Badby Parish Neighbourhood Plan

2018 – 2029

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Foreword

‘The village nestles in a valley surrounded by hills, and for the most part stands on an expansive slope. At one glance the eye takes the thatched cottages interspersed with a few red brick and slate roofed dwellings, and numerous farmhouses built of warm red sandstone. Here and there a green meadow shows between. Beyond these we see the church and to the left are sloping cornfields of red sandy soil. As a background is Badby Wood with its immense stretch of trees – masses of green in varied shades. At the foot of the hill run the beginnings of the river Nene not far from its source. Some writers have called the place the “Garden of Eden”.’

Miss A.E. Ivens. A Short History of Badby and Fawsley (1933)

Since this was written, Badby has expanded from a population of c.450, to its present 632, but its rural setting and surroundings have changed very little, with both parishioners and visitors valuing the unique location and views that help create its attraction as a popular place to live.

Since 2011, the Localism Act has provided local residents with the ability to have a say in shaping the future of their communities by means of a Neighbourhood Plan. To take advantage of this opportunity, in 2012 we set up a Neighbourhood Plan Steering Group, comprising a mix of people and backgrounds to create this Plan.

This Steering Group has consulted those who live, work or have a business interest in the area and constructed this Plan. We believe that this is a reasonable and fair Plan, as it allows Badby to grow in a sustainable fashion over the Plan period of 2017 to 2029, while maintaining its unique rural feel and setting. The Plan allows infill developments of an acceptable design and quality, at a pace that the community can absorb and which helps to improve facilities within the community, protects valued landscapes and heritage, and meets the needs of future generations.

Badby Neighbourhood Plan Steering Group...

Badby Neighbourhood Plan Steering Group members (at varying times): Karen Alexander, Pete Banks, Kate Brookes, Steve Brooks, Janet Cooper, Clare Crouch, Carol Curlett, Ian Curlett, Tom Davies, Rebecca Franzoni, Sophie Fitzhugh, Joanne Hind, Iori Jones, Ken Morris, Chris Nelson, Gillian Nelson, Gordon Sapstead, Ann Skinner, Neville Snell, Lee Thomas, Andy Witcomb

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1 Introduction and Background

The Village Context

1.1 Badby is a rural village in beautiful surroundings, which are much valued by its residents and by visitors. It is situated in the Northamptonshire countryside one mile south of Daventry and fourteen miles west of Northampton. It lies within the administrative area of Daventry District.

1.2 The Civil Parish (the defined neighbourhood area for our Plan) is roughly rectangular in shape and sits at the head of the Nene Valley. The northern boundary of the parish runs along the ridge of Ironstone capped hills marked by Big Hill in the west and Fox Hill in the east, whilst the southern boundary lies on the far side of a similar ridge running east to west along Badby Down to Arbury Hill, the highest point in the county at 225 metres. Headwaters of the River Nene rise within its bounds, from the direction of Arbury Hill and in Badby Wood. These form an important element in the landscape.

1.3 Without doubt it is the setting of the village that makes Badby Parish particularly attractive. With its elevated rolling upland and isolated hills, the wider parish provides (according to the official Landscape Character Assessment) a ‘memorable skyline’ and a ‘sense of remoteness which contributes to a perception of peace and tranquillity’. As a result, it is designated a Special Landscape Area by Daventry District Council (DDC) and enjoys further protection as a Local Green Infrastructure Corridor in the West Northants Joint Core Strategy (WNJCS).

1.4 Within this scene the village itself is pleasingly compact. Its main built area lies within a valley formed in the southern slope of the Nene valley which lies to the north. From all directions other than from the north, the village is well screened from view by the lie of the land. Its attractive unobtrusive presence both complements and enhances its surrounding landscape setting.

1.5 The A361 Daventry to Banbury road skirts the north-western tip without intruding into the centre. The Nene flowing west to east roughly defines the limit to the north and to the south and east stand the woods and hills which frame the village so pleasingly. A desire to preserve this setting and protect important buildings and open spaces led DDC to designate a large part of the village a Conservation Area in 1993.

1.6 The rural area is characterised by scattered isolated farms set back from the roads and accessed by tracks. The eastern approach to the village along the road from Everdon is especially attractive with the Badby Woods to its south and unspoilt views across the Nene valley to the north.

1.7 The swathe of trees on the steep banks of Chapel Lane and alongside Brookside Lane are the subject of Tree Preservation Orders, as are several other mature trees scattered across the village. These, and the many other trees throughout the village, collectively contribute significantly to the setting of the village.

1.8 Badby Wood is an ancient woodland and Site of Special Scientific Interest (SSSI) that attracts walkers from far and wide and has great ecological importance. In particular, the wood attracts many hundreds of people to its annual spring showing of bluebells, for which reason many visitors know Badby Wood as the “bluebell woods”. 
Badby Parish Statistics

The following information is taken from the Neighbourhood Statistics Site, which uses the Census 2011 data.

1.9 Population

Badby has a population of around 632 of which

- 312 (50%) are male
- 320 (50%) are female
- 94 (15%) are 17 or under
- 313 (50%) are aged between 18-59
- 60 (9%) are aged between 60-64
- 91 (14%) are aged between 65-74
- 55 (9%) are aged between 75-84
- 19 (3%) are aged 85 and over

1.10 Dwellings

2011 Census information for Badby reports 272 dwellings. 27 of these dwellings are social housing. Since this census, an additional 5 new dwellings have been created (or are in the pipeline).

1.11 Household & Tenure

Badby contains 265 households

- 264 (99%) households live in bungalows or houses, 1 (1%) live in a flat
- 217 (82%) households are owner occupiers
- 25 (9%) are renting from a Registered Provider. 1 (<1%) are in shared ownership
- 17 (6%) are renting from a Private Landlord
- 5 (2%) are living rent free

1 Neighbourhood.statistics.gov.uk 2 gov.uk/definitions-of-general-housing-terms
Transport

1.12 Local residents primarily use cars, with 55% of households in a 2014 Survey saying they used cars, while 27% walked, and 8% used the bus.


1.13 There is one bus service, which stops at a bus stop close to the A361, and runs between Banbury and Daventry (which connects villages en route along the A361) providing a service approximately every hour from about 07.30 to about 17.00.

1.14 There is a regular train service between Birmingham and London Euston calling at Long Buckby station (7.5 miles). Main line connections can be made at Milton Keynes (25.5 miles), Rugby (14 miles) and Banbury (15 miles) stations.
2 Neighbourhood Plan for Badby Parish

2.1 As part of the rollout of the Localism Act in 2011 the Government has introduced substantial changes to the planning system in Britain. As part of these changes, Town and Parish Councils and other bodies have been given the power to prepare Neighbourhood Plans for their local areas.

2.2 Neighbourhood Plans set out planning policies to help determine planning applications for new development. Once the process has been completed the neighbourhood plan will become a statutory planning document as part of the Local Plan. Policies and site allocations in Neighbourhood Plans have to be in general conformity with the local authority’s Local Plan and must take account of the National Planning Policy Framework. Neighbourhood Plans can help to shape and direct development, but cannot propose less development than the Local Plan.

2.3 Neighbourhood Plans have to be prepared following a procedure set by government.

2.4 This procedure must include two six-week periods of consultation. The first is on the Draft Plan. The second is on the submission version. If that Plan passes key tests at examination, it will culminate in a referendum on whether the plan should be made part of the statutory development plan for Daventry.

Figure 1 – The Neighbourhood Plan Preparation Process
Map 1 – Badby Designated Neighbourhood Area
2.5 The Parish Council applied to Daventry District Council for designation as a Neighbourhood area. This was approved by the full Council on 26th February 2015. The Designated Neighbourhood Area is shown on Map 1 and aims to guide development within the Parish for the period up to 2029.

2.6 A volunteer steering group of villagers was set up by the Parish Council to help in the development of the Badby Parish Neighbourhood Plan. From an early stage, the steering group resolved to communicate effectively with parishioners through leafleting of households, public meetings, and make their own steering group meetings open to parishioners, with points in each meeting where parishioners would have an opportunity to speak. The overall aim of the communication plan was to reach all interested parties, businesses, individuals and landowners to build up a picture and evidence base for the development of the Badby Parish Neighbourhood Development Plan.

2.7 The Badby Parish Neighbourhood Plan must take account of national planning policy. National policy is contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).

2.8 The Badby Parish Neighbourhood Plan must “plan positively to promote local development” and “support the strategic development needs” as set out in West Northamptonshire Joint Core Strategy (WNJCS) for the period up to 2029, which was adopted on 15th December 2014.

2.9 The Daventry District Local Plan, adopted in 1997, sets the current local planning policy framework for Daventry District pending the production of the emerging Daventry Settlements and Countryside Local Plan. This, therefore, remains the plan, with which the Badby Parish Neighbourhood Plan must be in “general conformity”. Not all of the Local Plan’s policies are still extant and in 2010, the Council published a list of “saved” policies, in line with a direction from the Department of Communities and Local Government. This was further amended in 2015 after the adoption of the WNJCS.

2.10 The emerging Daventry Settlements and Countryside Local Plan will eventually replace the saved policies from the 1997 adopted local plan. In tandem with the WNJCS it will set the local planning context.

2.11 The Daventry Settlements and Countryside Local Plan will eventually include policies and proposals to:

- establish a rural settlement hierarchy to support the retention and provision of local services and facilities
- distribute the agreed rural housing provision identified in the joint core strategy across the district
- support employment and the rural economy
- protect and enhance the natural, built and historic environment
- address the issue of sustainable development
- regenerate and improve Daventry town.

2.12 This Neighbourhood Plan has been prepared to be in “general conformity” with the West Northamptonshire Joint Core Strategy and the saved policies of the Daventry District Local Plan.
3 Key Issues for Badby: How our objectives and policies evolved

3.1. Summary of the key issues underlying our objectives

- **Preserving the character and setting of Badby** ranked as most important on all our feedback to date and is happily consistent with DDC policy for the area.
- **The safeguarding of public open spaces** again ranked high on most agendas and is again consistent with DDC policy and the protected status of many of the Greens.
- **Traffic & Parking** was consistently raised as a problem throughout.
- **The protection and enhancement of recreation & leisure facilities:** The evidence is more fragmented but this need is nonetheless raised frequently – particularly facilities for children.
- **Transport:** The need to maintain (as a minimum) current services was a frequently expressed concern - particularly for the elderly.
- **Infrastructure:** Feedback from the first open day welcomed in particular efforts to improve the technological infrastructure (e.g. via cell phones and Wi-Fi) and support our home-workers.
- **Housing:** Opinion is evenly divided on the need for more housing and the associated issue of Built Confines. On balance, however, we conclude that limited sympathetic development would be acceptable to meet established local needs particularly for Affordable Housing within the confines proposed by Daventry District Council in 2003.
- **The retention of community facilities:** Almost ‘taken as read’ but vital to a vibrant community.

3.2. How the issues emerged

3.2.1. The Vision for Badby Questionnaire August 2014

A questionnaire was sent to all households in the parish which invited views at both household and individual levels. The response rates overall were 35% (96) for households and 28% (176) for individuals. The issues addressed were:

- **Housing**
  - 56% (54) of households saw no general need for further housing.
  - Of those favouring development the great majority favoured meeting local needs viz.
    - Starter (46)
    - Affordable rented (29)
    - Dedicated to Locals (29)
    - Homes for downsizers (27)
• **Badby’s Features:**
The following were rated ‘very important’ by over half of individual respondents
  o Badby woods 134 (76%)
  o Surrounding Countryside 131 (74%)
  o Village Greens 122 (69%)
  o Views from/of Badby 120 (68%)
  o St Mary’s Church 96 (54%)
  o Architecture & Building Style 89 (51%)

• **Road and Transport Issues**
The following were again rated ‘very important’ by over half of households
  o Parking 54 (56%)
  o Dog Fouling 52 (54%)

### 3.2.2 Leafleting October 2015

In October 2015, a copy of the Badby Neighbourhood Plan leaflet explaining the Plan’s purpose was delivered to every house in the Parish. This was followed, shortly afterwards, by a visit by members of the BPNP group to give householders the opportunity to discuss the plan and any queries they had.

The main aim was to find out if there was support for a plan; however, any comments made were also noted. 272 houses were leafleted and over 200 householders were spoken to.

Besides a large measure of support for having a plan the following suggestions emerged:

- We need to maintain the character of the village and ensure that any development is small-scale within the ‘built confines’ and does not exacerbate parking problems
- We should sustain the life blood of the village by providing affordable housing for the young
- More facilities for children and the elderly are needed, including a shop
- Could we ease current parking problems by creating lay-bys on the greens?

### 3.2.3. Open days to present draft policies prepared to date

**February 2016**

Open days were held on February 27th & 28th. 76 people attended in total.

Besides providing background information on Badby and explaining the Neighbourhood Plan process, display boards outlined 5 first-draft policies, the evidence which suggested their need and the National and Local Government policies which impacted them.

The policies covered were

- Transport
- Protecting the character of the village
- Protecting sports & recreational facilities and green spaces
- Infrastructure
- Parish Amenities

Visitors were invited to indicate their level of support for each policy and add comments. These are shown in detail on our website and in the Communications Annexe to the Plan but, in brief, those that responded strongly supported policies aimed at protecting the character of the village and recreational facilities and green spaces. Infrastructure and
Transport policies also received support but there was no reported feed-back on Parish Amenities. Comments received largely confirmed those given before, but we noted (and acted on) the need to rationalise and stiffen up aspects of the Infrastructure and Transport policies. Comments about housing led us to set up a further Open Day on the need (or otherwise) for more housing and respect for the Built Confines.

3.2.4 Open day to ask ‘Does Badby need more housing?’ 25th September 2016
This open day was designed to provoke debate on 2 issues
- The general need for housing in Badby.
- The definition of the Built Confines, which potentially constrain new build in the village.

108 people attended. They were presented with the ‘pros' and ‘cons’ on each issue and asked to indicate their preferences on the questionnaire provided. A total of 51 responses was received overall – though not all responded to all questions.
- Of 49 responses on general housing needs, 28 (57%) said more houses were needed
- Of 43 responses on housing types needed, 33 (77%) favoured Starter/Affordable Homes
- Of 42 responses on the built confines 24 (57%) favoured an extension of the confines
- Of these, however, 14 only wanted to extend the confines to include Nene Side Close.

As regards housing the result represents a slight shift in opinion from that expressed previously, albeit based on fewer responses.

3.2.5. Badby Parish Housing Survey October 2016
The survey was conducted by DDC
- 279 letters were sent to households, 58 returned surveys (21%)
- Most respondents thought the current housing mix ‘about right’ but a significant minority saw a need for more affordable housing
- Of respondents
  - 8 expressed a personal need for Affordable Housing (6 for bungalows in particular, 5 with ‘extra care’)
  - 10 for smaller Open Market options (9 for bungalows)
  - 2 for starter homes
  - 1 for shared ownership property

3.2.6 Petition from Residents of Nene Side Close
Following the decision of the Neighbourhood Plan Steering Group to adopt a draft proposal from Daventry District Council to extend the Built Confines to include Bunker Hill and Nene Side Close, a petition was presented to the Parish Council in July 2017
- 15 of 28 households signed the petition requesting that Nene Side Close remain outside the Built Confines and that the Neighbourhood Plan reflect this.
In view of the previous narrow margin in favour of changes to the confines, the Steering Group (at its meeting in August 2017) agreed to revisit this and voted to revert to previous perceived definition of the confines drawn up by DDC in 2003.

3.3 Guidance on Basic Conditions governing our Plan

Early in 2016 work began on producing a guide to the legislation which shapes our plan making. The guide was published on our website and updated as new issues emerged nationally and locally. Whilst not contributing ‘evidence’, the aim of the notes was to ensure that Planning Group members and other interested parties had a clear understanding of what the Plan could and could not do and that future debate on policies was as well informed as possible.
4 Vision and Objectives for Badby Parish

The vision and objectives for the Neighbourhood Development Plan have been prepared taking into consideration the results of consultation with parishioners detailed in Section 3 and to ensure compliance with National and Local planning policy.

The Vision for Badby Parish

A parish that retains, enhances and protects its unique character and heritage in a managed and sustainable way, meeting the needs and wishes of all ages who live and work in it.

Our Objectives

Objective 1  To protect those elements that make the distinctive character and setting of Badby Parish special both for the residents and those from elsewhere, who wish to enjoy it as a place of recreation.

Objective 2  To ensure any future developments or new additions to existing properties within the parish respect and maintain its character and are in keeping with the existing built environment.

Objective 3  To support development that meets identified local needs.

Objective 4  To safeguard and support the retention of cultural and social facilities in the parish and ensure that they adapt to changing needs.

Objective 5  To safeguard and support all important green spaces, including public open spaces, village greens, cemetery, churchyard and playing field.

Objective 6  To protect and enhance existing opportunities for recreational and leisure activities.

Objective 7  To support home working and small businesses.

Objective 8  To improve traffic and highways issues in the parish including those related to parking, speed and cycle ways.

Objective 9  To support the retention and improvement of public transport to meet the needs of the parishioners.

Appendix A shows how the policies and Parish Actions address these objectives.
5 Neighbourhood Plan Policies for Badby Parish

This section sets out the planning policies to guide development in Badby. 10 policies have emerged from the consultation and associated objectives.

B1 Landscape and countryside

5.1.1 As the introduction to our Plan makes clear the greatest asset of Badby Parish is the landscape setting of the village. Taking into account the feedback received from parishioners, the special designations given to the village and its surroundings, and overarching local and national policies, a key policy of our Neighbourhood Plan must be to protect those elements that make the setting of Badby special. As well as benefitting residents, this policy underpins the role of the Parish as a ‘lung’ for nearby urban communities – a place of recreation and relaxation for a much wider community. This policy will make a significant contribution to achieving the environmental dimension of sustainable development.

B1 Protecting the landscape and local countryside character

Development proposals that respect Badby’s setting will be supported provided that:

1. They retain the compact nature of the village and are located within the ‘Built Confines’ (as shown on Map 8.3) or are ‘Exception Sites’ for Affordable Housing in compliance with WNJCS Policy H3;
2. They maintain the scale, form and character of the existing settlement; and
3. They preserve or enhance the significant views into and out from the village listed below and identified on Map 8.2

The views identified (all accessible from public footpaths, rights of way or roads) are as shown in section 8.1

A. Looking south-east towards Badby Woods from the footpath to the south of the cricket pitch
B. Looking north-west from the Knightley Way
C. Looking west towards Park Close from Chapel Lane
D. Looking south towards Badby Village from the footpath between A361 layby and Newnham Road
Local Evidence Base

5.1.2 Vision for Badby Survey 2014 delivered to 272 households (of which 96 responded) and 632 individuals (with 176 responses).

- **Features of the Village Rated Highly Important** Among the 176 responses the following were rated ‘Highly Important’
  - The Woods 134
  - Surrounding Countryside 131
  - Views from/of Badby 120

5.1.3 Views: parishioners were asked to select which views in and around Badby best represent the landscape and setting of Badby. This was an online poll and a consultation at the Annual Parish Meeting in May 2017.

Technical evidence

5.1.4 Special Designations

- **The Wood**: a large part of Badby Wood was confirmed as a **Site of Special Scientific Interest** under Section 28 of The Wildlife & Countryside Act 1981. In addition, the whole of the wood and that part of Fawsley Park that lies within the Parish is designated a **Registered Park** (Grade 2*) by English Heritage.

- **Surrounding Landscape**: DDC’s Planning Policies plans show Badby Parish as sitting in a **Special Landscape Area** (Policy EN1). The West Northants Joint Core Strategy designates 2 swathes of land bordering the parish as **Green Infrastructure Corridors** (Policy BN1) and has a separate policy to protect **The Nene** (BN8) and its tributaries.

- **The Village**: much of Badby was designated a **Conservation Area** by DDC in 1993.

Applicable Planning Policies

5.1.5 The Wood:

- National Planning Policy 118 requires that Plans should minimise the impact on bio-diversity, protecting, in particular, areas of ancient woodland and land within or outside designated Sites of Special Scientific Interest

5.1.6 Wider Landscape:

- Northamptonshire’s Current Landscape Strategy and Guidelines classify our landscape as Undulating Hills and Valleys and recommend that “the integrity of this quintessential rural agricultural landscape is not diminished through inappropriate development”. They also seek “to control new development to avoid
the more elevated areas, and particularly any encroachment onto the upper slopes and summits of the isolated hills to ensure that their distinctive profile remains open and unobstructed”

- Daventry District Council (DDC) Local Plan 1997 Policy EN1 states
  o Whilst new development for the purposes of agriculture, (forestry), recreation or tourism may from time to time be necessary, they will be strictly controlled
  o Villages situated within Special Landscape Areas make their own contributions to the quality of those areas and proposals within such villages will be required to demonstrate that they are not harmful to that quality.

5.1.7 WNJCS
- Policies BN1 and BN8 require that the Nene and designated Green Infrastructure Corridors be recognised for their contribution to area’s green infrastructure network and sense of place
- Policy BN3 Woodland and enhancement and creation

5.1.8 Village Centre
- DDC’s Guidance Notes relating to the Conservation Area add that Development which would block important views and lead to the enclosure of important open spaces will be discouraged

B2 Housing

5.2.1 Based on a vision to retain and enhance the rural form and character of the Parish, the community has indicated it prefers small scale development. It should demonstrate a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community.

5.2.2 Badby can sustainably support as many more dwellings as can be contained within its Village Confines without spreading into the countryside to the detriment of the surrounding landscape and the character and appearance of the village within it. The density and scale of infill needs to be commensurate with the existing village.

5.2.3 Badby is currently designated a ‘restricted infill village’ under DDC Local Plan Saved Policy HS22 which only permits development either

- On a small scale within the village confines and that does not affect open land that is of particular significance to the form and character of the village.
- Which comprises renovation or conversion of existing buildings for residential purposes and which is in keeping with the character and quality of the village.

5.2.4 Under the emerging DDC Settlements and Countryside Local Plan Part 2 a new hierarchy of settlements is being proposed. This currently classifies Badby as a Secondary Service Village, a classification that Badby Parish Council has concerns about and has submitted alternative arguments in response to the consultations on the Draft and Proposed Submission Plans.
5.2.5 The WNJCS rural requirement has already been met, however this Neighbourhood Plan supports sustainable development in line with National Policy and the WNJCS. Therefore, additional housing will be supported subject to criteria as defined in this policy.

5.2.6 Although there was support from Parishioners at the Open day in September 2016 to include Nene Side Close within the confines, the majority of the residents of this road signed a petition to be excluded from being within the confines.

5.2.7 Representations from other residents also sought the exclusion from the village confines of Nene Side Close and the bungalows on Bunkers Hill in line with the principles for exclusion set out on the DDC Guidance.

5.2.8 The revised plan of the confines concentrates development within the core of the village but excludes the peripheral Bunkers Hill bungalows and Nene Side Close.

5.2.9 Nene Side Close and the bungalows at the top of Bunkers Hill are visually and topographically set apart from the main built area of the village.

5.2.10 The Bunkers Hill bungalows sit prominently on high ground above the rest of the village with no dedicated footway link to it.

5.2.11 The dwellings at Nene Side Close lie entirely to the North of the River Nene. Notwithstanding the recent extension of the garden of Bridge House and the construction of Pinfold House, Nene Side Close remains separated from the main body of the village by a succession of small enclosures, mostly pasture, some of which are prone to flooding. These form 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 dwellings.

5.2.12 DDC Guidance Note for defining village confines supports the exclusion of groups of dwellings where they are detached or peripheral to the main body of the village. Paragraph 4.90 of the Daventry District Local Plan 1997 sets out the definition of village confines which also confirms that peripheral buildings including groups of dwellings will be excluded if they are not closely related. The boundary shown is as surveyed on an informal basis by the District Council in 2003.

5.2.13 Defining the built confines as shown will make a significant contribution to the environmental dimension of sustainable development in the plan area by safeguarding the valuable contribution of Badby’s encircling unspoilt landscape to the character of their village and all that this means for its residents sense of place and quality of life.

5.2.14 New development should take account of the views expressed in the 2016 Badby Parish Housing Survey and 2014 Vision for Badby survey. It is acknowledged that there is a diversity of views among residents and that no development would meet all wishes of those who responded to the surveys. However, a good proportion of respondents saw a need for smaller affordable housing and homes for people seeking to down-size.

5.2.15 This policy will make an important contribution both to the economic and social dimensions of sustainable development whilst safeguarding the environmental dimension
B2 New housing development

Development proposals for new housing will be supported provided that

1. They are within built confines (as shown on Map 8.3); or are an Exceptions Site for affordable housing in compliance with WNJCS Policy H3
2. The size and height of the properties are in keeping with the properties in the immediate locality;
3. They demonstrate how they would maintain a mix of tenure, type and size of dwelling in the Parish in general and how they respond to the identified local need for affordable properties, smaller properties, bungalows and those suitable for retired residents in particular;
4. They are of a scale that retains and enhances the rural form and character of the Parish.

Local Evidence Base

5.2.16 Vision for Badby Survey 2014

- 54/96 household respondents felt there was no need for further development, 56% of total.
- Of the 42 who believed there was a need for additional housing only 7% (3/42) believed there was a need for large executive houses. All thought there was a need for starter homes and 69% (29/42) thought the village needed affordable rented / shared ownership houses. 64% (27/42) felt there was a need for those wanting to downsize.
- In the survey 78% (138/176) of the respondents rated the village architecture and building style as important, of which 50% rated it as very important

5.2.17 Open Day questionnaire September 2016, 108 attended the open day and 51 people filled in the questionnaire

- 57% (28/49) having read the pros and cons considered that Badby needed more housing
- 77% (33/43) said that starter / affordable homes were the types of housing needed
- 24 of 42 respondents (57%) favoured an extension of the Confines as currently perceived to be.

5.2.18 Badby Parish Housing Survey

- The Housing Needs Survey undertaken by Daventry District Council in October 2016 identified 8 households as being in need of affordable housing, 6 of these households requested bungalows, 2 wanted a house/flat. 2 of these were respondents to the survey, 6 were identified from DDC Housing Register.
Those wishing to buy on the open market were residents wanting to downsize from larger detached houses to bungalows because their houses were too large, or they had mobility problems.

5.2.19 Confines Petition
- A map showing the proposed village confines was produced based on the open day responses. The residents of Nene Side Close petitioned the Parish Council that they did not want to be included within the confines. Following further discussion at the BPNP group meeting in August a vote was taken to revert to the original perceived confines as drawn up by DDC in 2003 which exclude both Nene Side Close and Bunkers Hill Bungalows.

Technical Evidence

5.2.20 WNJCS
- Policy H1 Housing density & mix and type of dwellings
- Policy H2 Affordable housing
- Policy H3 Rural exception sites
- Policy R1 Spatial strategy for the rural areas

5.2.21 DDC Local Plan 1997
- General policies GN1 and GN2
- EN2 Conservation areas
- EN18 Redevelopment renovation and conversion of existing buildings within villages
- EN21 Conversion or adaptation of traditional buildings
- EN 42 Design of development
- HS22 Infill villages
- HS24 Open countryside - this policy seeks to prevent residential development in open countryside unless there is a requirement for accommodation for agricultural or forestry workers or the dwelling is direct replacement.

5.2.22 DDC Guidance note for defining village confines. v.1. April 2016
B3 Heritage

5.3.1 Much of Badby village was designated as a Conservation area in 1993. This means that, in addition to existing protections for Listed Buildings, development which would block important views, lead to the enclosure of important open spaces and involve the demolition of traditional stone walling is discouraged by the District Council.

5.3.2 Badby parish contains 33 listed buildings and 7 other Designated Heritage Assets (detailed in Appendix B and shown in Maps 8.2 and 8.4), as well as a wide range of attractive traditional buildings. An important unifying factor architecturally is the fact that the great majority of these are built of coursed marlstone which was once quarried at 4 sites locally.

5.3.3 These now form an important part of Badby’s heritage which is clearly valued by local residents and this policy seeks to maintain them for the benefit of future generations in line with current National and Local Government Policies. Of particular importance is the fact that the Listed Buildings are not concentrated in an “historic enclave” but interspersed among more modern developments. This adds to the overall attractiveness of the parish but also presents a challenge.

Listed Cottage on Vicarage Hill

5.3.4 The core of the village is formed by a large green, on which stand several imposing mature trees. The character of the village changes as you move south, narrowing to the junction of Main Street and Vicarage Hill. This part of the village is characterised by several fine boundary walls of local style, built of Northamptonshire stone. These walls can be found in Vicarage Hill, Main Street, Church Hill, Church Green, Brookside Lane, School Lane, Courtyard Lane and on the Village Green. (Appendix C)
5.3.5 The conservation area includes attractive open spaces and undeveloped areas which also add to the character of the village or form an essential part of its setting. These areas provide a “window” for revealing and framing attractive views from both inside and outside the conservation area.

5.3.6 Several green spaces contribute to the appearance and setting of the Conservation Area. These are long-standing, pleasant and distinguishing features contributing to the green spaces within the village.

- GS1 – Churchyard
- GS2 – Church green verge to the north of the churchyard
- GS3 – Verge outside Old House
- GS4 – Verge at bottom of Church Hill
- GS5 – Triangular verge outside Windmill Inn
- GS6 – Verge at intersection of The Glebe / Chapel Lane, The Green
5.3.7 Trees are also part of our heritage. Besides Badby Woods, which may owe its continued existence to the fact that it falls within the Fawsley Grade 2* Registered Historic Park and Garden and that it is also a Site of Special Scientific Interest (SSSI), there are number of mature trees within and approaching the village which form an essential element of its setting and are protected by Tree Preservation Orders (See Map 8.3)

5.3.8 This policy sets out the community’s expectation for the nature of development that would be acceptable within the conservation area. At its heart is an underlying objective that any proposals should preserve or enhance the character and appearance of the conservation area in accordance with national policy. In so doing this policy will make a significant contribution to the achievement of sustainable development in the Plan area.

### B3 Heritage

**Development will be supported providing that:**

1. It preserves or enhances the character or appearance of the conservation area and is in keeping with adjacent buildings and spaces;
2. The historic stone boundary walls designated SW1-13 as shown on Map 8.3 and listed in Appendix C are preserved or enhanced
3. It preserves the green spaces designated GS1 - 6 as shown on Map 8.3

### Local evidence

5.3.9 **Vision for Badby Survey 2014**

In the survey 78% (138/176) of the respondents rated the village architecture and building style as important, of which 50% rated it as very important

### Technical evidence

5.3.10 **National Planning Policy framework**

- Sustainability Objective 7 requires that design responds to local character and history and reflects local surroundings and materials.
- Sustainability Objective 12 outlines the requirement to protect the historic environment

5.3.11 **WNJCS**

- Policy BN 5 Historic Environment reflects the above
5.3.12 DDC Local Plan

- EN2 Conservation areas: the development preserves or enhances the character of the area
- EN18 Redevelopment renovation and conversion of existing buildings within villages
- EN21 Conversion or adaptation of traditional buildings

5.3.13 Daventry District Council 1993.

- Badby Conservation Area leaflet

**B4 Local community facilities**

5.4.1 Badby has a reasonable range of community facilities. The Village Hall acts as a focus for cultural and social life in the village and is well used, not only by village societies but also for many other events and activities.

5.4.2 The Church of St. Mary the Virgin is a grade 2* listed building and is one of 5 Church of England parishes in the Knightley Benefice. The United Reformed Church holds regular Sunday morning worship.

5.4.3 The congregations of both churches play a significant role in the community life of the village, being the driving force behind a number of social activities directly and indirectly related to the churches.

5.4.4 The churchyard has been closed for burial for many years. It forms part of the curtilage of the church and complements the overall appearance of the church as well as being of historical interest. The churchyard has been ‘adopted’ by the Parish Council and they are responsible for its upkeep and maintenance. The cemetery is owned and maintained by the Parish Council and has been extended several times although no extension is likely to be required in the short or medium term.

5.4.5 Badby School is over 100 years old and currently has 160+ pupils and a popular pre-school for children from 3 years which shares the site with Badby School.

5.4.6 There are 2 village pubs, both of which are free houses. Both offer accommodation and meals and have significant on-site parking which is of benefit to a village where parking spaces is at a premium. A number of village societies use the pubs for their regular meetings.

5.4.7 A playing field, situated on Long Rood outside the confines of the village, is owned by Badby Parish and used for sport and recreation.

5.4.8 Badby is a focus for many activities supported by surrounding villages and the aim of this policy is to retain all these important community facilities for the benefit of all.

5.4.9 It is recognised that one community facility missing from within the village is a shop which would be of benefit to parishioners without their own transport or internet access, young families and older residents.
5.4.10 This policy will make a significant contribution to the achievement of the social dimension of sustainable development in the Plan area. The facilities identified in the policy are at the heart of the community in the Plan area.

Windmill Inn with Village Green
VG118 and Green Space GS5

Village Hall with Village Green
VG115 and Stone Wall SW01

B4 Protection and enhancement of local community facilities

Existing community facilities are:

- The Village Hall
- Pubs – Maltsters and Windmill Inn
- The Church of St. Mary the Virgin, Badby Parish Church.
- United Reformed Church
- Churchyard
- School
- Cemetery
- The Playing Field

1. There is a presumption in favour of the protection of existing facilities and that change of use will only be supported where:
   - Satisfactory evidence is produced that the site has been actively marketed for a prolonged period of 12 months or more without securing a viable community use for the facility or
   - The proposal includes alternative provision on a site within the locality, of equivalent or enhanced facilities.

2. Proposals for a village shop/ local convenience store would be supported subject to detailed considerations of location, design and impact on heritage, local character and amenity.
Local Evidence Base

5.4.11 Vision for Badby Survey 2014

- There are a large number of comments in the survey where parishioners emphasise the importance of St. Mary’s Church as a historic building key to the village’s character. 55% (96/176) rated the church as of high importance and 23% (40/176) rated it important. 43% (76/176) of the respondents used the church or chapel.
- There are a very large number of comments regarding the importance of the school to the village and parish. 19% (33/176) of the respondents went to Badby School and 9 were currently attending. 42 went to events and activities at Badby School.
- A village shop was top ranked as to what could make Badby better, 51% thought the village needed a shop (89/176) and lack of shop was commented on in the 2015 village leafletting survey.
- According to the survey 84 people (48%) attended events and activities in the village hall other than the local society meetings.

Technical evidence

5.4.12 National Planning Policy Framework

- Para 28 supports the retention and development of community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

5.4.13 WNJCS

- Policy RC2 deals with Community needs and the retention and maintenance of community facilities.

5.4.14 DDC

- ‘Open space, sport and recreational facilities’ strategy report 2009 makes particular mention of the need to protect ‘community and village halls’

5.4.15 DDC Local Plan 1997

- Policy RT9 relates to new village shops

B5 Green Spaces

5.5.1 The character and ethos of Badby Village is intimately connected to its relations to the surrounding countryside – the green areas around the village and the views of woods and fields, which lie within a Special Landscape Area.

5.5.2 The Local Green Infrastructure Corridor Newnham to Napton on the Hill borders Badby Parish and Badby Wood, a privately owned ancient woodland, is within the parish.

5.5.3 Within Badby Village there are a number of attractive open spaces which add to the character of the village and form an essential part of its setting. Some of these are within the designated conservation area, others outside. Within the Conservation Area, as well as
the registered Village Greens, there are 5 identified green verges and the churchyard. The cemetery which is owned by the Parish Council, lies outside the confines of the village, as do the Playing fields, Cricket Pitch and Allotments. (Maps 8.2 & 8.3)

5.5.4 ‘Town and village greens’ are areas of land where local people have for many years played sport and games, held picnics and fêtes, gathered food, and have walked their dogs or similar activities. Villagers have the right to enjoy lawful sports and pastimes on the green without interruption from vehicles.

5.5.5 There are 8 village greens within Badby registered with Northamptonshire County Council. These have not been identified as Local Green Spaces as they already enjoy statutory protection.

- VG110 – The Green, west side
- VG112 – Stoneway, outside Marriotts House
- VG113 – Junction of Main Street and Stoneway
- VG115 – The Green, north end
- VG116 – The Green, south end
- VG118 – Junction of Main Street and School Lane
- VG122 – Church Green, north side
- VG123 – Church Green, south side

5.5.6 Local Green Space designation empowers local communities to protect green spaces of local importance without the need to meet strict statutory criteria. Sites may be designated for a variety of reasons, including their setting, nature conservation benefits, or
their quietness. These spaces receive protection equivalent Green Belt, ruling out new development other than in very special circumstances. These are different to registered Village Greens.

5.5.7 NPFF allows local communities to identify green spaces through their local and neighbourhood plans, and designate them as local green spaces. This plan is proposing one green space as Local Green Space.

5.5.8 This plan is also proposing that the tract of land adjoining Nene Side Close which sets back the Nene Side Close houses from the A361 is designated as an Important Open Space. As such it enhances the views, tranquillity and safety of those living on that part of Nene Side Close where the housing was designed for older residents. In addition, it particularly retains the perspective of Badby village, when approaching from the Daventry direction, as being set back, off the main road.

5.5.9 This policy will make an important contribution to the environmental dimension of sustainable development in the Plan area.

**B5 Protection of Open Spaces**

1. Pinfold Green as shown on map 8.3 is designated as a local green space in accordance with paragraphs 76 and 77 of the NPFF. New development which impacts adversely on the function, openness and permanence of the Local Green Space will not be permitted except in very special circumstances.

2. The tract of land adjoining Nene Side Close and the A361 and also shown on map 8.3 is designated as an Important Open Space and should so remain.

3. Development which adversely impacts on the protection, retention and maintenance of the registered village greens shown on map 8.3 will not be permitted.

5.5.10 The table below sets out how the proposed protected local green space meets the criteria of paragraph 77 of the NPFF. 5.5 Table 1.

5.5 Table 1

<table>
<thead>
<tr>
<th>Name of Green Space</th>
<th>Distance from Community</th>
<th>Special qualities / local significance</th>
<th>Extensive tract of land</th>
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<tbody>
<tr>
<td>LGS1 Pinfold Green</td>
<td>On edge of village - Within the group of houses comprising Pinfold Green. Contains the bus stop used by all.</td>
<td>Visual significance in its location at entrance to the village</td>
<td>No Approx 700 sqm.</td>
</tr>
</tbody>
</table>
5.5.11 Pinfold Green is the primary entrance to Badby village from the A361. It comprises a triangle with houses on two sides, the third being open to the A361. As such, Pinfold Green provides an open ‘gateway’ into the village, setting it back from the main road and ‘nestling in a valley surrounded by hills’ (to quote Miss A.E. Ivens. *A Short History of Badby and Fawsley*).

5.5.12 Map of village greens, green spaces and local green spaces can be found at 8.3.

![Proposed Open space](image1.jpg) ![Proposed Local Green Space](image2.jpg)

OS1 Land between A361 and Nene Side Close  
LGS1 Pinfold Green

**Local Evidence Base**

5.5.13 *Vision for Badby survey 2014*

- 72% of respondents thought that the village greens were a very important feature and 78% rated Badby Wood and the surrounding countryside very important.
- 30% of respondents used the Playing Field and 20% played on the Village Greens. Nearly half the respondents used the public seats/benches around the village.

**Technical evidence**

5.5.14 *National Planning Policy Framework*

- para 76, 77 and 78 Local Green Space designation

5.5.15 *Northamptonshire Current Landscape Assessment*

Badby and the surrounding area is assessed as character type 13. Undulating hills and valleys

5.5.16 *WNJCS.*

- Policy BN1 Green infrastructure connections
- Policy C5 Enhancing local and neighbourhood connections

5.5.17 *DDC Local Plan 1997*

- Policy R1 Spatial strategy for the rural areas
- Policy RC6 Informal recreation

5.5.18 *Commons Act 2006 Ch. 26*
B6 Local amenity spaces

5.6.1 Badby Parish contains amenity spaces for both formal and informal recreation. It has greens, open spaces, playing fields, allotments, a cricket pitch, 2 long distance footpaths and numerous other rights of way.

5.6.2 Land known as Long Roods, outside the existing confines of the village, is owned by Badby Parish and is used for sports and recreation. It has a playing field with a BMX mountain bike track and a full-size football pitch with two metal goal posts. The cricket field is leased from BPC by Badby Cricket Club and the 24 allotments are leased by Badby Allotments Association.

5.6.3 There is no play equipment for young children either on the playing field or elsewhere within the village.

5.6.4 Badby has a network of 20 public footpaths and rights of way, linking facilities around the village, open countryside and long-distance footpaths. 2 nationally recognised long-distance footpaths, Nene Way and Knightley Way, start in Badby. Walkers are also allowed access to the privately owned Badby Wood.

5.6.5 There is a picnic area adjacent to the A361 with a footpath into Badby. This contains two picnic benches and car parking and is maintained by Northamptonshire County Council.

5.6.6 Whilst they are regarded as important by parishioners and are fundamental to the enjoyment of the parish’s special landscape the maintenance of public footpaths and rights of way is not a planning issue and is covered by Parish Action 4. Similarly, the issue of play equipment for young children which was important to many parishioners is covered by Parish Action 5

5.6.7 Badby is particularly well endowed with informal recreation opportunities but the formal facilities of the playing field, cricket pitch and allotments are equally important to the community’s well-being. This policy seeks to support their retention and improvement and in so doing will make an important contribution to the achievement of the social dimension of sustainable development in the Plan area.

B6 Amenity Space

Proposals to enhance and improve the amenity space of the playing field (AS1), cricket pitch (AS2, and allotments (AS3) (at Long Rood, Chapel Lane) and the picnic area (AS5) adjacent to the A361 and as shown on Map 8.2 will be supported when: -

1. The existing landscape character including openness will be maintained; and
2. They provide suitable access and parking using the NCC Parking Standards and Standing Advice as a guide
Local evidence base
5.6.8 Open Day February 2016
- Many of the comments received at the Open Day in February 2016 referred to lack of play facilities for young children.

5.6.9 Leafletting October 2015
- Comments were also made in the 2015 Parish leafletting survey about lack of play facilities.

5.6.10 Vision for Badby survey 2014
- 176 individuals commented – many referring to Badby’s unique character, unspoilt character, access to unspoilt countryside, public footpaths important part of village life, important for walkers, visitors
- when asked what 3 things could make Badby better, no. 2 was a children’s play area

Technical evidence
5.6.11 NPPF
- para 28, supports the retention and development of community facilities in villages, including sports venues
- para 73 - 74, 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.

5.6.12 DDC Local Plan 1997
- Policy RC6 Informal recreation

5.6.13 NCC
- Parking Standards and Standing Advice September 2016

B7 Employment
5.7.1 Within the village there is a general haulier company employing 20 people, 2 village pubs, a school and a pre-school, 2 general builders, homeworkers and a number of self-employed.

5.7.2 Within the parish close to its border with Daventry, there is a large specialist nursing and rehabilitation facility, Badby Park that employs over 100 people, making it the largest employer in the Parish. There are also a number of farms and associated businesses and two garden nurseries.

5.7.3 A key issue identified in the surveys for small businesses and homeworkers is the infrastructure and the speed of internet connections. This has been identified as a Parish Action listed on page 38
5.7.4 Though these traditional forms of employment will remain important, the main area of growth is likely to be in home based working and self-employment. These fit very comfortably in the Plan area in general, and the village in particular, and a policy which supports them has the potential to make an important contribution to the achievement of the economic dimension of sustainable development in the Plan area.

B7 Employment

1. Proposals for agricultural development will be supported provided they do not detract from the character and appearance of the area. They should not cause adverse impact on the local area by reason of noise, light pollution, or traffic levels beyond the capacity of local rural roads.

2. New business and industrial development within the confines will be supported provided the scale and character of the proposal reflects the residential nature of the surroundings and provides vehicle parking and access using the NCC Parking standards and Standing Advice as a guide.

3. Proposal for new business and industrial development within the open countryside will not normally by supported, exceptions may include proposals for small-scale developments related to the re-use of buildings.

4. Proposals that promote homeworking and self-employment through small-scale changes of use of buildings and improvements in the telecommunications infrastructure will be supported.

Local Evidence Base

- 5.7.5 There are already a number of home workers within the parish (in the 2014 Vision for Badby survey, of the 81 parishioners who responded to the question on place of work, 9 (11%) worked at home and
- 5.7.6 13 (16%) of respondents worked for a business within Badby parish

Technical Evidence

5.7.7 WNJCS

- Policy C1 Changing behaviour and achieving modal shift – Access to these high quality cable networks will make working from home, and operating businesses, easier and therefore reduce the need to travel
5.7.9 DDC Local Plan 1997

- General policies GN1 A and F.
- General Policies GN 2: A, G, H:
- Policy EN1 Special landscape area
- Policy EN 19 Conversions and/or change of use of building in the open countryside
- Policy EN38. Agricultural development
- Policy EM11,12,13,14. Restricted infill villages: planning permission for the renovation or conversion of existing buildings for industrial or commercial purposes will normally be granted providing the proposal is in keeping with the character and quality of the village.

5.7.10 NCC

- Parking Standards and Standing Advice September 2016

B8 Community Facilities and Community Infrastructure Levy

5.8.1 The Community Infrastructure Levy is a new planning charge, introduced by the Government through the Planning Act 2008 to provide a fair and transparent means for ensuring that development contributes to the cost of the infrastructure it will rely upon. The levy applies to most new buildings and charges are based on the size and type of new floor space.

5.8.2 The Levy can be spent on ‘the provision, improvement, replacement, operation or maintenance of infrastructure’.

5.8.3 The levy can be used to fund a very broad range of community facilities such as play areas, parks and cultural and sports facilities and gives communities flexibility to choose what infrastructure they need.

5.8.4 Section 106 contributions may also have the ability to assist in the delivery of the projects listed in Policy B8 where the tests in Regulation 122 of the Community Infrastructure Levy Regulations 2010 are met.

B8 Community Facilities and Community Infrastructure Levy

Developer contributions or provision will be sought, where appropriate, and Community Infrastructure Levy will be used, when available, for improved community facilities and infrastructure in the Parish.

The following proposals represent the community’s priorities for improvement and enhancement.

- Children’s play area
- Upkeep of village greens
• Improvement of pedestrian ways and cycle paths
• Increasing public and community transport to and from the village
• Improvement of public parking

Local Evidence Base

5.8.5 Vision for Badby survey 2014
All of these were mentioned as improvements to the parish

Technical evidence

5.8.6 WNJCS
• Policy INF2 Contributions to infrastructure requirements

B9 Traffic Management and Transport

5.9.1 The main mode of travel for the majority of parishioners is by car, the public transport access to nearby towns and villages is via a bus service. The bus links to Banbury, with the onward rail link to Marylebone, and Daventry, with its further bus links to Rugby, Northampton and Long Buckby with their onward rail links are critical, particularly for the elderly and others without their own transport.

5.9.2 The village, the wider parish and its facilities are used frequently by visitors. As a consequence, this needs to be considered as an influence on the transport policy.

5.9.3 Like many villages Badby has parking problems with narrow roads and limited off road parking. Particular areas of difficulty are Vicarage Hill, Church Hill, Church Green, Brookside Lane, Bunkers Hill and the southern end of Main Street.

5.9.4 Parking at particular times of the day has been highlighted as an issue e.g. around the school at the start and end of day, and around the church at service times.

5.9.5 In addition, although speeding is not considered an issue within the village, the entries to the village via Bunkers Hill and Pinfold Green are considered difficult and somewhat unsafe because of the quantity and speed of traffic on the A361 and the bends in the A361. Consideration needs to be given to how this can be improved and the risk of accident reduced.

5.9.6 Badby Parish is a popular destination for cyclists and walkers from far and wide and measures which improve facilities for these forms of sustainable transport are supported. These include improvements to the cycling network between the local villages and to Daventry.
5.9.7 Parking issues, speeding in the vicinity of the village, cycle ways and public transport links are not planning issues but have been included as Parish Actions.

5.9.8 This policy seeks to ensure that any development does not exacerbate the current parking and traffic flow issues.

**B9 Traffic management and transport**

Developments will be supported providing that

- They have satisfactory means of access and adequate parking provision using the NCC Parking Standards and Standing Advice as a guide
- Roads within the village will support the additional traffic or would be capable of supporting the development with appropriate upgrades providing this does not result in loss of local character, the cost of which will be borne by the developer

**Local Evidence Base**

5.9.9 **Vision for Badby Survey 2014**

- Parking was a very important issue for 58% of respondents (54/93)
- Issues relating to the speed and bends on the A361 were important or very important to 75% of respondents (66/88)
- Public transport was of concern to a number of parishioners

**Technical evidence**

5.9.10 **WNJCS**

- Policy C1 Changing behaviour and achieving modal shift – changing the way we travel so less reliance on cars.
- Policy R3 A transport strategy for rural area
- Policy C3 Strategic connections
- Policy C5 Enhancing local and neighbourhood connections

5.9.11 **DDC Local Plan 1997**

- General Policy GN1, part G
- General Policy GN2, part B and part C

5.9.12 **NCC**

- Parking Standards and Standing Advice September 2016
B10 Water Management

5.10.1 The topographical features which give Badby its pleasing setting also bring potential problems in terms of water management.

5.10.2 Although the Nene is only in its infancy it still poses a risk of flooding in the area immediately adjacent to Nene Side Close (See Map 8.3)

5.10.3 In extreme conditions surface water run-off from the higher southern end of the village may cause problems to properties at the north end, particularly those to the east of The Green.

5.10.4 This policy seeks to ensure that development proposals adequately account for the risk of groundwater flooding (incorporating mitigation measures where necessary) and that areas at flood risk are avoided.

### B10 Water Management

Development will be supported providing that

1. It is not located in an area designated at risk in the Environment Agency’s Long-term Flood Risk Assessment

2. Where required, it has the necessary Land Drainage Consents

3. It incorporates Sustainable Drainage Systems as detailed within Northamptonshire County Council Lead Local Flood Authority Local Standards and Guidance document.

Local evidence

5.10.5 Open days and Consultation Feedback

- Attention was drawn to flood risk in the vicinity of Nene Side Close at both stages

Technical evidence

5.10.6 National Planning Policy Framework

- Sustainability Objective 10 requires plans to meet the challenge of climate change and flooding

5.10.7 The Ministry for Communities and Local Government

5.10.8 The Environment Agency
Amplifies requirements in particular as follows:
- www.gov.uk/check-flood-risk provides definitive mapping of flood risk areas
- www.gov.uk/guidance/flood-risk-assessment-for-planning-applications gives further details on planning requirements

5.10.9 Northants County Council Flood and Water Management Team
- As the Lead Local Flood Authority, the team makes clear where the above responsibilities lie at a local level and gives detailed advice on compliance with current requirements at www.floodtoolkit.com
6. Parish Actions

6.1 In the surveys and discussions several areas were highlighted that are not planning issues, and could not be considered central to the Neighbourhood Plan, these were considered important enough to record and to include within the objectives.

These include:

**Parish Action 1**

Through its representatives on the Badby Village Hall Management Committee, Badby Parish Council (BPC) will monitor the use and maintenance of the Hall to ensure it continues to be able to provide a location for cultural and social activities in the parish, as well as communicating the needs of the parishioners to the committee.

**Parish Action 2**

Badby Parish Council will budget to maintain the churchyard and the cemetery and their boundaries in good condition through repair and planned maintenance.

**Parish Action 3**

The Parish Council will endeavour to maintain the Greens in good condition and seek to prevent any change to their character.

**Parish Action 4**

The Parish Council will seek to lobby Northamptonshire County Council to maintain rights of way in good condition.

**Parish Action 5**

The Parish Council will seek to find an area suitable for the siting of play equipment for young children.

**Parish Action 6**

The Parish Council, in conjunction with Northamptonshire County Council, will work to address areas of concern relating to traffic management.

Specific examples are in the immediate area of the school to ensure the safety of pupils, staff, parents and parishioners and the Church Green area.
Parish Action 7
The Parish Council will continue to press Northamptonshire County Council for measures for reducing the speed at which traffic enters the village from the A361 heading south.

Parish Action 8
The Parish Council will support proposals for the retention and improvement of bus services that support the needs of parishioners in both their personal and working lives.

Parish Action 9
The Parish Council will lobby telecommunications companies to improve mobile and broadband connections.

Parish Action 10
The Parish Council will support proposals for cycle ways between Badby, and Daventry and the surrounding villages.
7 Next Steps

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

7.2 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 implications of any emerging local plans, most notably the Daventry Settlements and Countryside Local Plan
   d) Any changing circumstances within the Parish that are relevant and/or significant as regards planning matters

7.3 The annual monitoring report could thereby conclude that a partial or comprehensive review of the neighbourhood plan is necessary and trigger the process accordingly
8 Policies views and maps
8.1 Identified important views

A. Looking south-east towards Badby Woods from the footpath to the south of the cricket pitch.

B. Looking north-west from the Knightley Way
C. Looking west towards Park Close from Chapel Lane.

D. Looking south towards Badby Village from the footpath between the A361 layby and Newnham Road.
E. Looking east towards Badby Village from the Staverton direction footpath.
F. Looking west towards the village from the playing fields boundary.

G. Looking south-west over the valley from Newnham Lane
8.3 Policies Map – Badby Village insert
8.4 Listed Buildings and Designated Heritage Assets within village
A. How the objectives are met

The following table cross references the policies and parish actions with the objectives in section 4.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Objectives</th>
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</tbody>
</table>
B. Listed Buildings and other Designated Heritage Assets

Buildings

5, Vicarage Hill
Boyd Cottage and attached barn, Church Hill, now known as Shakespeares Cottage
The Old House, Church Hill
Jasmine Cottage, Courtyard Lane
Appletrees, Pound Lane,
Outlook Cottage, Pound Lane
Marriotts House, Stoneway
The Manor House, The Green
The Old School House, The Green
Casa Nene, The Green, now known as Beech Tree Cottage
Outbuilding and Former Cottage at The Hollies, The Green
Badby Underwood, Vicarage Hill, now known as Underwood
Gate Cottage
Bridge House and Attached Outhouse to Rear, A361
Badby House (Our Lady of Passion Monastery), A361, now known as Badby Park Care Home
Bunkers Hill Cottage, Bunkers Hill, now known as The Cottage, Bunkers Hill
The Cottage, Chapel Lane, now known as Chapel House
Woodcroft, 2, Church Green
The Youth Hostel, Church Green, now known as Holly Cottage
Church of St Mary The Virgin, Church Hill
Stuart Cottage, 6, Church Hill
Ronkswood, Stoneway
Greystones, The Green
The Hollies, The Green
Lantern House, A361
Pennywick Cottage, Bunkers Hill
Wardens Cottage adjacent to Youth Hostel on south west, Church Green, now known as
The Cottage, Church Green
The Cottage, Church Hill
Wayside, Main Street
Home Farmhouse, School Lane
Cottage Approximately 15 Metres east of Woodcroft, Church Green, now known as
Rosewood Cottage
Park House, The Green
Park View, The Green

Note: many of the buildings listed above are described in more detail in parish 2000 Badby appraisal.
Accessible at http://badbyvillage.com/in-and-around-badby/village-appraisal
Other Designated Heritage Assets

Remains of moated monastic retreat house, manorial courthouse and inn located in field to the east of Park Close
Row of 3 chest tombs approximately 3 metres east of the Chancel of St Mary’s Church
Chest tomb approximately 7 metres east of the Chancel of St Mary’s Church
The Arch Gate, north entrance to Badby Woods
Pump 3 metres south of The Hollies, The Green
K6 telephone kiosk, The Green

National Heritage List for England (NHLE) – Badby Listed buildings and structures

Monument 339550 ‘The Stocks’ Medieval or later stone cross base located on village green.(bottom of Stoneway)

National Record of the Historic Environment.
C. Stone Walls

The following traditional Northampton stone walls within the conservation area have been identified. Map 8.3 and Policy B3 Heritage: Conservation Area refer.

SW01 Old School House: Courtyard Lane and Village Green boundaries (including wall in front of courtyard to Village Hall)

SW02 The Green (West side): The Hollies and Chestnut Cottage boundaries

SW03 The Green (East side): Old Barn House (part), Westerling, Greystones(part) and Springfield House

SW04 Courtyard Lane: Manor House boundary.

SW05 School Lane: The School, The Lilacs and Orchard House boundaries.

SW06 Main St. (North): The Lilacs boundary

SW07 Main St (South): Boundaries between Stockwell House and Pennywick, Blundell’s Cottage boundary

SW08 Stoneway: Wheelwright Cottage and Stockwell House boundaries

SW09 Bunkers Hill: Rose Cottage boundary

SW10 Church Hill: Ashworth Cottage, Old Forge and Churchyard boundaries. Supporting wall to Church Hill pavement. Trifidia and Church Hill farm, Old House (part) boundaries.

SW11 Church Green: Woodcroft, Holly Cottage, Churchyard boundaries.

SW12 Vicarage Hill (upper): Hillside Cottage, supporting wall to Vicarage Hill pavement, Highfield and Dogwood boundaries

SW13 Vicarage Hill (Lower) Supporting wall to pavement. 5 Vicarage Hill (part), Sycamores, Pickwick, Underwood and Vicarage boundaries
## D. Glossary

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Subject</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Affordable Housing</td>
<td>Affordable Housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. It does not include low cost market housing</td>
</tr>
<tr>
<td></td>
<td>Affordable Rented Housing</td>
<td>Rented housing let by registered providers of affordable housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.</td>
</tr>
<tr>
<td>BPNP</td>
<td></td>
<td>The Badby Parish Neighbourhood Plan</td>
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<tr>
<td></td>
<td>Built Confines</td>
<td>That area of a village defined 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</td>
</tr>
<tr>
<td>CIL</td>
<td>Community Infrastructure Levy</td>
<td>A mechanism that empowers local authorities to apply a levy or charge on new developments in their area to support community infrastructure delivery</td>
</tr>
<tr>
<td></td>
<td>Conservation Area</td>
<td>An area designated by the District Council under Section 69 of Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.</td>
</tr>
<tr>
<td>DDC</td>
<td></td>
<td>Daventry District Council</td>
</tr>
<tr>
<td></td>
<td>Exception Sites</td>
<td>Small sites used for Affordable Housing in perpetuity where development would not normally be permitted</td>
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<tr>
<td></td>
<td>Green Infrastructure Corridors</td>
<td>Term used in WNJCS policies to describe natural links between areas of natural heritage, green spaces, bio-diversity and other environmental interest</td>
</tr>
<tr>
<td>Term</td>
<td>Description</td>
<td></td>
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<td>-------------------------------</td>
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<tr>
<td>Green Space</td>
<td>A collective term to describe all parks, public gardens, playing fields, children’s play areas, woodlands, nature reserves, allotment gardens and other open spaces</td>
<td></td>
</tr>
<tr>
<td>Historic Parks &amp; Gardens</td>
<td>Gardens, parks and designated landscapes which are of national historical interest and included in Historic England’s Register</td>
<td></td>
</tr>
<tr>
<td>HE</td>
<td>Historic England: The public body responsible to the government’s Department of Culture, Media and Sport for protecting the historical environment of England</td>
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<tr>
<td>Infilling</td>
<td>The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.</td>
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<tr>
<td>Infrastructure</td>
<td>All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals etc.</td>
<td></td>
</tr>
<tr>
<td>Intermediate Affordable Housing</td>
<td>Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. Home-Buy), other low-cost homes for sale and intermediate rent.</td>
<td></td>
</tr>
<tr>
<td>LCA</td>
<td>Landscape Character Assessment: A process sponsored by Natural England to identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types.</td>
<td></td>
</tr>
<tr>
<td>Listed Buildings</td>
<td>Buildings and structures which are listed by Historic England as being of special architectural and historic interest and whose protection and maintenance is the subject of special legislation.</td>
<td></td>
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<tr>
<td>(Open) Market Housing</td>
<td>Private housing for rent or sale, where the price is set in the open market.</td>
<td></td>
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<tr>
<td>NE</td>
<td>Natural England: The public body responsible to the government’s Department of Environment, Food and Rural Affairs for protecting the natural environment of England</td>
<td></td>
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<tr>
<td>NP</td>
<td>Neighbourhood Plan: A plan forming part of the development plan prepared by Town or Parish Councils.</td>
<td></td>
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<tr>
<td><strong>NPPF</strong></td>
<td><strong>National Planning Policy Framework</strong></td>
<td>A document setting out the Government’s planning policies for England and how these are expected to be applied</td>
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<tr>
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<tr>
<td><strong>Registered Providers</strong></td>
<td>Organisations providing social housing registered with (and regulated by) the Homes and Community Agency</td>
<td></td>
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<tr>
<td><strong>Registered Village Greens</strong></td>
<td>Greens which are registered enjoy special protection enshrined in various Acts of Parliament.</td>
<td></td>
</tr>
<tr>
<td><strong>The Plan</strong></td>
<td>The Badby Parish Neighbourhood Plan</td>
<td></td>
</tr>
<tr>
<td><strong>SSSI</strong></td>
<td>Site of Special Scientific Interest</td>
<td>Sites listed by Natural England and protected by law to protect their wildlife or geology</td>
</tr>
<tr>
<td><strong>Social Rented (Affordable) Housing</strong></td>
<td>Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.</td>
<td></td>
</tr>
<tr>
<td><strong>SLA</strong></td>
<td>Special Landscape Area</td>
<td>An area which, because of its environmental qualities, is subject to special planning requirements in DDC plans (Policy EN1)</td>
</tr>
<tr>
<td><strong>Sustainable Development</strong></td>
<td>In broad terms, this means development which meets the needs of the present without compromising the ability of future generations to meet their needs</td>
<td></td>
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<tr>
<td><strong>WNJCS</strong></td>
<td>West Northants Joint Core Strategy</td>
<td></td>
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</tbody>
</table>
E. List of National and Local Government Policies relating to our Plan

General policies, not detailed within the Plan, are outlined here whilst those more fully referenced elsewhere are merely listed. Original source documents can be found at the following internet addresses:
www.gov.uk/government/publications/national-planning-policy-framework--2 ,
www.westnorthamptonshirejpu.org & www.daventrydc.gov.uk/living/local-plan/

National Government Policy

The Town & Country Planning Act 1990 defines the basic conditions that every Neighbourhood Development Plan must meet. These are summarised on the Government Planning Guidance Portal as follows:

- The Plan must contribute to the achievement of sustainable development
- It must have regard to national policies & advice
- It should be in general conformity with the strategic policies contained in the development plan of the Local Authority
- It should not breach and should be compatible with EU obligations

The National Planning Policy Framework (NPPF) was published in March 2012. It provides guidance to Local Authorities and ‘decision-takers’ and details 13 Sustainability Objectives and 12 Core Planning Principles against which plans will be judged.

- ‘Sustainable Development’ is the over-riding theme of current government policy on planning. The NPPF describes the terms as follows

"Sustainable means ensuring that better lives for ourselves will not mean worse lives for future generations.
Development means growth. We must accommodate the new ways by which we earn our living in a competitive world, we must house a rising population which is living longer and wants to make new choices and we must respond to the changes that new technologies offer us”.

The NPPF identifies” three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role- contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role- supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; by creating a high quality built environment, with accessible local services that reflect the
community’s needs and support its health, social and cultural well-being; and
  o an environmental role- contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.

- Specific Applicable Policies
  o Build a strong competitive economy generally (SO 1)
  o Support a prosperous rural economy (SO 3)
  o Promote sustainable transport (SO 4)
  o Support a high-quality communications infrastructure (SO 5)
  o Deliver a wide choice of high quality homes (SO 6)
  o Require good design (SO 7)
  o Promote healthy communities (SO 8)
  o Meet the challenge of climate change and flooding (SO 10)
  o Conserve and enhance the natural environment (SO 11)
  o Conserve and enhance the historic environment (SO 12)

The West Northamptonshire Joint Core Strategy (WNJCS)
In complying with the requirements of the National Planning Policy Framework the WNJCS outlines no less than 75 ‘Policies’. A full list can be found on Page 8 of the original document on their website. Those that impact our Neighbourhood Plan and go further than echoing national policy are outlined below.
- Distribution of Development (Policy S1)
- Scale and Distribution of Housing Development (Policy S3)
- Housing Density, Mix & Type (Policy H1)
- Affordable Housing (Policies H2 & H3)
- Changing Behaviour and Achieving ‘Modal Shift’ (Policy C1)
- Transport Strategy for Rural Areas (Policy R3)
- Strategic Connections (Policy C3)
- Enhancing Local & Neighbourhood Connections (Policy C5)
- Contributions to Infrastructure Requirements (Policy INF2)
- Green Infrastructure Connections (Policy BN1)
- Historic Environment & Landscape (BN5)
- Woodland Enhancement and Creation (BN3)
- The River Nene Strategic Policy (Policy BN8)
- Spatial Strategy for Rural Areas (Policy R1)

Daventry District Council Saved Adopted Local Plan Policies
There are 34 ‘Saved Policies’. Only those that further amplify or clarify national or regional policies applicable to our Neighbourhood are detailed below.
- General Policies (GN1 & GN2)
- Special Landscape Areas (EN1)
- Conservation Areas (EN2 & published Guidance Notes)
- The Redevelopment, Renovation & Conversion of Existing Buildings (EN18)
- The Conversion or Adaptation of Rural Buildings (EN19)
- Farm Buildings (EN20)
- Traditional Buildings (EN21)
- Agricultural Development (EN38)
- General Design Policy (EN42)
- Restricted Infill Villages (HS22)
- Open Countryside (HS24)
- Scale & Character of New Business Development (EM11).
- Location of New Business Development (EM12)
- Avoidance of Significant Open Land (EM13)
- Renovation or conversion of existing buildings for commercial or industrial use (EM14).
- Local Shops (RT9)
- Informal Recreational Developments (RC6)
- Tourist Attractions (TM2)
- Camping & Caravanning (TM5)

**DDC Settlements & Countryside Local Plan (Part 2)**

DDC is consulting on this draft plan. Whilst this document may not be adopted before completion of our Plan it does contain some pointers which potentially have a bearing on it

- Housing Requirement for Rural Areas
- Affordable Housing
- Settlement Hierarchy

In summary, although overall targets for Rural Housing have been met, those for Affordable Housing have not and DDC proposes some flexibility in this area. In parallel a revised approach to determining the Settlement Hierarchy places Badby as a Secondary Services Village