



## **Kilsby Review Neighbourhood Development Plan**

### **Response of West Northamptonshire Council and Kilsby Parish Council to the Examiner's clarification letter**

#### **Policy K3**

Map 5 in Appendix I of the Review Neighbourhood Plan identifies important views. I am satisfied important views 2, 7, 8, 9, 10 and 11 relate to specific parts of the built heritage of the Conservation Area and are appropriately referred to in Policy K5. I am also satisfied view 4 of ridge and furrow fields is sufficiently supported with evidence and should be included in a policy of the Review Neighbourhood Plan, although more appropriately Policy K5 rather than Policy K3.

With respect to views 1, 3, 5 and 6 I appreciate these were identified in the CAAMP but note the Kilsby Design Code identifies viewpoints from where the surrounding landscape can be appreciated. These do not include views 1 and 6, variations on views 3 and 5, and additional views looking north not shown on Map 5. Please advise me of the intended relationship between part 3 of Policy K3 and Map 5 of the Review Neighbourhood Plan.

Response:

The map on p16 of the Design Codes document identifies several key views, looking away from the built-up area of the village towards the countryside. The views are not numbered on the map but they are described with photos on the following page (p17) - see screenshots below:

# Screenshots from Kilsby Neighbourhood Plan Design Code

Kilsby Neighbourhood Plan Steering Group

Kilsby Design Code

## Sense of Place & Wayfinding

The undulating landscape character surrounding Kilsby has resulted in several view points from where the surrounding landscape can be appreciated (see views 1 and 5).

A key area of importance in the village is the junction of Chapel Street, Main Road, and Manor Road from where most of the village can be accessed.

The central routes through the village have a strong historic feel with most of the historic buildings in the area lining these routes.

There are a number of historic listed buildings which contribute to the character of the village. The Grade II\* Listed St Faith's Church is a prominent landmark which can be seen from many locations across the area (see views 5 and 8). The Grade II\* Kilsby Tunnel ventilation shafts are architecturally unique landmarks which can be seen when arriving at the village by car on the A5.

The influence of the surrounding landscape contributes to the rural character of the village.

- Open space and recreation ■
- Public right of way ●●●●●
- Listed buildings ■
- Key views △
- Landmarks ✱
- Key area of importance ○



Sense of Place and Wayfinding

AECOM

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Kilsby Design Code

Kilsby Neighbourhood Plan Steering Group



View 1 - Looking south-west from Barby Road



St Faith's Church local landmark



View 2 - Looking north from Rugby Road



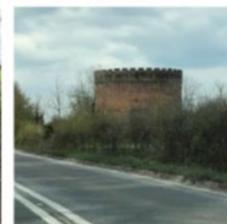
View 3 - Looking north from a public right of way off Rugby Road



View 4 - Looking south-west from a public right of way off Rugby Road



View 5 - Looking north from the public right of way off Watling Street (A5)



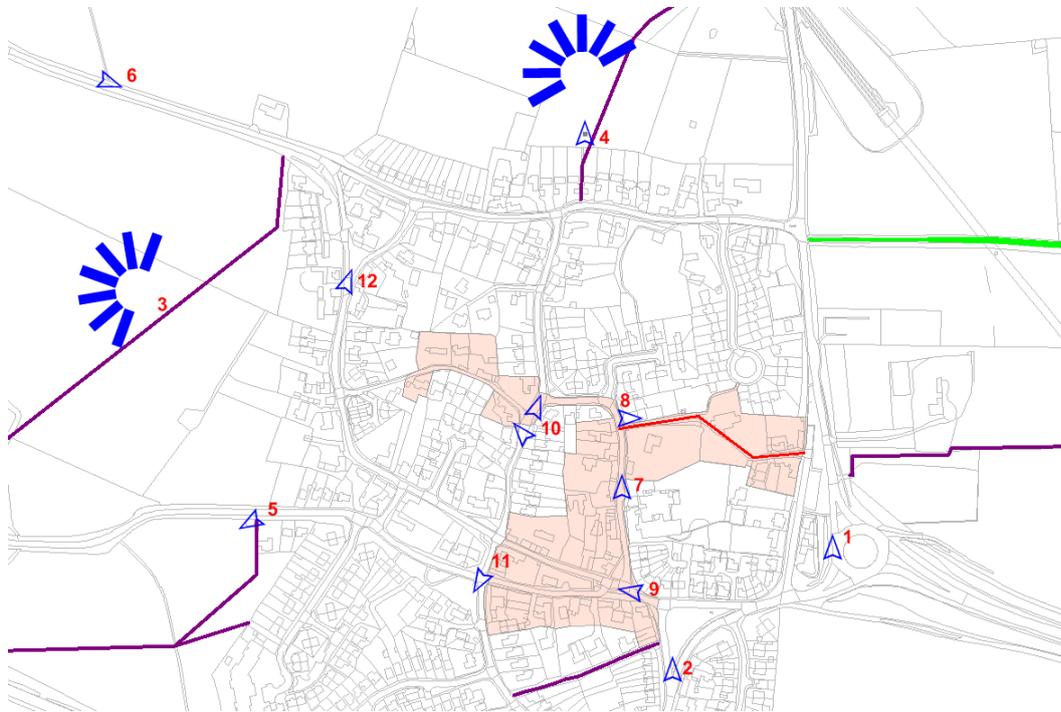
Kilsby Tunnel ventilation shaft local landmark

AECOM

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Map 5 in the NDP is from the CAAMP (see p23 Figure 13 A map showing important views and footpaths within the village. The numbers correspond to the relative views described in section 6.2.).

Views and vistas 1, 3, 4 and 5 also look from the edge of the built up area out to the countryside. View 6 looks towards buildings within the village.



Comparing the 2 documents:

Kilsby Design Code Key Views	CAAMP Map 5 Views and Vistas
View 1	Same as 5
View 2	Not identified on Map 5
View 3	Not identified on Map 5
View 4	Not identified on Map 5
View 5	Same as 4

The Parish Council suggests that all these views should be combined and identified as Key Views on the Policies Map (NDP Map 2 p7). The supporting text should be amended to refer to the identified key views and include the descriptions from the 2 documents and relevant photos.

Photographs of the relevant views identified in the CAAMP can be provided.

The Policies Map should be amended to include the CAAMP Views 1, 3, 4 and 5 together with the additional Key Views identified on pp16-17 of the Kilsby Design Code: Views 2, 3 and 4.'

The CAAMP describes the views on p21:

1. On approaching the village from the A5, the A361 (Daventry Road) and where the Barby Road crosses over the M45, outward looking views are enclosed by mature planting along the highway. These small, yet dense, areas of woodland cover contribute to the overall nucleic character of the settlement, whilst also providing screening for the village from the more major roads.

3. From the west along Rugby Road and Barby Road, the views are generally more expansive; gently undulating hills and open fields lie to the north and south, including some excellent examples of ancient ridge and furrow.

4. Views of the ridge and furrow are particularly prominent to the north, and can be experienced from well used footpaths.

5. Views of this surrounding countryside are peppered with mature trees and hedgerows as means of enclosure, creating a characteristic layered form. The area is also characterised by views of broadleaved copse woodland on higher ground, as at Ashby Wood to the south-west.

(6 may not be relevant to this policy as it is more relevant to the key buildings and sets out 'As is typical of the wider area, views towards the village at a distance focus on key buildings, particularly St Faith's Church spire, and from the east along the A5 the George Hotel is a prominent landmark.')

The relevant Design Code Key Views are:

- View 2 - Looking north from Rugby Road
- View 3 - Looking north from a public right of way off Rugby Road
- View 4 - Looking south-west from a public right of way off Rugby Road

These views should be numbered concurrently on the Policies Map and explained in the supporting text to improve clarity.

Policy K3 Part 3 could be amended as follows (new text shown underlined):

'Consider and minimise any impacts on important views and vistas looking out from the settlement edge towards the countryside in accordance with the Kilsby Conservation Area Appraisal (adopted December 2018) and Code 2 - Landscape, Views and the Settlement Edge. These are identified as Key Views on NDP Map 2 Policies Map.'

**Policy K5**

Policy K5 relates to 'built heritage'. Does Part 3 of the policy relate to development proposals within the Conservation Area?

Response:

The intention is for this part of the policy to apply to proposals within the conservation area and those which would impact on its setting.

**Policy K6**

Paragraph 4.3.3 of the Review Neighbourhood Plan states "the CAAMP identifies non designated heritage assets for the Local List including an area of ridge and furrow." Section 9.2 on page 40, and Figure 35, of the CAAMP identify an area of ridge and furrow north of Rugby Road (and other heritage assets in Kilsby) for inclusion in a Local List. I note the West Northamptonshire Council website states the Local List has been finalised for Kilsby – see page 40 of the Kilsby Conservation Area Appraisal. The key to Map 5 in Appendix 1 of the Review Neighbourhood Plan includes "Local List Entry". Is this confirmation that the Local List has been adopted in respect of heritage assets in Kilsby? In formulating a response could you please also comment on Paragraph 4.3.10 of the Review Neighbourhood Plan which states "However the ridge and furrow fields, of which there are particularly fine examples on the northern boundary of the village have no formal, specific protection."

Response:

The Local List for Kilsby has been adopted, which includes one area of ridge and furrow off Rugby Road. This specific area of ridge and furrow therefore has the status of a non-designated heritage asset. This is shown in figure 35 (page 36) of the Kilsby Conservation Area Appraisal and Management Plan (CAAMP), which can be accessed from the link below:

[Kilsby Conservation Area Appraisal and Management Plan](#)

The CAAMP identifies other areas of ridge and furrow, which are shown in Figure 17 (page 26), although they are not on the Local List. The CAAMP itself is an adopted supplementary planning document which is a material consideration in decision making.