

### Part A: Contact Details

<b>1.</b>	<b>Contact Details</b> We need your contact details to take your comments into account. All comments will be made publicly available.
<b>Agent (if applicable)</b>	
<b>Title</b>	Mr and Mrs
<b>First name</b>	D J S and S E
<b>Last name</b>	Wilson
<b>Job title (where relevant)</b>	
<b>Organisation (where relevant)</b>	
<b>Email (if provided we will always contact you this way)</b>	
<b>Address</b>	
	, Badby
<b>City/Town</b>	Daventry
<b>County</b>	Northants
<b>Postcode</b>	
<b>Telephone Number</b>	

The Council will only use your information for the purposes of the Part 2 Local Plan. You will be placed on the consultation database and will receive updates on the progress of the Local Plan unless you indicate otherwise:

Please tick the box if you **do not** wish to receive updates on the progress of the Local Plan.

### Part B: Please use a separate sheet for each representation

Please note all comments will be made publically available. If you do not have sufficient space in the box please continue on a separate sheet.

Is your representation supporting  or objecting

To which part of the Emerging Draft Local Plan does this representation relate? Please provide details of your representation below.	Paragraph number	Policy number	Figures/Policies Maps
	5.2.05	RA2	
	5.2.22		

**For the reasons set out below, we do not agree with and do therefore object to the classification of Badby as a Secondary Service Village (SSV) in the Hierarchy of Villages.**

We do not agree with the weight attached in the quantitative assessment to certain services and facilities and feel also that too little weight has been afforded in the qualitative assessment to those fundamental assets such as the distinctiveness, character and role of the village and its landscape setting. In our view it is these assets that can neither be built nor bought which contribute most and matter most to people, their sense of place, their wellbeing and their quality of life.

#### Quantitative Assessment

**Bus Service.** A major factor in classifying Badby as an SSV above comparable villages such as Welton and Newnham is the apparently arbitrary and, in the context of Badby, the wholly disproportionate weight attached to a bus service which stops only at the very edge of the village.

In the absence of passenger numbers using the 200 service and their reasons for doing so, we think it most likely that people are leaving the village to access the services to be found in Daventry and Banbury rather than the other way around. People travelling northwards will hardly stop at Badby when just a few minutes more travel reaches the retail, financial, medical, sport, educational and entertainment facilities available there.

**Proximity of Daventry Town.** It appears that little account has been taken of the most important factor in determining the presence and viability of services in Badby, namely the nearby and dominating presence of Daventry Town. It is this above all, no doubt re-enforced by the connecting bus link to it, that serves to militate against the need for and hence viability of services within the village.

Badby Post Office was closed in 2008 because it was less than 3 miles from the town, and the shop that it helped support closed shortly thereafter.

It is noteworthy however that the more distant village of Byfield supports 2 shops, including a Post Office, a medical practice, one garage for fuel and another for repairs / servicing. Some of these services are also used by people from Badby.

With Byfield and Weedon nearby to the South and the East, and Daventry Town so close to the North, it is hard to see how Badby or any other village without public transport links will benefit from Badby being designated as an SSV.

### **Qualitative Assessment**

**Character, Role and Distinctiveness of Badby Village.** Badby fills a special role as an increasingly rare haven of rural tranquillity for the quiet enjoyment of the countryside, not just for its residents but for the wider community of the entire District and beyond.

The attractive and unobtrusive presence of the village compliments its surrounding unspoilt natural and historic landscape setting within the SLA. The Upper Nene Valley offers tranquillity and a sense of rural remoteness, dark skies and clean air, distant views, flora and fauna including Ancient Woodland, plus a footpath network with direct access to the countryside, long distance walks and a wonderful contrast to life in a town.

This is why people come to Badby. Few will remember its services, but most will not forget their country walk, the landscape, the Woods and the bluebells.

It is these priceless and irreplaceable assets that are becoming the more valuable and the more vulnerable due to their very proximity to the rapidly expanding urban area of Daventry and it is fundamental to the overriding principles of sustainable development that they are handed on to future generations in as good or better condition than they now are.

**Implications of classification as SSV.** Badby village has already expanded to the point where, given the topography and the importance of the scenic, natural, and historic quality of the adjoining countryside, little more growth can be achieved without spilling beyond its valley setting to the serious detriment of that landscape and substantial harm to the historic setting and

character of the village within that landscape.

This would be especially undesirable in the case of Badby, where the landscape setting of the village is recognised in the Draft Badby Parish Neighbourhood Plan as its principle asset.

We note that development will be looked upon more favourably in an SSV where it will help retain, improve or enhance services available to the village.

As we see it, in addition to more houses, this could lead to the proliferation of the likes of farm shops, nursery gardens, animal rescue / shelter / educational establishments, with or without tea rooms and general retail additions. These often have scant connection to a village, derive little of their produce locally or from associated land and give rise to the sort of scruffy developments that fringe many settlements leading to the blurring of their edges with the countryside to the detriment of both.

The outskirts of rural settlements are especially vulnerable to the fragmentation of land holdings into uneconomic agricultural units. Securing additional facilities and services to improve the quality of life of village residents should not carry the risk of attracting further such development in circumstances such as these.

### Conclusion

Badby's most important contribution to the District is in its role as a place of resort for the peaceful enjoyment of the countryside. Badby and the Upper Nene Valley are the gateway from Daventry to the SLA of the Ironstone Hills of the West Northamptonshire Uplands to the South.

Badby village can sustainably support as much new development as can be contained within its confines (see below) and without spilling outwards into the surrounding countryside to the detriment of both the compact character of the village and the quality of its landscape setting.

Given the paucity of existing services, the proximity of the town and the bus link to it, the growth of internet shopping, "click and collect" and home delivery services, and the lack of public transport connections to other nearby villages, it is hard to see how Badby can fulfil a meaningful role as an SSV, regardless of the amount of additional future development and except at the expense of its primary contribution to the District. Due to its narrow streets and dearth of off road parking problems, the village can scarcely cope with its present traffic congestion and parking problems, let alone cater for more.

For the reasons set out above, we ask please for a reassessment of the classification of Badby as an SSV with a view to its placing in the category of an Other Village in the hierarchy of villages.

**Objecting****Inset Maps Page 9 Badby Village Confines.****Para 5.2.07**

For the reasons set out below we cannot agree with and do therefore object to the proposed inclusion within the Village Confines of the outlying dwellings at Nene Side Close and the bungalows at the top of Bunkers Hill.

The main built area of Badby village lies tucked within a valley formed in the southern flank of the Upper Nene Valley which lies to its North. Viewed from every direction other than from the North, the village is well screened from sight by the lie of the surrounding land.

Set apart from the main settlement, the bungalows at the top of Bunkers Hill sit prominently on high ground above the rest of the village with no dedicated footway link to them, whilst the dwellings of Nene Side Close lie entirely to the North of the Nene and are surrounded by open countryside.

Notwithstanding the recent extension of the garden of Bridge House and the new house on Pinfold Green, Nene Side Close remains separated from the village by a succession of small enclosures, mainly pasture land but including also the lower parts of Challis' Yard, all of which are liable to flooding. These form both a wildlife corridor linked to farmland to the East and a distinctive element of the village setting which adds also to the amenity of neighbouring residents.

Both groups of dwellings spill out beyond the valley setting of the main village and are thus visually and topographically set apart and detached from it. The drawing of a line around a garden on Bunkers Hill and another around the new house on Pinfold Green and the extended garden of Bridge House to link these two areas to the rest of the village cannot change that basic geographical fact.

These two outlying groups of houses have for many years been held to fall outside the Village Confines for planning purposes. Meanwhile there has been no material change in the provisions incorporated in Daventry District Saved Policy HS22 para 4.90 and those set out in the DDC Guidance Note for Defining Village Confines (Version 2 Jan 2017) at Category E of the Principles for Exclusion. Both expressly provide for the exclusion from the Village Confines of these areas precisely on the grounds that they are groups of dwellings that are detached from or peripheral to the main body of the village.

This is the position adopted in the Draft Badby Parish Neighbourhood Plan and this is the position that we do firmly support.

**Conclusion** The continued exclusion of Nene Side Close and the bungalows at the top of Bunkers Hill from the Village Confines only properly reflects their outlying nature whilst recognising the importance of maintaining the much valued contribution of the encircling unspoilt landscape to the character of the village and all that this means for its residents sense of place and quality of life. With regard to Nene Side Close, it makes sense also to ensure that any future development avoids the risk of flooding or of increasing flood risk elsewhere.

For the reasons set out above, we ask for a reconsideration as they relate to Badby of the Principles for Exclusion from the Village Confines of dwellings that are detached or peripheral to the main body of the settlement with a view to the exclusion of Nene Side Close and the bungalows at the top of Bunkers Hill from the Confines of the Village.

**Please use this sheet to continue your representation or to make another one**

## **Commenting**

### **Inset Maps Page 49**

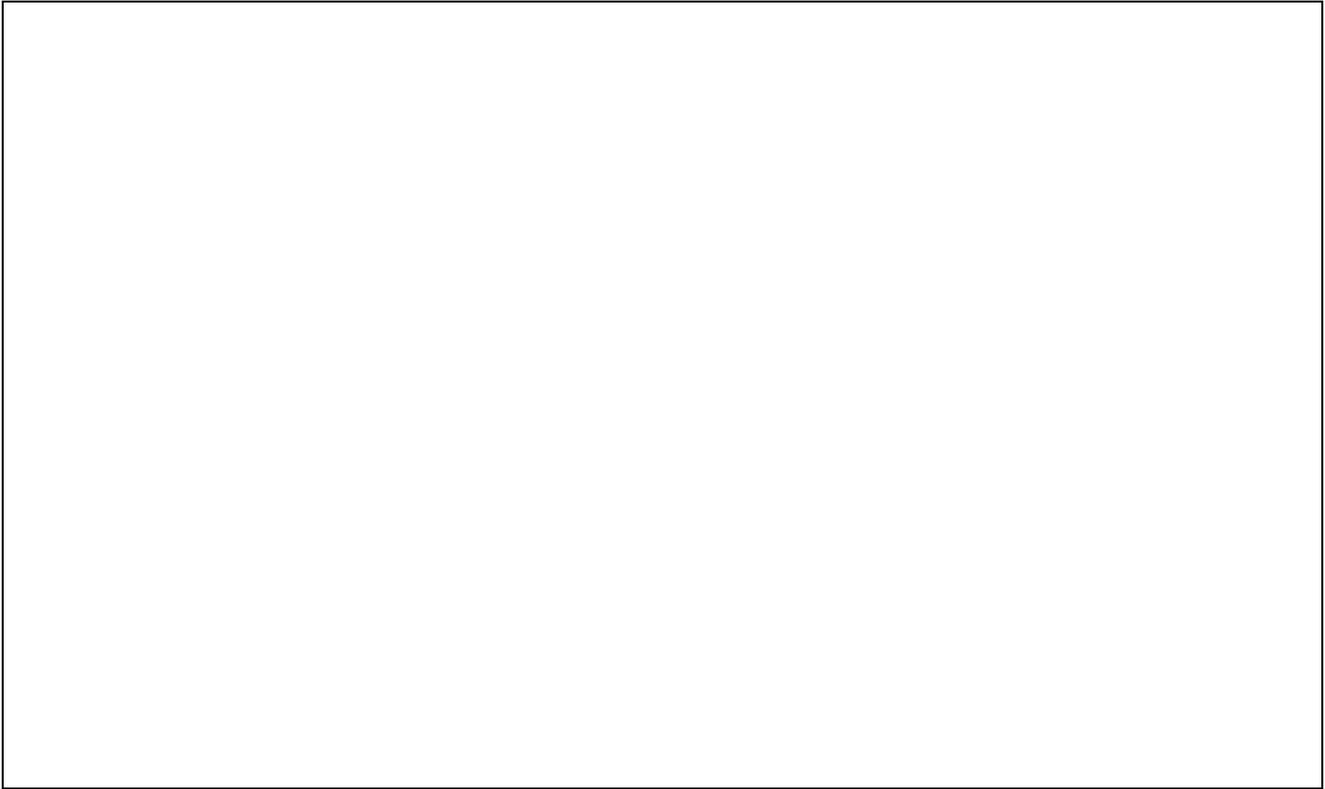
### **Policy Map Quadrant (South West)**

#### **HO1**

By providing a rural backdrop to the urban area of Daventry, the scenically attractive slopes, summits and skyline of the hills to the South of area HO1 make a positive contribution to the form, character and setting of the town. They also form a vital buffer which altogether screens the urban area with its noise, air and light pollution from the wider countryside to the South. It is this buffer which safeguards the sense of rural remoteness and tranquillity that pervades the Upper Nene valley despite the proximity of the town.

Every effort should therefore be made in the future development of area HO1 to respect and protect the present character of the North facing hillsides and the skyline in order to preserve their contribution to the setting of Daventry town.

Similarly, the peaceful and unspoilt rural character of the Upper Nene Valley and especially its northern skyline should be protected by every means possible from any urban encroachment or intrusion arising from this extensive expansion of the town. As well as sensitive layouts, this should include landscaping and screen planting, street lighting to designed to minimise glare and sky glow and wherever necessary the restriction of development to the lower levels. This is particularly important for the eastern parts of the site nearest to the A361 where the hills are not so high.



**Thank you for taking the time to complete the form.  
Please return it to the Local Strategy Service at Daventry District Council  
by 4.30pm on Friday 26<sup>th</sup> January 2018.**