelmingly in favour of retaining the existing character of the village and not expanding outside the existing village confines. Development of amenities such as improved play facilities and the cycleway to Daventry were also supported but with a few concerns about the potential for misuse.

**Business**

5.18 Businesses should support the nature and character of the village, for example providing goods and services to the residents, developing the traditional canal heritage and supporting rural activities.

5.19 The Community Survey indicated significant levels of use of the village shop/post office as well as use of other businesses based in the village.

5.20 Priority will be given to businesses that bring sustainable development and that have a positive impact on the village and wider environment.

5.21 The retail area is located in the centre of the village where there are also some other businesses. In 2015 the retail businesses are a supermarket and post office, butchers, and fish and chip shop. There is also a car repair business, hairdressers and café. At the start of the plan period there were no empty retail properties so any new ventures would require new premises or changes of use for existing residential property.

5.22 Along the canal there are a number of canal-side businesses including boat building, chandlers, a floating café and offices of the Canal and River Trust. This area has potential for increased tourism not only for boaters but also from visitors by road. The issue for those visitors is parking and consideration should be given to improving this aspect.

5.23 There is an industrial area along the A45 which has an industrial property split into a number of small business units. In addition there is a chandlers and boat repair yard in the same area as well as a large public house.

5.24 There is a cycle network in Daventry. It is felt that the extension of this to Braunston along a dedicated route would provide an additional attraction that would bring more visitors to the village, potentially increasing custom in village shops.
5.25 In addition to the three clusters of businesses described above, around 50 businesses are carried out in residents' homes.

5.26 In response to the pre-submission consultation the Canal and River Trust mentioned the important role the canal has in supporting the local economy. One resident mentioned the unequal access to fast broadband across the village.
6. Vision and Objectives

Vision

6.1 The vision for Braunston developed in this plan is:

| To maintain and develop a thriving, working village by encouraging development that meets the needs of local people, whilst protecting and enhancing the distinctive character and features of the settlement, and its surrounding countryside and canals. |

Objectives

6.2 To deliver the vision the following objectives have been agreed:

| a) | To provide for the social, environmental and economic sustainability of the parish |
| b) | To maintain and develop housing opportunities for people from a range of ages, abilities and economic circumstances |
| c) | To safeguard and enhance the built environment including the promotion of high quality design of buildings and streetscape |
| d) | To promote transport choices |
| e) | To protect the local landscape character and historic features |
| f) | To promote healthy activity including the protection and expansion of open spaces and rights of way |
| g) | To promote and enhance local business opportunities |
| h) | To promote safe roads. |

6.3 These will be achieved by the policies set out in Chapter 7, which has been divided into the four themes which arose from the Community Engagement. The table below indicates where policies under each of the themes deliver the objectives.

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Themes and Policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) To provide for the social, environmental and economic sustainability of the parish</td>
<td>Housing: A, B, M, Transport: D, Character: A, F, M, Business: E, J, K, M</td>
</tr>
<tr>
<td>b) To maintain and develop housing opportunities for people from a range of ages, abilities and economic circumstances</td>
<td>Housing: A, B</td>
</tr>
<tr>
<td>c) To safeguard and enhance the built environment including the promotion of high quality design of buildings and streetscape</td>
<td>Housing: A, Character: C, Business: I, J, K, M</td>
</tr>
<tr>
<td>d) To promote transport choices</td>
<td>Transport: D, J</td>
</tr>
<tr>
<td>e) To protect the local landscape character and historic features</td>
<td>Housing: A, Character: F, G, H, I, Business: J, K, M</td>
</tr>
<tr>
<td>f) To promote healthy activity including the protection and expansion of open spaces and rights of way</td>
<td>Transport: D, Character: F</td>
</tr>
<tr>
<td>g) To promote and enhance local business opportunities</td>
<td>Business: E, J, K, L</td>
</tr>
<tr>
<td>h) To promote safe roads</td>
<td>Character: C</td>
</tr>
</tbody>
</table>
7. Policies and Proposals

7.1 This section builds on the vision and objectives and sets out the policies and proposals, which have been divided into five themes:

- Housing
- Transport and Traffic
- Character and Amenities
- Business
- Sustainable development

Housing

Policy Background

7.2 The preparation of the Braunston Neighbourhood Plan has had regard to the:

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

7.3 Saved Policy HS22 in the Daventry Local Plan 1997 categorises Braunston as a restricted infill village. The policy states that:

"Planning permission will normally be granted for residential development provided that:

a) It is on a small scale, and
b) is within the existing confines of the village, and
c) does not affect open land which is of particular significance to the form and character of the Village, or
d) it comprises the renovation or conversion of existing buildings for residential purposes provided that the proposal is in keeping with the character and quality of the village environment”.

7.4 Policy R1 in the West Northamptonshire Joint Core Strategy deals with residential development in the rural areas and states that:

"Residential development in rural areas will be required to:

A. provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and
B. not affect open land which is of particular significance to the form and character of the village; and
C. preserve and enhance historic buildings and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and
D. protect the amenity of existing residents; and
E. be of an appropriate scale to the existing settlement; and
F. promote sustainable development that equally addresses economic, social and environmental issues; and
G. be within the existing confines of the village.”
7.5 Policy R1 also stipulates that 2360 dwellings are required in the rural areas of Daventry District over the plan period. However, monitoring information produced by the District Council indicates that the rural housing requirement has already been exceeded by 216 dwellings (as at 30 September 2015). The District Council thereby point out that the final part of Policy R1 is now engaged when dealing with applications for residential development in the rural areas. This states that:

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

i. would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or

ii. is required to support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services); and

iii. has been informed by an effective community involvement exercise prior to the submission of a planning application; or

iv. is a rural exceptions site that meets the criteria set out in Policy H3; or

v. has been agreed through an adopted neighbourhood plan."

7.6 Furthermore in April 2015 the District Council published its annual report on housing land supply, and assessed whether there was sufficient to provide five years' worth of housing against the requirements. This report identified a 5.94 year supply as at 1st April 2015. This position was subsequently updated in August 2015 in the light of various appeal decisions. The updated report identified a 5.86 year supply.

7.7 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 focussed 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 Braunston's designation will remain as a restricted infill village.

Constraints to development

7.8 As part of the preparation of the Neighbourhood Plan consideration was given to potential options for future development outside of the existing village confines and its possible impact on the local environment.

7.9 Braunston is a linear settlement that enjoys a prominent hill top location with commanding views over the surrounding open countryside. As described in Section 3, much of the surrounding open countryside is regarded as high quality. Conversely this means that the village is very prominent in this attractive rural landscape. Any development to the north of the village would be clearly visible from some considerable distance around.

Development on slopes to the south could encourage coalescence with the Canal Wharf and nearby hamlets, and thereby have an adverse impact on their landscape setting. In particular land to the west of the village is sensitive to any development because of its prominence in the landscape as seen from the A45 and the canals and because it provides a beautiful gateway to the village.
7.10 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. Nevertheless it is felt that any such development needed to be in-keeping with its surroundings as defined in the Character Area Assessment and not harm any historical features.

Views of the local community

7.11 Engagement throughout the preparation of the plan indicated a strong desire by the local community to maintain Braunston as a rural village, preserving the surrounding landscape, environment and heritage features. Similarly the vast majority agreed that any new housing should not undermine the form and character of the village, especially in the Conservation Areas, nor undermine valued green spaces and attractive views over the surrounding open countryside.

7.12 Whilst local residents have accepted some new development in the past, there were strong concerns that the village now needs a period of consolidation. It was acknowledged that some limited development was inevitable, but this must be of small size that is in-keeping with local character.

Approach adopted

7.13 The Neighbourhood Plan has not allocated additional sites for residential development for the following reasons:

a) the current status of Braunston as a 'Restricted Infill Village' in the Daventry Local Plan (1997);
b) the rural housing requirement across the District specified in the Joint Core Strategy (2014) has already been exceeded and the District Council has pointed out that the final part of Policy R1 of the Joint Core Strategy is now engaged when dealing with applications for residential development in the rural areas;
c) the District Council has identified a 5.86 year supply;
d) provision for affordable homes has been made at Maple Close, which meets the identified need;
e) the limited range of services and facilities available in the village;
f) the attractiveness and quality of the surrounding landscape;
g) the area's sensitivity to development as a consequence of its topography and visual prominence as a linear settlement on a hill top location;
h) the need to avoid coalescence with nearby hamlets, the Canal Wharf and Daventry; and
i) the views of the local community who expressed some concerns about the implications of further residential development beyond meeting the identified need for affordable homes.

7.14 It was thereby concluded that residential development outside the Braunston village confines would not constitute sustainable development and will not therefore be supported.
7.15 The Village Confine Line is shown on Map 6. It marks the boundary of the built-up area of the village of Braunston.

7.16 The following are classified as inside the confines:
   a) buildings and curtilages which are contained and visually separate from the open countryside that are clearly part of a network of buildings that form the village; and
   b) areas of land with planning permission for built development (e.g. Maple Close).

7.17 The following will be regarded as being outside the village confines:
   a) gardens which are visually open and relate to the open countryside;
   b) individual, groups of dwellings and agricultural buildings that are detached or peripheral to the village;
   c) areas of employment or leisure use, including public open space and the canal network, that is detached or peripheral to the village; and
   d) land which would otherwise be outside the confines, even if it is between the edge of the village and the A45.

7.18 Infill development within the village confines will be acceptable provided that it meets certain criteria. This approach supplements the approach adopted in saved Policy HS22 in the Daventry Local Plan and Policy R1 in the Joint Core Strategy. Furthermore it brings in further local detail ascertained from the character area assessment undertaken as part of the preparation of the neighbourhood plan. It includes being of a design, scale and materials appropriate to the setting and the character of the village.

<table>
<thead>
<tr>
<th>Policy A – Residential Development within Braunston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposals for residential development will be supported providing that:</td>
</tr>
<tr>
<td>a) it is within the village confines;</td>
</tr>
<tr>
<td>b) it is on a small scale;</td>
</tr>
<tr>
<td>c) it is in accordance with Policy R1 of the West Northamptonshire Joint Core Strategy;</td>
</tr>
<tr>
<td>d) it includes homes that potentially address the needs of the elderly and/or first time buyers;</td>
</tr>
<tr>
<td>e) it is in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area. Innovative or outstanding design will be supported if it raises the overall quality of the Character Area; and</td>
</tr>
<tr>
<td>f) there is adequate off road parking provision.</td>
</tr>
</tbody>
</table>

The boundary of the village confine is shown on Map 6.

The boundaries of the Character Areas are shown on Map 10 and the areas are described in Appendix 3.
Affordable Housing

7.19 Following adoption of the Joint Core Strategy the previous saved policies in the Daventry Local Plan that related to affordable housing were replaced by Policies H2 and H3.

7.20 Policy H2 sets out the percentage requirements and site size thresholds for the on-site provision of affordable housing within new residential development. However this is subject to the assessment of viability on a site by site basis.

7.21 Policy H3 deals with rural exception sites. The Strategy states that affordability is a key issue in the rural areas of West Northamptonshire where average house prices are significantly higher than the urban areas. For this reason Policy H3 below seeks to support the provision of affordable housing through rural exception sites and also through mixed tenure schemes where an element of market housing is necessary to deliver the identified need for affordable housing. It is expected that rural exception sites will be small in scale and normally be developed solely for affordable housing. In those cases where an element of market housing is required the scale should be the minimum required to secure the delivery of the affordable housing. The market housing itself may also meet local needs such as accommodation for older people who wish to remain within their local community, or live/work units for activities which are particularly suited to a rural area.
7.22 Policy H3 adds that:

“In all cases the following criteria must be met:

a) the site is within or immediately adjoins the main built-up area of a rural settlement;
b) the form and scale of development should be clearly justified by evidence of need through a local housing needs survey; and
c) arrangements for the management and occupation of affordable housing must ensure that it will be available and affordable in perpetuity for people in local housing need.”

7.23 A Housing Needs Survey for Braunston was undertaken in 2013. The Survey identified the specific need for 6 new social housing units. Of those responding 67% of households agreed in principle that they would be in favour of a small housing development for local people with a proven need.

7.24 The Housing Needs Survey had a response rate of only 29% and did not try to identify people who have links with Braunston but who had previously moved away. Therefore the need identified in that survey is probably an under-estimate. The consultation carried out by Braunston Parish Council in July 2014 showed a need for at least 12 new housing units.

7.25 Significant concerns were expressed during the community consultations and in the Housing Needs Survey for Braunston that local people should not be forced to move from the village in order to meet their housing needs. In particular a number of people expressed a preference that any new homes that are built address the needs of the elderly and/or first time buyers.

7.26 The draft neighbourhood plan supported a proposal put forward by Northamptonshire and Warwickshire Rural Housing Association to extend Maple Close, which has subsequently received planning permission. This development will be a rural exception site to deliver 12 affordable homes as a result of specific local needs. A section 106 agreement will specifically set out the allocation arrangements on a local needs basis. This extension would provide more affordable housing leading to a greater mix of tenure as supported in the Joint Core Strategy and provide more dwellings of the size requested by parishioners. Any affordable housing coming forward, including those provided in the extension to Maple Close, should be prioritised in accordance with the Daventry District Nominations Cascade, which is set out in the Affordable Housing Supplementary Planning Document 2012 (or any successor document) but reproduced for convenience in Appendix 4.

**Policy B - Affordable Housing**

Proposals for affordable housing will be supported providing it is:

a) in accordance with Policy H3 of the West Northamptonshire Joint Core Strategy;
b) justified by evidence of need through a local housing needs survey for Braunston; and
c) prioritised for those with a local connection as prescribed by the Daventry District Nominations Cascade.
Transport and traffic

7.27 The Joint Core Strategy highlights the importance of improving accessibility in rural areas. Paragraph 16.22 points out that transport is essential for most rural residents to access the services and facilities they need. However paragraph 16.23 acknowledges that some of the highest traffic growth in recent years has been on routes in rural areas. The increased congestion on some routes can have a detrimental impact on villages where traffic uses unsuitable routes. It adds that traditional management, such as signing and bollards, may detract from the over-all character of the village and therefore different approaches for restricting traffic will be required.

7.28 Policy R3 in the Joint Core Strategy states that:

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

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

7.29 Actions that would make Braunston a more attractive and accessible place for pedestrians and cyclists were also favoured in the community engagement for the neighbourhood plan. Residents were keen to see measures to promote safe roads and footpaths and discourage through traffic.

7.30 The neighbourhood plan thereby seeks to create a safe and attractive transport system that takes account of the mainly residential and canal based character of the village. This includes any measures to improve car parking and the need to maintain adequate access for public transport and emergency vehicles.

7.31 It also wishes to encourage more sustainable means of transport for all users including those who travel into and those who travel out of the village for education. In this regard Policy C4 of the West Northamptonshire Joint Core Strategy is supported. This prioritises 'an effective, reliable inter-urban public transport network' on the 'work corridor' along the A45 between Daventry and Rugby.

Policy C - Traffic management

Where appropriate, traffic management measures will be supported that will improve highway safety provided that the measures be of a design that is in keeping with the Character Area with regards to scale, layout and materials.
7.32 Saved Policy RC17 in the Daventry Local Plan states that:

“Planning permission will be granted for the creation of an informal footpath link between the former Daventry-Braunston railway line and the Grand Union canal as an extension of the existing footpath network.”

7.33 The Community Survey indicated that many Braunston residents travel to Daventry for work. The Parish Council supports a feasibility study into using parts or all of the dismantled railway line between Braunston and Daventry for a cycleway and walkway.

7.34 Policy C1 (Changing behaviour and achieving modal shift) of the Joint Core Strategy states that:

“Priority will be given to proposed transport schemes that will contribute to behavioural change by:
1) Providing access by walking, cycling and public transport to key facilities and services;
2) Promoting the use of walking, cycling and public transport over and above private car trips.”

7.35 The River Nene Regional Park (RNRP) places Braunston at the junction of the Oxford Canal/Cherwell Valley and Daventry Spur Sub-Regional Corridors. One of its Priorities for Action is the establishment of a ‘Green Way’ recreational route between Braunston and Daventry with associated indigenous planting to enhance nature conservation interests.

**Policy D - Link to Daventry**

A combined cycleway and walkway between Braunston and Daventry will be supported. The route should be attractive, safe, clearly segregated from vehicular traffic and designed to have the least possible impact on areas of ecological importance.

**Character and amenities**

7.36 One of the principal aims of the neighbourhood plan is to support the health and well-being of the local community.

7.37 Planning Practice Guidance states that:

“A healthy community is a good place to grow up and grow old in. It is one which supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate, encourage:
- Active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and
safe places for active play and food growing, and is accessible by walking and cycling and public transport.

- The creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.”

7.38 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. It says 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.

7.39 Policy RC2 in the Joint Core Strategy says 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 the proposal should bring about community benefits that outweigh the loss of the facility or the open space is little used.

7.40 Responses to the Community Survey included positive comments about the amenities and open spaces in the parish. It indicated significant use of the public open spaces including the canal towpath. The open spaces and leisure amenities were particularly valued by young people. The vast majority of respondents believe that open spaces in and around Braunston for relaxing and playing games were satisfactory. Nevertheless they need to be protected for current and future generations.

7.41 Many of the community facilities which existed at the time of writing the Plan are shown on Map 7 together with local services. The policy however applies to all community facilities throughout the lifetime of the Plan.

Policy E - Local Services and Community Facilities

The retention and development of a local service or community facility will be supported providing it does not have significant harmful impacts on the amenities of residents or on other neighbouring uses.

The loss of a local service or community facility will not be permitted unless it can be demonstrated that:

a) an assessment has been undertaken which has clearly shown it to be surplus to requirements or no longer viable;

b) the loss would be replaced by equivalent or better provision in terms of quantity and quality, and in a suitable location to meet the need; or

c) the development will bring about a community benefit, the needs for which clearly outweigh the loss.
General food shop
General food shop with Post Office
Butcher
Chandlery and other canal related shop
Public house
Village Hall including Pre-school and Community Garden
Café
Fish and chips (take-away)
Hairdressers
Car maintenance
Church
Primary School

Public open space:
1 Braunston Playing Field
2 Welton Road Play Area
3 Jetty Field Pocket Park
3a Allotments
Also: The Green (See Map 7)

Regular bus route (see para 3.28) with bus stops.
S Bus stop with shelter
X Bus stop not in use
Other bus stop used by demand response service

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7.42 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 reasonably close to the community it serves;
- is demonstrably special to the local community in terms of, for example, its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
- should not be an extensive tract of land.

7.43 The following sites satisfy this criteria:

(a) The Green
The space consists of the village green, the triangle of shrubs and plants surrounded by three pieces of road and the mown grassland on the north side of the road stretching from the eastern end of High Street to the junction with Barby Road. The Green is the postal address of all properties surrounding these areas. In addition the local green space includes the continuation of mown grass along the south side of Welton Road.

The Green is centrally located and is one of the focal points of the village. Arriving from High Street it first appears as a widening of the street as the previously parallel building lines curve away from each other. The mown grass of The Green becomes the dominant landscape feature.

Several important village buildings front on to The Green including the Village Hall and The Wheatsheaf public house which uses part of the land as an outside seating area. The Green is used for village events including fetes, pop-up bakeries and other fund-raising and charitable activities. Historical evidence suggests that such activities have been held here for many years. 73% of respondents to a village questionnaire indicated that they use The Green.

(b) Jetty Field
Jetty Field was acquired by Braunston Parish Council in 2005. Set up to provide a green open space for the peaceful recreation and enjoyment of the local community and visitors to the village, it is one of Northamptonshire’s innovative Pocket Parks and measures approximately 3 hectares.

It aims to act as a nature conservation area to support plant and animal life. The Gallie Wildlife Legacy promotes its educational opportunities.

Five distinct zones have been developed. There is a formal and decorative garden section which contrasts with an area deliberately left uncultivated to encourage insect and bird life. The idea is picked up in the woodland spinney of native trees and shrubs. Allotments thrive. The main field is managed to encourage a rich variety of grasses and wildflowers.

The area is managed by a sub-committee of the Parish Council to promote its educational value and to ensure accessibility for all.

It is centrally located to the south of The Green and has footpath accesses from The Green, Eastfields, Dark Lane, Bottom Lock and Archer Avenue. 84% of respondents to a village questionnaire indicated that they use Jetty Field.

Almost all of Jetty Field defined by Northamptonshire County Council as being part of the Nationally Important Open Field System (DNN12607) named Braunston Township. Any ridge and furrow survival here is potentially of national significance.
(c) Braunston Playing Field
Braunston Playing Field covers an area of approximately 3 hectares, is situated 100 metres north of the Greenway housing area and has access by foot along a pavement next to Barby Road from The Green at the centre of the village.
The Playing Field includes sports pitches for football and cricket as well as a basketball court and play equipment for young children. There is a pavilion with changing and showering facilities. Planning permission has been granted for the construction of a skate park within the site.
The Playing Field is used by sports clubs from within the village. It is also used by Braunston C of E Primary School, for example for its sports day, as it does not have its own playing field. In recent years a travelling circus has used the playing field for a temporary site to house performances for the village.
A management committee of volunteers from the village maintain and supervise the facilities. 45% of respondents to a village questionnaire indicated that they use the Playing Field.

(d) Manor Field
Manor Field is situated at the western end of the village. It occupies land covering approximately 2 hectares between High Street, London Road (A45) and the Grand Union Canal. It is a highly visible piece of land at the main entrance to the village.
One of the most significant and characteristic views of Braunston is from the canal and the main road across Manor Field as it slopes up to All Saints’ Church. This is seen by many people arriving at Braunston or just passing on the main road. There is a long rural view in the other direction from the church and the west end of High Street across Manor Field to the broad Leam Valley, Wolfhamcote, Flecknook and the Shuckburgh Hills in Warwickshire. Any development on this land would spoil these views and change the appearance of the entrance to the village.
Two parts, comprising the majority of Manor Field, are defined by Northamptonshire County Council as being part of the Nationally Important Open Field System (DNN12607) named Braunston Township. Any ridge and furrow survival here is potentially of national significance. Two public footpaths cross Manor Field. The one running between the High Street/London Road junction and the church is used frequently both by villagers and visitors walking between the village and the canal.
7.44 These areas are thereby designated as Local Green Space and protected accordingly.

Policy F - Local Green Space and Other Areas of Public Open Space

Existing areas of public open space will be preserved in order to promote social interaction, community activity and active play. Any loss of open space will need to demonstrate that the open space is surplus to requirements, is replaced by equivalent or better provision in terms of quantity and quality in a suitable location or the development is for alternative sports or recreational provision, the needs for which clearly outweigh the loss.

The following areas are designated as Local Green Space:

a) The Green  
b) Jetty Field  
c) Braunston Playing Field  
d) Manor Field

Proposals for development that is incompatible with the importance of a Local Green Space as an attractive publicly accessible area will not be allowed unless there are very special circumstances where the benefits of the development clearly outweigh any harm.

The boundaries of the Local Green Spaces are shown on Map 8.
Map 8 – Local Green Spaces (See policy F)

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7.45 Saved Policy HS22 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.

7.46 The village of Braunston lies in the centre of the parish, surrounded by open countryside. Braunston Canal Wharf and the small hamlet of Little Braunston are located quite close to the village, but remain separate. Their distinct and separate identity was reinforced in the Character Area Assessment. Little Braunston is particularly quiet and is dominated by agriculture and the canal. Braunston Wharf contains a number of businesses and has a number of heritage features emanating from the development of roads, canals and railways in the area.

7.47 These different settlements are linked by a network of footpaths and towpaths that also allow access to the adjoining countryside. The pathways through the open spaces between the canals and the village create interesting and enjoyable routes into and out of the main settlement. This includes three short routes with interpretation boards that take walkers to points of interest in and around Braunston. In addition three long distance footpaths pass through the Neighbourhood Area and intersect in Braunston village. These are the Jurassic Way, the Oxford Canal Walk and the Grand Union Canal Walk. There are outstanding views of the village and surrounding countryside from many vantage points along these paths.

7.48 Many parishioners expressed the view in the community consultation that the character of Braunston as a village should be maintained. However some perceive a threat that, following the north-western expansion of Daventry in recent decades, further growth of the town could continue and perhaps reach the Canal Wharf and village of Braunston. The sight of industrial buildings in Daventry are now clearly visible on the skyline when viewed from the village, and residents fear that further development would erode the gap between the settlements and eventually result in coalescence.

7.49 Although the Joint Core Strategy outlines the District Council’s aspirations to grow the town to reach a population of 40,000, paragraph 13.18 states that:

"The strategy for Daventry is to provide for further housing growth by the allocation of a Sustainable Urban Extension (SUE) at Daventry North East to comprise a mixed use development including 4,000 dwellings with a minimum of 2,600 of these to be brought forward within the JCS period. This together with existing housing commitments for Daventry (including the remaining housing development at Middlemore), the Monksmoor development and housing development within the existing urban area will achieve a level of housing growth for Daventry consistent with Daventry District Council’s vision. New employment development will be focused on the central area and redevelopment and renewal of the existing employment areas with local employment opportunities being provided at Monksmoor and Daventry North East SUE."
7.50 Any further developments at Daventry over the plan period should not therefore result in the loss of the visual and physical separation of Braunston village, Braunston Canal Wharf, the Wayside Business Park, Little Braunston and Daventry and the open gaps between them which would harm the setting and identity of these distinct areas or lead to their coalescence. In addition page 16 of the Daventry Masterplan 2040 identifies the land between Daventry and Braunston as having a number of constraints including 'planning policy designations, potential additional environmental designations... and inaccessible gradients' that 'counter any suggestions of further development'.

7.51 Nevertheless the various settlements within the parish are proud of their separate identities and character, and wish to see them retained. There currently exists a green buffer between them all, albeit thin in places, which needs to be protected from further development that would narrow result in them merging. Such proposals will not be permitted so as to preserve the identity and integrity of the settlements and their setting in the landscape.

<table>
<thead>
<tr>
<th>Policy G - Preventing Coalescence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development proposals should respect the individual and distinct identities of Braunston village, Braunston Canal Wharf, the Wayside Business Park, Little Braunston and Daventry and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence.</td>
</tr>
</tbody>
</table>

7.52 Braunston is a linear settlement sited on a ridge, which enables outstanding views in every direction across the surrounding open countryside. The Character Area Assessment demonstrated how this forms an important component with all areas of the village enjoying impressive views. These views extend from the settlement of Braunston out to the surrounding countryside including the canalscapes.

7.53 It is the nature of these attractive outward views that reinforces the rural feel of the village and adds to its character. Views of the surrounding countryside also remind the local community of the landscape beyond and their rural location despite the proximity of Daventry.
Map 9 - Important Views (Policy H)

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- Views out of the village
- Views in the village
- Views towards the village
Photographs illustrating the viewpoints identified on Map 9

1

2

3

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8
Conversely the topography means that Braunston is highly visible in the landscape from the approaching roads, footpaths, bridleways and towpaths looking upward towards the settlement on the hill top. In particular the Church, known as the Cathedral of the Canals, is located on the western edge of the village and provides an attractive and highly visible feature in the landscape. Its prominence and setting thereby needs to be protected. Similarly other attractive views of the settlement from the surrounding area are worth preserving.

Important views are identified on Map 9 and are:
1. from the Oxford Canal looking towards the Church;
2. when approaching the village from the north along Barby Road;
3. within the village looking west to The Green and High Street;
4. from the eastern periphery of the village looking north;
5. from the churchyard looking towards the south west;
6. from Jetty Fields looking south towards the Canal Wharf;
7. from the Jurassic Way (bridleway) looking north over the Canal Wharf, with the village on the ridge beyond; and
8. from Welton Road when approaching the village from the east.

All these views are shown on Map 9. The following policy thereby aims to protect views from development that would have a harmful impact on them. These views and vistas are important to the unique character of the village and its rural feel, and help maintain its character and local distinctiveness.

**Policy H – Important Views**

The Plan protects the important views shown on Map 9. Any development proposals must ensure that the openness and key features of the view can continued to be enjoyed including distant buildings, areas of landscape and the juxtaposition of the village edge and the surrounding open countryside.

Development proposals which have a harmful impact on the view will be resisted.

The village of Braunston is surrounded by attractive open countryside, which is highly valued by the local community.

Land to the south west of the village is designated as a Special Landscape Area in the Daventry Local Plan in recognition of the special environmental qualities of the area. Saved Policy EN1 stipulates that development will be resisted if it adversely affects the character of the local landscape.

Saved Policy HS24 in 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.
7.60 The Core Planning Principles listed in the National Planning Policy Framework (paragraph 17) recognise the intrinsic value and beauty of the surrounding countryside. It also conserves local heritage assets. Section 11 highlights the need to protect the surrounding valued landscape and endorses the need to protect areas of tranquillity.

7.61 The West Northamptonshire Joint Core Strategy says that development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy. The Strategy also emphasises that new development in the rural areas will be limited with the emphasis being on respecting the quality of tranquillity.

7.62 The Joint Core Strategy also builds on the work undertaken by the RNRP study. This provides descriptions of the environmental character and green infrastructure of all the zones in Northamptonshire. It notes that Braunston is at the junction between two of the West Northamptonshire Sub Regional Green Infrastructure Corridors. RNRP also identifies Braunston as a key 'Gateway' into the county from the west.

7.63 Policy BN5 says that development in areas of landscape sensitivity will be required to be sympathetic to locally distinctive landscape features.

7.64 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.

<table>
<thead>
<tr>
<th>Policy I – Open Countryside</th>
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Development will only be supported where it does not cause demonstrable harm to:

- a) landscape quality;
- b) sites of ecological value;
- c) Scheduled Monuments and other sites of archaeological interest including ridge and furrow; or
- d) the intrinsic character, beauty and tranquillity of the countryside.

Proposals for development should have regard to the descriptions and guidelines contained in the Northamptonshire Environment Character Strategy and Green Infrastructure Strategy as developed by RNRP.
7.65 The junction of the Grand Union and Oxford Canal is located immediately outside the village, which has played a very influential part in the history of Braunston. There is still a great deal of evidence of canal and boating history with many listed canal buildings and structures visible from the village and the A45 road. These are described in more detail in the Character Area Assessment as Character Area 1. The canals and the associated buildings have been designated as a Conservation Area.

7.66 The Joint Core Strategy highlights how the canal network provides a historic, cultural, recreational and wildlife asset. It adds that the local economy of villages within the rural areas can be benefited by rural tourism associated with countryside recreation including the network of canals and historic visitor sites. They also contribute to the green infrastructure network.

7.67 The Canal and River Trust (CRT) state that the planning system has a vital role to play in:

- protecting the network of canals from inappropriate development;
- protecting and enhancing the natural and historic waterway environment;
- unlocking the inland waterway network’s economic, social and environmental value; and
- improving the health and performance of the network, their corridors and adjoining communities.

7.68 CRT state that the health and performance of the inland waterway network is directly linked to the quality of the neighbourhood and environment through which the canals pass. An underperforming waterway is usually a symptom of the economic and social failure of the neighbourhood through which it passes. Underperforming waterway corridors are characterised by:

- the presence of inappropriate uses;
- limited or no public access;
- poor quality waterside development;
- absence of destinations and attractions;
- shortage of water related facilities;
- poor perception and image of waterway;
- anti-social behaviour;
- 'dead' waterspaces; and
- low boat movement and footfall.

7.69 In CRT’s ‘Planning for Prosperity, People and Places’, it states that planning policies within neighbourhood plans need to acknowledge and support the different economic, social and environment roles of canals. This is certainly the case in Braunston. The canal clearly has an important role in supporting the local economy. However it is an important part of the historic and cultural background to the village, and plays a significant role in the environmental and landscape quality.

7.70 Where possible the canal environment should be enhanced by the introduction of sensitive interpretation. This could incorporate seating, signage and public art that celebrates the local heritage in its design.
Policy J – The Canals and their setting

The canals and their setting need to be protected from inappropriate development owing to their economic, social and environmental contribution to the area.

Proposals for development in appropriate locations of Character Area 1 will be supported providing that they:

a) respect the unique character of the canal through innovative and sensitive design;

b) use appropriate designs and materials for works and repairs to historical canal structures;

c) provide external spaces which allow visual and physical access that encourage links to Braunston village;

d) protect and manage the function of the canal as a wildlife corridor by resisting proposals which destroy or adversely affect areas of ecological interest;

e) protect existing hedgerows and trees and introduce soft landscape works to retain the canal as a green waterway;

f) use canal side furniture which is in-keeping with the setting but robust;

g) encourage a positive relationship between the canal and surrounding land to provide high quality and appropriate boundary treatment;

h) provide, and if necessary upgrade, pedestrian access to maintain the role of the canal as a green pedestrian link; and

i) promote understanding of the canal heritage including the provision of signage, interpretation and public art.

The boundary of Character Area 1 is shown on Map 10.
Business

7.71 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.

7.72 Saved Policy EM11 in the Daventry Local Plan states that:

"In the restricted infill villages planning permission for new business and industrial development will normally be granted provided the scale and character of the proposal reflects the residential nature of the surroundings."

7.73 It adds that whilst the District Council appreciates that suitable modern businesses can be successfully integrated into the smaller villages and welcomes the employment opportunities which they represent, it is concerned to ensure that the scale of the operation and the size and type of the buildings do not detract from the character of the settlement or the amenities of the residents. The Local Plan states that in assessing applications, particular attention will be paid to the likely volumes of traffic generated by the proposal.

7.74 Saved Policy EM12 states that:

"In the restricted infill villages planning permission for new business and industrial development will normally be granted provided it is within the existing confines of the village."

7.75 For the purposes of this policy the Local Plan adds that the existing confines of the village will be taken to mean that area of the village delineated by the existing main built-up area but excluding those peripheral buildings such as free-standing individual or groups of dwellings, nearby farm buildings or other structures which are not closely related thereto. Gardens, or former gardens, within the curtilage of dwelling houses, will not necessarily be assumed to fall within the existing confines of the village.

7.76 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.

7.77 It is recognised that the Neighbourhood Area has a number of businesses that meet local needs and provide some employment. For instance there are a number of canal based businesses in the Marina or next to the canal. Another cluster of small businesses are located on a small business park on land immediately off the A45 London Road.
This plan also seeks to sustain existing retail facilities in the centre of Braunston village in order to minimise travel distances and thereby protect overall sustainability. It is recognised that new developments must not threaten the viability of such businesses.

Future business growth in the area is thereby encouraged and supported, providing it is small scale and in-keeping with the character of the village.

**Policy K - Business Development**

Business and economic development will be supported throughout the Parish provided that:

(a) Proposals respect the character and appearance of the appropriate Character Area with particular regard to scale, layout and materials, to retain and respect and enhance the character of the countryside, local distinctiveness and help to create a sense of place;

(b) Their impact in terms of traffic, noise, air pollution, light pollution, ecology and landscape is satisfactory including through the use of appropriate mitigation measures.

The National Planning Policy Framework points out that advanced, high quality communications infrastructure is essential for sustainable economic growth. It adds that the development of high speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services.

Policy C1 in the Joint Core Strategy states that new development should enable access to superfast broadband and speeds of at least 30 megabits per second. It adds that information communication networks, such as superfast broadband, will be supported across the whole of West Northamptonshire to reduce the need to travel.

Superfast broadband access enables people to work from home. Of the 80 businesses based in the parish, around 50 of these are run from people's homes. They include services such as accountancy and IT. It is therefore important that these businesses are not hindered by slower than average broadband speeds.

Superfast broadband also enables people in the village, especially the disabled, to access services and facilities that would not otherwise be available.

However superfast broadband provision within the village is currently mixed and needs to be made available to all.

**Policy L - Communications Infrastructure**

Proposals for development that improve electronic communications such as faster broadband and the mobile phone network will be supported provided that any adverse impact can be satisfactorily mitigated.
Sustainable Development

7.85 The National Planning Policy Framework highlights the importance of achieving sustainable development. It points out that the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

7.86 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It adds that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

7.87 Policy S10 in the Joint Core Strategy outlines the principles for sustainable development. It states that:

"Development will:

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

b) be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime;

c) make use of sustainably sourced materials;

d) minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling;

e) be located where services and facilities can be easily accessed by walking, cycling or public transport;

f) maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design;

g) maximise the generation of its energy needs from decentralised and renewable or low carbon sources;

h) maximise water efficiency and promote sustainable drainage;

i) protect, conserve and enhance the natural and built environment and heritage assets and their settings;

j) promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and

k) minimise pollution from noise, air and run off."

The National Planning Policy Framework says that plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas. So whilst supporting sustainable development within Braunston, regard should still be had to the characteristics and vernacular of the area to maintain its local distinctiveness.

**Policy M – Sustainable Development**

Proposals for development that incorporate features that address the challenges of climate change will be supported providing they are in-keeping with the Character Area with regards to scale, layout and materials. These features will include sustainable drainage and porous/permeable surfacing for drives.
8. Monitoring and Review

8.1 The Parish Council will monitor and, if appropriate, undertake a review of the neighbourhood plan.

8.2 An annual monitoring report will therefore be prepared and considered by the Parish Council. This will cover:
   a) The effectiveness of the policies in the neighbourhood plan when assessing and determining planning applications
   b) Any changes in national planning policy that could supersede the policies in the neighbourhood plan
   c) The latest statistical information such as meeting the rural housing requirement across the District or the need for affordable homes within the village
   d) The implications of any emerging local plans, most notably the Daventry Settlements and Countryside Local Plan
   e) Any changing circumstances within the village

8.3 As the local planning authority, the views of Daventry District Council will be sought on these matters.

8.4 The annual monitoring report could thereby conclude that a partial or comprehensive review of the neighbourhood plan is necessary and trigger the process accordingly.
9. Supplementary Proposals

9.1 In the course of preparing the neighbourhood plan a number of issues were raised by the local community that did not specifically relate to development and the use of land. As a consequence they cannot be included in the neighbourhood plan. Nevertheless it was felt important that these suggestions were captured and not lost.

9.2 Similarly there were comments that have come forward, which have prompted the proposals for further work by the Parish Council in the future.

9.3 These proposals are:

   a) Review and consult on the need for and provision of play spaces.
   b) Review and consult on the need for and provision of high quality open spaces and opportunities for sport and recreation.
   c) Monitor the timetabling and routeing of bus services and carry out consultation on the siting of bus stops and work with Northamptonshire Highways and bus companies towards meeting the needs of current and potential bus users;
   d) Maintain links with those who run businesses in the Neighbourhood Area and encourage the effective working of a local business community;
   e) Review and consult on ways to manage open spaces and road verges in ways that increase biodiversity and reduce carbon emissions.
   f) Review and consult on policies to encourage and publicise arts, crafts and heritage.

9.4 Whilst forming actions for the Parish Council going forward it should be noted that these supplementary proposals do not form part of the statutory neighbourhood development plan.
10. Proposals Map

10.1 The Proposals Map comprises:

- Map 6 - Village confine line
- Map 7 - Services and Community Facilities
- Map 8 - Local Green Spaces
- Map 9 - Important views
11. Appendixes

Appendix 1 – Contributors

Research, consultation and plan-writing were carried out between 2012 and 2016. The Neighbourhood Planning Steering Group throughout this time consisted of Parish Councillors Andrew Alsop, Alan Mawer and Abigail Campbell who is also the District Councillor for Braunston and Welton Ward.

Parish Councillors Sandra Ashford, Graham Newman, Chris Johnson, Richard Hawkins, Paul Chamberlain, Peter Biggs, and Daxa Pachal, as well as Parish Clerk Steve Rolt and parishioners Mike Davies and Sandra Stapley were members of the Steering Group for, in many cases, substantial parts of this period.

Research and consultation were also carried out by Working Groups consisting of parishioners Andre Gibson, Anita Lowe, Graham Newman, Sandra Stapley, Mike Davies, Nikki Lee, Sue Barrie, David Parr, Sam Thompson and James Rawbone.

Appendix 2 – Acknowledgements

The contributions of all of the above are gratefully acknowledged. It must also be acknowledged that the work could not have been completed without the professional guidance provided by Robert Keith of RTPI Planning Aid. We also acknowledge guidance from Tom James of Daventry District Council, District Councillor Alan Chantler and David Livermore of Involving Communities. Initial information and contexts were provided in a useful training event led by the Northamptonshire County Association of Local Councils. Spratton Parish Council provided a valuable opportunity to find out about their work towards achieving a Neighbourhood Plan. In February 2013 all parish councillors distributed and collected the Community Survey. Andre Gibson of Pumpkin Pip Website Solutions helped with the on-line publication of this document.

The processes of producing this plan were financially supported by a grants totalling £7450 from Locality. Facilities to hold the Business Breakfast were provided by Neil Bannister. Design work was subsidised by Neil Bannister of Southfield Arts.

Assistance at consultations was provided by the above contributors as well as Parish Councillors Mark Fitzhugh, Pete Morgan and Louis Prat. We are grateful for the help provided at the Housing Consultation by Neil Gilliver of Warwickshire/Northamptonshire Rural Housing Association and Mark Pople of Daventry District Council. We are also grateful for the help provided at traffic and transport consultations by PCSO Kev Thompson and by the Northampton Group of the Institute of Advanced Motorists. Steve Barber of MGWSP provided information about and examples of road engineering and speed management. Matt Johnson of the Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trusts provided information and advice about Local Wildlife Sites and biodiversity issues.

We would like to thank Kim and George Donald for allowing us to hold consultations alongside their Air Ambulance Fund-Raising events and All Saints' Church for a similar opportunity. Braunston Primary School and Braunston Scouts provided opportunities to consult young people. Braunston Village Stores, Your Community Café and Braunston Marina Shop have helped by providing drop-off points.
Appendix 3 - Area Character Assessment

Character Assessment is a tool that provides a structured approach to identifying and classifying the distinctive character and context of a settlement. This approach was applied to the built-up settlement of Braunston.

The Neighbourhood Plan Steering Group discussed the areas of settlement and suggested seven areas within the village. The group then split into three teams each of which visited all of these areas in order to consider their boundaries and identify the characteristics of each one.

Map 10 shows the boundaries of these areas. Table 1 shows the results of the Character Area Assessment.

Map 10 - Character Areas

1. The canal and its setting
2. High Street
3. The Green
4. Mid-twentieth century housing
5. Twenty-first century housing
6. Late twentieth century housing
7. London Road

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### Table 1 Braunston - Character Area Assessment

<table>
<thead>
<tr>
<th>Area 1</th>
<th>The canal and its setting</th>
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<tbody>
<tr>
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<tr>
<td>Layout</td>
<td>Many of the buildings are arranged in a linear layout along the canal. Most are close to the locks, the marina and the canal junction. A modern development of flats and town houses overlooks the marina where there are also a number of workshop and boat maintenance buildings. Between the two A45 road bridges there is an area of larger buildings that have access from the main road as well as canal frontages.</td>
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<tr>
<td>Topography</td>
<td>The canal is situated in an east/west orientated valley to the south of the village. At the eastern end, between Braunston Tunnel and Top Lock the canal banks rise steeply on both sides and are wooded. This part is quiet and feels enclosed. As the canal descends through this valley the land on the sides of the canal is grassed and the valley widens with more open views. Past the canal junction it widens further to open pastureland as this branch of the canal curves around the western end of the village ridge.</td>
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<tr>
<td>Spaces</td>
<td>A large Pocket Park of about 6½ acres almost reaches to the canal and forms a public open space that links the village green and two of the housing areas to the Bottom Lock area. A meadow is visually dominant in the park which also includes allotments, a formal garden and a woodland. The canal towpaths and the adjacent verges form a linear open space. Around the marina there are areas allocated to car parking and camping. The Admiral Nelson public house has a car park on a strip of land between Dark Lane and the canal. The Boathouse public house is set in extensive grounds that include a car park and play area. Manor Field occupies the land inside the hair-pin bend at the main entrance to the village and slopes from the Manor House to the canal. It is a private field crossed by two public footpaths. The road around this area is edged by wide grass verges partly planted with spring bulbs.</td>
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<tr>
<td>Roads, streets, routes</td>
<td>On the north side of the canal, Dark Lane runs from the village to the Admiral Nelson public house as well as branching to Bottom Lock. A bridleway continues to Top Lock. Five footpaths link the canal with the High Street and The Green. These are important and attractive pedestrian routes used by villagers for recreation and by visitors to get from the canal to explore the village and use its amenities. One of them is part of the Jurassic Way long distance footpath which crosses this area. Another footpath is a route from west to east behind houses in areas 2 and 4 and across the Pocket Park to Dark Lane allowing good views over the canal valley. On the south side, the marina, its businesses and housing are served by a road from the A45. The A45 main road crosses this area west of the marina on an embankment. It is part of the Old Stratford to Dunchurch Turnpike Toll Road. The canal and its towpath are an important route which brings visitors to the village.</td>
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<td></td>
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<tr>
<td>Green and natural features, ecology</td>
<td>The Pocket Park includes a range of habitats including a meadow which is managed to encourage meadow species, a woodland and a conservation area. There is a pond by the Admiral Nelson public house. The canal and towpath are bordered by hedges. Beyond these there is mainly agricultural land used as permanent pasture. On the valley slope to the south there is a wooded disused railway line, partially used for agriculture, and recognised by the Wildlife Trust as having ecological significance. The disused station yard just to the south of the marina is wooded and is a County...</td>
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</table>
Wildlife Site. Land between the canal and the A45 embankment is marshy and has been fallow for many years.

Landmarks
The principle landmarks are the canal structures. At Bottom Lock there is a pump house dating from 1897 which has Transport Heritage site status. There are six canal locks. The pair of cast iron bridges at the canal junction is a historic landmark. There is a similar single one at the marina entrance. All Saints’ Church and the former windmill can be seen from most of this area. Much of the land consists of areas of survival of ridge and furrow.

Buildings and details
Braunston Tunnel entrance is a significant brick structure. There are a number of cottages and a larger house clustered at Top Lock. There are a number of former lock-keepers’ cottages including Crooked Cottage where the canal overflow channel passes under the dwelling. The Admiral Nelson public house is set by the side of a lock where there is also a cottage which has the old canal mortuary in its grounds. This small historic building is where boatmen were laid out prior to burial. North of the canal there are houses including two farmhouses one of which dates from the 16th century and is listed. At Bottom Lock there is a dry dock, chandlers, bridge (giving access to Dark Lane), boat builder’s yard, canal shop, boat hire and pump house. At the marina there are boat building, repair businesses and a rope maker and seller. There is also a development of flats and town houses in warehouse style three storey brick buildings that front on to the marina basin. Nearby is the historic canal Stop House. The Boathouse public house, a former factory now used for business units, a modern chandlers shop and a number of other businesses occupy buildings between the A45 and the canal. Many of the canal structures are listed. The canal and associated buildings form a Conservation Area. Much of the land is designated as Nationally Important Open Field Systems.

Streetscape features
The streets in the marina have pavements and street lights. Dark Lane has poles for overhead power distribution and telephone lines and some with lights. The lane has hedges on both sides but opens out at the Admiral Nelson car park.

Land uses
Most of the land around the canal is in agricultural use as permanent pasture. The balance is predominantly commercial with the remainder residential. There is woodland on embankments and cuttings.

Views
There are wide views as the valley opens to the west. Views to the north are across a network of small fields and the Pocket Park to the houses and buildings of the village. These views form an attractive approach to the village. In particular there are views towards All Saints’ Church and the former windmill on the skyline. Seen from a slow-moving boat or a towpath walk these structures remain prominent from three different angles as the canal winds around the western end of the ridge on which the village stands. To the south the wooded embankment of the disused railway line forms a distinct line across the landscape. Rising above this the hills in the southern part of the parish can be seen. From the upper footpath in Manor Field there are spectacular rural views across Warwickshire, including the Shuckburgh Hills.
Summary
This is a significant historic area. The canal does not pass directly through the village. Being in a valley about ¼ mile from the village ridge means that the canal area and the village form two distinct areas separated by open space. This space allows views from one area to the other and enhances the individual identity of both. Within the canal area the built environment that is both historic and functional combines with the topographical feature of a valley that emerges from a steep-sided cutting and widens to open on to an agricultural plain to create a valuable landscape.

Area 2 High Street
Layout
This is the main thoroughfare of the village running west to east where it opens out to join area 3, The Green. On the north side properties are generally closer together; some are attached or terraced. Few have front gardens. Two lanes run southwards and extend the built up area towards the canal. At the western end of this area the junction with Church Road is formed as a T, accentuating the impression of a village entrance. About half way through the area High Street widens at the junction with Cross Lane. This coincides with the Village Stores, butchers, Community Café and hairdressers giving a sense of a focal point in what was originally a linear village.

Topography
From the junction with the A45, High Street, known in this section as Butlin's Hill, climbs to meet the start of this built-up area by All Saints' Church and the Manor. From here the road is level, running along a ridge crest. The rear gardens of the properties on the south side slope towards the canal. Land to the north is virtually flat before sloping in area 6.

Spaces
At the west end of the area All Saints' Church is surrounded by the churchyard which forms a large space on the north side of the church. There is a small seating area with a tree by the junction with Cross Lane. The Old Plough public house has a large car park situated behind the building. The lack of open space in this area gives a sense of enclosure despite the ridge top location.

Roads, streets, routes
High Street is the main road but its role is principally to serve the village rather than to provide a through route. It is a bus route. There are a small number of side roads as well as paths leading to other areas, especially the canal valley.

Green and natural features, ecology
The churchyard is the only significant green space. It is laid to grass and contains some trees. Towards the western end of the street there are three large copper beech trees in the rear gardens of houses on the south side. They are subject to Tree Preservation Orders and are visible from the street and from Area 1 to the south.

Landmarks
All Saints' Church is dominant at the entrance to this area. Its spire is a landmark for miles around, being visible from the higher land in the east of the parish as well as from across the flatter land in Warwickshire. The churchyard contains listed tombs, graves and a war memorial. Opposite,
Merryhill House, the former rectory, is a large white painted house visible from the surrounding landscape. There is a windmill without sails which functions as rented holiday accommodation. A little way along the road the end cruck frame of a now demolished cottage has been preserved and draws the attention of many visitors. The former Methodist Chapel is a large building on the High Street with outbuildings and has been converted into several dwellings. The height of the Old Plough public house makes it a landmark on the journey into the centre of the village. The former village bakery is now a private dwelling. The large ‘Hovis’ sign protruding from this listed building is preserved as part of it. Tudor House, part of which is a hairdressers, is listed and is another building that attracts attention. The Village Stores is a landmark owing to its functions as the village post office and shop selling a wide range of goods.

Buildings and details
The area contains a wide range of buildings from medieval to modern. Most buildings are two storey and the roofline is generally consistent. The whole area is designated a Conservation Area. Ten of the houses, as well as the church and a number of features in the churchyard are listed. The older houses generally follow building lines on either side of the street but broadening on the south side by the junction with Cross Lane. Most of the properties built after 1918 are built further back creating front gardens.

Streetscape features
The north side of High Street has a complete pavement. For over half of its distance it is raised above a pebble bank which separates it from the road. Steps give access at intervals from the road to the pavement. In addition this stretch of pavement is surfaced in hard, dark bricks, a replication of a historic feature. There is some length of pavement on the south side and some small areas of grass verge. Lamp-posts are at regular intervals on the north side. There are overhead telephone wires. The village telephone kiosk is set back from the road. It is of the K6 design and is listed. The shops and businesses are indicated with names and signs, some of which are modern in appearance. There are two interpretation boards giving information about local walks and some village buildings. These are located next to the junction with Church Road and in the small seating area at the corner of Cross Lane.

Land uses
The area is predominantly residential with some retail use, a public house and some services including a hairdresser and a community café. Some other businesses, including car repair and maintenance, are located on Cross Lane, one of the side roads.

Views
At the west end by All Saints’ Church there are long views over the canal and the Warwickshire countryside. Houses on the south side have views over the canal. There are views into this area from the canal, from the A45 as it descends the hill from Daventry, from the hill to the south of the canal valley and from near Flecknoe and the surrounding rural area. This view shows the variety of architectural styles in Braunston as well as the linear nature of the original settlement, the large copper beech trees referred to earlier and the other trees in the gardens and fields to the south of the street.

Summary
The High Street is the historic core of the village with a wide range of property and styles. The length of the road indicates the original linear layout of the village.
Area 3 The Green

Layout
This is a triangular area that appears as a widening of High Street when approached from the west. Roads cross The Green dividing it into sections. Access paths and vehicle accesses also cross it.

Topography
The land rises to the north and to the east. Across The Green there is a gentle slope southwards which continues through the properties on the southern edge and beyond into the Pocket Park.

Spaces
This area provides a distinct contrast from the relative lack of space in High Street. The High Street building lines continue into The Green but curve away from each other creating this broad, grassed area. The Village Hall and its surrounding car park, community garden known as the Jubilee Garden and a play space for the Pre-School take a section out of the eastern side of The Green.

Roads, streets, routes
The principle road route through the village enters from the west, curves as it bisects The Green and leaves as Welton Road to the east. Ashby Road leaves this route forming a fork. In addition Barby Road leaves to the north and creates a small triangle in the middle of The Green. The Jurassic Way long distance path that follows the limestone hills from Stamford in Lincolnshire, descends from Ashby Road, crosses The Green and leaves the area on a footpath into the Pocket Park before continuing to Banbury in Oxfordshire.

Green and natural features, ecology
The area is mainly laid to grass and is kept regularly mowed. The small triangle formed by roads in the centre of The Green is planted with shrubs. There are a few trees in The Green. A line of trees around the Village Hall Car Park and an oak tree to the north of the Village Hall are subject to Tree Preservation Orders. The Jubilee Garden is planted with herbaceous plants and shrubs.

Landmarks
The Village Hall occupies an early twentieth century, former school building in a prominent position between Ashby Road and Welton Road to the east. The Wheatsheaf public house occupies a high site on the northern edge of The Green. Jetty Field House is a prominent property on the south side.

Buildings and details
The mixture of building styles noted in area 2 continues in this area. Similarly, the older properties follow two building lines with newer ones set back behind front gardens. This is part of the Conservation Area mentioned in the High Street area. There are two listed buildings.

Streetscape features
A bus stop layby, bus shelter, a seat, some shrubs and a noticeboard punctuate the middle of The Green. Mock Victorian lamp-posts light the roads and paths. Short wooden posts prevent vehicles using the path on the south side of The Green. There is an information board at the entrance to the Pocket Park, a traditional pub sign on The Wheatsheaf and a similar one on the Village Hall. The fish and chip shop uses a small advertising board when open. The roads are surfaced in tarmac, the
bus stop layby is concrete and some of the vehicle and foot accesses are surfaced in modern block pavers.

**Land uses**

The Green is a public open space. It is used for village events such as fetes. The Village Hall is a community asset used by many organisations. The surrounding properties are residential apart from one public house and a fish and chip shop.

**Views**

Views across The Green open out from all of the approach roads. The views begin earlier from Ashby Road and Welton Road as these descend on to the area. From Barby Road this is a sudden view as the road crests a steep ridge top. The line of properties on the north side are higher and when viewed from the south appear to enclose the area from the open skies beyond. In contrast the buildings on the south side appear more settled into the landscape with the trees in the Pocket Park and hills to the south of the canal visible above them. The top of the spire of All Saints’ Church 700 metres away is visible above the roofline of properties on High Street. The Wheatsheaf public house is visible from over half a mile away on the A45 main road from Daventry.

**Summary**

This is one of the focal points of the village with its open space, road junctions, community facilities and bus stops. Despite this, as the main settlement of Braunston is not on a main road, it is a relatively peaceful location for this area of public open space. It increases the rural appearance of the village but the variety of roads, paths and boundaries lead to a lack of definition.

**Area 4** Mid-twentieth century housing.

**Layout**

The roads are mostly straight and at right angles to each other. Archer Avenue leaves Cross Lane at a right angle and has a right angle bend and there are closes at right angles off Spinney Hill. Most of these roads are laid out with grass verges separating pavements from the roads. In parts of North Close, South Close and Archer Avenue the verges are wide. On Ashby Road the layout is different: there is no pavement on the south side and on the north side the verge separates the pavement from the front gardens of the houses. Cross Lane and Archer Avenue form an extended cul-de-sac on the south side of High Street. Ashby Road, Spinney Hill and Welton Road have a similar built environment but are separate from Cross Lane and Archer Avenue and make a triangle at the eastern end of the village.

**Topography**

Rising out of the highest point of The Green, Ashby Road ascends further to reach the highest point in the village, over 140 metres at the corner with Spinney Hill. There are some significant gradients on both of these roads. Ashby Road is a continuation of the ridge that formed the site of the original linear settlement. The land behind the houses on the north side of the road has a steep gradient down to a small stream about 20 metres lower. On the south side the land slopes through School Close and Welton Road towards Dark Lane and the canal. Welton Road also rises, but less steeply from The Green. It continues east of the junction with Spinney Hill to where Maple Close rises off to the north and continues further now descending with an east-facing
aspect. Cross Lane and Archer Avenue occupy a site that descends gently south from High Street being on the southern flank of the village ridge, topographically part of area 1.

**Spaces**
Welton Road Play Area is on a plot above a steep bank. The wide verges in North Close, South Close and Archer Avenue consist of mown grass, with a few trees. Next to one part of Welton Road there is a narrow space used informally for parking.

**Roads, streets, routes**
With the exception of Welton Road, all the roads in this area are used for local access only. However, bus route 12 uses Ashby Road and Spinney Hill to serve stops in this area. After its junction with Spinney Hill, Ashby Road continues as a green byway, a route designated as part of the Jurassic Way long distance path. Welton Road is a route into the village linking it with the A361 Daventry to Kilsby road. Cross Lane and Archer Avenue are well-served by footpaths that link to surrounding areas.

**Green and natural features, ecology**
The verges consist of mown grass with some trees.

**Landmarks**
A Braunston entry sign is on Welton Road. The gables of bungalows on School Close can be seen prominently from the Daventry to Braunston main road.

**Buildings and details**
The main style is mid-twentieth century brick houses built as semi-detached and short terraces set in reasonable sized gardens, back and front. There are some similar styled bungalows. Much of Welton Road and all of School Close are later semi-detached houses and bungalows. Walnut Close is a small development of houses from the 1990s. Maple Close has houses and bungalows built more recently.

**Streetscape features**
There are poles for overhead telephone connections. In some parts of the area there are also poles for overhead power distribution. Street lighting is provided by lamp-posts and some by lamps on the power distribution poles.

**Land uses**
All the land is used for residential purposes.

**Views**
Open agricultural land to the south of Welton Road beyond Dark Lane allows long views from Spinney Hill, Maple Close, School Close and Welton Road itself southwards over the top of the canal valley to the land beyond. From Ashby Road and Welton Road there are views across The Green towards High Street. The higher land in the east of the parish and the prominent house known as Bragborough Hall are viewed clearly from Walnut Close, Maple Close and Welton Road. Hills on the boundary with Barby Parish can be glimpsed though gaps in the houses on the north side of Ashby Road. The bungalows on School Close with their regular roof shapes form a prominent part of the view into Braunston from the A45 road from Daventry.
Summary
These areas were built as housing developments: Ashby Road, Spinney Hill, North Close, South Close, part of Welton Road, all of Archer Avenue and much of Cross Lane by the local authority to improve housing conditions. School Close, and much of Welton Road were built by a private developer. Walnut Close and Maple Close are housing association developments promoted by the Parish Council to maintain housing opportunities in the village. The developments, apart from Cross Lane and Archer Avenue occupy higher land to the east of the village and resulting from this location the long views are a feature.

Area 5 Twenty-first century housing
Layout
The area, known as Eastfields, is laid out as a wishbone of two cul-de-sacs leading from one entrance that comes off Welton Road. There are pavements on both sides of the road.

Topography
The land slopes down towards the canal. Within the area the land has been shaped to create a steep slope between two parts of the development.

Spaces
There is a small area of grass and shrubs. The area is adjacent to and connected to the Pocket Park.

Roads, streets, routes
The cul-de-sacs provide road access. There is a pedestrian access to the Pocket Park. There are no other routes into the area which therefore feels quite enclosed.

Green and natural features, ecology
There are two small grassed areas with a few trees.

Landmarks
Welton House and Deres House are two and three storey blocks of flats bounded from Welton Road by the original stone wall of the now demolished Eastfields House.

Buildings and details
This is a development of 55 dwellings consisting of two bedroom homes, three storey town houses and detached houses. They are built of brick; some are rendered. Some units are owned by a housing association. A block of three storey town houses is set down from road level and front a private path. Some properties have garages, others have allocated parking spaces. Where there are front gardens they are small. There are also two blocks of flats referred to earlier, one of which has underground parking.

Streetscape features
There are equally spaced lamp-posts.

Land uses
This is a residential development.
## Views
Trees on Dark Lane to the east and in the Pocket Park to the west can be seen from the area. Some properties have views of the canal.

## Summary
This is a housing development built at the start of this century. The houses are set closer together than in the twentieth century areas and densities are therefore more similar to some of the more historic parts of the village.

## Area 6 Late twentieth century housing

### Layout
Church Road runs from west to east parallel to and north of High Street. Greenway is a housing development that winds down from Church Road and joins Barby Road. There are eight closes off Greenway.

### Topography
Church Road is on the same level as High Street. Greenway and the closes are built on the north facing land that slopes down to a small valley just to the north of the housing area.

### Spaces
The Village Playing Field is to the north of this area, separated from it by one field of pasture. There are stables and paddocks. Braunston C of E School is on Barby Road and has a staff car park and playground. The churchyard lies between Church Road and High Street. The graveyard is to the north of Church Road.

### Roads, streets, routes
Church Road turns off High Street and is further linked to it by paths through the churchyard, by Harrow Lane and a path towards the east end. The Old Plough public house also has an entrance from Church Road. There is a pavement on the north side of Church Road. Of the eight closes leading from Greenway only one has a footpath link to Church Road. Greenway and the closes have pavements on both sides. A public footpath leads from the end of the close named Countryside to the village of Barby. Barby Road is a lane that leads from Braunston to Barby.

### Green and natural features, ecology
There are trees and hedges around the playing field and the graveyard. There are trees in the churchyard. The junction of Church Road and Greenway has broad verges with some trees.

### Landmarks
All Saints’ Church and the windmill are significant landmarks at the west end of Church Road.

### Buildings and details
There are some older houses on Church Road which were built at the rear of plots fronting High Street. In the mid-twentieth century housing, mostly detached, developed along the rest of Church Road. This was followed by the gradual development of housing in Greenway and the closes. This housing is mostly detached with garages and drives. There is a small development of flats at the east end of Church Road.
**Streetscape features**
There are lamp-posts and overhead telephone connections. Greenway and the closes have open front gardens.

**Land uses**
The area is residential but includes the village school, a telephone exchange and the graveyard. In addition there is the Braunston Playing Field which is a facility owned and managed by the community. It consists of grassed games pitches as well as an illuminated basketball court, a pavilion, a picnic area and a playground. It is also used by Braunston School which does not have a playing field of its own.

**Views**
There are views northwards over agricultural land. The views from Mill Close are wider and stretch further including the canal and the land beyond. The area is viewed from the canal as Braunston is approached from the north. There are also views on to this area from the road from Barby.

**Summary**
This is a residential area that expanded the village in the second half of the twentieth century. When spaces were needed for the school and village playing field they were located in this area.

**Area 7 London Road**

**Layout**
London Road is the A45 main road which runs from Coventry to Daventry. Old Road runs at an angle from it and Hill Row is a short cul-de-sac also off London Road.

**Topography**
London Road descends the steep hill from Daventry to a low point near the marina entrance. The land drops away to the north and rises further to the south. Old Row goes further up this slope.

**Spaces**
There is a small triangle of mown grass at the junction of London Road and Old Road.

**Roads, streets, routes**
As well as the roads described above there is a public footpath leading from Old Road across farmland to Staverton.

**Green and natural features, ecology**
The former station yard, now privately owned, is wooded and is a designated Local Wildlife Site. There are hedges separating the roads from the adjacent farmland.

**Landmarks**
A Braunston entrance sign is on London Road. There is a disused telephone kiosk at the junction of Old road and London Road.

**Buildings and details**
There are two short terraces of houses on the lower part of London Road close to the entrance of the marina. Hill Row is a 1930s development of semi-detached houses. The other properties are individual houses of a variety of sizes and styles.
### Streetscape features
London Road is a main road with associated white-lining, speed restriction signs and tall lamp-posts, most of which are not illuminated. There is a pavement on the north side. Old Road is a narrow lane with no pavement. Hill Row is a cul-de-sac only one vehicle wide. Parking for these houses is mostly on an informal patch of land at the junction with London Road. There are two bus stops and shelters, used by the county demand response bus system.

### Land uses
Residential land uses are surrounded by farmland.

### Views
There are good views of Braunston from all of this area. From the footpath that comes over the hill south of Ivy House there are spectacular views of the village. The area can be seen from the south flank of the village ridge.

### Summary
This is considered part of Braunston Wharf which is a separate settlement from the village.
Appendix 4

Daventry District Nominations Cascade (outside of the NRDA)

Nominations Cascade for the allocation of properties within Daventry District, outside of the Northampton Related Development Area.

The applicant:

1. 
   A. is and has been resident of Braunston for a period of at least 12 months; or
   B. has been resident in Braunston for at least three years out of the preceding five years;
   C. has for five years out of the preceding ten years been resident of Braunston; or
   D. Is permanently employed or has an offer of permanent employment within Braunston
   E. Is temporarily employed or has an offer for temporary employment, in a contract not less than 12 months, within Braunston
   F. is a person who has a Close Relative currently resident in Braunston; or

2. 
   A. is and has been a resident in the parishes adjoining Braunston for the preceding 12 (twelve) months; or
   B. has been resident in the parishes adjoining Braunston for 3 (three) years out of the preceding 5 (five) years; or
   C. has been resident in the parishes adjoining Braunston for 5 (five) years out of the preceding 10 (ten) years; or
   D. Is permanently employed or has an offer of permanent employment in the parishes immediately adjoining Braunston; or
   E. Is temporarily employed or has an offer for temporary employment, in a contract of not less than 12 months, in the parishes adjoining Braunston; or
   F. has a Close Relative currently resident in the parishes adjoining Braunston

   (for the purposes of sub-paragraphs A to F of this paragraph (2) the parishes adjoining Braunston are Welton, Barby, Ashby St Ledgers, Staverton and Daventry.)

3. 
   A. is and has been a resident in any of the parishes in Daventry District for the preceding 12 (twelve) months; or
   B. has been resident in any of the parishes in Daventry District for 3 (three) years out of the preceding 5 (five) years; or
   C. has been resident in any of the parishes in Daventry District for 5 (five) years out of the preceding 10 (ten) years; or
   D. Is permanently employed or has an offer of permanent employment in any of the parishes in Daventry District; or
   E. Is temporarily employed or has an offer for temporary employment, in a contract of not less than 12 months in any of the parishes in Daventry District; or
   F. has a Close Relative currently resident in any of the parishes of Daventry District; or
4. A. is and has been a resident in any parish in West Northamptonshire for the preceding 12 (twelve) months; or
   B. has been a resident in respect of any parish in West Northamptonshire for 3 (three) years out of the preceding 5 (five) years; or
   C. has been a resident in respect of any parish in West Northamptonshire for 5 (five) years out of the preceding 10 (ten) years; or
   D. Is permanently employed or has an offer of permanent employment in respect of any parish in West Northamptonshire; or
   E. Is temporarily employed or has an offer for temporary employment, in a contract of not less than 12 months in respect of any parish in West Northamptonshire; or
   F. has a Close Relative currently resident in any parish in West Northamptonshire; or

   (for the purposes of A to F of this paragraph (4) West Northamptonshire consists of the administrative areas of Daventry District, South Northamptonshire and Northampton Borough) or;

5. A. is and has been a resident in any parish in Northamptonshire for the preceding 12 (twelve) months; or
   B. has been a resident in respect of any parish in Northamptonshire for 3 (three) years out of the preceding 5 (five) years; or
   C. has been a resident in respect of any parish in Northamptonshire for 5 (five) years out of the preceding 10 (ten) years; or
   D. Is permanently employed or has an offer of permanent employment in respect of any parish in Northamptonshire; or
   E. Is temporarily employed or has an offer for temporary employment, in a contract of not less than 12 months in respect of any parish in Northamptonshire; or
   F. has a Close Relative currently resident in any parish in Northamptonshire; or

   (for the purposes of A to D of this paragraph (5) Northamptonshire consists of the administrative areas of Daventry District, South Northamptonshire, Northampton Borough, Kettering Borough, Corby Borough, Wellingborough, East Northamptonshire).

6. A. is any person who the Council in consultation with the Registered Provider of Social Housing believes is in need of accommodation

   (in interpreting this definition, the date to be used when calculating the preceding period is the date on which an Affordable Housing Unit is to be provided to that said person);
Appendix 5 - Policy R1 of the West Northamptonshire Joint Core Strategy

Policy R1 - Spatial strategy for the rural areas

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

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

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

The rural hierarchy in the part 2 local plans will have regard to but not exclusively, the following:

1) the presence of services and facilities to meet the day to day needs of residents, including those from surrounding settlements;
2) opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements;
3) accessibility, particularly by public transport, to the main towns and sustainable employment opportunities;
4) evidence of local needs for housing (including market and affordable housing), employment and services;
5) the role, scale and character of the settlement;
6) the capacity of settlements to accommodate development in terms of physical, environmental, infrastructure and other constraints;
7) the availability of deliverable sites including previously developed land in sustainable locations;
8) sustaining the rural economy by retaining existing employment sites where possible, by enabling small scale economic development, including tourism, through rural diversification and by supporting appropriate agricultural and forestry development;
9) protect and enhance the character and quality of the rural areas' historic buildings and areas of historic or environmental importance; and
10) enabling local communities to identify and meet their own local needs.
Residential development in rural areas will be required to:

A. provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and

B. not affect open land which is of particular significance to the form and character of the village; and

C. preserve and enhance historic buildings and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and

D. protect the amenity of existing residents; and

E. be of an appropriate scale to the existing settlement; and

F. promote sustainable development that equally addresses economic, social and environmental issues; and

G. be within the existing confines of the village.

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

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

1. would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or

2. 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

3. has been informed by an effective community involvement exercise prior to the submission of a planning application; or

4. is a rural exceptions site that meets the criteria set out in Policy H3; or

5. has been agreed through an adopted neighbourhood plan.
Appendix 6 - Sources and links

Population, housing and land use

https://neighbourhood.statistics.gov.uk/dissemination/LeadSByASelectScotNI.do?a=7&c=braunston&d=14&i=1001x1002&m=0&r=1&s=1422010287420&enc=1&areaId=6500098&OAAreaId=6450910

West Northamptonshire Joint Core Strategy

http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=252755

Daventry District Council Local Plan

http://www.daventrydc.gov.uk/living/local-plan/

Braunston

http://www.braunston.org.uk/

Listed buildings

http://www.daventrydc.gov.uk/living/planning-and-building-control/listed-buildings/?assetdet1041836=14008

http://list.english-heritage.org.uk/mapsearch.aspx

Conservation areas

http://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/?locale=en

Local Wildlife Sites

http://www.wildlifebcn.org/wildlife-sites-northamptonshire


Scheduled Monuments

http://list.english-heritage.org.uk/mapsearch.aspx

Highways


http://www.kierwsp.co.uk/

Environmental assessment

http://www.rnrpenvironmentalcharacter.org.uk/

Historic landscape


http://maps.northamptonshire.gov.uk/