

CHAPTER 5: Development in the Rural Areas

5.1 Rural Areas

5.1.01 To help underpin the spatial strategy, policy S1 of the WNJCS sets out that residential development in the rural areas will be limited with emphasis on meeting four criteria;

- Enhancing and maintaining the distinctive character and vitality of rural communities;
- Shortening journeys and facilitating access to jobs and services;
- Strengthening rural enterprise and linkages between settlements and their hinterlands; and
- Respecting the quality of tranquillity.

5.1.02 Policy S3 of the WNJCS sets out that the rural areas will be the focus for about 2,360 dwellings to 2029. Whilst the figures are expressed as ‘about’ and are not a ceiling, they are crucial to underpin the overall spatial strategy contained within the WNJCS of directing greater levels of growth to Daventry town.

5.1.03 As identified in the Issues and Options Report¹³ and set out in the Housing Land Availability Report 2017¹⁴ the requirement for the rural areas has been exceeded, as at 1st April 2017 by 520 dwellings with 12 years of the plan period remaining. This can be explained by the housing market being depressed following the economic downturn in the early years of the plan period, leading to a shortfall in housing completions. This shortage worsened the land supply position in the District. A number of sites were thus granted consent, either at appeal or by the Council to help recover the land supply position. However, the land supply position has improved significantly with Daventry District being able to demonstrate a land supply in excess of 5 years, a position that has been supported by several Inspectors at appeals across the District, and by the Secretary of State in dealing with a called-in appeal.

5.1.04 However if the current spatial distribution of permissions (i.e. heavily focused in the rural areas rather than the town) were to continue it would significantly undermine

¹³ Settlements and Countryside Issues and Options Consultation Document (January 2016) available here; <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

¹⁴ Housing Land Availability report (April 2018) available here; <https://www.daventrydc.gov.uk/living/planning-policy/five-year-housing-land-supply/>

the spatial strategy of the WNJCS. Therefore managing any further development in the rural areas is clearly an important issue. Through the Issues and Options consultation the possibility of establishing further detailed policy guidance to that established in policy R1 of the WNJCS¹⁵ was explored. Whilst no clear picture emerged from that consultation, linked to the feedback received, this Plan seeks to provide further detail through respective policies for settlements according to their settlement hierarchy classification.

- 5.1.05 Due to the progress against the rural requirement it is not considered necessary to make any allocations for development in the rural areas in this plan or to identify specific targets for individual settlements. However further allocations could come forward through neighbourhood development plans or exception sites where supported by appropriate evidence, for example a Local Housing Needs survey or housing needs assessment provided in support of a proposal. The Council works proactively with local communities to undertake local housing needs surveys in a timely manner¹⁶, in particular to support neighbourhood development planning and in cases where there is the prospect that an exceptions scheme could come forward e.g. a landowner has declared an interest in bringing their site forward as an exception site. The process for producing a survey normally takes 3 months.
- 5.1.06 This Plan provides further policy guidance for each settlement according to its classification within the settlement hierarchy. This allows for appropriate levels of windfall development that will ensure services and facilities can be sustained or, where necessary, enhanced without undermining the overall spatial strategy.
- 5.1.07 Policy R1 has provided clear guidance on the approach to be taken since adoption of the WNJCS including additional guidance now that the rural requirement established in policy S3 has been met. Policy R1 has been taken forward in this plan through establishing the settlement hierarchy and the policies associated with the hierarchy that help to indicate how development should be managed.
- 5.1.08 It remains critical that development is located in the right location at villages. Consequently the strategy focuses on concentrating development within the confines, reflecting criterion G of policy R1. The policies also take forward the other elements of policy R1, refer to protecting the character of the village including open land that is important to this (criteria B and C), the amenity of its residents (criterion D) and

¹⁵ Settlements and Countryside Issues and Options Consultation Document (January 2016) available here; <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

¹⁶ Housing Needs Surveys available from <https://www.daventrydc.gov.uk/living/housing/housing-needs-surveys/>

making sure it is of an appropriate scale (criterion E). Further to criteria A to G the policies have also sought to address sub-criteria i) to v) of policy R1. This is through ensuring that the criteria seek to improve the villages environment, help maintain the level of services, meet an identified need including through a neighbourhood development plan and are informed by effective consultation. These criteria have been taken forward for Primary and Secondary Service Villages and Other Villages with additional criterion necessary to reflect their role. Further detail on this is provided in the relevant sections of this document for each settlement hierarchy classification.

- 5.1.09 Irrespective of where a village is situated within the hierarchy there are important features that are fundamental to a village's character. For example, particular buildings, areas of open space or key views. There are various sources of information that help to identify these, such as conservation area appraisals, village design statements and neighbourhood development plans. Where such a document is in place it will form important evidence for understanding a village's character.
- 5.1.10 Across the rural areas the Council is keen to ensure that appropriately located property that is either derelict or in a state of disrepair is brought back into active use. However it is also important that property is well maintained and if there is evidence of property being deliberately neglected this will be dealt with through appropriate measures. Furthermore deliberate neglect will also be taken into account in considering whether the proposal meets the requirements of the relevant policies in this chapter and will be taken into account in determining whether a proposal results in environmental improvements.
- 5.1.11 Policy R2 provides clear guidance on the approach to be taken for proposals that support the rural economy. The policy supports proposals that create or safeguard jobs where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. ~~The policy clearly sets out what types of development would be considered acceptable and it is not considered that further guidance on economic development in the rural areas is required in this plan. As set out in policies RA1, RA2 and RA3 proposals outside of village confines will only be permitted exceptionally where they would contribute towards or improve the local economy. Furthermore for Primary Service Villages proposals that are otherwise in accordance with policy EC4, Strategic Employment Areas, would also be supported.~~

5.2 Settlement Hierarchy

- 5.2.01 As identified in the WNJCS, an important role for this local plan is to establish a settlement hierarchy. The WNJCS assists with defining the rural settlement hierarchy

in paragraph 16.12 by identifying that the rural hierarchy will have the following three categories:

Primary Service Villages - Have the highest level of services and facilities within the rural area to meet the day to day needs of residents including those from surrounding settlements. These settlements are the most appropriate for accommodating local housing and employment needs and would be the focus for service provision in the rural areas;

Secondary Service Villages - These settlements have a more limited range of services, but still provide scope to meet some local needs for housing, employment and service provision;

Other Villages - These villages have an even more limited range of services and are more reliant on the services of larger centres for day to day needs. The scope for development within these villages is likely to be limited to windfall infill development, although some housing to provide for local needs may be suitable.

5.2.02 The WNJCS then goes on to acknowledge that beyond villages specified in the above categories there will be settlements which are very small and with few or no services and facilities. These are referred to in policy R1 as **Small Settlements/Hamlets**.

5.2.03 Criteria 1 to 10 of policy R1 of the WNJCS are identified as important considerations that the hierarchy will need to have regard to. Furthermore, as confirmed in paragraph 16.10 of the WNJCS the hierarchy should be based on a robust analysis of services and facilities either within a particular village or as part of a defined cluster of settlements. As set out in the settlement hierarchy methodology (Settlement Hierarchy Background Paper, 2017¹⁷) in order to achieve a robust assessment a two stage approach has been established; the first stage applies a score, based on a weighted scoring mechanism in respect of services and facilities. These are weighted more heavily to those identified as 'Most Important', with less weight attached to 'Important' and further less weight to 'Other Services and Facilities', and weighting attached to the quality of public transport. Each settlement has then been placed in an initial classification according to whether it meets certain minimum scoring requirements.

5.2.04 Following the stage 1 assessment a reflective assessment has been carried out at stage 2, against the remaining relevant criteria of policy R1 (2 – 10) which provides a qualitative assessment of each village, when taking into account factors such as their

¹⁷ The Settlement Hierarchy Background Paper (July 2018) can be seen here;
<https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

scale and role, access to employment provision and housing need to establish whether they are identified within the correct settlement hierarchy classification. Following this reflective assessment a final hierarchy has been produced.

5.2.05 The table below identifies where each village sits within the settlement hierarchy and policies RA1 to RA4 provide more detail for each of these categories.

Table 2 Classification of Settlements in the Hierarchy

Classification	Settlement		
Primary Service Village	Brixworth	Crick	Long Buckby
	Moulton	Weedon	Woodford Halse
Secondary Service Village	Badby	Barby	Boughton
	Braunston	Byfield	Creaton
	East Haddon	Flore	Guilsborough
	Kilsby	Naseby	Pitsford
	Spratton	Staverton	Walgrave
	Welford	West Haddon	Yelvertoft
Other Village	Arthingworth	Ashby St Ledgers	Chapel Brampton
	Charwelton	Church Brampton	Church Stowe
	Clipston	Cold Ashby	Cottesbrooke
	Dodford	East Farndon	Everdon
	Farthingstone	Great Brington	Great Oxendon
	Hannington	Hellidon	Holcot
	Hollowell	Lilbourne	Little Brington

	Lower Harlestone	Maidwell	Marston Trussell
	Newnham	Norton	Old
	Onley	Overstone	Preston Capes
	Ravensthorpe	Scaldwell	Sibbertoft
	Thornby	Watford	Welton
	Whilton		
Small Settlement/Hamlet	Althorp	Brockhall	Canons Ashby
	Clay Coton	Coton	Draughton
	Elkington	Fawsley	Hanging Houghton
	Haselbech	Holdenby	Kelmarsh
	Lampport	Little Everdon	Little Preston
	Long Buckby Wharf	Lower Catesby	Muscott
	Nobottle	Snorscomb	Stanford on Avon
	Sulby	Teeton	Upper Catesby
	Upper Harlestone	Upper Stowe	West Farndon
	Whilton Locks	Winwick	

5.2.06 Specific policies for each category of the settlement hierarchy are set out below. It is important to note that the policies should be read alongside the relevant policies of the WNJCS.

5.2.07 For both Primary Service Villages and Secondary Service Villages the confines have been mapped. This has been done to help provide clarity for decision making and reflects their roles at the higher end of the hierarchy. This has been carried out through a desktop survey using satellite imagery, site visits to parts of the village that are visible from publicly accessible areas and extensive local knowledge from Officers at the Council, including the relevant planning history. This has predominantly followed the criteria in Table 3 but also allowed for professional site specific

judgements to be made. Confines established in made neighbourhood development plans have been taken forward within this Plan.

- 5.2.08 Site allocations in made neighbourhood development plans where confines have not been defined (currently only the Moulton Neighbourhood Development Plan) on the edge of the village have not been identified as being within the confines. Whilst the principle of residential development has been established it is not possible to know the exact details (i.e. the layout) of the scheme and therefore the extent of the open space and its transition to open countryside is unknown, which presents difficulties in establishing the exact extent of the confines. However once these sites have been built out the built form of the development will be regarded as being within the village confines and this will not affect the status of the confines elsewhere at the relevant village.
- 5.2.09 The inclusion of a rural exception site within the confines does not affect their status as a rural exception site and they will be retained as exception sites in perpetuity. Rural exception sites that remain outside the confines have not been included within the confines for this purpose.
- 5.2.10 Where a Sustainable Urban Extension is allocated adjacent to the village which will materially change the immediate environment from rural to a predominantly urban setting this has been taken into account when judging whether large gardens that transition into the open countryside should be within the village confines.
- 5.2.11 There are some large gardens on the edges of villages that extend into the open countryside, or the character of which relates more to the surrounding countryside than to the main built up part of a village. Where this is the case the confines boundary has been drawn so as to exclude them.
- 5.2.12 For Primary Service Villages the confines include Strategic Employment Areas where these are integrated, directly adjoining the village.
- 5.2.13 Across the District, in particular within settlements, rear gardens can be an important feature of the character of the settlements, in particular individual or groups of large rear gardens. They can also provide further economic and environmental benefits, such as providing the ability for small scale food production and wider ecological benefits. However in some cases rear gardens can provide opportunities for settlements to meet housing need and this may be appropriate where it would not harm the character or setting.
- 5.2.14 The canal network is extensive through the District with both the Oxford and Grand Union Canals running through the District. Permanent residential moorings have

occurred along the network however it is important that such facilities are in locations which provide good access to services and facilities for residents. In order to ensure these developments are in sustainable locations applications for permanent residential moorings will be dealt with in accordance with the relevant policy for that settlement.

5.2.15 For all development proposals across the District to foster a collaborative approach applications should be informed by effective community consultation prior to their submission in accordance with the Council's Statement of Community Involvement.

5.2.16 Policies RA1 to RA6 below relate to the rural areas of the District. The rural area covers the entirety of the District outside of Daventry town (including commitments and proposed allocations) and the Northampton Related Development Area boundary as defined in the WNJCS.

Primary Service Villages

5.2.17 The Primary Service Villages are the largest settlements within the District after Daventry town. They perform an important role in providing a range of services and facilities to meet the day to day needs of their own residents and businesses and those from surrounding smaller villages and settlements, providing access to shops, schools, GP surgery and employment including at strategic employment areas. They also have relatively good public transport provision to the surrounding towns. Therefore it is important to ensure that these villages' roles are protected moving forward. As stated previously the rural requirement has been met and therefore in order to ensure that the spatial distribution of development established in the WNJCS is not undermined there is no justification for further allocations for residential development in the Primary Service Villages within this Plan. However, the policy approach needs to ensure that the role of these villages is protected, in particular by maintaining the services and facilities¹⁸ within the villages.

5.2.18 However it is important to note that a number of these villages have experienced proportionately higher levels of development in recent years and benefit from a number of sites with planning permission. Consultation¹⁹ with representatives of those communities has indicated that certain services and facilities are under pressure and that there is limited capacity to accommodate further large scale development.

¹⁸ The Settlement Hierarchy Background Paper (November 2017) can be seen here;
<https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

¹⁹ Settlements and Countryside Issues and Options Consultation Document (January 2016) available here;
<https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

Development within these villages will generally be focused on sites within the confines of the village.

5.2.19 Taking forward policy R1 of the WNJCS, there may be scope for development outside of the confines exceptionally but only in exceptional circumstances. Typically these would be include;

- Where the housing land supply is less than five years (three years where a neighbourhood development plan is in place that allocates sites for housing) ;
or
- Where the development provided would clearly meet an identified local need, for housing this would be need identified through an up-to-date Housing Needs Survey carried out by Daventry District Council, or housing needs assessment; or
- Where a scheme is required to support an essential local service that has been demonstrated to be under threat, especially a primary school or primary health service-; or
- Economic development that will enhance or maintain the vitality or sustainability of the Primary Service Village or would contribute towards and improve the local economy; or
- Development which otherwise accords with policy EC4.

5.2.20 The defined confines for the Primary Service Villages are set out in Appendix C, where these have been produced through a made neighbourhood development plan these have been taken forward into this Plan.

This policy aims to address objectives 9, 10 11		
The policy helps to deliver policies S1, S3, R1, R2 and R3 of the West Northamptonshire Joint Core Strategy		
RA1 – Primary Service Villages		
The Primary Service Villages perform a crucial role in helping to provide an important range of services and facilities and access to employment opportunities to meet the day to day needs of the local communities which they serve. The Primary Service Villages are identified as:		
Brixworth	Crick	Long Buckby
Moulton	Weedon	Woodford Halse

- A. Development at the Primary Service Villages will be located within the confines of the village as defined on the Inset map.**
- B. Development outside the defined confines will ~~only~~ be acceptable ~~only in~~ exceptionally ~~circumstances~~ (as set out in paragraph 5.2.19).**
- C. To ensure that the role of these villages is maintained, all development at the Primary Service Villages shall meet the following criteria:**
- i. Be of an appropriate scale relative to its role as a Primary Service Village; and**
 - ii. Not result in the loss of existing services and facilities important to the sustainability of the settlement and its role as a Primary Service Village; and**
 - iii. Protect the form, character and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and**
 - iv. Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement ; and**
 - v. Not result in the loss of land from employment use within a Strategic Employment Area; and**
 - vi. Be accessible by walking and cycling to the majority of services and facilities within the settlement; and**
 - vii. Protect the amenity of existing residents.**
- D. Development that is provided for in a made neighbourhood development plan will also be supported. ~~Neighbourhood development plan policies and/or allocations should be in general conformity with the requirements of parts B and C above.~~**

Secondary Service Villages

- 5.2.21 The Secondary Service Villages are smaller than the Primary Services Villages. They generally feature some services and facilities, such as a primary school and a convenience shop but still play an important role in providing access to these facilities, for their own residents and, in certain locations, residents from smaller villages and settlements. The level of employment provision is generally more limited. As stated previously the rural requirement has been met and therefore in order to ensure the spatial distribution of development established in the WNJCS, there is no justification for further allocations for Secondary Service Villages within this Plan. However the policy approach also needs to ensure that the role of these

villages is protected, in particular that the services and facilities within the villages are maintained. To reflect their role it is proposed that development should be within the confines of the village and a scale appropriate to the village.

5.2.22 In making an assessment of whether a site is a scale appropriate to a villages role as a Secondary Service Village it will be important to consider the scale relative to the village as whole, bearing in mind the need to maintain a balanced housing stock and also ensure the social integration of new residents. Furthermore the cumulative impact of current and recent development will be an important factor.

5.2.23 As with Primary Service Villages, taking forward policy R1 of the WNJCS there may exceptionally be scope for development outside of the confines ~~but only in exceptional circumstances~~. Typically ~~these~~ would ~~be~~ include;

- Where the housing land supply is less than five years (three years where a neighbourhood development plan is in place that allocates sites for housing); or
- Where the development provided would clearly meet an identified local need, for housing this would be need identified through an up-to-date Housing Needs Survey ~~carried out by Daventry District Council~~ or housing needs assessment; or
- Where a scheme is required to support an essential local service that has been demonstrated to be under threat, especially a primary school or primary health service- ; or
- Economic development that will enhance or maintain the vitality or sustainability of the Secondary Service Village or would contribute towards and improve the local economy

5.2.24 The defined confines for the Secondary Service villages are set out in Appendix C. Where these have been produced through a made neighbourhood development plan these have been taken forward into this Plan with the exception of Flore village. This has been updated to include two sites which are near to completion.

This policy aims to address objectives 9, 10 11
The policy helps to deliver policies S1, S3, R1, R2 and R3 of the West Northamptonshire Joint Core Strategy
RA2 – Secondary Service Villages
The Secondary Service Villages perform an important role in helping to provide some services and facilities for the local communities which they serve.
The secondary service villages are identified as;

Badby	Barby	Boughton
Braunston	Byfield	Creaton
East Haddon	Flore	Guilsborough
Kilsby	Naseby	Pitsford
Spratton	Staverton	Walgrave
Welford	West Haddon	Yelvertoft

A. Development at the Secondary Service Villages will be located within the confines of the village as defined on the Inset Map.

B. Development outside the confines will ~~only~~ be acceptable only in exceptionally (as set out in paragraph 5.2.23) circumstances.

C. To ensure that the role of these villages is maintained, all development at the Secondary Service Villages shall meet the following criteria:

- i. Be of an appropriate scale relative to its role as a Secondary Service village; and**
- ii. Not result in the loss of existing services and facilities important to the sustainability of the settlement and its role as a Secondary Service Village; and**
- iii. Protect the form, character and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and**
- iv. Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement; and**
- v. Be accessible by walking and cycling to the majority of services and facilities within the settlement; and**
- vi. Protect the amenity of existing residents.**

D. Development that is provided for in a made neighbourhood development plan will also be supported. ~~Neighbourhood development plan policies and/or allocations should be in general conformity with the requirements of parts B and C above.~~

Other Villages

5.2.25 Beyond the Primary and Secondary Service Villages there are a number of generally smaller villages which have a more limited range of services and facilities, for example

the provision of a public house/restaurant, a community hall and in some instances a primary school. Whilst it is important to retain these services and facilities, taking forward policy R1 of the WNJCS and to ensure a sustainable pattern of development across the District it is considered that development should be limited at these villages, to being small scale within the confines. However, development may be allowed outside the confines exceptionally and in more limited circumstances than is envisaged for Primary and Secondary Service Villages, specifically; and only outside the confines where it would clearly meet an identified local need.

- Where the development provided would clearly meet an identified local need, for housing this would be need identified through an up-to-date Housing Needs Survey or housing needs assessment; or
- Where a scheme is required to support an essential local service that has been demonstrated to be under threat, especially a primary school; or
- Economic development that will enhance or maintain the vitality or sustainability of the Other Village or would contribute towards and improve the local economy

As a consequence of development being limited the confines have not been mapped within this Plan. However in assessing the confines of the village the following criteria should be used.

Table 3 Criteria for Defining Village Confines

Criteria for defining village confines for Other Villages
<p>The following will be classified as being inside the confines:</p> <ul style="list-style-type: none"> A. Buildings and curtilages which are contained and visually separate from the open countryside that are clearly part of a coherent network of buildings that form the village B. Areas of land with planning permission for housing or community use that are directly adjacent to the village and are under construction
<p>The following will be regarded as being outside the village confines;</p> <ul style="list-style-type: none"> C. Gardens or areas of open space which relate to the open countryside taking into account the character and appearance of the garden and the surrounding area

- D. Individual and groups of dwellings and agricultural buildings that are detached or peripheral to the village and relate to the open countryside rather than the built form of the village
- E. Areas of employment or leisure use, including public open space, that is detached or peripheral to the village
- F. Land which would otherwise be outside the confines, even if it is between the edge of the village and a bypass
- G. Rural Exception Sites

5.2.26 If a neighbourhood development plan defines the village confines for any of the villages identified as ‘other villages’ then once the plan is made, those confines should be used when assessing development proposals against policy RA3. Furthermore in assessing planning applications having regard to the Neighbourhood Planning Act 2017 the Council must have regard to confines in post-examination neighbourhood development plans. However, where the Council has an outstanding objection regard will also be had to that objection.

This policy aims to address objectives 9, 10 11		
The policy helps to deliver policies S1, S3, R1, R2 and R3 of the West Northamptonshire Joint Core Strategy		
RA3– Other Villages		
The Other Villages perform a predominantly local role in providing a limited number of services and facilities for their residents.		
The other villages are identified as;		
Arthingworth	Ashby St Ledgers	Chapel Brampton
Charwelton	Church Brampton	Church Stowe
Clipston	Cold Ashby	Cottesbrooke
Dodford	East Farndon	Everdon

Farthingstone	Great Brington	Great Oxendon
Hannington	Hellidon	Holcot
Hollowell	Lilbourne	Little Brington
Lower Harlestone	Maidwell	Marston Trussell
Newnham	Norton	Old
Onley	Overstone	Preston Capes
Ravensthorpe	Scaldwell	Sibbertoft
Thornby	Watford	Welton
Whilton		

A. Development at the Other Villages will be located within the confines of the village.

B. Development outside the confines will **only** be acceptable **only exceptionally** ~~where it is demonstrated that it is required to meet an identified local need (as set out in paragraph 5.2.25).~~

C. To ensure that the role of these villages is maintained, all development at the Other Villages shall meet the following criteria;

- i. Be small scale; and
- ii. Not result in the loss of existing services and facilities important to the sustainability of the settlement and its role as an Other Village; and
- iii. Protect the form, character and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and
- iv. Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement; and
- v. Be accessible by walking and cycling to the majority of services and facilities within the settlement; and
- vi. Protect the amenity of existing residents.

D. Development that is provided for in a made neighbourhood development plan will also be supported. ~~Neighbourhood development plan policies and/or~~

~~allocations should be in general conformity with the requirements of parts B and C above.~~

Small Settlements/Hamlets

5.2.27 There are a number of Small Settlements/Hamlets across the District that are extremely small scale, have little or no service provision and therefore are not sustainable locations for additional development in this Plan.

This policy aims to address objectives 9, 10 11		
The policy helps to deliver policies S1, S3, R1, R2 and R3 of the West Northamptonshire Joint Core Strategy		
RA4 – Small Settlements/ Hamlets		
The small settlements/hamlets are identified as;		
Althorp	Brockhall	Canons Ashby
Clay Coton	Coton	Draughton
Elkington	Fawsley	Hanging Houghton
Haselbech	Holdenby	Kelmarsh
Lamport	Little Everdon	Little Preston
Long Buckby Wharf	Lower Catesby	Muscott
Nobottle	Snorscomb	Stanford on Avon
Sulby	Teeton	Upper Catesby
Upper Harlestone	Upper Stowe	West Farndon
Whilton Locks	Winwick	
To ensure that a sustainable pattern of development is maintained across the District and to reflect the nature and character of the Small Settlements/Hamlets		

and their extremely limited provision of services and facilities, proposals for development will be judged against policy RA6 (Open Countryside).

5.3 Renovation and Conversion of existing buildings

- 5.3.01 As set out in policies RA1, RA2 and RA3 development should be located within the confines of existing villages other than in exceptional circumstances. The renovation or conversion of existing buildings, including the provision of new dwellings or additional commercial space, can make a positive contribution to these villages by providing a number of social, economic and environmental benefits. However to ensure such proposals continue to make that positive contribution they need to have adequate regard to the contribution of the existing building to the character of the village and ensure this is protected and where possible, enhanced.
- 5.3.02 Furthermore it is important that such proposals provide adequate parking provision where possible, however in doing so it should be acknowledged that some existing buildings do not already have existing provision and it may not be possible to expect a proposal for its renovation or conversion to provide parking provision to meet standards. It will also be important to take into account the impact on the character of the immediate locality when assessing whether such provision is appropriate.
- 5.3.03 It will also be important that such proposals respond to additional local guidance where this is provided for in Neighbourhood Development Plans, Village Design Statements and Conservation Area Appraisals and Management Plans.

This policy aims to address objectives 9, 10, 11, 13, 14

The policy helps to deliver policies S1, S3, BN5 and R1 of the West
Northamptonshire Joint Core Strategy

RA5–Renovation and Conversion of Existing Buildings within settlements

The renovation or conversion of existing buildings within the confines of the village will be supported provided that the proposal respects the distinctive nature and quality of its surroundings.

In assessing proposals regard will be had to all the following criteria;

i) If the character and appearance of the original building(s) make a positive contribution to the environment this contribution should be retained and enhanced through sensitive design and the use of appropriate materials; and

ii) Where appropriate, adequate parking provision should be provided; and

iii) If the proposal relates to buildings that have a group value, such as those in squares, terraces or farm yards, the value should be reflected.

5.4 Open Countryside

5.4.01 It is important that the Open Countryside is protected. To ensure a sustainable pattern of development across the District, policy S1 of the WNJCS concentrates growth at Daventry town and limits development in the rural areas. It refers to maintaining the distinctive character and vitality of rural communities and respecting the level of tranquillity. This approach is endorsed within the NPPF, where one of the core planning principles refers to recognising the intrinsic character and beauty of the countryside and the environmental dimension of sustainable development, which refers to contributing to protecting and enhancing the natural, built and historic environment. Paragraph 55 of the NPPF also sets out that, to ensure a sustainable pattern of development, housing should be located where it will enhance or maintain the vitality of rural communities and that isolated homes in the countryside should be avoided unless there are special circumstances. The policy below provides a local context to these special circumstances, acknowledging that certain forms of development are acceptable, in particular replacement dwellings, and the conversion of premises to support an existing rural business.

5.4.02 Isolated homes should be avoided and would only be acceptable in special circumstances as defined by the NPPF and where they are of exceptional quality or innovative design. In assessing whether a proposal constitutes exceptional quality or innovative design the following should be taken into account, which reflect the criteria set out in the NPPF:

- It is truly innovative, helping to raise the standards of design in its immediate area;
- It reflects the highest standards in architecture;
- It significantly enhances its immediate setting; and
- It is sensitive to the defining characteristics of the local area and reinforces local distinctiveness.

5.4.03 As part of this process it will be expected that such proposals are supported by an independent local design review body chosen with the agreement of the Council as local planning authority and that applicants should engage with such bodies prior to submission of any application.

5.4.04 The grant of prior approval to convert agricultural barns to a residential dwelling under Class Q Part 3 Schedule 2 of the GDPO that has not been implemented will not be considered to represent a fall-back position to justify a proposal for new dwellings against policy RA6.

5.4.05 Agriculture, leisure (including community facilities), tourism and equestrian activity play an important role in supporting the rural economy and are often situated in the open countryside. Sometimes, this is because that is where they need to be located, for instance, buildings used for agricultural purposes. However, it also might not be suitable to accommodate certain proposals within settlements because of the impact on the amenity of residents or the amount of space required. It is important that such development does not have a significant adverse impact on the character of the locality and is of an appropriate scale.

This policy aims to address objectives 1, 10 and 13
The policy helps to deliver policies S1, S10, BN5, R1 and R2 of the West Northamptonshire Joint Core Strategy
RA6–Open Countryside
The intrinsic character, beauty and tranquillity of the open countryside of the District will be protected.
To achieve this, in the open countryside outside the confines of villages, only the following forms of development <u>only</u> will be supported:

- i. Development, including the re-use or conversion of existing buildings, essential to ensure the continuing function of a rural business that meets the requirements of Policy HO6 (Rural Worker Dwelling); or
- ii. The replacement of an existing building of the same general size, massing and bulk predominantly on the same footprint, for the same use, that respects the character of its rural surroundings; or
- iii. Individual dwellings of exceptional quality or innovative design; or
- iv. The optimal viable use of a heritage asset or appropriate enabling development to secure the future use of a heritage asset that accords with ~~policy ENV7~~ Historic England guidance; or
- v. The re-use of redundant or disused buildings that lead to an enhancement to the immediate setting; or
- vi. Extensions to existing buildings that respect their form and character; or
- vii. Essential investment in infrastructure including utilities; or
- viii. Development for agriculture, equestrian, forestry, leisure, community or tourism use that is justified and of an appropriate scale for its location, and has no significant adverse impacts on its character, beauty and tranquillity; or
- ix. Economic development that otherwise accords with policy EC4 or policy R2 of the West Northamptonshire Joint Core Strategy; or
- x. Development acceptable exceptionally under policies RA1, RA2 and RA3