“Our vision for Woodford cum Membris in 2029 is of a safe, friendly and welcoming village with a mixed community of young and old, families and singles, local workers and commuters with as many resources for local people as possible within the village. It has a heritage of agriculture, village life and its railway history which we value and seek to maintain.”
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1 Introduction

1.1 Welcome to the Made Version of the Woodford cum Membris Neighbourhood Development Plan (NDP). This NDP has been prepared by a group of local volunteers and parish councillors and was ‘made’ part of the development plan for Daventry district in May 2018.

1.2 The Localism Act 2011 gave parish councils the power to prepare a neighbourhood development plan for their area.

1.3 Woodford cum Membris Parish Council decided it was essential to use this new power.

1.4 As a qualifying body the parish council, therefore, applied for the whole parish to be designated a neighbourhood planning area. This application was approved by Daventry District Council on 2nd October 2014. This designation has allowed the local community to come together, through the preparation of this neighbourhood development plan, to set out how the future development of the area should be shaped up to 2029.

1.5 The designated neighbourhood plan area is shown on Figure 1.

1.6 The parish of Woodford cum Membris is made up of the three villages of Woodford Halse, Hinton and West Farndon together with the surrounding farmland. These villages together form a place of mixed character, whose relative isolation, sitting as it does 10 miles from the towns of Banbury and Daventry, makes it largely self-contained and fiercely
independent.

1.7 The parish has a population of just over 3,500, occupying approximately 1,500 homes.

1.8 Woodford Halse and Hinton together form one connected settlement, combining two pre-Domesday farming villages. To these have been added the legacy of the railway development at the close of the nineteenth century and housing development from the 1930’s, post-World War 2 and more recently. The village has a range of retail outlets and an industrial estate providing local services and employment opportunities. The village is also fortunate in having a range of amenities including a school, church, pub, social club, sports facilities, Post Office, access to medical care, library and village meeting places. Because of its historical development pattern there are a number of open spaces within the villages that contribute to their distinctive rural feel.

Nineteenth century housing development

1.9 The parish’s third settlement is the outlying hamlet of West Farndon, less than half a mile from the main villages, it is still very much part of the community.

1.10 Surrounding the villages is an area of mixed farmland used for arable and livestock farming and providing the parish with a rural context. There are a small number of residential properties associated with the local farms.

1.11 The parish’s geographical position - a mile from the nearest “A” category road, 12 miles from the nearest railway station and with a relatively limited bus service (no evening or Sunday services) and no local taxi company - means that it is more than usually reliant on personal motor transport. This makes the issues of parking, road safety and road repairs a source of continued concern to the community. The network of country lanes is used by cyclists for recreation as well as providing essential communications links with other villages. Again, the condition of these roads is important to the functioning of the parish. Two thirds of local residents in employment travel outside of the parish to their place of work.

1.12 The parish is crossed by the higher reaches of the River Cherwell, only a few miles from its source. There are a number of public footpaths making the area popular with walkers and
the parish is crossed by the long-distance footpath, the Jurassic Way.

1.13 For a rural area, the parish has reasonable access to public utilities with mains water and electricity available to all residents, and mains gas for most. There is reasonable mobile communications coverage (3G and below, mainly “outdoors” rated) for the main residential and commercial areas. There is reasonable high-speed broadband for much of the village although its distance from the nearest telephone exchange means that non-fibre based internet communication is poor. Outlying properties are poorly served in this respect.

1.14 The local population combines people working within the parish (either in agriculture, at the industrial estate, in the village's retail outlets or from home in a wide range of small businesses) and those that commute elsewhere. The age profile of residents spans younger families (served by the school) through to the retired, with a number of bungalows and sheltered accommodation units providing facilities for the oldest. There is a mixture of residential accommodation including smaller family homes and larger four, five and above bedroom properties. In common with many other villages, the area suffers from a lack of one and two-bedroom accommodation and insufficient affordable housing for those that have grown up in the community and wish to establish themselves here.

1.15 The village is fortunate in enjoying good social cohesion and a relatively low crime rate with a strong sense of community fostered through a shared local identity and well-supported local events.
Figure 1. Woodford cum Membris Neighbourhood Plan Area (Crown copyright and database rights [2018] Ordnance Survey Woodford cum Membris Parish Council (Licensee) License number 100057766)
Figure 2. Woodford cum Membris Neighbourhood Development Plan Policies Map (Crown copyright and database rights [2018] Ordnance Survey Woodford cum Membris Parish Council (Licensee) License number 100057766)

KEY

Policy WH3 Character Areas

Policy WH11 Protected Local Green Spaces

Policy WH14 Local Shops

Protected employment area (Policy WH17)

Village confines (Policy WH6)
2 Why is the plan important?

2.1 Planning has always been viewed by local people as a remote activity - important decisions on development have been taken at Daventry District Council level with little, if any, local influence. As a result, plans for new house-building within our Parish have recently received approval and our population is set to increase substantially from its current level of around 3,500 people. This will impact on the community and place an extra burden on local services and facilities - some of which are already over-stretched. Demand for housing is not expected to decrease any time soon and the Government will inevitably continue to impose targets for house building. In the past, it has been difficult to make our views heard.

2.2 The planning system helps decide what gets built, where and when. In theory, planning should give local communities a say in decisions that affect them but, in practice, local people feel it is hard to get their voice heard.

2.3 The Localism Act 2011 changes this and gives us, the residents of Woodford-cum-Membris (Woodford Halse, Hinton and Farndon), an opportunity to produce our own Neighbourhood Development Plan. Although some development will be necessary in the parish to meet demand for housing, the Plan allows us to consider all future proposals thoroughly and decide which make best sense overall. It also gives us the chance to plan improvements to our infrastructure and local services.

2.4 This Neighbourhood Development Plan, once agreed, is a legally recognised (statutory) document which will be used to ensure that the needs, views and priorities of the local community are fully considered when assessing future planning applications and proposed development within the area.
3 Producing and Agreeing the Plan

3.1 The Woodford cum Membris NDP must be prepared following a procedure set down by government (Figure 3).

Figure 3. The Neighbourhood Development Plan Preparation Process

3.2 In November 2017 an independent examiner was appointed and the NDP was subject to independent examination in December 2017/January 2018. The examiner assessed whether the plan met the basic conditions of the Town and Country Planning Act, something all neighbourhood development plans must do, if they are to be formally made part of the development plan system. The basic conditions are set out more fully in the Basic Condition Statement that accompanies this plan, but, in summary, they are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan is in general conformity with the
strategic policies contained in the development plan for the area of the authority.
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

3.3 The independent examiner decided in his report that with suitable modifications the Woodford cum Membris NDP did meet the basic conditions. The NDP was subject to a local referendum on 3rd May 2018 and has been ‘made’. It now forms part of the development plan for Daventry District Council.
4 Community Consultation

4.1 This NDP has been prepared following a significant amount of consultation with local people and others.

4.2 This has included a questionnaire, publicity in the WOW and other opportunities to make views known. Figure 4 sets these out in more detail.

Figure 4. Consultation on the Woodford cum Membris NDP

1. Questionnaire
   • Delivered to all households, 370 responses

2. First Informal Consultation
   • Placed on web site and published in WOW

3. Regulation 14 Consultation
   • September-November 2016

4. Regulation 16 Consultation
   • August - October 2017

4.3 A comprehensive set of neighbourhood planning pages on the Woodford Halse Village Signpost web site (http://www.woodford-halse-villagesignpost.co.uk/neighbourhood-plan/) are also available with details of consultations, FAQs and regular progress reports from the Steering Group.

4.4 The neighbourhood plan questionnaire survey was delivered to 1,600 households across the parish. A total of 370 responses were received from 129 villagers.

4.5 Villagers were asked to identify what they felt were the three most important issues facing the villages (Figure 5).
4.6 Three areas together received 60% of the “most important” votes:

- Roads, traffic and car parking
- Health facilities
- Shopping and retail

4.7 The first and most important issue overall for the villagers who responded to the Questionnaire, was shown to be **roads, traffic and parking**. This received 97 votes, over one quarter of the total. Fourteen 'Other Comments' were associated with it, seven of which were associated with parking problems – either a general lack-of parking; or, more specifically, around Percy Road, poor parking on pavements. Five comments referred to **speeding traffic** around the village, with particular mention of Hinton Road leading to Ash Way and the Byfield Road. A suggestion was made for a 20mph limit for Station Road and the (old) village. Concern for child and elderly people’s safety was expressed with a suggestion for a Pelican crossing by the Co-op and a widening of the footpath by the sub-station.

4.8 The second most important issue for respondents was health facilities, attracting 77 votes (21% of the total). It also had three health-related comments being: “Extend local surgery hours – the village is big enough to warrant this now”, “Build a surgery on the railway bank near the Co-op, with a path through to Station Road” and “Health facilities need expanding before any major expansion to the village”.

4.9 The third most important neighbourhood development issue for respondents was **shopping and retail**, attracting 48 votes. It also attracted seven comments, all of which...
were similarly associated with **parking** provisions specific to Station Road.

4.10 Two categories each received about 10% of the 'most important' votes, housing/transport' and open spaces. Three comments referred to housing: “Control over new housing”; “No new development or housing around the area”; and somewhat contrary “More local authority housing is needed”. Building issues were also raised in the Open Spaces comments: “No more housing”; “I think all of our green spaces should be protected, and not used for building”; “I would like to maintain our existing open space and not allow it to be overrun with housing developments”. A comment was made regarding the open spaces votes: “Protection of the village atmosphere and 'traditional architecture' with a modern focus on efficiency”, along with the suggestion of “Establishing the woods behind Sidney Road as a nature reserve”. “Maintain the river, build proper paths”.

4.11 Six comments were about the **bus service** to the village, in particular to more places, running on a Sunday and with later running. Two comments referred to village **infrastructure**.

4.12 Comments were also received on employment opportunities, sport and recreation.

4.13 All of the responses to the consultation have helped to shape this plan and the Steering Group thanks all those that took the time to provide their views.

4.14 The NDP was then put out for the first formal (Regulation 14) consultation between
30th October to 14th November 2016. In total, 66 separate responses were received from 20 separate individuals, agencies and companies. These raised a number of issues that were then carefully assessed by the Steering Group and Parish Council before revisions were made to the NDP. The Regulation 14 responses and what we decided to do about them are included in more detail in the Consultation Statement that accompanied the submitted draft of the NDP.
5 Key Issues for the Plan

5.1 From the questionnaire survey, consultations and evidence base gathering the Steering Group have identified a number of key issues for the Woodford cum Membris NDP to address.

Key Issues Identified in the Community Consultations

5.2 Chapter 4 has already summarised the issues raised in our community consultations. These are:

- To have safe roads and manage traffic and car parking
- To retain health and other facilities
- To retain local shops
- The need to manage future housing growth
- To ensure there is adequate infrastructure and services
- The need to protect open space and recreation facilities
- To protect and promote local employment opportunities

Key Issues Identified from National and Strategic Planning Policy

National Planning Policy and Guidance

5.3 The Woodford cum Membris NDP has to take account of national planning policy and guidance. This is contained in two documents: policy in the National Planning Policy Framework (NPPF) and guidance in the web based National Planning Practice Guidance.

5.4 The Woodford cum Membris NDP has been prepared to take full account of the relevant policy and guidance contained in these two documents. The Planning Policy Assessment and Evidence Base document that accompanies the Plan explains this in more detail. But, in short, the Woodford cum Membris NDP will seek to:

- Develop a shared vision for the parish that will deliver the sustainable development we need by meeting the Government’s core planning principles
- Support a prosperous rural economy
- Deliver a wide choice of high quality homes
- Require good design
- Promote a healthy community
- Conserve and enhance the natural and historic environment
Strategic Planning Policy

5.5 Neighbourhood development plans have to be in “general conformity” with the strategic planning policies for the area.

5.6 In terms of Woodford cum Membris existing strategic planning policy is set out in two documents:

- The West Northamptonshire Joint Core Strategy; and
- The “saved” policies in the Daventry District Local Plan 1997

5.7 A fuller description of the strategic planning policies that have been taken in to account in preparing this Plan can be found in the Planning Policy Assessment and Evidence Base document that accompanies the Plan, but, in summary the key policies to be addressed are as follows:

- To support the broad distribution of development for West Northamptonshire set out in the Joint Core Strategy (Policy S1). This strategy seeks to limit development in rural areas and to manage housing growth so that it supports the level of housing growth in the Daventry rural area of about 2,360 homes to 2029.
- Policy R1 “Spatial Strategy for the Rural Areas” of the Core Strategy has identified a need for 2,360 new dwellings in the rural area of Daventry district 2011 to 2029. Within the rural area the distribution of new housing will be determined by Local Plans. Development in the rural areas will be guided by a newly defined rural settlement hierarchy of: primary service villages; secondary service villages; other villages; and small settlements/hamlets.
- Policy HS22 – of the Daventry Local Plan is the adopted policy for the area but will eventually be replaced by policy in the DSCLP (bullet point above). This identified Woodford Halse as a “restricted infill village” where only small-scale development within the confines of the village (i.e. main built up area) will be supported.

5.8 Each policy in Chapter 7 of this NDP also has an accompanying Background and Justification section and this refers in more detail to the relevant strategic planning policy.

5.9 Daventry District Council intend to replace the 1997 Local Plan with a new Daventry Settlements and Countryside Local Plan (DSCLP) – Local Plan Part 2. This will set out a range of district wide planning policies, policies for Daventry town centre, topic based policies and rural area policies.
6 Vision and Objectives

6.1 Our Vision Statement for 2029 is that:

“Our vision for Woodford cum Membris in 2029 is of a safe, friendly and welcoming village with a mixed community of young and old, families and singles, local workers and commuters with as many resources for local people as possible within the village. It has a heritage of agriculture, village life and its railway history which we value and seek to maintain.”

6.2 In order for us to achieve this Vision and to address the key issues we have identified in chapter 5 of this plan we have identified the following key objectives for the Woodford cum Membris NDP:

**OBJECTIVE 1** – To conserve and enhance local natural and built heritage assets

**OBJECTIVE 2** – To manage future housing growth in Woodford Halse and Hinton village and the wider parish

**OBJECTIVE 3** – To promote good quality development

**OBJECTIVE 4** – To protect and enhance local community assets and facilities and ensure there is an appropriate level of infrastructure in place

**OBJECTIVE 5** – To promote safe roads and streets for all users

**OBJECTIVE 6** – To support the growth of local employment opportunities

6.3 To attain these objectives a set of planning policies are set in section 7 that follows this section.
7 Woodford cum Membris NDP Policies

7.1.0 Introduction

This section of the Woodford cum Membris NDP contains the planning policies to manage, guide and promote future development in the parish up to 2029.

7.1.2 Each set of policies has been set out under the key objective that it will be used to help attain. Each policy is also followed by a “Background/Justification” that sets out, briefly, why the policy is considered to be necessary and how the policy will be used.

OBJECTIVE 1 – To conserve and enhance local natural and built heritage assets

7.2.0 Biodiversity

POLICY WH1 - BIODIVERSITY

New development proposals should seek to minimise impact on and, where possible, secure net gains in biodiversity.

Development resulting in significant harm to a Local Wildlife Site identified in the supporting text and at Appendix 1 should be avoided. Where such harm cannot be avoided applicants will have to demonstrate to the satisfaction of the local planning authority why the development cannot be located on an alternative site with less harmful impacts, and, that if this has been successfully demonstrated, that adequate mitigation for the impact on biodiversity is put in place. As a last resort, where neither an alternative site or mitigation is possible, suitable, compensatory habitat within Woodford cum Membris parish, must be agreed with the local planning authority.

Background/Justification

7.2.1 National planning policy seeks to contribute to the Government’s aim of halting the overall decline in biodiversity by using the planning system as a tool to minimise the impact on and to secure net gains in biodiversity.

7.2.2 There are currently no sites within the parish with statutory wildlife protections. But information provided by the Northamptonshire Biodiversity Records Centre shows that there are five sites with non-statutory protection. These sites are listed below and shown in Appendix 1:
• Eydon Disused Railway North Local Wildlife Site
• Lovell’s Spinney Local Wildlife Site
• Woodford Halse Wildlife Trust Reserve/Pocket Park/ Local Wildlife Site
• Woodford Halse New Plantation Local Wildlife Site
• Woodford Halse Railway Cutting Local Wildlife Site

7.2.3 As well as identified Local Wildlife Sites there are also a number of potential wildlife sites in the neighbourhood area (Appendix 1). Applicants should take into account this information and consult with the relevant statutory and local bodies when considering and preparing planning proposals.

7.2.4 This policy is in line with and complements Policy BN2 “Biodiversity” of the West Northamptonshire Joint Core Strategy. Applicants should also refer to the Biodiversity Supplementary Planning Document for Daventry District to ensure that biodiversity is given appropriate consideration in the development proposals.

7.3.0 **Non-designated Heritage Assets**

**POLICY WH2 – NON-DESIGNATED HERITAGE ASSETS**

Development proposals affecting the local non-designated heritage assets identified in paragraph 7.3.1 of the supporting text and in Map 1 at Appendix 2 will be supported when they conserve and protect the assets from loss or detrimental impact.

a. Where renovation or alteration of non-designated heritage assets is proposed the proposed changes must be designed sensitively, and with careful regard to the heritage asset’s historical and architectural value and have paid appropriate regard to the assets setting; or

b. Where a proposal would result in the loss of, or substantial harm to a locally non-designated heritage asset, such proposals will only be supported when the scale of that harm or loss has been clearly justified when assessed in relation to the asset’s significance.

**Background/Justification**

7.3.1 National planning policy requires heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The parish’s statutorily Listed Buildings already have existing protections under other legislation (for a list see Appendix 3). However, our many and varied non-designated heritage assets also require a degree of protection so that they too can continue to make a contribution to the quality of life in the parish. These assets have been identified by the Neighbourhood Plan Steering Group and considered using the guidance produced by Historic England on Local Listing and merit local listing because of their architectural, historic, cultural interest or importance in the economic history.
of the neighbourhood area. The assets identified include those associated with the area’s railway heritage, economic history, agriculture and social development and are as follows:

- WH2/1 - The Fleur de Lys Public House
- WH2/2 - The back "barrow ways" between Sidney Road and Percy Road and the blue brick and arched barrow way entrance from Castle Road to the allotments.
- WH2/3 - Man hole covers from "Woodford Halse Estates"

Structures associated with the presence in the parish of the Great Central, LMS and GWR railway companies including:

- WH2/4 - The railway bridges over Station Road (the only one of its type in the UK) and Farndon Road
- WH2/5 - The bridges over the railway cuttings on the Eydon Road
- WH2/6 - The railway embankment parallel to Phipps Road, site of the railway station and works and marshalling yards)
- WH2/7 - The Station Master’s House in Station Road
- WH2/8 - The cattledock remains at the rear of Main Line Timber
- WH2/9 - The "Black Bridge" bridleway bridge on footpath FN19

- WH2/10 – Woodford Halse Social Club
- WH2/11 - Memorial Hall
- WH2/12 - Wilkinson’s Bakehouse
- WH2/13 - Methodist Church & Chapel, Phipps Road
- WH2/14 – Former Catholic Church, Hinton Road
- WH2/15 - The Old Vicarage, Parsons Street.
- WH2/16 - The old cobbler’s shop on the corner of High Street & South Street
- WH2/17 - WW2 air raid shelter to the rear of the Library
- WH2/18 – Station Road shop fronts
- WH2/19 - Public Toilets on the corner of Parsons Street and Quinton Lane
- WH2/20 - Ornamental bridge across the Cherwell in Station Road
- WH2/21 - "The Old Shop" frontage in Hinton Road.
- WH2/22 - Old post box and stamp machine, corner of Castle Road and Church Street
- WH2/23 - Victorian Post Box at West Farndon
- WH2/24 - Remains of the Deserted Medieval Village at West Farndon
- WH2/25 - Flint Hill “Frinkels” Barn, off Byfield Road
- WH2/26 – Gates on Dryden Hall
- WH2/27 - Bake House, off Mount Pleasant
- WH2/28 - The Old Forge, High Street
- WH2/29 – Watertower, Fox Hill
- WH2/30 - Water Bridge over Cherwell, foot of Castle Road
- WH2/31 - Medieval graveyards at West Farndon and Pool Street

7.3.2 The assets have then been consulted upon as part of the wider plan-making
process and amendments made accordingly. The non-designated heritage assets identified could form the basis of any Local List should Daventry District Council decide to introduce one.

7.3.3 This policy is in line with Policy BN5 “The Historic Environment and Landscape” of the West Northamptonshire Joint Core Strategy.

7.4.0 **Local Character Areas**

**POLICY WH3 – LOCAL CHARACTER AREAS**

Within the two local character areas identified on the Policies Map (Figure 2) development will be supported when it conserves and enhances the distinctive local character found in that particular area. In particular development proposals should have regard to the following, the defining characteristics of which are set out in Table 1:

a) The need to retain the stone built properties that form the core of the original villages of Woodford Halse and Hinton. Particular regard should also be had to retaining original external features, characteristic building layouts, structural and architectural features and frontage detail in High Street, South Street, Parsons Street, Quinton Lane, School Street, Scrivens Hill, Phipps Road, Hinton Road, Farndon Road and Pool Street; and

b) Retention of the Victorian housing and related buildings associated with late nineteenth century developments. Particular regard should be had to retaining characteristic terraced layouts including barrow-ways and the uniformity of design and materials in Station Road, Sidney Road, Percy Road, Castle Road, Cherwell Terrace and Church Street.
7.4.1 Key areas of the villages of Woodford Halse and Hinton have very distinctive local character the defining characteristics of which are set out in Table 1.

Table 1. Defining Characteristics of the Character Areas

<table>
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<th>Character Area</th>
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<tr>
<td>Woodford Halse East of Church Street and Station Road</td>
<td>• Local materials – predominantly stone and slate</td>
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<td></td>
<td>• Mix of vernacular rural buildings</td>
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<td></td>
<td>• Organic street layout</td>
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<td></td>
<td>• Landmark buildings such as churches</td>
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<td></td>
<td>• Rural character</td>
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<td></td>
<td>• Most boundaries stone walls</td>
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<tr>
<td></td>
<td>Or hedges</td>
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<tr>
<td></td>
<td>• Raised pavements in some areas</td>
</tr>
<tr>
<td></td>
<td>• Small open spaces</td>
</tr>
<tr>
<td></td>
<td>• Mix of horizontal and vertical fenestration</td>
</tr>
<tr>
<td></td>
<td>• Mostly two story dwellings with some three storey</td>
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The stone built properties that form the core of the original villages of Woodford Halse and Hinton (West Farndon has a similar core) are particularly important. The properties, within these two cores, some with external features dating to the late
seventeenth century, exhibit a mixture of sizes, and a mixture of properties set back from the street and others opening directly onto the street. The buildings, their layout, structural features and frontages, together represent a typical 17th Century farming village communities of this part of Northamptonshire and as such the individual buildings and their settings are worthy of conservation and enhancement. In particular, development proposals should pay particular regard to:

- Properties in High Street, South Street, Parsons Street, Quinton Lane School Street and Scrivens Hill.
- The Fleur de Lys Public House
- Properties in Phipps Road, Hinton Road, Farndon Road and Pool Street

7.4.3 The Victorian housing, and related buildings, associated with late nineteenth century development in Woodford Halse village are similarly important. These buildings, in combination, represent an important stage in the village’s growth with the arrival of the railway. Today, they provide a valuable housing asset, offering smaller properties, and over-shop accommodation as well as providing the village with its distinctive collection of retail outlets. Buildings included in this group are:

- Properties in Station Road, Sidney Road, Percy Road, Castle Road, Cherwell Terrace and Church Street including the Library, Dryden Hall and Farndon Room. These constitute the Village Centre (formerly the village church and school) and are situated in School Street.
- The back "barrow ways" between Sidney Road and Percy Road with the blue brick and the arched barrow way entrance from Castle Road to the Allotment.

7.4.4 The Parish Council will consider ways in which the history of these areas can be more widely shared and enjoyed e.g. by use of information boards, web based information or a leaflet.

7.4.5 Daventry District Council are also in the process of reviewing the existing Conservation Areas in the district and considering the possible identification of new ones. The character areas identified on the Policies Map would be a possible starting point for identifying a Conservation Area for Woodford Halse and Hinton.

7.4.6 See also Policy WH2 – Non-Designated Heritage Assets.

7.5.0 Green Infrastructure

POLICY WH4 – GREEN INFRASTRUCTURE AND THE RIVER CHERWELL

The network of paths, watercourses and water features, woodland, grassland and other green infrastructure features within the neighbourhood area should
be maintained and enhanced for their multi-functional benefits, including recreation, tourism and biodiversity. Development proposals should seek to maintain any green infrastructure associated with the site and where possible, should enhance the green infrastructure network by creating new connections and links in the network; restoring existing green infrastructure within the site; or by introducing features that enhance the existing green infrastructure network.

Development that would disrupt or sever this network will not be supported unless suitable compensatory provision can be provided to establish a new network connection within the immediate vicinity of the site.

Development adjoining or otherwise impacting on the River Cherwell (including its tributaries) and its environs will be expected to conserve and enhance the River and its environs so that it become a key spine of green infrastructure in the neighbourhood area. This will be done by:

- Including measures to improve water quality;
- Conserving and enhancing biodiversity of those sections of the river, its tributaries and banks where the development is located;
- Maintaining existing access to the river and creating new access points and by creating links to established routes such as footpaths and rights of way; and
- Where new development includes a frontage to the riverside that frontage should be designed in such a way so that it is oriented to overlook the River and includes boundary treatments that retain physical and visual access or a potential for physical access to the waterside.

**Background/Justification**

7.5.1 Green infrastructure is the network of multi-functional green space, including things such as paths, watercourses, other water features, woodland, grassland and other similar features within the parish. This network is important for a wide range of environmental and quality of life benefits: leisure, recreation, tourism and biodiversity.

7.5.2 Policy WH4 will be used to ensure that this network of green infrastructure is maintained and enhanced. Developers will be encouraged to enhance the existing network of green infrastructure and to create new areas of green infrastructure or new links to existing green infrastructure networks.

7.5.3 The neighbourhood is already served by a network of public footpaths and bridleways across the rural parts of the parish as well as access pathways between housing within the village. Footpaths and bridleways outside the village form an important recreational resource.
7.5.4 The main countryside paths and bridleways designated as public rights of way are held by Northamptonshire County Council Highways (http://www3.northamptonshire.gov.uk/councilservices/northamptonshire-highways/rights-of-way/Pages/the-definitive-map.aspx). The Parish Council also has a copy of the map and this can be viewed on request. An approximate location of rights of way through the parish can be viewed on the NCC interactive mapping system (http://maps.northamptonshire.gov.uk/#x=479000,y=269000,zoom=0,base=NCC,layers=Row|,search=,fade=false,mX=0,mY=0).

7.5.5 Some of the pathways within the village envelope are of particular importance because of the way in which the village is divided by the remains of the railway embankment and by the constraints imposed by the River Cherwell passing through the village. Therefore, these pathways and their associated bridges form an important part of the village infrastructure. The most important paths that fall into this category are:

- Cinder Path (from Castle Road to Byfield Road)
- Kitchen Lane (from School Street to Byfield Road)
- Dog Lane (from Social Club to Pool Street)
- Pig Path (from Station Road to Cherwell Terrace)
- Path (from Station Road to the Co-op in Phipps Road)

7.5.6 This policy adds a local dimension to Policy BN1 “Green Infrastructure Connections” of the West Northamptonshire Joint Core Strategy which defines green infrastructure corridors of sub-regional and local importance.

7.5.7 One of the neighbourhood area’s key Green Infrastructure features is the River Cherwell. Running broadly north east to south west through the heart of the area this key asset, its tributaries and adjoining land already fulfils a number of functions including floodplain, recreation resource and source of biodiversity. But the Cherwell offers potential for even greater social and environmental benefits and Policy WH4 will seek to ensure that new development fully takes account of the River and suitably takes advantage of new opportunities for public access, improvements to the environment, water quality and biodiversity when they arise.

7.6.0 Landscape

 POLICY WH5 – LANDSCAPE CHARACTER AND PROMINENT VIEWS

Development proposals should seek to incorporate the following landscape design principles:

a) The height, scale, and form of buildings should not disrupt the visual amenities of their surroundings or impact adversely on the significant wider landscape views from the ridge south east of Woodford Halse above Cobley Close.
b) Development proposals should conserve important local historic landscape features such as historic routes, ridge and furrow fields, hedges and stone walls wherever possible. Woodland, small groups of, or individual, mature trees should be protected and incorporated into landscaping schemes.

Background/Justification

7.6.1 Much of the southern and eastern part of the neighbourhood area falls within the Special Landscape Area designated through saved policy EN1 of the Daventry District Local Plan demonstrating the importance of the landscape setting within the neighbourhood area. Policy WH5 identifies key design principles that should be considered by applicants so that the local landscape is protected and enhanced, including the parish’s most prominent views, such as that from the ridge above Cobley Close. In adopting this approach regard has been had to Natural England’s work on Natural Character Areas and the strategic policy set in Policy BN5 “The Historic Environment and Landscape” of the West Northamptonshire Joint Core Strategy.

7.6.2 The neighbourhood area lies within National Character Area (NCA95) Northamptonshire Uplands. The NCAs have been published to help communities inform their decision-making about the communities they live and care for. In developing the neighbourhood development plan, in general, and Policy WH5, in particular, regard has been had to the NCA, especially its analysis of the landscape and identification of four Statements of Environmental Opportunity (SEO).

SEO1 – to protect, manage and promote the historic and archaeological features, designed landscapes and field patterns
SEO2 – to conserve, enhance, expand and restore the semi-natural and farmed features of the area
SEO3 – to conserve, manage and enhance the river catchments
SEO4 – to conserve, maintain and promote local building styles and materials

Policy WH5 in conjunction with Policies WH1 to WH4 will help to contribute to meeting these four objectives for the wider NCA.

OBJECTIVE 2 – To manage future housing growth in Woodford Halse village and the wider parish

7.7.0 Housing

POLICY WH6 – NEW HOUSING DEVELOPMENT WITHIN THE MAIN VILLAGE OF WOODFORD HALSE AND HINTON

New housing development will be supported within the villages confines for
Woodford Halse and Hinton as defined in the Policies Map (see Figure 2) providing it is in accordance with Policy R1 of the West Northamptonshire Joint Core Strategy and would not be in conflict with other policies in this NDP.

Background/Justification

7.7.1 Strategic planning policy for housing is set out in the West Northamptonshire Joint Core Strategy (WNJCS). This sets a housing target for the rural area of 2,360 new homes over the period 2001-2029.

7.7.2 Policy R1 of the WNJCS also sets out a settlement hierarchy of villages:

- Primary service villages
- Secondary service villages
- Other villages
- Hamlets

Local Plan Part 2a will identify the settlements within the WNJCS hierarchy.

7.7.3 However, until this work is published and the Local Plan Part 2a adopted, in the Daventry Local Plan, Woodford Halse remains a “restricted infill village”, Policy HS22. The Neighbourhood Development Plan is assessed against this policy for the purposes of the basic conditions.

7.7.4 On appeal planning permission has been granted on land north of Byfield Road for 270 new homes. This development alone will see significant growth in the village. Based on the number of dwelling in the parish in 2011 (1,525), that growth will be over 17.5%.

7.7.5 Given this planned growth and the limited planned change in local service provision, and the area’s limited public transport, it has been decided not to put forward any further housing land allocations through this neighbourhood development plan. Policy WH6 will seek to manage new housing development within the village confines boundary shown on the Policies Map Figure 2. This boundary includes the planned new housing north of Byfield Road.

7.7.6 Outside of the village confines boundary new housing development will be managed using Policy WH7.

POLICY WH7 – NEW HOUSING DEVELOPMENT IN THE PARISH OUTSIDE THE MAIN VILLAGE

New housing development outside of the village confines for Woodford Halse and Hinton as defined in the Policies Map (Figure 2) will only be supported when it is in line with West Northamptonshire Joint Core Strategy Policy R1 or it meets a local need identified through an up to date local housing needs survey. When
such a need has been identified such proposals should be:

a. For affordable housing in response to the local identified need;
   b. Be well related to the existing built form of the village; and
   c. Be proposed on a site that has good accessibility to existing facilities and services.

New affordable housing outside the village confines will be managed in order that it remains affordable as defined in the NPPF.

Background/Justification

7.7.7 Beyond the main villages, in the open countryside, new housing development will be limited to proposals that are in accordance with Policy R1 of the West Northamptonshire Joint Core Strategy or where they are for small-scale affordable housing schemes that meet an identified local housing need. Such housing needs must be identified through an up to date local housing needs survey undertaken by the Parish Council or Daventry District Council.

The design and location of such housing should take account of built form and promote a healthy inclusive community by being well-related to other areas of housing and with good accessibility to existing local facilities and services. Isolated developments that have poor access to existing facilities and services will not be supported.

7.7.8 Any new housing will be limited in perpetuity to affordable housing (as defined in the NPPF).

OBJECTIVE 3 – To promote good quality development

7.8.0 Design

POLICY WH8 – PROMOTING GOOD DESIGN

All new development proposals should be of good quality design. To ensure this is achieved development will be expected to demonstrate the following:

a) preservation and enhancement of the local built, historic and natural environment;
   b) good design that takes into account site characteristics and surroundings, by virtue of its:
      i. layout
      ii. siting
      iii. scale
      iv. height
v. proportions and massing
vi. orientation
vii. architectural detailing
viii. landscaping and
ix. materials

c) it has no significant adverse impact on residential amenity for existing and future occupiers;
d) it does not contribute to, or suffer from, adverse impacts arising from flooding, noise, light or air contamination, land instability or cause ground water pollution;
e) it seeks to utilise sustainable construction methods, low carbon sustainable design, sustainable drainage measures and seeks to maximize the use of renewable energy sources, recycled and sustainably sourced materials;
f) it provides suitable access;
g) it minimizes potential opportunities for crime; and
h) it can be easily adapted to accommodate changing lifestyles and technologies.

Background/Justification

7.8.1 National planning policy requires good design. All future development proposals in the parish should be of good design. Good design should also incorporate features that take into account and reinforce local identity and distinctiveness. To ensure that this goal is achieved Policy WH8 will be used to assess all development proposals in the parish. Policy WH8 is also in general conformity with, and provides locally specific assessment criteria to complement strategic planning policies SA, S10, and S11 of the West Northamptonshire Joint Core Strategy. Sustainable construction standards for new homes are set through the Building Regulations. Policy WH8 does not seek to replace these or to compel developers to meet a higher standard, but Policy WH8 does include criteria that seek to encourage developers to meet higher standards than those in the Building Regulations. In this way, the impacts of climate change can be further minimised, energy costs reduced and resilience in terms of meeting future environmental challenges will be incorporated within new buildings.

7.9.0 Existing Buildings

POLICY WH9 – REPLACEMENT, RE-USE AND CONVERSION OF EXISTING BUILDINGS OUTSIDE THE VILLAGE CONFINES

The replacement, re-use and conversion of existing buildings outside of the village confines defined on the Policies Map will be supported when:

a. For replacement buildings, they are not materially larger than the one
they replace and they are in the same use and the siting and scale would not have a detrimental impact on countryside character, residential or visual amenity’ lead to loss of car parking or significant areas of residential gardens; and

b. For re-use and conversion, the existing buildings are of substantial and permanent construction and do not require significant alterations or extensions.

Background/Justification

7.9.1 The re-use, conversion or replacement of buildings outside village confines is a form of development that is generally appropriate in the countryside. However if not controlled it can result in development that has a greater impact on the character of the countryside than the existing development. Policy WH9 therefore sets out the circumstances in which these types of development will be supported.

7.9.2 The policy will ensure that the replacement of buildings is not simply a means to increase their size and that they do not result in detrimental impact on visual and residential amenity. In respect of reused and converted buildings the policy ensures that it is substantial existing structures that are to be used rather than temporary buildings of insubstantial materials or stonework and ruined remains of buildings that are to all intents and purposes no longer there.

OBJECTIVE 4 – To protect and enhance local community assets and facilities and ensure there is an appropriate level of infrastructure in place

Village Centre and Library

7.10.1 Community Land and Buildings
POLICY WH10 – PROTECTING AND ENHANCING COMMUNITY LAND AND BUILDINGS

The following community land and buildings will be protected for community-based uses:

- Library, School Street
- Dryden Hall, School Street
- Memorial Hall, Station Road
- Fleur de Lys Public House, Fleur Close
- Post Office, Church Street
- Woodford Halse Church of England Primary Academy
- Woodford Halse Social Club, Hinton Road
- Woodford Halse Moravian Church, Parsons Street
- Methodists Church, Phipps Road
- St Mary the Virgin Church, School Street
- Fire Station, Byfield Road
- School swimming pool
- Sports field, Canons Ashby Road
- Telephone boxes at Hinton Green, Byfield Road and adjacent to the Church

Development proposals for non-community uses of the land and buildings listed above will only be supported in the following circumstances:

a) when the applicant can clearly demonstrate on the basis of an independent viability assessment and a period of active marketing for community uses, including marketing in the local area, for a minimum period of 12 months, that the community asset is no longer suited to future community use; or
b) a replacement facility is proposed; or

c) the proposal will bring about community benefits that outweigh the loss of the facility in accordance with Policy RC2 of the West Northamptonshire Joint Core Strategy.

Development proposals to provide new, enhanced or improved community land and buildings, such as those listed above, will be supported provided there would be no adverse impact on residential amenity.

Background/Justification

7.10.2 Woodford Halse has a modest range of community land and buildings. They are home to a range of facilities and uses that are part of the essential glue that helps create the strong community in the village and wider neighbourhood area. This policy identifies and seeks to retain the identified land and buildings. The Policy sets out the circumstances when loss or replacement of such facilities will be supported. Where an alternative use is proposed on the basis that community use
is no longer viable, evidence in the form of an independent assessment of the viability of the community use of the site and the results of active marketing over at least a 12 month period showing there is no interest in the site will be required to clearly demonstrate the site is no longer viable or required for community use.

7.10.3 Proposals to improve or enhance these community land and buildings will be supported when they do not have an adverse impact on residential amenity.

7.11.1 Local Green Space

POLICY WH11 – LOCAL GREEN SPACES

The local green spaces identified below (and on the Policies Map, Figure 2) will be protected to keep the land permanently open. Proposals for inappropriate development, as defined in the National Planning Policy Framework, will only be supported in very special circumstances, where harm to the local green space, and any other harm, is clearly outweighed by other considerations.

WH11/1 - King’s Corner
WH11/2 - The Moravian Burial Ground
WH11/3 - St Mary’s Churchyard and the parish burial ground
WH11/4 - The Byfield Road Recreation Ground ("Sarafield") including formal sport facilities and pavilions
WH11/5 - Open space in Pool Street
WH11/6 - Open space opposite the Social Club
WH11/7a, b and c – Green spaces on Hinton Estates
WH11/8 – Great Central Woodland
WH11/9 – Allotments by Social Club Car Park
WH11/10 – Meadows and Wetlands along the River Cherwell

Appendix 4 sets out the justification for these Local Green Spaces in accordance with the National Planning Policy Framework criteria.

Background/Justification

7.11.2 National planning policy allows local communities to identify through neighbourhood development plans local green spaces. These are areas that are demonstrably special to a local community and that should be accorded the same level of protection as Green Belt. This means that inappropriate development that would threaten the permanent openness of such land should only be supported in very special circumstances. To qualify as local green spaces such sites should also be local in character and not extensive tracts of land; and in close proximity to the community they serve. All of the sites listed in Policy WH11 have been assessed against the criteria in national planning policy and are considered to meet the definition of local green spaces. Appendix 3 sets out the justification for these Local Green Spaces in accordance with the National Planning Policy Framework.
Within the centre of Woodford Halse village the area locally referred to as “the Bank”, “Embankment” or simply “the Woods” that includes the former railway embankment and riverside areas on the western side of the River Cherwell have been acquired by the Parish Council. To give this area a distinct identity and to forge a link with some of the land’s historic links with the Great Central Railway, and following a survey of possible names, the land has been renamed the Great Central Woodland. The land will be managed by the Parish Council as an open land resource for residents and visitors.

INFRASTRUCTURE

POLICY WH12 - INFRASTRUCTURE

New development proposals should provide contributions towards infrastructure improvements within the village through Section 106 obligations additional to the Community Infrastructure Levy where infrastructure or site-specific mitigation is

(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development.

Background/Justification

7.12.1 One of the key concerns of the local community is that development leads to more pressure on existing services and infrastructure. There is also a strong view, backed up by our questionnaire and consultations, that such pressures are not always adequately addressed through the planning system. Policy WH12 will be used to ensure that in development management decision-making such concerns are addressed appropriately.

7.12.2 In particular, the community considers that drainage and sewerage management, schooling provision, young people’s facilities, healthcare and traffic management and road maintenance (see Policy WH15) are already at or beyond the limits for a community of the size and situation of Woodford Cum Membris. Development and change of land use will both potentially place additional demands on the local infrastructure and planning proposals will need to identify specifically how these issues are to be addressed.

7.12.3 The Community Infrastructure Levy introduced in September 2015 is designed to raise the necessary funds for major infrastructure projects identified by the District Council. The requirement set out in policy WH12 will apply in addition to the CIL requirements in respect of site-specific mitigation and infrastructure requirements which are:
(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development.

7.12.4 Flooding was also identified as an issue at Scrivens Hill, Pool Street and The Mill House. These and other flooding issues are acknowledged but the NDP does not include its own policy on flood risk. National planning policy and WNJCS Policy BN7 are considered sufficient to adequately address any flood risk issues identified at the planning application stage.

7.13.0 **Community Infrastructure Levy**

**POLICY WH13 – COMMUNITY INFRASTRUCTURE LEVY (CIL)**

The Parish Council will seek to use any share of the Community Infrastructure Levy collected in the Parish on the following:

- Enhancement of footpaths within the village with improved surfaces and lighting.
- Support for measures to make use of the school swimming pool as a wider community asset.
- Improvement in access and signage for local amenities such as the Pocket Park, Play Area and so on.
- Improved youth and recreation facilities
- Traffic management and local transport schemes e.g. Pelican crossing on Station Road (see also Policy WH15)
- Flood prevention and alleviation measures

**Background/Justification**

7.13.1 Daventry District Council introduced a CIL Charging Schedule on 1\textsuperscript{st} of September 2015. Woodford cum Membris Parish Council will, in future, receive 15% of any of the CIL raised in the parish. This will rise to 25% once this neighbourhood development plan has been made. The CIL will more than likely be raised through new housing development, as the Table below shows this will be levied at £65 or £200 per sq. m. of development in the neighbourhood plan area depending on the size of the development. The Parish Council think it important that local people decide where, and how, this money should be used. Policy WH13, therefore, sets out the range of activity that CIL could be spent on in future years. The consultation work on the neighbourhood development plan has raised no issues with the suggested priorities and these have also been informed by the day to day work of the Parish Council and the feedback received by Parish Councillors when undertaking their duties. The CIL Charging Schedule is indexed annually and the 2018 CIL rates are shown below (https://www.daventrydc.gov.uk/living/planning-policy/cil/).
7.14.0  Local Shops

POLICY WH14 – LOCAL SHOPS

Local retail facilities in areas defined as WH14/1 and WH14/2 on the Policies Map will be protected.

WH14/1 - Station Road shops
WH14/2 – Convenience Store (currently Co-Op store) Phipps Road

Within the area WH14/1 on Station Road, development requiring planning permission will be supported when it is for the following uses:

a) A1 Retail;
b) Food and Drink (A3 and A4);
c) A5 Hot Food takeaways;
d) Office and service uses (A2 Financial and Professional Services);
e) Residential uses on upper floors.

and helps to enhance the public realm and parking provision.

Development proposals for uses other than those listed above will only be supported in the following circumstances:

a) Where the application can clearly demonstrate that there is no reasonable prospect of the A1 – A5 use being retained or restored after a period of active marketing, including marketing in the local area, for a minimum period of 12 months; or
b) Where there are sufficient alternative equivalent services accessible in the village.
Background/Justification

7.14.1 Our existing local shops provide a good range of goods and services. They also provide local employment. These benefits need to be protected and enhanced. In the current climate, with the threat posed by the retail facilities on offer in larger centres, out of centre and on-line shopping these local shops are vulnerable. The neighbourhood development plan, therefore, seeks to protect and enhance these assets from forms of development that would lead to their loss as important buildings for the provision of these vital local functions. In the Parish Plan survey 79% of people said local shops were “very important” to them.

7.14.2 Development proposals for uses other than those appropriate to the local centres set out in policy WH14 will need to be supported by evidence of marketing or evidence of sufficient alternative services accessible to the village before alternative uses can be introduced.

OBJECTIVE 5 - To promote safe roads and streets for all users

7.15.0 Transport and Accessibility

**POLICY WH15 - SUPPORTING IMPROVEMENTS IN LOCAL TRANSPORT**

Where necessary and relevant development proposals should make an appropriate financial contribution to support the provision of additional bus services and/or to improve pedestrian ways and cycle paths.

Proposals for traffic calming measures such as road narrowing and pinch points to reduce the amount of traffic using village roads will be supported.
Motor vehicle usage per household is higher than the national average and developers are encouraged to recognise that and that parking facilities and access should, where appropriate, reflect these local circumstances.

Traffic management schemes which deliver one or more of the following benefits will be supported:

- Improve the sharing of road space between various road users
- Lead to speed reduction especially on Byfield Road
- Provide a continuous footpath between Phipps Road and the school.

Improved car parking provision for shoppers in Station Road will also be supported.

Background/Justification

7.15.1 The neighbourhood plan area faces several challenges as a result of its location, population, local services, agricultural and other industries. Limited availability of public transport and the conflicting demands of different road users create the risk of road accidents. In addition, poorly maintained infrastructure can have a disproportionate impact on local people because of the absence of alternative modes of travel. Car ownership is high at 88.6% of households; 88% in Daventry; 74.4% in England and Wales (2011 Census)

7.15.2 Factors contributing to local traffic and transport problems include:

- A single, relatively narrow access road from the village towards the nearest A road with its routes to local towns and transport
- Commercial traffic, including heavy goods vehicles, from the industrial estate, Slade Lays Farm and Mainline Timber.
- Agricultural traffic on local rural roads
- Foot and road traffic associated with the school.
- Parking for shops in Station Road

The lack of buses at evenings and weekends

POLICY WH16 - IMPROVING ACCESSIBILITY TO LOCAL EMPLOYMENT OPPORTUNITIES AND SUPPORTING HOMEWORKING

Measures such as improvements in public transport provision and cycle routes which support improved accessibility to nearby commercial centres such as Banbury, Daventry and Northampton will be pursued and encouraged.

Proposals will be supported which promote homeworking and self-employment, for example through provision of office /small workshop space within new housing developments in the settlement boundary, and small-scale changes of
use of buildings, where planning consent is required.

New development proposals will be required to include appropriate provision for new communication technologies.

Background/Justification

7.15.3 The village has local workers (either in shops, on the industrial estate or in local agricultural businesses), home workers and commuters to nearby towns and further afield. The future development of the community depends on supporting all these forms of work. Of particular importance are:

- Access to high performance data and voice, fixed and mobile communications. (Broadband speed is variable and even fibre services are not at full speed, 4G mobile availability is currently very limited)
- Continued availability of local postal services.
- Public transport for workers in nearby towns and rail commuters.

OBJECTIVE 6 – To support the growth of local employment opportunities

7.16.0 Local Employment

POLICY WH17 – PROTECTING LOCAL EMPLOYMENT OPPORTUNITIES AND THE GREAT CENTRAL WAY INDUSTRIAL ESTATE

Existing employment sites will be protected for future employment use (B1, B2 and B8 of the Use Classes Order), including the Grants Hill/Manor Way and Great Central Way Industrial Estate (see Figure 2, Policies Map). Redevelopment or conversion to non-employment generating uses on existing employment sites will only be supported when it can be clearly demonstrated that the site is no longer attractive to employment uses after a period of active marketing, including marketing in the local area for a minimum period of at least 12 months.

Background/Justification

7.16.1 To ensure that the neighbourhood area retains a mix of residential and employment uses, existing local businesses, including the largest of these the Great Central Way Industrial Estate will be protected for future employment use. The loss of such sites will lead to fewer local employment opportunities and lead to the neighbourhood area becoming more of a commuter village, making the area less sustainable. Therefore before alternative uses outside Use Class B are allowed, appropriate evidence for example an independent assessment of viability
and a market view of the continued business use of the site and details of the marketing that took place over at least a 12 month period will be required to support applications.

7.16.2 This policy is in general conformity with Policy E1 “Existing Employment Areas” that seeks to protect existing employment sites and industrial estates.

**POLICY WH18 – SUPPORTING NEW BUSINESS DEVELOPMENT IN THE VILLAGES AND RURAL ECONOMY**

In the villages and rural area, the following new business development will be supported:

a) Small businesses will be encouraged in the villages where there would be no adverse impact on residential amenity;
b) Improvements, and small, proportionate extensions to existing business premises; and
c) Development in accordance with Policy R2 of the West Northamptonshire Joint Core Strategy.

**Background/Justification**

7.16.3 The future development of the area depends on being able to maintain and expand local employment opportunities, allowing local residents the opportunity to live and work within the parish. Opportunities that provide full time and part time work will be needed. It is expected that these opportunities will come about as a result of extensions to existing businesses, local individual entrepreneurship and diversification in agricultural businesses.
8 Monitoring and Review

8.1 Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.

8.2 Should significant sections of the plan become out of date we will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.
Appendix 1 – Local Wildlife Sites
Appendix 2 – Non-designated Heritage Assets (Policy WH2)

Note the numbers on Map 1 refer to those after the WH2 prefix of the assets listed in para. 7.3.1 of the NDP. WH2/3 Man hole covers from “Woodford Halse Estates” is not shown on Map 1.
Map 1. Woodford cum Membris Non-designated Heritage Assets
(Crown copyright and database rights [2018] Ordnance Survey Woodford cum Membris Parish Council (Licensee) License number 100057766)
Appendix 3 – Listed Buildings in the Neighbourhood Plan Area

For reference the following buildings within the parish are currently listed in the National Heritage List for England (all Grade II except as noted below).

Tews Farmhouse, High Street
6, 8, 10 And 12, High Street, Woodford Halse

Hinton House
9 And 11, High Street, Woodford Halse

Round Hill Farmhouse, 14, High Street, Woodford Halse

Stable Block to the Manor House and Attached Walls, Hinton

The Homestead, 20, Hinton Road, Hinton

Folly Farmhouse, School Lane, Woodford Halse

Cross Tree Farmhouse, West Farndon

The Mill House, West Farndon

Top Farmhouse, 7, Phipps Road, Hinton

117 Memorials South of Line East from South East Corner of Chancel and East of Path to South Porch at Church of St Mary the Virgin, Woodford Halse

Shelter Shed Range at the Manor House, Hinton

Bromleys Farmhouse, Pool Street, Hinton

Manor House, School Street, Woodford Halse

6 And 8, South Street, Woodford Halse

Church of St Mary The Virgin, Woodford Halse

Moravian Chapel and No. 12 Parsons Street, Parsons Street, Woodford Halse

Ivy House Farmhouse, West Farndon

Garden Wall to Tews Farmhouse Bordering High Street, High Street

8 And 10, Pool Street, Hinton

1, School Street, Woodford Halse

Manor House, Hinton
# Appendix 4— Green Space Analysis Summary

<table>
<thead>
<tr>
<th>Ref. No.</th>
<th>Green space</th>
<th>Proximity to local community</th>
<th>Demonstrably special</th>
<th>Local in character not an extensive tract of land</th>
</tr>
</thead>
<tbody>
<tr>
<td>WH11/1</td>
<td>King’s Corner</td>
<td>Open space, close to the shops.</td>
<td>Important green space accessible to the shops.</td>
<td>Relatively small space, close to housing and bus stop.</td>
</tr>
<tr>
<td>WH11/3</td>
<td>St Mary’s Churchyard and the parish burial ground</td>
<td>Adjacent to the Church.</td>
<td>Burial ground.</td>
<td>Bounded by houses and gardens.</td>
</tr>
<tr>
<td>WH11/4</td>
<td>The Byfield Road Recreation Ground (“Sarafield”) including formal sport facilities and pavilions</td>
<td>North of housing areas and close by industrial estate.</td>
<td>In constant use for various recreation activities.</td>
<td>Large area set out for formal recreation activity.</td>
</tr>
<tr>
<td>WH11/5</td>
<td>Open space in Pool Street</td>
<td>Close by existing housing.</td>
<td>An important open space contributing to the character of the area.</td>
<td>Bounded by houses and gardens.</td>
</tr>
<tr>
<td>WH11/6</td>
<td>Open space opposite the Social Club</td>
<td>Close by existing housing.</td>
<td>An important wide grass verge that enables a difficult junction to be negotiated safely.</td>
<td>Bounded by houses and gardens.</td>
</tr>
<tr>
<td>WH11/7</td>
<td>Green spaces on Hinton Estates</td>
<td>Adjacent to houses and gardens.</td>
<td>Essential small open spaces providing open space within the estate.</td>
<td>Adjacent to houses and gardens.</td>
</tr>
<tr>
<td>WH11/8</td>
<td>Great Central Woodland</td>
<td>Green lung in the heart of the village.</td>
<td>An area of industrial antiquity and nature interest in the centre of the village. Recently acquired by the</td>
<td>Green lung in the heart of the village.</td>
</tr>
<tr>
<td>WH11/9</td>
<td><strong>Allotments by Social Club Car Park</strong></td>
<td>Adjacent to social club in Hinton</td>
<td>Allotments</td>
<td>Limited in size and extent.</td>
</tr>
<tr>
<td>-------------</td>
<td>----------------------------------------</td>
<td>-----------------------------------</td>
<td>------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>WH11/10</td>
<td><strong>Meadow and wetland by River Cherwell</strong></td>
<td>Accessible area to north of Woodford village</td>
<td>Area valued for biodiversity value, informal recreation and green buffer between village and Byfield Road</td>
<td>Within village confines and bounded by built development to north and south.</td>
</tr>
</tbody>
</table>
WH11/2 Moravian Burial Ground
WH11/3 St Marys Burial Ground

WH11/3 St Mary's Burial Ground
WH11/4 Byfield Road Recreation Ground (Sarafield)

WH11/5 Open Space in Pool Street
WH11/6 Open Space opposite Social Club

WH11/7 Hinton Estate Open Space, Adams Rd. Townsend
WH11/7 Hinton Estate Open Space. Grebe/Mallards

WH11/7 Hinton Estate Open Space. Ryefields Play Area
WH11/8 Great Central Woodland

WH11/9 Allotments by Social Club Car Park
WH11/10 Meadows and Wetlands along the River Cherwell

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