



**RTPI**

mediation of space · making of place

# **Warmington Parish**

## **Planning Policy Assessment and Evidence Base Review**

**December 2017**

**Kirkwells**

**The Planning People**

## Table of Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>4</b>
<b>2.0</b>	<b>National Planning Policy .....</b>	<b>5</b>
2.1	National Planning Policy Framework (NPPF).....	5
2.2	National Planning Practice Guidance.....	9
2.3	Ministerial Statements .....	12
<b>3.0</b>	<b>East Northamptonshire Planning Policy .....</b>	<b>15</b>
3.1	Adopted North Northamptonshire Joint Core Strategy 2011 - 2031 .....	15
3.2	Rural North, Oundle and Thrapston Plan (RNOTP) .....	37
3.3	East Northamptonshire Replacement District Wide Local Plan Part 2.....	44
3.4	Northamptonshire Minerals and Waste Plan.....	46
<b>4.0</b>	<b>Local Plan Evidence Base .....</b>	<b>48</b>
4.1	Housing .....	48
4.1.1	<i>North Northamptonshire Strategic Housing Market Assessment Update 2012</i>	<i>48</i>
4.1.2	<i>North Northamptonshire Strategic Housing Market Assessment Update, January 2015.....</i>	<i>51</i>
4.1.3	<i>Strategic Housing Land Availability Assessment, May 2013 .....</i>	<i>52</i>
4.1.4	<i>East Northants Call for Sites 2017.....</i>	<i>52</i>
4.2	Employment .....	55
4.2.1	<i>Northamptonshire Strategic Employment Land Assessment .....</i>	<i>55</i>
4.2.2	<i>East Northamptonshire Employment Land Review.....</i>	<i>56</i>
4.2.3	<i>East Northamptonshire Economic Growth, Tourism and Regeneration Strategy .....</i>	<i>56</i>
4.3	Flood Risk .....	59
4.3.1	<i>North Northamptonshire Flood Risk Management Study Update (2012).....</i>	<i>59</i>
4.3.2	<i>East Northamptonshire Strategic Flood Risk Assessment Review and Update (2011).....</i>	<i>60</i>
4.3.3	<i>Environment Agency Flood Risk Maps for Warmington .....</i>	<i>63</i>
4.4	Natural and Built Environment .....	66
4.4.1	<i>Northamptonshire's Environmental Character Assessment and Key Issues ...</i>	<i>66</i>
4.4.2	<i>Northamptonshire Current Landscape Character Areas .....</i>	<i>71</i>
4.4.3	<i>Northamptonshire's Biodiversity Character Assessment.....</i>	<i>75</i>
4.3.4	<i>Northamptonshire Green Infrastructure Strategy .....</i>	<i>79</i>
4.3.5	<i>A Strategic Green Infrastructure Framework for North Northamptonshire .....</i>	<i>80</i>
4.3.7	<i>Natural England Character Areas .....</i>	<i>84</i>
4.5	Infrastructure .....	87
4.5.1	<i>Northamptonshire Transportation Plan, Local Transport Plan March 2012 .....</i>	<i>87</i>
4.5.2	<i>East Northamptonshire CIL Infrastructure Document, March 2014 .....</i>	<i>88</i>
4.5.3	<i>East Northamptonshire Draft Community Infrastructure Levy Charging Schedule, March 2014.....</i>	<i>88</i>

<b>5.0</b>	<b>Supplementary Planning Documents.....</b>	<b>90</b>
5.1	Upper Nene Valley Gravel Pits Special Protection Area SPD 2016 .....	90
5.2	Biodiversity SPD for Northamptonshire, 2016.....	90
5.3	Wind and Solar Energy SPD, 2014.....	91
5.4	Trees and Landscape SPD.....	92
5.5	Open Space SPD, 2011 .....	93
5.6	Domestic Waste Storage and Collection SPD, 2012.....	94
5.7	North Northamptonshire Sustainable Design Guide SPD, 2009.....	95
<b>6.0</b>	<b>Built Heritage in Warmington .....</b>	<b>97</b>
<b>7.0</b>	<b>Conclusion.....</b>	<b>100</b>

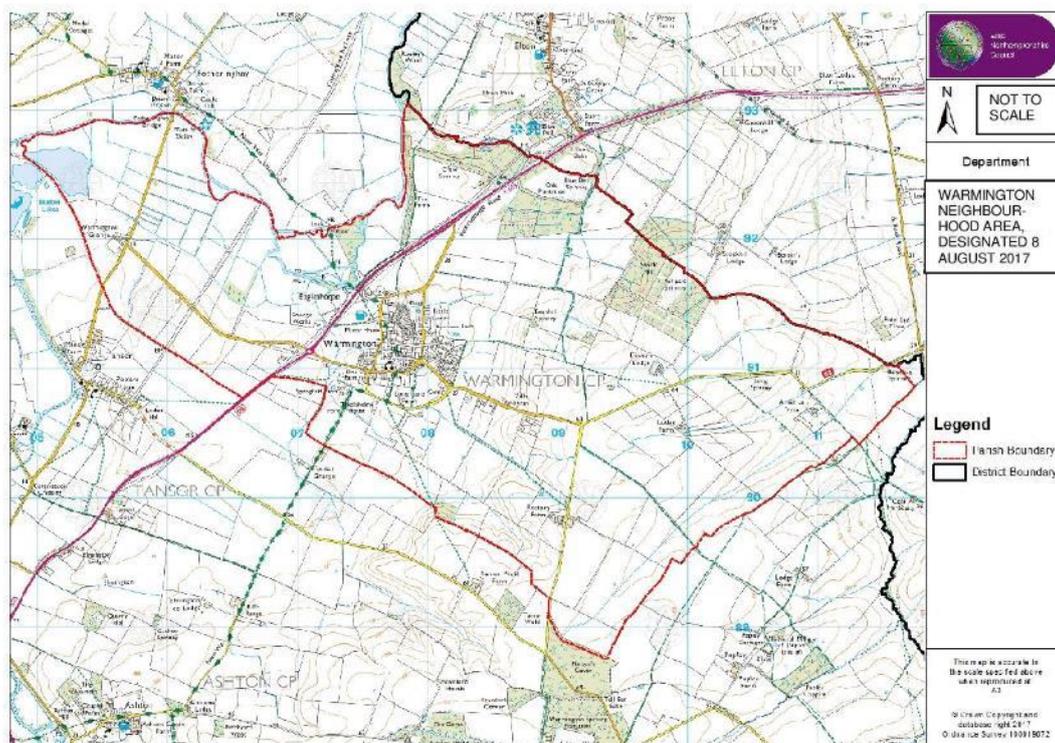
## 1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Warmington Neighbourhood Development Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Warmington Neighbourhood Plan.

### **WARMINGTON NEIGHBOURHOOD AREA, DESIGNATED BY EAST NORTHAMPTONSHIRE COUNCIL ON 8 AUGUST 2017 UNDER REGULATION 7 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012, AS AMENDED**



## 2.0 National Planning Policy

### 2.1 [National Planning Policy Framework \(NPPF\)](#)

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are 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; and 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
- **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.

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

### Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

#### 1. **Building a strong, competitive economy.**

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22. Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

### **3. Supporting a prosperous rural economy**

Para 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

### **4. Promoting sustainable transport**

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

### **5. Supporting high quality communications infrastructure**

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

### **6. Delivering a wide choice of high quality homes**

Para 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Para 54: In rural areas, exercising the duty to co-operate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites, where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Para 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

## **7. Requiring Good Design**

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

## **8. Promoting healthy communities**

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 71: Local planning authorities should take a positive collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green space is demonstrably special to a local community and holds a particular local significance
- where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

## ***10. Meeting the challenge of climate change, flooding and coastal change***

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

Para 100: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

## ***11. Conserving and enhancing the natural environment***

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

## **12. Conserving and enhancing the historic environment**

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

### **Plan-making**

#### **Neighbourhood plans**

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

## **2.2 National Planning Practice Guidance**

[The National Planning Practice Guidance](#) (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

### **Contents**

1. [What is neighbourhood planning?](#)
2. [Who leads neighbourhood planning in an area?](#)
3. [The role of the local planning authority in neighbourhood planning](#)

4. [Designating a neighbourhood area](#)
5. [Preparing a neighbourhood plan or Order](#)
6. [Consulting on, and publicising, a neighbourhood plan or Order](#)
7. [Submitting a neighbourhood plan or Order to a local planning authority](#)
8. [The independent examination](#)
9. [The neighbourhood planning referendum](#)
10. [A summary of the key stages in neighbourhood planning](#)
11. [The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum](#)
12. [Updating a neighbourhood plan](#)

### **What is neighbourhood planning?**

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

### **What can communities use neighbourhood planning for?**

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in [determining planning applications](#).
- grant planning permission through [Neighbourhood Development Orders](#) and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the [Local Plan](#), or through other planning mechanisms such as [Local Development Orders](#) and [supplementary planning documents](#) or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

## Note also

**Para 004** - A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development (as outlined in [paragraph 16 of the National Planning Policy Framework](#)).

A neighbourhood plan can be used to address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan comes into force as part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#)).

Neighbourhood planning can inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land. They may identify specific action or policies to deliver these improvements. Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non land use matters should be clearly identifiable. For example, set out in a companion document or annex.

Paragraph: 004 Reference ID: 41-004-20170728

Revision date: 28 07 2017

**Para 009** - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.

The local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan. Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan.

**Para 065** - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- i. having regard to national policies and advice;
- ii. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- iii. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- iv. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- v. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- vi. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- vii. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

## 2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

[Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014](#)

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.
- (d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development,

should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

However, this Statement was successfully challenged in the High Court in August 2015 with the High Court concluding that the approach is incompatible with the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004.

**On 11 May 2016, the Court of Appeal overturned this High Court judgement which means that the 2014 Ministerial Statement is now reinstated.**

[Written Statement to Parliament: Planning Update, 25 March 2015](#)

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code,

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

[Written Statement to Parliament: Wind Energy, 18 June 2015](#)

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

[Written Statement to Parliament: Neighbourhood Planning \(HCWS346\) – 12<sup>th</sup> December 2016](#)

Neighbourhood planning was introduced by the Localism Act 2011 and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their

local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

On 7 July 2016, my Rt Hon Friend, the Member for Great Yarmouth (Brandon Lewis), extended for a period of 6 months the criteria for consideration of the recovery of planning appeals to include proposals for residential development over 25 dwellings in areas where a qualifying body has submitted a neighbourhood plan proposal to the local planning authority but the relevant plan has not been made (Hansard HCWS74). In order to allow time for the Neighbourhood Planning Bill to complete its passage through Parliament, and in the light of other potential policy changes currently under consideration, I am now extending that period for a further 6 months from today.

### 3.0 East Northamptonshire Planning Policy

The current local planning policy framework for the neighbourhood plan area comprises the North Northamptonshire Joint Core Strategy 2016 and the 'saved' policies of the East Northamptonshire Local Plan.

The following policies are of relevance to the Warmington Neighbourhood Plan:

#### 3.1 [Adopted North Northamptonshire Joint Core Strategy 2011 - 2031](#)

The North Northamptonshire Joint Core Strategy (JCS) is the strategic Part 1 Local Plan for Corby, East Northamptonshire, Kettering and Wellingborough. It was adopted in July 2016.

##### **Policy 1 – Presumption in Favour of Sustainable Development**

When considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area meeting the challenges of climate change and protecting and enhancing the provision of ecosystems services.

To be regarded as 'sustainable' within the context of North Northamptonshire, development should contribute to delivering the Plan Vision and Outcomes through compliance with the relevant policies of this Plan. Development that conflicts with policies of the Plan will be refused unless material considerations indicate otherwise.

Where a development is otherwise acceptable, but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Local Planning Authority will work with the applicant to consider alternative approaches to deliver the desired policy outcomes.

##### **Policy 2 - Historic Environment**

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;
- b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;
- c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;
- d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;
- e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.

### **Policy 3 - Landscape Character**

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.

Development should:

- a) Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;
- b) Make provision for the retention and, where possible, enhancement of features of landscape importance;
- c) Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout;
- d) Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;
- e) Provide appropriate landscape mitigation and/or suitable off-site enhancements; and
- f) Preserve tranquillity within the King's Cliffe Hills and Valleys Landscape Character Area (as shown on the Policy Map) and other areas identified in Part 2 Local Plans by minimising light and noise pollution and minimising the visual and traffic impacts of development.

### **Policy 4 – Biodiversity and Geodiversity**

A net gain in biodiversity will be sought and features of geological interest will be protected and enhanced through:

- a) Protecting existing biodiversity and geodiversity assets by:
  - i. Refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated. The weight accorded to an asset will reflect its status in the hierarchy of biodiversity and geodiversity designations;
  - ii. Protecting key assets for wildlife and geology, in particular the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site, from unacceptable levels of access and managing pressures for access to and disturbance of sensitive habitats;
  - iii. Protecting the natural environment from adverse effects from noise, air and light pollution;
  - iv. Where appropriate requiring developments to provide or contribute to alternative green infrastructure (Policy 19); and
  - v. Ensuring that habitats are managed in an ecologically appropriate manner.
- b) Enhancing ecological networks by managing development and investment to:
  - i. Reverse the decline in biodiversity and restore the ecological network at a landscape scale in the Nene Valley Nature Improvement Area (NIA);
  - ii. Reverse habitat fragmentation and increase connectivity of habitats where possible by structuring and locating biodiversity gain in such a way as to enlarge and/or connect to existing biodiversity assets such as wildlife corridors;
  - iii. Preserve, restore and create priority and other natural and semi-natural habitats within and adjacent to development schemes.
- c) Supporting, through developer contributions or development design, the protection and recovery of priority habitats and species linked to national and local targets.

Such measures could include the retention of, and provision of areas of open green space, and hard and soft landscaping to address habitat and visitor management.

- d) Developments that are likely to have an adverse impact, either alone or in combination, on the Upper Nene Valley Gravel Pits Special Protection Area or other European Designated Sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified. Mitigation may involve providing or contributing towards a combination of the following measures:
  - i. Access and visitor management measures within the SPA;
  - ii. Improvement of existing greenspace and recreational routes;
  - iii. Provision of alternative natural greenspace and recreational routes;
  - iv. Monitoring of the impacts of new development on European designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures.

A Mitigation Strategy document concerning the Upper Nene Valley Gravel Pits Special Protection Area will be produced, with a view to its subsequent adoption as an Addendum to the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document by June 2016, to support the adopted Joint Core Strategy 2011-2031.

Development proposals will need to take account of the Northamptonshire Biodiversity Supplementary Planning Document, the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document and the JPU Mitigation Strategy for the Upper Nene Valley Gravel Pits Special Protection Area. Where necessary, this will include new residential development contributing towards implementation of this Mitigation Strategy.

#### **Policy 5 - Water Environment, Resources and Flood Risk Management**

Development should contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment. This will be achieved through the following criteria:

- a) Development should, wherever possible, be avoided in high and medium flood risk areas through the application of a sequential approach considering all forms of flooding for the identification of sites and also the layout of development within site boundaries;
- b) Development should meet a minimum 1% (1 in 100) annual probability standard of flood protection with allowances for climate change unless local studies indicate a higher annual probability, both in relation to development and the measures required to reduce the impact of any additional run off generated by that development to demonstrate that there is no increased risk of flooding to existing, surrounding properties;
- c) Development should be designed from the outset to incorporate Sustainable Drainage Systems wherever practicable, to reduce flood risk, improve water quality and promote environmental benefits;
- d) Where appropriate, development should, subject to viability and feasibility, contribute to flood risk management in North Northamptonshire;
- e) Following any identified mitigation, development that would lead to deterioration or may compromise the ability of a water body or underlying groundwater to meet good status standards in the Anglian River Basin Management Plan (required by the Water Framework Directive) is unlikely to be permitted;
- f) Development will only be permitted where it can be demonstrated that adequate and appropriate water supply and wastewater infrastructure is available (or will be prior to occupation).

## **Policy 6 – Development on Brownfield Land and Land Affected by Contamination**

In allocating land for development and determining planning applications, the local planning authorities will seek to maximise the delivery of development through the reuse of suitable previously developed land and buildings within the urban areas.

Where development is situated on a site with known or high likelihood of contamination, remediation strategies to manage this contamination will be required.

Subject to the Policies in this Plan, planning permission will be granted for development on land affected by contamination where it can be established by the proposed developer that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters.

## **Policy 7– Community Services and Facilities**

Development should support and enhance community services and facilities, where appropriate by:

- a) Providing on site where necessary or contributing towards accessible, new or enhanced community services and facilities to meet the needs arising from the development utilising, where possible, opportunities for the co-location of facilities or the use of existing suitable sites;
- b) Providing accessible greenspace in accordance with Natural England's Accessible Natural Greenspace Standards (ANGSt) and the Woodland Trust's Woodland Access Standard unless local standards have been adopted;
- c) Safeguarding existing facilities unless it can be demonstrated that:
  - i. They are no longer viable; and
  - ii. No longer needed by the community they serve; and
  - iii. Are not needed for any other community use or that the facility is being relocated and improved to meet the needs of the new and existing community.
- d) Not resulting in a net loss of open space, allotments, sports and recreation buildings and land, including playing fields unless:
  - i. The facility is surplus to requirements; or
  - ii. A site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or
  - iii. The development is for alternative sports and recreation provision, the need for which clearly outweighs the loss.

## **Policy 8 – North Northamptonshire Place Shaping Principles**

Development should:

- a) Create connected places by ensuring that it:
  - i. Connects to the maximum number of local streets, avoiding dead ends, to allow it to integrate into the wider settlement and to connect to existing services and facilities;
  - ii. Integrates well with existing cycle, pedestrian, public transport and vehicular movement networks and links to these routes in the most direct and legible way possible, to achieve logical routes;
  - iii. Improves or creates open green spaces which tie into the wider network of public green spaces and routes to allow for movement across the settlement through its green infrastructure;

- iv. Provides direct routes to local facilities within or outside the site to create more walkable neighbourhoods; and
- b) Make safe and pleasant streets and spaces by:
    - i. Prioritising the needs of pedestrians, cyclists and public transport users and resisting developments that would prejudice highway safety;
    - ii. Ensuring a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards;
    - iii. Ensuring that streets and spaces are continuously enclosed by buildings, or by strong landscaping with well-defined public and private space;
    - iv. Ensuring that streets and spaces, are overlooked, active, feel safe and promote inclusive access;
    - v. Creating legible places which make it easy for people to find their way around; and
    - vi. Contributing, towards enhancements to the existing public realm such as tree planting to add to the character and quality of the main streets and to encourage walking and cycling.
- c) Ensure adaptable, diverse and flexible places by:
    - i. Creating varied and distinctive neighbourhoods which provide for local needs through a mix of uses, unit sizes and tenures; and
    - ii. Mixing land use and densities within settlements and ensuring that people can move easily between and through them by non-car modes;
- d) Create a distinctive local character by:
    - i. Responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation;
    - ii. Responding to the local topography and the overall form, character and landscape setting of the settlement; and
    - iii. The creative use of the public realm through the use of measures such as incidental play spaces, bespoke street furniture and memorable features.
- e) Ensure quality of life and safer and healthier communities by:
    - i. Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking;
    - ii. Preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of soil, air, light, water or noise pollution or land instability;
    - iii. Incorporate ecologically sensitive design and features for biodiversity to deliver 'Biodiversity by Design';
    - iv. Seeking to design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the 'Secured by Design';
    - v. Proportionate and appropriate community and fire safety measures; and
    - vi. Incorporating flexible and resilient designs for buildings and their settings, including access to amenity space.

## **Policy 9 - Sustainable Buildings**

Development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate

measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress.

Design and access statements must demonstrate how sustainable design principles have been addressed. In particular:

1. Subject to economic viability, developments of 1000+ square metres of non-residential floorspace should, as a minimum meet BREEAM very good or equivalent nationally recognised standards;
2. The layout and design of sites, buildings and associated landscaping should:
  - a. Maximise the use of passive solar design to address heating and cooling; and
  - b. Where technically feasible, enable access to or provision of decentralised energy networks, or safeguard future opportunities to do so without major disruption.

### **Policy 10 – Provision of Infrastructure**

Development must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development and to support the development of North Northamptonshire.

To achieve this:

- a) A combination of funding sources will be sought to deliver the infrastructure required by this plan. Developers will either make direct provision or will contribute towards the provision of infrastructure required by the development either alone or cumulatively with other developments; b) Development should seek to minimise increases in the demand for infrastructure and services including through measures to encourage a reduction in car use, measures to limit the need for additional/expanded water and waste infrastructure and to create safe, healthy environments;
- b) Planning permission will only be granted if it can be demonstrated that there is or will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements arising from the proposed development;
- c) The local planning authorities will work with developers and infrastructure/service providers to identify viable solutions to delivering infrastructure, where appropriate through phasing conditions, the use of interim measures and the provision of co-located facilities;
- d) Next Generation Access broadband should be provided to serve all areas by partnering with a telecommunications provider or providing on-site infrastructure to enable the premises to be directly served.

Spatial Policies  
Spatial Strategy

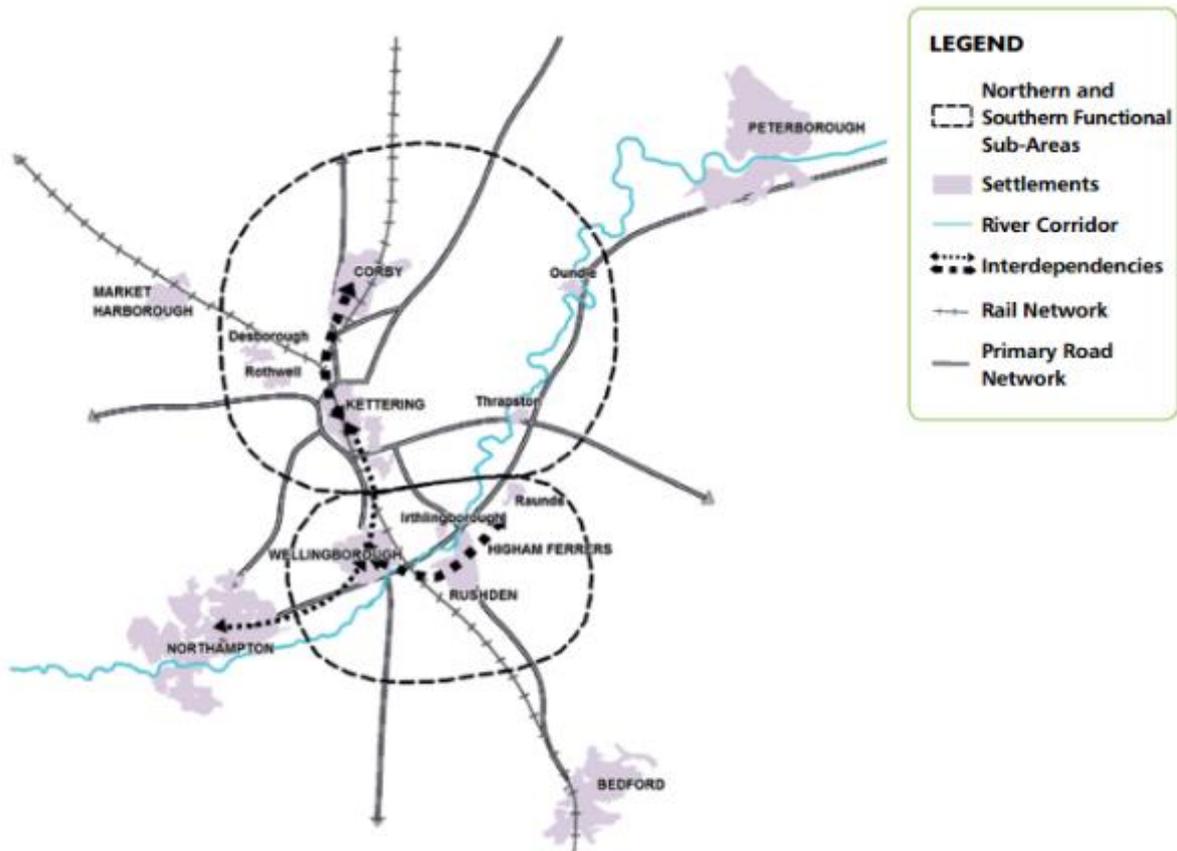


Figure 15: Functional sub-areas of North Northamptonshire

Table 1: The roles of settlements in North Northamptonshire

Category	Roles include	Implications
<b>Growth Towns</b> <i>Corby, Kettering, Wellingsborough, Rushden</i>	To provide the focus for major co-ordinated regeneration and growth in employment, housing, retail and higher order facilities serving one or more districts.	<p>Greatest share of new housing and the focus of employment, retail and leisure development, with scale dependent upon individual needs, opportunities and aspirations.</p> <p>Main locations for higher order facilities and for infrastructure investment, including improved transport choice and links to neighbouring towns.</p> <p>Development requirements will be met through a combination of the re-use of suitable previously developed land and buildings, the Sustainable Urban Extensions and other committed sites. Smaller greenfield developments may be allocated in Part 2 Local Plans or Neighbourhood Plans or identified by the local planning authority if</p>

Category	Roles include	Implications
		<p>required to maintain a deliverable 5 year supply of housing land against the objectively assessed needs set out in Policy 28.</p> <p>The regeneration of the town centres is a priority and will be the catalyst for growth in housing and employment (see Policy 12). The permitted out of centre Rushden Lakes development will provide an additional focus for retail and leisure investment in the southern sub-area.</p>
<p><b>Market Towns</b></p> <p><i>Burton Latimer, Desborough,</i></p> <p><i>Higham Ferrers, Irthlingborough, Oundle, Raunds, Rothwell,</i></p> <p><i>Thrapston</i></p>	<p>To provide a strong service role for their local community and wider rural hinterland. Burton Latimer and Higham Ferrers provide a more localised convenience and service role, with growth pressures directed to the adjoining Growth Towns.</p>	<p>The scale of development at individual settlements will be related to existing commitments, the current and potential capacity of infrastructure and services, regeneration needs and the character of the town.</p> <p>Improved transport choice and strengthened links to the Growth Towns.</p> <p>Regeneration, diversification and expansion of the employment and service base at Desborough, Irthlingborough, Raunds and Thrapston. The consolidation and enhancement of the successful town centres at Rothwell and Oundle.</p> <p>Development requirements will be met through a combination of the re-use of suitable previously developed land and buildings, Sustainable Urban Extensions and other committed sites, and smaller greenfield developments identified in Part 2 Local Plans or Neighbourhood Plans.</p>
<p><b>Villages</b></p> <p><u>All villages other than settlements of a dispersed form, which may be designated as open countryside, outside the formal settlement hierarchy</u></p>	<p>To provide community infrastructure and services to meet day to day needs of residents and businesses in the rural areas. Focal points for development to meet locally identified needs, unless those needs can be met more sustainably at a nearby larger settlement.</p>	<p>The scale of development in an individual village, other than small scale infill opportunities, will be led by locally identified employment, housing, infrastructure and service requirements and dependent upon the form, character and setting of the village and its proximity to larger settlements.</p> <p>The plan sets out housing requirements for the largest villages of Earls Barton, Finedon, Irchester and Wollaston, where the scale of development arising from local needs will be of strategic significance. Part 2 Local Plans or Neighbourhood Plans should identify the best locations for accommodating these development needs and may test higher levels of growth.</p> <p>Development within villages that have only a limited range of services and facilities is likely to be limited to small scale infill</p>

Category	Roles include	Implications
		<p>development and 'rural exceptions' affordable housing schemes, unless Local or Neighbourhood Plans identify growth as a means of sustaining or improving the range of services in the village.</p> <p>Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed. Opportunities for development to meet specific local needs may be identified through Neighbourhood Plans or the Community Right to Build.</p> <p>Strong development management will be required to ensure that development pressures are not diverted to villages if development at the Growth Towns and Market Towns is slower than planned.</p>
<b>Open Countryside</b>	<p>A living, working countryside providing the green setting for the network of settlements and supporting the area's self-reliance and resilience through food production; leisure and tourism; biodiversity resources; renewable energy; flood risk management and carbon capture.</p>	<p>Development will be carefully managed to safeguard the intrinsic character and beauty of the countryside and to maintain distinctive and separate settlements by ensuring that development does not result in coalescence.</p> <p>Some small rural settlements with a dispersed built form may be designated as open countryside, where development will be limited.</p> <p>Support for agricultural and forestry enterprises and other appropriate rural businesses. Opportunities for diversification including the re-use of buildings and new tourism, recreation and renewable energy based activities. Opportunities will be taken to enhance the Green Infrastructure that provides an essential biodiversity and recreational resource and delivers other key ecosystem services such as flood risk management and carbon capture.</p>

## Policy 11 – The Network of Urban and Rural Areas

Development will be distributed to strengthen the network of settlements in accordance with the roles in Table 1 and to support delivery of the place-shaping principles set out in Table 2. The special mixed urban/rural character of North Northamptonshire with its distinctive and separate settlements will be maintained through the avoidance of coalescence.

### 1. The Urban Areas

- a) The Growth Towns will be the focus for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development;
- b) The Market Towns will provide a strong service role for their local communities and surrounding rural areas with growth in homes and jobs to support regeneration and local services, at a scale appropriate to the character and infrastructure of the town;

- c) Provision will be made for new housing as set out in Policy 28. Any proposals for significant additional growth should be tested and supported through Part 2 Local Plans or Neighbourhood Plans;
- d) The Sustainable Urban Extensions shown on the Key Diagram provide strategic locations for housing and employment development within and beyond the plan period. If it is necessary to identify additional sites to maintain a 5 year deliverable supply of housing land in a district in accordance with Policy 28, these should be identified at the Growth Town followed, if necessary and relevant, by the Market Towns within that district.

## 2. The Rural Areas

- a) Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement;
- b) Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/ or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control;
- c) Local and Neighbourhood Plans will identify sites within or adjoining the villages to meet the rural housing requirements identified in Table 5. Other than small scale infilling or 'rural exceptions' schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity;
- d) Rural diversification and the appropriate re-use of rural buildings will be supported in accordance with Policy 25. Renewable energy developments will be considered under Policy 26. Other forms of development will be resisted in the open countryside unless there are special circumstances as set out in Policy 13 or national policy;
- e) The strategic opportunity for an exemplar sustainable new village community at Deenethorpe Airfield will be explored in accordance with Policy 14.

**Table 2: Place Shaping Principles for North Northamptonshire Towns**

<b>1. Well Connected Places</b>
<p><b>Improve access to the centre</b></p> <p>1a. Radial routes should be the priority for investment, as the most connected streets, to improve them for pedestrians, cyclists and public transport to create high quality streets from the edge to centre of the town.</p> <p>1b. Where possible, land uses along radial and main streets should be intensified, with built form to line the streets to create activity and footfall.</p>
<p><b>Improve access through the suburbs</b></p> <p>1c. The wider network of streets should be linked to the radial routes in the most direct and clear way possible.</p> <p>1d. Street networks should be as connected as possible to encourage walking, cycling and public transport and make places easier to get through.</p>

1e. New development should be well connected with adjacent street networks and facilitate future development to do likewise. Cul-de-sacs should be used sparingly and should be short.

1f. New development, and local investment should explore scope in existing neighbourhoods to link up cul-de-sacs to provide more connected streets.

### **Improve access at the edge**

1g. Barriers created by major roads within and at the edge of the towns should be tackled through measures to allow safe, direct and convenient crossing points for pedestrians and cyclists and landscaping or built form to make it obvious to road users where people will be crossing.

1h. New development adjacent to barriers should allow for access across the barrier, even if it cannot be achieved within the scope of the development itself, so that future streets could link across it.

### **Improve access using connected green networks**

Routes to the rural edge should link up with other green infrastructure routes, footpaths and cycle ways.

1j. Green Infrastructure routes should be used to create additional pleasant linkages through towns to the edges.

1k. New developments should wherever possible connect to and expand the wider network of green routes, including the provision of new open spaces and/or 'Green Streets' within or outside the development site itself.

## **2. Mix of Uses**

2a. New or redeveloped local centres, schools and other civic uses should be located on the most accessible streets, and their location within the site should relate to the wider town. This may involve creating more than one entrance point.

2b. To maximise integration, the mix of uses within a development should take account of the needs of residents/businesses within the scheme and its relationship to the wider urban structure of the settlement including the location of the site in relation to existing services and facilities in the town.

2c. Employment should be provided, where possible, within mixed use areas including the provision of open space and, where possible, housing. A variety of unit sizes should be provided to allow for more routes through and more variety and activity.

2d. Where the need for very large buildings (for example large B8 warehouses) makes a mix of uses difficult to achieve, the development should allow staff to get to work by non-car modes and its design should seek to create an active, human-scale street scene by placing more active uses (such as offices) at the edge of building and/or wrapping the facades with smaller units.

2e. The provision of new open space should relate both to accessibility through it, and the local characteristics of open spaces, with the potential for fewer larger spaces on some sites.

2f. Non-residential areas should still seek to create a connected street network so that they form part of the overall town network, even though the urban blocks may need to be larger.

2g. New development should create 'walkable neighbourhoods' where street layouts are configured to allow people to access a range of facilities.

### 3. Streets for All

3a. The Local Planning Authorities may work with the County Council to develop corridor management plans to ensure that incremental improvements form part of a comprehensive plan for the whole route. These could improve key radial routes to encourage walking, cycling and public transport, with lower speeds along high quality, characterful streets.

3b. New developments should connect to existing, well-used routes in obvious and direct ways along well overlooked public spaces and streets.

3c. The design of new streets should contribute to a network that supports local pedestrian, cyclist and public transport movement. They should be safe and attractive places, with appropriate vehicle speeds and reflecting the best of local character. Where possible they should incorporate tree planting and street furniture.

3d. Streets should be well overlooked and active. New development should provide front doors at the front. Commercial developments should front the street, with car parking behind.

## Policy 12 – Town Centres and Town Centre Uses (extract)

The vitality and viability of the town centres in North Northamptonshire will be supported by:

- f) Supporting development of town centre uses in the town centres of the Market Towns where this is of a scale and nature consistent with the character of the settlement and the role of Market Towns in providing mainly convenience shopping and local services. **Part 2 Local Plans and Neighbourhood Plans may identify additional development opportunities where these do not undermine the focus of retail development at the town centres of the Growth Towns;** and
- g) Applying the sequential and impact tests set out in the NPPF to the assessment of retail development and other town centre uses that are proposed outside the defined town centre areas (other than small scale rural development and the creation of local centres to meet the day to day needs of residents in the SUEs).

## Policy 13 - Rural Exceptions

As an exception to the spatial strategy set out in Policy 11, new development may be permitted in the rural area as set out below:

1. Development adjoining established settlements, beyond their existing built up area or defined boundary, where the proposal satisfies all of the following criteria:
  - a) The form and scale of the development should be clearly justified by evidence that it meets an identified need arising within a village or network of villages through a local needs survey;
  - b) Sites should be well-related to a settlement that offers services and employment to meet the day to day needs of occupants of the development;
  - c) Development should enable access to local services and facilities by foot, cycle or public transport;

- d) The scale and nature of the development will not exceed identified needs and must be appropriate to the surroundings, minimise impacts on the environment and be supported by existing or new infrastructure. Rural Exception Housing schemes should be purely affordable housing unless an element of market housing is essential to enable the delivery of the development. In such cases, the scale of market housing will be the minimum necessary to make the scheme viable and should be tailored to meeting specific locally identified housing needs;
  - e) Occupation of affordable units within the development will be controlled through a legal agreement or conditions to ensure that it remains available and affordable in perpetuity to meet local needs.
2. In open countryside, away from established settlements, permission will not normally be granted for new built residential development, with the exception of:
- d) Individual dwellings of exceptional quality or innovative design as set out in paragraphs 5.42 and 5.43; and
  - e) Dwellings for rural workers at or near their place of work in the countryside, provided that:
    - i. The dwelling is required to enable someone who is in full time employment in agricultural, forestry or similar rural businesses to meet the essential need of the enterprise concerned; and
    - ii. It can be demonstrated the functional, financial and viability tests in paragraph 5.41 have been met.

### **Policy 15 – Well-Connected Towns, Villages and Neighbourhoods**

Connectivity will be strengthened within and around settlements by managing development and investment to:

- a) Improve access from the edge of towns to their centres by focusing activity and investment on the main radial routes and rebalancing design towards pedestrians, cyclists and public transport;
- b) Create safe, direct and convenient crossing points on those major roads that present a barrier to movement, where feasible;
- c) Design development to give priority to sustainable means of transport, including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan;
- d) Improve local integration by ensuring well-connected street networks, very limited use of cul-de-sacs (which should be short in length) and low design speeds for residential roads to allow cycling on street and pedestrian priority;
- e) Extend the existing Green Infrastructure network into new development and linking existing open spaces together through the provision of either new Green Infrastructure or 'Green Streets'.

### **Policy 18 – HGV Parking**

A net increase in HGV parking will be sought to address an existing shortfall and to meet the needs arising from new employment development by:

- a) Resisting the loss of lorry parks unless it can be demonstrated that:
  - i. The facility is no longer required; or
  - ii. An alternative use of the site is beneficial and replacement lorry parking will be provided in an appropriate location before the existing use ceases.
- b) Ensuring that where developments are likely to lead to an associated demand for lorry parking which is not already provided for by an appropriate facility, they contribute towards the provision of formal lorry parking facilities which could include

lorry stacking areas within the proposed development or financial contributions towards extending or providing an appropriate facility.

- c) Granting planning permission for HGV parking facilities where it can be demonstrated that the proposal:
- i. Is supported by robust, up-to-date evidence of need;
  - ii. Is of a size that is viable and makes a significant contribution to meeting the identified need;
  - iii. Is located within 2kms of the trunk road network or a major freight attractor and can be directly accessed avoiding existing residential areas;
  - iv. Is designed and laid out to a high standard and incorporates 'Secured by Design' principles;
  - v. Will provide a level of on-site facilities for lorry drivers appropriate to the size of the scheme, with any ancillary uses being of a type and scale appropriate to the main use of the site as a truck stop;
  - vi. Incorporates suitable arrangements for the management and maintenance of the facility; and
  - vii. Where located in the open countryside, incorporates a restoration plan agreed by the local planning authority for the after-use of the site to be implemented in the event of the cessation of the use of the site for HGV parking operations.

### **Policy 19 – The Delivery of Green Infrastructure**

The special mixed urban and rural character of North Northamptonshire will be maintained and enhanced by:

- a) Managing development and investment to secure a net gain in green infrastructure through:
- i. Establishing multi-functional greenspaces within the GI network;
  - ii. Providing, where opportunities exist, new wildlife habitats, facilities and routes to enhance assets and the linkages between them;
  - iii. Supporting the strategic green infrastructure priorities of
    1. The Nene and Ise Valleys (Policy 20)
    2. The Rockingham Forest (Policy 21).
- b) Safeguarding identified sub-regional green infrastructure corridors by:
- i. Not permitting development that compromises their integrity and therefore that of the overall green infrastructure network;
  - ii. Using developer contributions to facilitate improvements to their quality and robustness;
  - iii. Investing in enhancement and restoration where opportunities exist.
- c) Contributing towards the enhancement or ongoing management of local green infrastructure corridors by prioritising green infrastructure investment in areas where net gains can be made to the range of functions, particularly those that improve access between the towns and their surrounding countryside and remedy local deficiencies in open space provision and quality;
- d) Requiring, where appropriate, project level Habitats Regulations Assessments, to ensure the protection of European designated sites such as the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

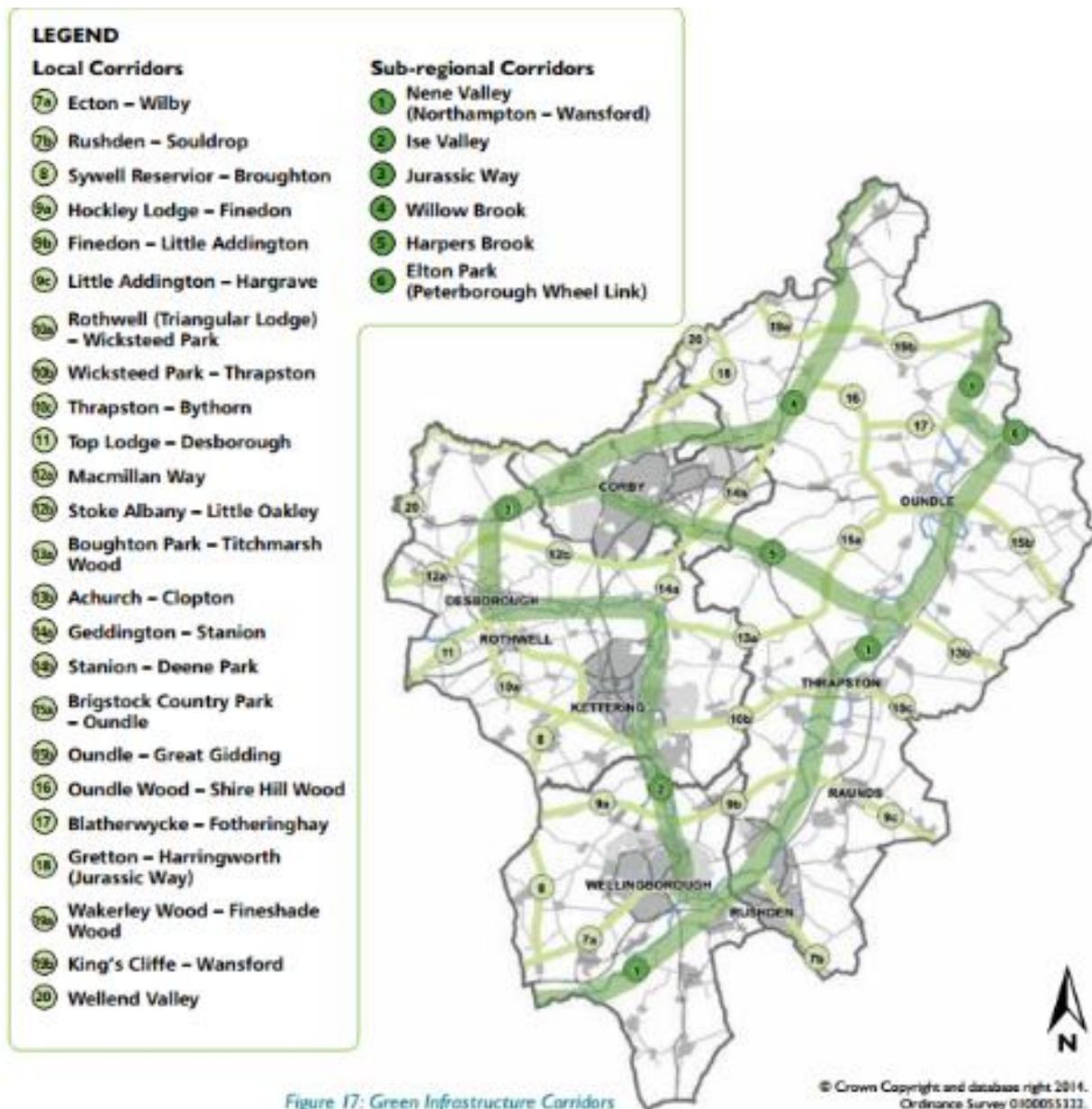


Figure 17: Green Infrastructure Corridors

## Policy 20 - The Nene and Ise Valleys

The Nene and Ise Valleys will be priorities for investment in green infrastructure to strengthen biodiversity and landscape character, support a prosperous local economy, provide leisure and recreational opportunities and support the revitalisation of towns and the protection and enhancement of their surrounding countryside. Proposals should ensure the integrity of European designated sites such as the Upper Nene Valley Gravel Pits SPA are protected. This will be achieved by managing development and investment to:

- Improve visual and physical linkages between the rivers and waterways and adjacent settlements by creating and maximising vistas to the valley/water and ensuring development, public realm and access are orientated to the valley/water;
- Develop the tourism potential of Wellingborough, Thrapston and Oundle as gateways to the rivers and the wider valleys as focal points for the provision of waterside facilities;
- Prioritise the protection and enhancement of existing visitor attractions and facilities with appropriate infrastructure to ensure that these remain the focal points for visitors, in order to take the pressure off more sensitive locations;

- d) Support new green infrastructure and heritage based attractions of a type and scale that can be accommodated by existing or new infrastructure and which strike an appropriate balance between visitor numbers and biodiversity, landscape, local amenity and heritage interests;
- e) Provide a focus for improved navigation and enhanced waterways along the River Nene;
- f) Improve strategic recreation trails along the length of the Nene Valley and developing these in the Ise Valley;
- g) Identify opportunities and proposals for floodplain and river re-naturalisation, de-culverting within urban areas and river habitat improvements.

**Policy 22 – Delivering Economic Prosperity**

A stronger more sustainable economy that will deliver a net increase of 31,100 jobs will be sought through:

- a) Ensuring that sufficient high quality sites are identified to support the delivery of the job targets in Table 3 (see Policy 23), recognising opportunities provided by the priority sectors of Renewable and Low Carbon Energy and Green Technologies, High Performance Technologies and Logistics;
- b) Prioritising the enhancement of existing employment sites and the regeneration of previously developed land;
- c) Safeguarding existing and committed employment sites for employment use unless it can be demonstrated by an applicant that there is no reasonable prospect of the site being used for that purpose and that an alternative use would:
  - Not be detrimental to the mix of uses within a Sustainable Urban Extension; and/or
  - Resolve existing conflicts between land uses;
- d) Supporting proposals that encourage a co-ordinated approach to skills and training provision and promote sector specific training. Training and employment agreements will be encouraged to facilitate increased opportunities for the local workforce;
- e) Safeguarding and enhancing North Northamptonshire’s tourism and cultural assets and supporting proposals to expand the tourism industry in sustainable ways.

**Policy 23 - Distribution of New Jobs**

In order to achieve a sustainable balance between local jobs and workers and a more diverse economy:

- a) The quantity and quality of existing and committed employment sites will be reviewed against the job creation targets set out below.

**Table 3: Job Creation Targets**

	<b>Net Job Growth (in All Sectors) 2011 - 2031</b>
Corby	9,700
East Northamptonshire	7,200
Kettering	8,100
Wellingborough	6,100
North Northamptonshire	31,100

- b) Employment development of a scale and mix identified within commitments and approved master plans will be supported at the SUEs and strategic sites identified on the Key Diagram. These sites will act as the focus for the provision of high quality employment in North Northamptonshire. The use of Local Development Orders and other innovative mechanisms to facilitate delivery of these sites will be supported;
- c) The town centres and areas around the railway stations at the Growth Towns will be the preferred locations for new office development with additional office sites at areas with good public transport connections;
- d) Where, taking account of the forecast growth in non-B class jobs, there is an identified shortfall in supply of deliverable sites to meet the jobs targets in Table 3, additional sites will be allocated in Part 2 Local Plans and/or Neighbourhood Plans with priority given to sites within or adjoining the Growth Towns in locations that are capable of being accessed by a choice of means of transport;
- e) Within the rural areas, new employment of an appropriate scale and type will be supported consistent with Policy 25.

### **Policy 24 – Logistics**

Proposals for logistics, including large scale strategic distribution will be supported where they comply with the spatial strategy, facilitate the delivery of a mix of jobs and are of the highest viable standards of design and sustainability. Proposals will need to satisfy all of the following criteria:

- a) Subject to market demand and viability, strategic distribution developments (involving individual units of 9,300sqm or more floorspace) should also include the provision of a proportion of floorspace in the form of smaller employment units;
- b) Have good access to the strategic road network with priority given to the development of freight consolidation centres and sites which can be served by rail freight and operate as inter-modal terminals. Long term opportunities to provide facilities for transferring freight delivery to rail will be safeguarded;
- c) Have good access to local labour supply and be accessible to the local workforce through public transport, walking and cycling;
- d) Achieve the highest possible standards of design and environmental performance through maximising the use of sustainable design and construction techniques;
- e) Be in locations which allow 24 hour operations with acceptable environmental, community and landscape impact;
- f) Provide sufficient infrastructure to mitigate highways impacts;
- g) Address the local operational requirements of HGV parking arising from the development or demonstrate that suitable adequate alternative accessible parking is available.

### **Policy 25 – Rural Economic Development and Diversification**

1. Sustainable opportunities to develop and diversify the rural economy that are of an appropriate scale for their location and respect the environmental quality and character of the rural area will be supported. Enhanced broadband provision to facilitate economic development within rural areas will be supported. Encouragement will be given towards:
  - a) The development and diversification of agricultural and other land based businesses including locally sourced produce and increasing use of sustainable food production methods;
  - b) The provision and expansion of tourist and visitor facilities, recognising that locations with access to local services and facilities by foot, cycle or public transport provide the greatest opportunity for sustainable rural development;

- c) Commercial opportunities related to food, craft and ecotourism, and Green Infrastructure projects;
  - d) The enhancement of local supply networks, linking businesses and consumers, that support the shift to a low carbon economy and to support local rural producers and businesses.
2. Sustainable rural diversification activities should seek to complement and support the ongoing viability of the existing business. Where proposals involve the re-use of rural buildings, a mix of uses will be supported, including small scale business, tourism activities, tourist accommodation, and live/work units.

### **Policy 26 – Renewable and Low Carbon Energy (extract)**

Proposals for sensitively located renewable and low carbon energy generation will be supported where it can be demonstrated that the proposal meets all of the following criteria:

- h) The landscape impact of the development is minimised and mitigated against;
- i) The development links to a specific demand through a decentralised energy network or where this is not possible, the necessary infrastructure is provided to supply power to the National Grid;
- j) The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF;
- k) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;
- l) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;
- m) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
- n) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within North Northamptonshire and adjoining local authority areas;
- o) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible;
- p) Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant and/or at the end of the permitted period for time limited planning permissions.

### **Policy 28 – Housing Requirements**

The local planning authorities will each maintain a rolling supply of deliverable sites to provide 5 years' worth of housing (plus a buffer as required by national policy) and will identify developable sites or broad locations of growth for the rest of the plan period, against the requirements set out below.

**Table 4: Share of Objectively Assessed Needs in the Housing Market Area**

Housing Market Area		Annual Average Dwellings 2011-2031	Total 2011-2031
Corby Borough	Requirement Strategic Opportunity	460 (710)	9,200 (14,200)
East Northamptonshire District		420	8,400
Kettering Borough		520	10,400
Borough of Wellingborough		350	7,000
<b>North Northamptonshire</b>		1,750 (2,000)	35,000 (40,000)

The local planning authorities will work proactively with applicants to bring forward sites to meet these identified housing requirements in line with the spatial strategy set out in Policy 11 and to realise the identified strategic opportunity for additional development at the Growth Town of Corby.

#### **Policy 29 – Distribution of New Homes**

New housing will be accommodated in line with the Spatial Strategy with a strong focus at the Growth Towns as the most sustainable locations for development, followed by the Market Towns. Provision will be made for new housing as set out in Table 5.

The re-use of suitable previously developed land and buildings in the Growth Towns and the Market Towns will be encouraged. Further development requirements will be focused on the delivery of the Sustainable Urban Extensions and other strategic housing sites identified on the Key Diagram.

The local planning authorities will work proactively with landowners, developers and other partners to ensure the timely delivery of the Sustainable Urban Extensions and other strategic housing sites shown on the Key Diagram. Progress will be monitored in the North Northamptonshire Authorities' Monitoring Report. Where necessary to maintain a deliverable 5-year supply of housing sites for a district/borough, the relevant local planning authority will identify additional sources of housing at the Growth Town, followed if necessary and relevant by the Market Towns within that district/borough.

The Strategic Opportunity identified in Policy 28 for an additional 5,000 dwellings at Corby will only be delivered through the successful implementation of the Sustainable Urban Extensions at that town. It is not transferable to other settlements.

Other than small scale infilling (Policy 11) or rural exceptions schemes (Policy 13), levels of housing development in excess of the identified requirements for the named Villages and Rural Areas will only be permitted where tested and supported through Part 2 Local Plans or Neighbourhood Plans. These plans should also identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period.

**Table 5: Housing Delivery in Named Settlements (extract)**

	Settlement	Housing Requirement 2011-2031
East Northamptonshire Total		8,400
Growth Town	Rushden	3,285
Market Towns	Higham Ferrers	560
	Irthlingborough	1,350
	Raunds	1,060
	Thrapston	680
	Oundle	645
Rural housing		<b>820</b>

**Policy 30 – Housing Mix and Tenure**

Housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities. In particular:

- a) The mix of house types within a development should reflect:
  - i. The need to accommodate smaller households with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including, where appropriate, dwellings designed for older people;
  - ii. The existing housing stock within the settlement or neighbourhood/ward in order to address any gaps in provision and to avoid an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area.
- b) The internal floor area of new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. In both affordable and market sectors, adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyles change;
- c) New dwellings must meet Category 2 of the proposed National Accessibility Standards as a minimum and the local planning authority will negotiate for a proportion of Category 3 (wheel-chair accessible) housing based on evidence of local needs;
- d) On private sector developments of 15 or more dwellings (net) or where the combined GFA of dwellings will exceed 1,500sqm in the Growth Towns and Market Towns and 11 or more dwellings (net) or where the combined GFA of dwellings will exceed 1,000sqm elsewhere, the local planning authority will seek the provision of affordable housing in line with the following targets:
  - Sustainable Urban Extensions 20% of total dwellings in phases to be developed by March 2026, with provision to be made for a review of the viable level of affordable housing in later phases.
  - Growth Towns and Market Towns excluding Oundle 30% of total dwellings
  - Rural areas including all villages plus Oundle 40% of total dwellings

The precise proportion and tenure mix of affordable housing will take into account the need identified in the SHMA toolkit (or more up to date local assessment agreed with the local planning authority) and the viability of the development;

- e) Affordable housing will be provided on site unless the developer can demonstrate exceptional circumstances which necessitate provision on another site, or the local planning authority is satisfied that off-site delivery or an equivalent financial contribution for affordable housing will support urban regeneration and/or the creation of sustainable mixed and inclusive communities;
- f) Proposals will be encouraged for market and affordable housing provision to meet the specialised housing requirements of older households including designated, sheltered and extra care accommodation and other attractive housing options to enable older households to down-size to smaller accommodation. SUEs and other strategic developments should make specific provision towards meeting these needs;
- g) Proposals for individual and community Custom-Build developments that are in line with the spatial strategy will be supported. SUEs and other strategic developments should make available serviced building plots to facilitate this sector of the market.

### **Policy 31 – Gypsies and Travellers and Travelling Show People**

Local Planning Authorities will protect existing lawful sites, plots and pitches for Gypsies and Travellers. Sufficient sites for gypsy and traveller, and travelling show people accommodation will be identified in line with a robust evidence base. Where necessary, part 2 Local Plans will allocate further sites for accommodation for gypsies, travellers and travelling show people.

New site allocations and applications for planning permission should satisfy all of the following criteria:

- a) the site is closely linked to an existing settlement with an adequate range of services and facilities;
- b) the site, or the cumulative impact of the site, in combination with existing or planned sites, will not have an unacceptable impact on local infrastructure;
- b) the site provides a suitable level of residential amenity for the proposed residents;
- c) the site is served (or can be served) by an adequate water supply and appropriate means of sewage disposal;
- d) there is satisfactory access and adequate space for operational needs including the parking, turning and servicing of vehicles;
- e) the health and well-being of occupants is not put at risk including through unsafe access to the site, poor air quality and unacceptable noise or unacceptable flood risk and contaminated land;
- f) the size of the site and number of pitches does not dominate the nearest settled community;
- g) the proposed development does not have a significant adverse impact on the character of the landscape and takes account of the Landscape Character Assessment of the area. Appropriate landscaping and treatment to boundaries shall be provided to mitigate impact.

**Table 7: Pitch Provision 2011-2022**

	Residential pitches	Transit pitches	Travelling Showpeople plots
<b>Corby</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>East Northamptonshire</b>	<b>7</b>	<b>3</b>	<b>4</b>
<b>Kettering</b>	<b>13*</b>	<b>1</b>	<b>0</b>
<b>Wellingborough</b>	<b>9</b>	<b>0</b>	<b>2</b>
<b>Total NN</b>	<b>30</b>	<b>4</b>	<b>6</b>
<i>*This figure is the number required following the delivery of the 7 pitches at The Laurels, Desborough</i>			

### 3.2 Rural North, Oundle and Thrapston Plan (RNOTP)

The Rural North, Oundle and Thrapston Plan Development Plan Document was adopted by East Northamptonshire Council on 18 July 2011.

It sets out the vision, strategy and detailed policies for the development, enhancement, regeneration and planned growth of Thrapston and Oundle Rural Services Centres, the development of King's Cliffe as a Local Service Centre and proposals for the sustainable development of rural communities associated with these service centres. The adopted Rural North, Oundle and Thrapston Plan will form part of the Development Plan for East Northamptonshire.

The Rural North, Oundle and Thrapston Plan is a site specific proposals document, based on the framework set by the North Northamptonshire Core Spatial Strategy. This Plan sets out the vision and detailed policies for the development, regeneration and planned growth of Thrapston and Oundle Rural Service Centres; the development of King's Cliffe as a Local Service Centre; and the sustainable development of communities in the rural north of East Northamptonshire. It includes the identification of sites for housing, employment, recreation and other land uses and contains policies relating to specific areas where individual development, conservation or design considerations apply

The following policies are relevant to the Warmington Neighbourhood Plan:

**In terms of settlement boundary and development potential, Warmington is identified as a Smaller Service Centre.**

In the case of the Smaller services centres and the following guiding principles have been used to define the settlement boundary:

- a. existing employment uses, caravan sites or leisure uses on the edge of villages which are obviously detached from, or peripheral to, the main built up area are excluded;
- b. free standing, individual or groups of less than 10 dwellings, nearby farm buildings or other structures which are obviously detached from, or peripheral to, the main built up area are excluded;
- c. public open spaces and undeveloped areas of land on the edge of villages are excluded;
- d. the curtilages of dwellings are included unless the land has the capacity to extend the built form of the village;
- e. areas of land currently with planning permission at 1 April 2008 adjoining the built up area are included; and
- f. proposed allocations are included.

#### **Policy 1 – Settlement Roles**

A 4-tier hierarchy of settlements for the Plan area is defined as follows:

##### 1. Rural Service Centres – Oundle, Thrapston

To support their role as focal points for infrastructure and development in the Plan area, the employment and service base of these towns will be diversified and extended. Development opportunities include the re-use of previously developed land and buildings, other windfall development and greenfield sites as identified in this Plan.

## 2. Local Service Centre – King’s Cliffe

To support its role in providing services for villages in the rural north, the accessibility of King’s Cliffe will be enhanced through investment in demand responsive public transport services. Development opportunities include the re-use of previously developed land and buildings, other windfall development and a greenfield site identified in this Plan.

## 3. Smaller Service Centres – Nassington, Warmington

The limited service centre roles of Nassington and Warmington will be strengthened. Development opportunities include the re-use of previously developed land and buildings, other windfall development and the development of three greenfield sites identified in this Plan.

## 4. Network Villages

The dependency of the remaining villages on service centres within and surrounding the Plan area is recognised and the emphasis will therefore be on meeting local needs. Development opportunities in all villages for housing, employment or community facilities include the re-use and conversion of buildings within and adjacent to villages.

In Category A villages, which have a defined village planning boundary, there may also be scope for other windfall development, subject to the criteria set out in Policy 2. In the Open Countryside, housing development will not normally be permitted and the re-use of buildings will be judged against policies 23, 24 and 25.

### **Policy 2 – Windfall Development in Settlements**

Planning permission will be granted for windfall development within the settlement boundaries of towns and villages where the developer has addressed and sufficiently demonstrated through supporting information that:

- a) the overall mix of housing types and sizes of the development meets local circumstances and need and provides for a balanced mix in the neighbourhood or community;
- b) proposals for employment related development are of a scale and nature appropriate to their location and character of the locality;
- c) the scale and siting of any dwellings accord with the character of the surrounding properties and are satisfactorily integrated into, the settlement and the surrounding area;
- d) local services, facilities and infrastructure are sufficient to serve the development, or are supported or provided by the development;
- e) the proposal would not unacceptably block important views or vistas within the settlement, or of open countryside beyond the settlement, and would not significantly detract from the appearance of the settlement from the surrounding area.

### **Policy 4 – Green Infrastructure (extract)**

Development within the Plan area will contribute and link into the wider green infrastructure network. To prevent adverse impacts on the Upper Nene Valley Gravel Pits pSPA/ pRamsar site, specific Green Infrastructure projects will be designed in consultation with Natural England.

1. Thrapston – Oundle – Peterborough
2. Wakerley – Kings Cliffe – Yarwell – Peterborough
3. King’s Cliffe – Oundle
4. Wadenhoe – Brigstock

5. Brigstock – Twywell
6. Twywell – Thrapston
7. Thrapston – Raunds
8. Thrapston – Kettering
9. Thrapston – Corby
10. Oundle – Oakham
11. Thrapston – Stamford

Other routes, utilising and enhancing the existing rights of way network, will be established in order to promote and diversify green infrastructure in the Plan area.

Residential and employment development should provide:

- a) improved connectivity through the provision of foot and cycle routes;
- b) creation of space for nature conservation and green education;
- c) green economic uses; and
- d) imaginative recreational facilities.

### **Policy 5 – Transport Network**

Improvements to the bus and community transport network should be concentrated upon providing “feeder services” from rural areas to service centres in the Plan area; particularly on increasing the frequency and overall quality of local services in the King’s Cliffe and Nassington area.

New developments of over 10 dwellings, or 0.5 hectares of commercial uses, will be required to include attractive and direct walking and cycling routes, connecting into the existing and planned network.

### **Policy 6 – Residential Parking Standards**

For new residential developments within the Plan area, an average maximum residential parking standard of 2 spaces per dwelling will apply.

### **Policy 9 – Buildings of Local Architectural or Historic Interest**

When considering proposals which affect a Building of Local Architectural or Historic Interest or its setting, these will only be acceptable where:

- a) the character, appearance and historic interest and integrity of the building is safeguarded;
- b) the setting of the building is preserved or enhanced.

### **Policy 15 – Open Space, Sport and Recreational Facilities**

On all new housing developments of 15 or more dwellings or 0.42 ha or larger<sup>48</sup>, new open space, sport and recreation facilities shall be provided and/ or improvements and enhancements undertaken to existing off-site facilities.

To achieve protection and enhancement of existing open space, sport and recreation facilities, measures will be taken to:

- a) Protect and enhance the sites identified as having high value (in terms of quality and accessibility).
- b) Enhance the quality and accessibility of sites currently assessed to be below the local quality and accessibility standards as set out in Table 1.

- c) Consider the exchange of one site for another in order to substitute for any loss of open space or sports and recreational facility or to remedy deficiency in accordance with PPG17.
- d) Achieve sufficient open space and recreation provision; the recommended local accessibility standard for each open space type will be applied as set out in Table 1.
- e) Secure provision through planning obligations, from developers to improve open space, sport and recreation facilities and direct developer contributions towards areas of key deficiency, including off site provision.

**Table 1 – Open Space, Sport and Recreational Facilities – Local Provision Standards**

QUANTITY		ACCESSIBILITY
Parks and Gardens	0.6 ha per 1,000 population	15 minute walk (720m)
Natural and Semi Natural Open Space	1.30 ha per 1,000 population (urban areas) and 8.79 ha per 1,000 population (rural)	15 minute walk (720m)
Amenity Green Space	0.8 ha per 1,000 population	5 minute walk (240m)
Children and Young People	0.1 ha per 1,000 population (urban) and 0.14 ha per 1,000 population (rural)	10 minute walk (480m)
Outdoor Sports Facilities	1.69 ha per 1,000 population (excluding golf courses)	15 minute drive (5 miles)
Allotments	0.34 ha per 1,000 population	15 minute walk (720m)
Cemeteries and Churchyards	None set	None set

**Policy 23 – Rural Buildings – General Approach**

Planning permission will be granted for the adaptation or re-use of buildings in the countryside for employment generating or tourism, including tourist accommodation, or residential use, where the location or building is more appropriate for such a use and provided that:

- a) The character of any buildings of historic or visual interest is conserved, with proposals supported by detailed drawings indicating the layout, design and external appearance of the building after conversion, the materials to be used, the means of access and landscaping proposals;
- b) Schemes are limited to situations where buildings are substantially intact, though structural surveys will be required for proposals relating to buildings which are unoccupied and show evidence of some dereliction; and
- c) Conditions are imposed withdrawing permitted development rights to prevent future extensions, where these would result in an adverse impact on the character of the surrounding area.

When considering proposed schemes for premises vacated by existing small businesses, rural enterprises and other employment generating uses, such projects should be assessed against the criteria set out in Core Strategy Policy 11.

## **Policy 24 – Replacement Dwellings in the Open Countryside**

Proposals for replacement dwellings in the open countryside will be granted on a one for one basis where:

- a) The original dwelling has not been abandoned or allowed to fall into a state of dereliction and disrepair, so that any replacement would in effect be treated as a 'new' dwelling;
- b) The original dwelling is not a temporary or mobile structure;
- c) The replacement dwelling is located within the site boundary of the original dwelling; and
- d) The replacement is of a size, scale and massing similar to the original dwelling.

### **Site allocations**

Eight possible development sites around Warmington were considered by the Sustainability Assessment, of which just one, a 0.87 ha site adjacent to Eaglethorpe Barns, north of the village, was considered to have development potential. This supported the findings of the Preferred Options document, which recommended housing and employment development on separate elements of the site, south and east of Eaglethorpe Barns. Possible accesses exist from Peterborough Road, Dexter Way and Short Close.

Eaglethorpe Barns were converted to B1 business use (offices) during 2002. As such, a housing and predominantly B1 office development on land to the south and east of the Barns will be effectively an extension of this, enabling a comprehensive, integrated mixed use scheme to the north of Warmington. Policy WAR1 below accords with PPS1 sustainable development principles and the Core Strategy (Policy 13), by providing both housing and office development in Warmington, a defined service centre along a strategic public transport corridor

### **Policy WAR1**

Land to the south and east of Eaglethorpe Barns, Warmington is allocated for mixed use development and associated infrastructure:

1. Minimum 12 dwellings
2. 0.38 ha of Class B1 (office) use.

Planning permission will be granted subject to legal agreement for developer contributions for affordable housing and open space in accordance with the Developer Contributions SPD.

See over for Policies Map

### Area Wide Spatial Policies

-  Settlement Boundaries  
Policy 2
-  Proposed Cycle Routes/  
Green Infrastructure Corridors  
Policy 4
-  Flood Zones  
Policy 7

### Environment Policies

-  Local Nature Reserves  
Policy 10
-  Local Wildlife Sites  
Policy 10
-  Proposed Local Nature Reserves  
Policy 10

### Social Policies

-  Open Space/Sport & Recreation  
Policy 15

### Economic Policies

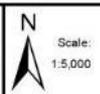
-  Protected Employment Areas  
Policy 16
-  Employment Site Allocations  
Policies 17, OUN2 & KCF1
-  Defined Shopping Frontages  
Policy 18
-  Primary Shopping Area  
Policy 18
-  Town Centres  
Policy 18
-  Tourist Sites  
Policies 20 & 22
-  Oundle Marina  
Policy 21

### Site Specific Policies and Allocations

-  Brigstock Camp  
Policy BC1
-  Community Services  
Policy OUN6
-  Deenethorpe Airfield  
Policy DA1
-  Housing Allocation Sites  
Policies OUN3, OUN4, KCF2 & NAS1
-  Mixed Use Allocation Sites  
Policies THR5 & WAR1
-  Prince William School, Oundle  
Policy OUN5
-  Thrapston Regeneration Sites  
Policy THR3

### Other Designations

-  Ancient Woodlands  
PPS9
-  Conservation Areas  
PPS5
-  Historic Parks & Gardens  
PPS5
-  Important Open Land  
Saved Local Plan Policy EN20
-  Locations for Minerals  
Development DPD Sites
-  Locations for Waste  
Development DPD Sites
-  Mineral Safeguarding Areas - Limestone  
(Northamptonshire MWDF Core Strategy)
-  Mineral Safeguarding Areas - Sand & Gravel  
(Northamptonshire MWDF Core Strategy)
-  Ramsar/SPA Site Boundary  
PPS9
-  Scheduled Ancient Monuments  
PPS5
-  SSSIs  
PPS9
-  Priors Hall Site  
(Extant Planning Permission:  
North East Corby Sustainable  
Urban Extension)

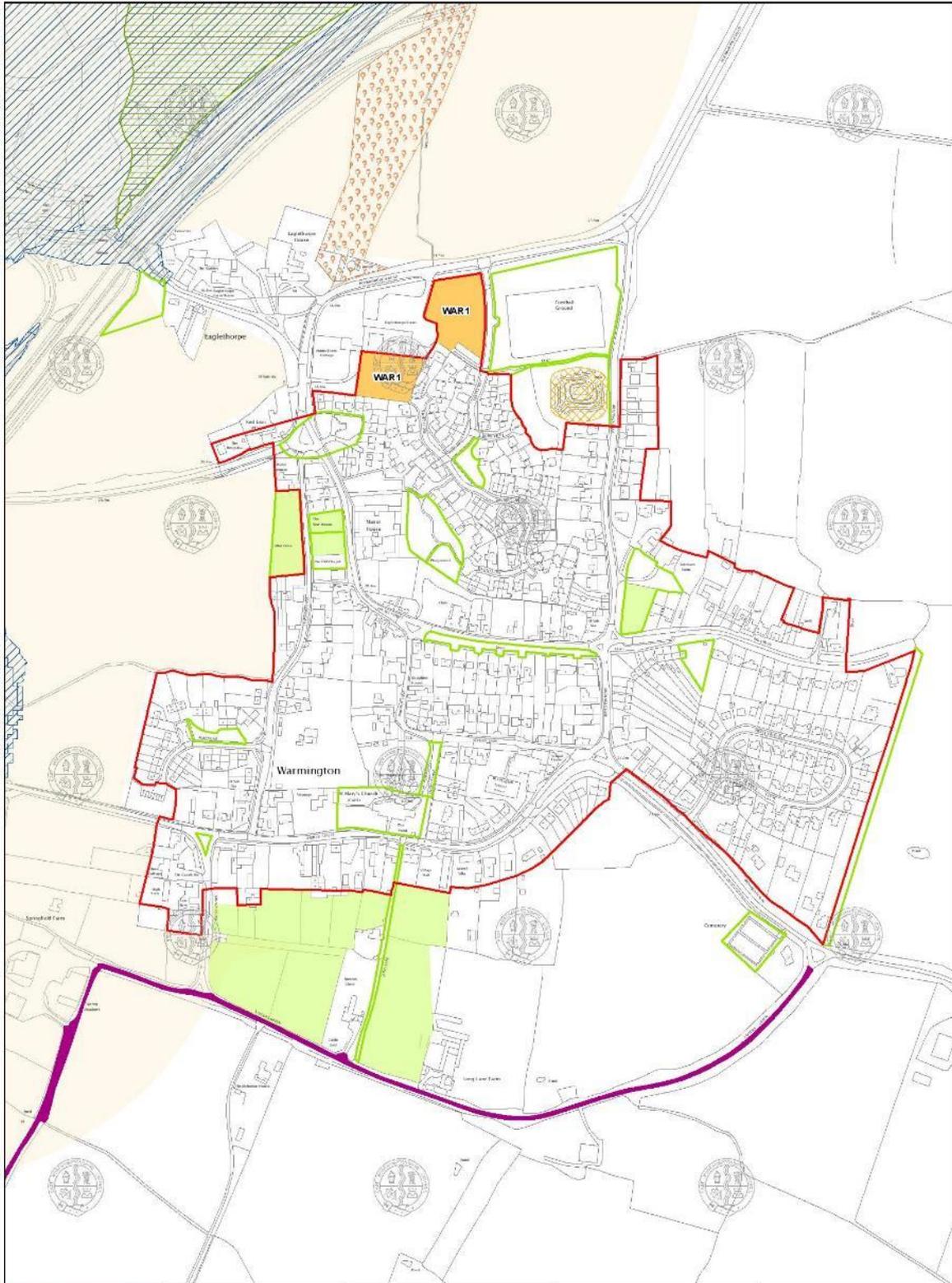


**Planning Policy**  
This map is accurate to the scale specified when reproduced at A4

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.  
East Northamptonshire Council.  
Licence No 100018072. (2011)

**KEY**  
**Proposals Map**  
The key for this Plan and all other insets can be found after the appendices

Due to the Ordnance Survey's Positional Accuracy Improvement (PAI) Programme, some data on this map may be misaligned with its related OS feature data. East Northamptonshire Council will be able to advise you of the PAI data conversion programme, its impact on this map and any further information you may require.



**Scale:**  
1:3,500

**Planning Policy**  
This map is accurate to the scale specified when reproduced at A3

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.  
East Northamptonshire Council  
Licence No 100019072. (2011)

**Inset 5 - Warmington Proposals Map**  
The key for this Plan and all other insets can be found after the appendices

Due to the Ordnance Survey's Positional Accuracy Improvement (PAI) Programme, some data on this map may be misaligned with its related OS feature. East Northamptonshire Council will be able to advise you of the PAI data conversion programme, its impact on this map and any further information you may require.

### 3.3 East Northamptonshire Replacement District Wide Local Plan Part 2

On 11 April 2016, East Northamptonshire Council decided to start afresh, with the preparation of a new District-wide Local Plan Part 2. This will replace remaining policies from the 2011 Rural North, Oundle and Thrapston Plan (RNOTP) and 1996 East Northamptonshire District Local Plan (DLP).

The Local Plan Part 2 will set out site specific and other local non-strategic policies, where these are required to provide comprehensive Local Plan coverage for the District. It is proposed that the main scope of the District Wide Part 2 Local Plan will include the following themes/ topics:

- Site specific allocations, including residential and employment uses as required, to ensure overall requirements from the North Northamptonshire Joint Core Strategy are properly planned for
- Development management policies to assess the determination of future planning applications
- Retail/ Local Centre definitions/ boundaries
- Built and natural environment policies and designations
- Housing mix
- Policies Map

The process for preparing the Local Plan Part 2, is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation under Regulation 18 represents the first (statutory) stage in the process of preparing the Local Plan Part 2. This specifically represents the “scoping” stage of the Plan process, where the Council is asking key stakeholders what the Plan ought to contain.

#### **Regulation 18**

The Regulation 18 consultation took place over 6-weeks, from Friday 27 January until Monday, 13 March 2017. Comments were sought with regard to the following:

**Regulation 18 consultation document** – Provides background information regarding the emerging Local Plan Part 2, culminating in a series of questions for respondents, to inform representations.

**“Call for sites” document** – The online site submission form provides a continuous mechanism for landowners, developers or other third parties to put forward potential site-specific proposals for possible inclusion within the Local Plan and/ or Neighbourhood Plans. The “Call for sites” document sets out what we already know about potential site-specific proposals (e.g. location, landowner), while allowing further new site-specific proposals to be promoted at an early stage in the Local Plan Part 2 process. A map of sites that are already known about is available at the above link.

It should be noted that, with the exception of existing development plan allocations listed in Table 1 of the “Call for sites” document, the identification of a site in no way implies support by the Council for it to be released for development.

**Sustainability Appraisal Scoping Report** – Sustainability Appraisal is undertaken in parallel with the Local Plan Part 2 preparation process, under the 2004 Environmental Assessment Regulations 11 and 12. These regulations incorporate the requirements of the European Union Strategic Environmental Assessment Directive. The Scoping Report is the first stage in the Sustainability Appraisal process; later consultations for the draft Sustainability Appraisal report will be undertaken at each stage in parallel with further consultations for the Local Plan Part 2 itself.

***Habitat Regulations Assessment Screening*** – Preparation of the Local Plan Part 2 must be undertaken in accordance with the 2010 Habitat Regulations 102 and 103. The Habitat Regulations require an “appropriate assessment” to be undertaken; working with Natural England and the Wildlife Trust to assess the implications of the Local Plan policies or proposals for the Upper Nene Valley Gravel Pits Special Protection Area (SPA)/ Ramsar site situated along the Nene Valley between Irthlingborough/ Wellingborough and Thorpe Waterville within the District.

### **The next stages**

Officers are currently reviewing and collating the consultation responses. A feedback report will be prepared, which will then be presented to the Planning Policy Committee.

The Regulation 18 consultation feedback report will inform the development of draft policies and proposals for the Local Plan Part 2. At all stages it is critical to maintain a clear evidence trail, to demonstrate the evolution of the Local Plan vision, outcomes, policies and proposals as this progresses.

### 3.4 Northamptonshire Minerals and Waste Plan

3.4.1 Whilst the impacts of the gravel extraction at Elton Estate have been raised as significant issues by residents, minerals and waste development is excluded from Neighbourhood Planning. The following paragraph applies:

#### **Town and Country Planning Act 1990, paragraph 61K “Meaning of “excluded development”**

The following development is excluded development for the purposes of section 61J—

- (a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1, (Town and Country Planning Act 1990)
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
- (c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),
- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.

3.4.2 Policy 1: Providing for an adequate supply of aggregates

Provision will be made over the plan period 2011 to 2031 for the extraction of:

- 10 million tonnes of sand and gravel (equivalent to an annual average of 0.50 million tonnes) provided from glacial and pre-glacial deposits, and the river valleys of the Nene (west of Wellingborough) and the Great Ouse.
- 7.8 million tonnes of crushed rock (limestone) (equivalent to an annual average of 0.39million tonnes) provided from deposits outside unworked river valleys or from sites with old permissions upgraded to modern conditions.

The maintenance of a landbank of at least seven years for sand and gravel, and at least ten years for crushed rock will be sought. This provision will come from both extensions to existing sites and new sites if they meet the spatial strategy for mineral extraction and are assessed as meeting environmental, amenity and other requirements of the Local Plan. Allocations to meet the required provision are identified in the Local Plan.

3.4.3 Policy 2: Spatial strategy for mineral extraction The spatial strategy for minerals extraction within Northamptonshire is to focus extraction on the county’s pre-glacial and glacial deposits together with the reserves from the river valleys of the Nene (west of Wellingborough) and the Great Ouse.

3.4.4 Policy 3: Development criteria for mineral extraction. Proposals for the extraction of minerals from unallocated sites (including extensions to existing sites and extensions to allocated sites) must demonstrate that the development:

- does not conflict with the spatial strategy for mineral extraction,
- where relating to aggregates, that it is required to maintain an adequate supply of minerals in accordance with the adopted Local Plan provision rates and / or the maintenance of a landbank,

- is required to meet a proven need for materials with particular specifications that cannot reasonably or would not otherwise be met from committed or allocated reserves,
- will maximise the recovery of the particular reserve whilst minimising waste through operational techniques employed, and
- promotes the most appropriate end-use of materials, and specifically ensure that building and roofing stone is used for high quality end-uses and not aggregate.

In addition to the above, proposals for the extraction of building and roofing stone must specifically demonstrate that: it supports the supply of locally sourced building materials (including varieties of limestone, ironstone, sandstone and Collyweston slate); and the principal purpose of the extraction is for building and roofing stone (as such the proportion of stone and aggregate production should be identified).

3.4.5 Policy 4: Sites for the provision of sand and gravel. A supply of sand and gravel to contribute to meeting the provision of sand and gravel will be provided for by: production since 1 January 2011, sites with planning permission as at 1 January 2016 and the following allocated sites. [inter alia]

M6: Elton Extension - 0.85 million tonnes (approximately)

## 4.0 Local Plan Evidence Base

### 4.1 Housing

#### 4.1.1 [North Northamptonshire Strategic Housing Market Assessment Update 2012](#)

The National Planning Policy Framework, Paragraph 159 establishes that Local Planning Authorities should have a clear understanding of housing requirements in their area and should prepare a Strategic Housing Market Assessment (SHMA) to identify the scale and mix of housing and the range of tenures that the local population is likely to require over the plan period

This update makes the maximum use of existing and available demographic, social and housing data to identify the dynamics of the local housing market; the choices available to local people; the current and future relationship between need, demand and supply; the projected future requirement for housing and the interventions which might improve housing choice in the area. Consequently, the report focuses on five questions:

- what key influences and drivers are at work in the housing market?
- what choices do consumers have in the housing market?
- what is the current pattern of need and demand for housing?
- what is the projected future requirement for housing?

All tenures have been included in this assessment in terms of a hierarchy of affordability. Affordable Rent has been treated as a full cost market product though access to Housing Benefit may make it more accessible to lower income groups. Private rent has been separately identified as it now constitutes a major element of housing supply, though in terms of new housing required, this is likely to be provided by the home ownership sector then transferred to the private rental sector. The outcome of this housing cost and affordability modelling is set out in the following table:

**Table 1: affordability by sector, cumulative proportion of households, Natural Change scenario**

<i>Tenure</i>	<i>Sector</i>	<i>Corby</i>	<i>East Northants.</i>	<i>Kettering</i>	<i>W/borough</i>
Affordable	Social rent	34.21%	32.73%	32.87%	34.96%
	Affordable Rent	2.33%	1.63%	1.97%	2.13%
Intermediate	Shared equity/ownership	7.11%	6.46%	3.31%	8.35%
Market	Owner occupier	54.47%	51.76%	6.46%	49.87%
	Private rent	1.88%	7.42%	55.38%	4.69%

The following tables identify the projected requirements for housing for 2011-2031 applying for each local authority and for North Northants as a whole, Natural Change then Migration-led Recalibrated household projections. The first set of tables are not adjusted for a backlog in the requirement for affordable housing and the second set show the effect of adding such a backlog. The affordable housing backlog has been estimated on the basis of those households which have no permanent home of their own, i.e., they are recorded on housing registers as 'living with family/friends/other; of no fixed abode; in supported housing'. The

bedroom requirements of such applicants have been determined from housing registers and they have been added to the Social Rent sub-sector of the Affordable Tenure

**Table 3a: projected housing requirements for East Northants 2011-2031, not adjusted for backlog or household bedsize, Natural Change**

Tenure	Sector	Shared	1 bed	2 bed	3 bed	4+ bed	Totals	
Affordable	Social Rent	-13	876	966	-476	-32	1321	32.73%
	Affordable Rent	0	43	48	-23	-2	66	1.63%
Intermediate	Shared Ownership	-2	173	190	-94	-6	261	6.46%
Market	Private Rent	0	197	217	-107	-7	300	7.42%
	Owner Occupier	-22	1,387	1,528	-753	-51	2089	51.76%
Totals		-37	2676	2949	-1453	-98	4037	100.00%

**Table 3b: projected housing requirements for East Northants 2011-2031, not adjusted for backlog or household bedsize, Migration-led Recalibrated**

Tenure	Sector	Shared	1 bed	2 bed	3 bed	4+ bed	Totals	
Affordable	Social Rent	55	3,277	457	-378	61	3,471	32.77%
	Affordable Rent	0	162	23	-19	3	168	1.59%
Intermediate	Shared Ownership	10	646	90	-75	12	684	6.46%
Market	Private Rent	0	736	102	-85	14	767	7.24%
	Owner Occupier	94	5,187	723	-599	97	5,501	51.94%
Totals		159	10,008	1,394	-1,156	186	10,592	100.0%

**Table 8a: projected housing requirements for East Northants 2011-2031, not adjusted for backlog or household bedsize, Natural Change**

Tenure	Sector	Shared	1 bed	2 bed	3 bed	4+ bed	Totals	
Affordable	Social Rent	-13	876	966	-476	-32	1321	32.73%
	Affordable Rent	0	43	48	-23	-2	66	1.63%
Intermediate	Shared Ownership	-2	173	190	-94	-6	261	6.46%
Market	Private Rent	0	197	217	-107	-7	300	7.42%
	Owner Occupier	-22	1,387	1,528	-753	-51	2,089	51.76%
Totals		-37	2,676	2,949	-1,453	-98	4,037	100.00%

**Table 8b: projected housing requirements for East Northants 2011-2031, adjusted for backlog, Migration-led Recalibrated**

Tenure	Sector	Shared	1 bed	2 bed	3 bed	4+ bed	Totals	
Affordable	Social Rent	55	3,277	457	-378	61	3,471	32.77%
	Affordable Rent	0	162	23	-19	3	168	1.59%
Intermediate	Shared Ownership	10	646	90	-75	12	684	6.46%
Market	Private Rent	0	736	102	-85	14	767	7.24%
	Owner Occupier	94	5,187	723	-599	97	5,501	51.94%
Totals		159	10,008	1,394	-1,156	186	10,592	100.0%

Not all household growth will be from new households; this is especially the case for older households who have progressed through the life cycle and who constitute the majority of projected net growth. Most will be currently housed, and typically in 3 bed homes. The proportion of households in this situation has been modelled on the basis of those pensioner households who have 2 or more bedrooms not in use which, at the time of the 2001 Census.

For each additional older household not downsizing to a 2 bed home, a minimum of a 3 bed house will be required to replace it. In view of the significance of the projected growth in older households, projections have been made of the numbers of pensioner households requiring one of:

- Designated: housing, such as private sector retirement apartments, which includes the following features:
  - fully adapted accommodation;
  - integrated alarm with staff response when required;
  - facilitation of mutual support; and
  - opportunities for social activities.
- Sheltered or Supported: as Designated Housing above but providing personal support to residents as required;
- Extra Care: housing which crosses the boundary between high-level support needs and high-level care needs, with a larger proportion in the latter category.

The following table summarises the outcome in terms of the number of underoccupying pensioner household and the specialised housing required for the whole population of the area and for additional households.

**Table 13: projected specialised housing requirements of older households for East Northants, 2011-2031**

<i>65+ Households</i>	<i>65+ totals</i>	<i>Under-occupying (61.98%)</i>	<i>Designated</i>	<i>Sheltered</i>	<i>Extra Care</i>
2011	9,388	5,818	590	282	516
2031	16,284	10,093	1,024	489	896
Additional Households	6,897	4,274	434	207	379

### Concluding remarks

The Update has confirmed North Northamptonshire as a functional housing market area both internally and in relation to adjacent areas. The 'housing offer' is a very broad one, ranging from lower cost options in an extended Corby market to the higher value properties available in the high demand East Northamptonshire area. The area's housing market has been diversified through the growth of the private rented sector which appears to have responded to the increased requirement for smaller properties, not least from a growing population of central/eastern European migrants.

On the evidence available, the home ownership sector has been less responsive to demographic trends and has continued to develop a high level of traditional and larger family

housing. It is interesting to note that the area continues to make a net gain of families with children through migration, and it may well be that the new-build sector is stimulating that demand.

The social rented sector continues to play an important function in housing smaller households and both need, and demand are likely to increase under the joint pressures of demographic change and welfare reform. The main challenges for the area's housing market are whether it can:

1. provide aspirational downsizing and typically 2 bed homes for under-occupying older households living in 3 bed and larger family housing;
2. meet the requirement for designated, sheltered and extra care housing from a rapidly expanding older population, especially from those aged 85 and above; and
3. adapt to the impact of welfare reform in constraining the access of low income households to housing in the social and private rented sectors.

#### **4.1.2 North Northamptonshire Strategic Housing Market Assessment Update, January 2015**

The purpose of this report was to update the general and older persons' housing requirements of the 2012 Strategic Housing Market Assessment (SHMA) for the North Northamptonshire Joint Planning Unit (NNJPU) and its constituent authorities

The main changes in the net housing requirements, are for 1-bedroomed properties which have decreased from 35,255 units to 19,049. And for 3-bedroomed properties, which have changed from a surplus of 756 to a requirement of 10,210.

Additional 65+ households for North Northants have decreased from 21,719 to 20,670. These additional 65+ households (20,670) represent 60% of the total projected household growth for North Northants (35,000) between 2011 and 2031. The most pressing issue over the next 20 years is the growth in older households with only Corby showing a growth of under 40%. The largest growth is East Northants at 79% with growth across the sub-region at 60%.

**Table 9.2: Projected housing requirements for East Northants 2011-2031, not adjusted for backlog or household bedsize, Joint Core Strategy (2015)**

<b>Tenure</b>	<b>Sector</b>	<b>Shared</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>	<b>Totals</b>	
<b>Affordable</b>	Social rent	0	1,582	332	807	13	<b>2,734</b>	32.55%
	Affordable Rent	0	168	35	86	1	<b>291</b>	3.45%
<b>Intermediate</b>	Shared Ownership	0	252	53	129	2	<b>436</b>	5.18%
<b>Market</b>	Private rent	0	391	82	199	3	<b>676</b>	8.05%
	Owner occupier	0	2,468	518	1,258	20	<b>4,265</b>	50.77%
<b>Totals</b>		<b>0</b>	<b>4,862</b>	<b>1,020</b>	<b>2,479</b>	<b>40</b>	<b>8,401</b>	100.0%

**Table 11.2: projected specialised housing requirements of older households for East Northants 2011-2031, (Joint Core Strategy (2015))**

<b>65+ Households</b>	<b>65+ totals</b>	<b>Under-occupying</b>	<b>Designated</b>	<b>Sheltered</b>	<b>Extra Care</b>
Additional H'holds	6,656	4,125	419	200	366

### **4.1.3 Strategic Housing Land Availability Assessment, May 2013**

The Strategic Housing Land Availability Assessment (SHLAA) is a technical study which all local authorities are required to undertake to inform their plan-making evidence base and support the delivery of sufficient land to meet the need for more homes. These assessments are required by national planning policy. A key objective of government planning policy is to ensure that land availability is not a constraint on the delivery of more homes and in this context the SHLAA identifies sufficient 'suitable', 'available', and 'achievable' land to meet each Council's dwelling requirements to 2031. This process has been undertaken in accordance with the SHLAA Practice Guidance (DCLG, 2007) and serves to identify as many sites as possible in and around a number of settlements and assess both their housing potential and when, subject to the grant of planning permission, they might be deliverable.

The first SHLAA for North Northamptonshire was published in February 2009 and this report serves as an update to the original study.

#### *New site submissions/factual updates*

The NNJPU undertook a formal 'Call for Sites' and 'Factual Update' consultation with local authority partners, landowners, agents and the development industry in July 2010 to gather the updates necessary to facilitate this SHLAA review. There is also maintained an "open door" policy in respect of new site submissions, with all SHLAA update paperwork being available on the NNJPU website since the 2009 study was published for site agents, landowners etc. to use in making submissions at any point in the intervening period. All new submissions have been registered by the NNJPU and factored into this update.

The sites in the SHLAA are categorised in terms of their suitability as housing allocations. Sites in category 1 are considered candidates for allocation subject to more detailed assessment of site specific issues and conformity with the provisions of the overall spatial strategy. In accordance with para 33 of the Practice Guidance, category 2 sites have been defined as not currently "deliverable", although it is possible that these sites could be made available for delivery after the first five years. Category 2 sites may therefore be suitable for allocation, depending on their individual circumstances and on specific measures being proposed to overcome their constraints. In order for category 3 sites to be considered appropriate for development or future allocation it would need to be clearly demonstrated that their significant constraints could be overcome in order to make them deliverable.

#### ***Sites in Warmington - Category 2 sites***

Site reference 933: Big Green Warmington PE8 6TU – Green Field site – Yield 14 dwellings.

Site reference 1099: Land off Stamford Lane Warmington - Greenfield site – Yield 15 dwellings. – Planning permission since been granted

### **4.1.4 East Northants Call for Sites 2017**

East Northamptonshire Council is launching a new District Wide Local Plan Part 2. The new Local Plan Part 2 will focus upon site-specific proposals, specifically smaller housing and employment land allocations that fall below JCS strategic site thresholds. East Northamptonshire Council undertook a new "call for sites", inviting prospective developers and landowners to put forward new sites for development in 2017.

The SHLAA already highlights a large number of potential development sites across the District. As stated, SHLAA sites are already grouped into three categories, reflecting their overall suitability for development. Similarly, Rural Exceptions and Neighbourhood Plan/

NDP proposals also provide valuable information in enabling site specific proposals to be systematically and objectively assessed as potential Local Plan allocations.

This document will list potential development sites that have come forward to date, by way of the SHLAA and/ or online site submissions. Given the differentiation between the number and sizes of individual sites within the urban and rural areas, the preferred approach is considered to be to distinguish between sites in and around towns and villages. The remainder of this document will examine sites potential development land allocations that have been put forward to date.

### **Existing allocations**

Eaglethorpe Barns – RNOTP - WAR1 – Potential 12 dwellings (0.7 Ha)

### **Rural Sites**

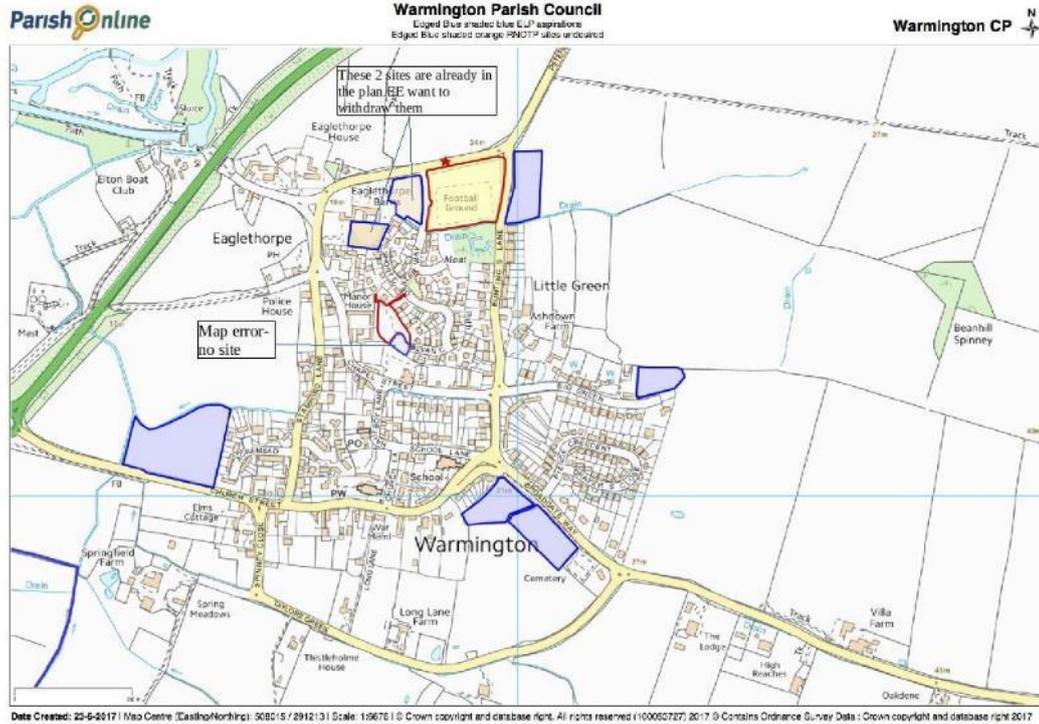
The SHLAA, as published in 2009 and 2013, identifies potential development sites in the Warmington amongst others

Ref: CF60 – Warmington – SHLAA Ref: 933 – Potential 14 dwellings (0.39 Ha)

The following maps indicate the sites submitted to date.



This map shows the sites submitted by landowners to be considered for inclusion in the Local Plan as sites for development in the 'call for sites' which is part of the 'Regulation 18' Consultation process. In the case of Warmington all sites were submitted by Elton Estates and includes the withdrawal of 2 sites to the north of Nene Pastures which have previously been included in the Local Plan. The red outlined areas and the blue edged play area should be ignored – they just happen to be on the map as produced



## 4.2 Employment

### 4.2.1 [Northamptonshire Strategic Employment Land Assessment](#)

This study builds on a substantial body of work which has already been undertaken to inform future strategic economic and employment land policies and priorities in the county. This includes, but not by way of exclusion, the Northamptonshire Commercial Property and Employment Land Assessment studies (CoPELA 2003 and 2006), North Northamptonshire Joint Planning Unit Employment Land Futures (2005) and Northampton Employment Land Study (2006). These studies collectively set out a range of analyses of future employment floor-space demand and supply requirements for the county based on core MKSM aims and objectives. In addition, the Strategic [Sustainable] Northamptonshire Economic Action Plan (SNEAP) issued in February 2008 established a preferred economic vision for the county. This set out aspirational employment targets for North and West Northamptonshire for the periods up to 2021 and 2026. For the period 2001-2021, the aim is to provide an additional 47,400 jobs in North Northamptonshire (as adopted in the Core Spatial Strategy) and 53,000 additional jobs in West Northamptonshire. The NEL brief stipulated the following requirements of the SELA:

- Assess the Northamptonshire commercial property market.
- Evaluate the range of employment forecasts for the area and the underlying assumptions, in line with planning policy.
- Evaluate current employment land allocations in relation to commercial market demands and strategic priorities.
- Identify measures required to ensure that an appropriate range of employment sites are made available to meet employment forecast requirements.
- Identify strategic site policies and potential sites for growth in line with adopted and emerging Core Spatial Strategies (CSSs) with a particular focus on differing requirements from planning bodies (e.g. Strategic Distribution Sites).
- Provide a single strategic employment land assessment framework for use by local, county and regional partners.
- Provide guidance on monitoring, review, and how outcomes can be rolled forward to 2031.

#### ***East Northamptonshire Summary***

8.46 East Northamptonshire has around 321ha of existing and potential (currently unallocated) land which may be suitable for employment development up to 2031. However, it is estimated that around 73% of this land is constrained by a variety of factors.

8.47 Although a majority of the land is considered to be unconstrained in physical terms, and that there is a high level of market interest in the land, it is expected that much of it will not come forward for a number of years. This is due to the fact that two sites in particular, at Warth Park and the land to the north of Raunds, do not yet have planning permission and work is expected to start within 5-10 years.

8.48 The District has a number of sites located around the major urban areas, including a range of sites at Thrapston, and Rushden. The A45 provides good access to Northampton and to the A14, and it is expected that most of the opportunities will come forward on sites close to this key link. Many of the potential opportunities assessed are located within the town centres, although these are considered to be highly constrained due to their multiple ownerships and are only likely to provide a relatively small, if important, amount of employment floorspace.

8.49 The only very large-scale site in East Northamptonshire, at Rushden Lakes, appears to be constrained by the costs associated with infrastructure. However, the sites at Raunds and at Thrapston have the potential to fill this gap in the medium term.

#### **4.2.2 East Northamptonshire Employment Land Review**

The Employment Land Review was carried out by East Northamptonshire Council in 2006. It is considered to be out of date and not relevant.

#### **4.2.3 [East Northamptonshire Economic Growth, Tourism and Regeneration Strategy](#)**

This Economic Development Strategy expands on the vision in the council's Corporate Plan of working with our communities to sustain a thriving district. The council's primary corporate plan priorities for driving growth through this strategy are:

- Regeneration and economic development – allied to growth must be improvements to the quality of our town centres. We will work with the private sector to bring investment into the area and to reverse the decline of some of our towns. We will continue to consult local communities about the changes that they want to see and work with them to achieve their aspirations for their local area
- Sustainable development – there is continuing demand for housing in this area. We recognise the need for growth and the benefits it can bring, particularly in helping to revitalise our town centres, but it must be sustainable. We will aim to accommodate sensible levels of growth while preserving the character of our historic towns and villages.

### **Economic Context**

#### *3.1 Growth and Communities*

3.1.1 East Northamptonshire is an area with a generally prosperous economy in regional and national terms. The district has two different but complementary parts. In the south is the largest urban area (with a joint population of 38,500, comprising the adjacent settlements of Rushden and Higham Ferrers) together with the two nearby towns of Raunds and Irthlingborough (each with a population of roughly 9,000). All of these settlements were once part of the Northamptonshire boot and shoe industry which declined significantly towards the end of 20th century. (Irthlingborough was also a mining town). However today they can also be characterised by their positions on the A45 (and A6) with consequent good links to the A14 (and hence to the A1 and M1 and the wider Oxford to Cambridge corridor). This has attracted significant growth in logistics sites on the edge of their settlements.

3.1.2 North of the A14, the area is more rural in nature, with two Market Towns (Thrapston and Oundle, with populations of approx. 6,000 each), together with the larger village of Kings Cliffe, acting as service hubs to a network of smaller villages and agriculture, food and drink and tourism employment sectors. The impressive natural setting and architectural style (often described as the 'hidden Cotswolds') continues up the River Nene and across the former Rockingham Forest area.

#### *3.2 The Local Business Economy*

3.2.1 Northamptonshire was assessed by the Government as being the most enterprising location in the UK in 2015, with SMEs making up 99.6% of the county business base. East Northamptonshire has a particularly strong SME base, at 99%, which means that the area is not reliant on a small number of internationally-mobile businesses, which could be positive in the post-Brexit period. The total number of business increased by 435 to 3815 between 2013

& 2016. The current 5-year survival rate for new businesses in the district is 50%, which is one of the highest in the South East Midlands (equal with South Northants).

### *3.3 Employment and Skills*

3.3.1 East Northamptonshire has a higher than the English average level of economically active people within its working age population at 83%, although the level varies considerably by ward. The highest level of unemployment was in Rushden Hayden ward (in 2011) and the lowest level of economic activity in the working age population in Oundle (where it was also matched by low unemployment suggesting a higher proportion of early retirees or on non-earned incomes).

### *3.4 Tourism and the Rural Economy*

3.4.1 Tourism makes a major contribution towards the economic well-being and quality of life of the communities and businesses in the rural areas. East Northamptonshire offers an eclectic mix of beautiful unspoilt countryside, historic market towns and attractive villages, together with a diverse range of arts festivals and other cultural events and an area of wildlife reserve in the south of the district which has been recognized internationally via designation as a RAMSAR wetland site for over-wintering birds. As a result the area attracts a large number of visitors from its surrounding regions, although it is not yet recognised as a destination in its own right.

3.4.2 The Council has supported the Destination Nene Valley (DNV) partnership (see [www.nenevalley.net](http://www.nenevalley.net)) from its inception. The DNV partnership aims, amongst other objectives, to co-ordinate and increase tourism activity along the River Nene from Northampton to Peterborough. The majority of its activity is delivered through its partners but its future strength lies in collaborative activity. The partnership commissioned a consultancy study on how to develop tourism which identified how it can work with its mainly day visitor market (until more hotel accommodation can be provided) through concentration on specific sectors within the large population (90% of England population) that live within one hour's drive of this area. The partnership now has a dedicated tourism steering board and Tourism Plan, as well as a strategic board which coordinates activities with other strategic projects for the same geography.

3.4.3 One of these strategic projects is the Greenway which aims to provide walking and cycling routes that link our towns and villages, together with key wild-life and heritage sites, along and across the river valley for the benefit of both residents and visitors. Recent activity has focused on identifying suitable routes to build the Greenway from Peterborough to Northampton and establishing detailed costs for future fundraising. It is considered particularly important to link with the railway stations at Northampton, Wellingborough and Peterborough, in order that visitors can access the river valley by alternative means to cars.

3.4.4 The River Nene (however pronounced) which is still an underutilised asset for active recreation despite the recent investment by the Environment Agency in improving portage points for canoe use along the river. There are further opportunities to increase the use of this 'Blueway', including, where appropriate, developing moorings and marinas. In particular the potential to develop a new canal link between Bedford and Milton Keynes which would create a 'ring' (circular route) for boaters, navigable in 2 weeks, could bring wider benefits for the visitor economy across the whole SEMLEP area.

3.4.5 It is likely that Brexit will extend the current trend for an increase in domestic and international tourism and it is probable that there will be new streams of funding to stimulate demand. In addition, the County Council has recently produced a Heritage Strategy which reflects the strong offer in the county in relation to historic houses and gardens, churches, museums and archaeological sites. East Northamptonshire has roughly 1700 listed buildings

(56 Grade 1 listed, including Apethorpe Palace and 27 churches) and 56 scheduled ancient monuments. The County Council is also working with the University of Northamptonshire and other tourism partners on a 'Best Kept Secret' national tourism promotion.

3.4.6 All of our towns and villages suffer to some degree from the high level of out-commuting in the district, but the impact can be particularly high in rural villages where it threatens the viability of local services, particularly local shops and pubs. Visitor spend can make a significant difference to viability and we will continue to look for ways to spread this across the district in a sustainable way e.g. by promoting walks or cycle routes that include local producers and places to eat and drink. We will also continue to work with local bus service providers and the County Council to explore ways of improving public transport linkages between key gateways such as railway stations at Northampton, Wellingborough, Kettering and Peterborough and our visitor attractions, towns and villages.

3.4.7 East Northamptonshire also has a wide range of annual arts festivals and other cultural events. These range from the Oundle International Festival, which presents internationally renowned performers to over 3000 people per year, to the Rushden Cavalcade of Historical transport where over 1000 exhibits are visited by 25,000 people. Other events are more local in scope such as the Higham Ferrers Christmas Sparkle and Thrapston Charter Fair. but together with regular Farmers Markets and other events, as well as providing important community connections locally, they attract visitors from outside their immediate locality.

3.4.8 We will also seek, through planning policies and other measures (such as provision of superfast broadband), to encourage the diversification of the rural economy, including both new initiatives that add value to existing rural business activity and new approaches that bring more rural employment e.g. woodland management for bio-fuels and eco-tourism accommodation. One key development in the area is the proposal to create a new Garden Village, to be known as Tresham Village, at the former Deenethorpe Airfield, which it is proposed will include the provision of land and buildings for owner-occupiers of SMEs and home-working.



## 4.3 Flood Risk

### 4.3.1 [North Northamptonshire Flood Risk Management Study Update \(2012\)](#)

This report is an update to the North Northamptonshire Flood Risk Management Study (2007) and the flood risk management strategy set out in the North Northamptonshire Detailed Water Cycle Strategy (2009).

The purpose of this study update is to provide a technical evidence base that will underpin the emerging replacement Joint Core Strategy (JCS) for North Northamptonshire.

The main findings of this study can be summarised as follows:

- Most of the area identified for future development is on land at low risk from flooding.
- A strategic approach to managing flood risk should include the development of strategic flood storage on river floodplains upstream of urban areas which will provide benefits by not only offsetting the increased runoff from new development but also by reducing the flood risk to existing development downstream of the storage facility. The building of large numbers of small local storage schemes designed for each individual development site is not favoured by the EA. This approach of replacing the small storage schemes with much larger strategic schemes for an area is at the core of the strategy contained in the EA's CFMP.
- These strategic schemes offer opportunities for creating additional benefits for the local communities in addition to flood alleviation, which include creation of green and blue infrastructure, recreational areas, wildlife habitats and corridors linking adjoining communities.
- Several flood storage schemes have been identified and recommended as being priority schemes, located in the various districts, along with a number of investigations for other potential strategic schemes. A simple Multi Criteria Analysis has been applied to a range of FRM schemes to aid in the identification of Priority Schemes.
- SWMPs are recommended for each of the three principal towns, Corby, Kettering and Wellingborough as well as for the area known as the Four Towns. SWMPs would provide invaluable information on the extent and level of risk from surface water flooding in urban areas and would consider strategic and local mitigation scheme options taking account of future development and climate change impacts. The Stakeholders should consider the outputs of SWMP's in conjunction with other studies, for example to inform decisions to pursue schemes where there may be multiple benefits, e.g. fluvial, surface water and green infrastructure benefits.
- Watercourses, particularly within the urban areas, are not all conveying their intended capacity. This can lead to a lowering of the standard of flood protection to development areas increasing the risk of flooding. Recommendations have been made to identify reaches of the watercourses in each of the urban areas where channel improvements and routine maintenance programmes would be particularly beneficial, as an important part of the flood management strategy.

The Priority Schemes and Actions recommended in this report have been assigned an indicative cost and an Action Plan produced for stakeholders. Potential funding sources and mechanisms have been identified to support the priorities. As LLFA, Northamptonshire County Council (NCC) are currently preparing an Investment Plan for Northamptonshire as part of a FCERM (FD2656) Defra & EA R & D programme. This should provide a basis for preparing an investment plan for funding the North Northamptonshire Flood Risk Management Strategy.

NCC has also prepared a Local Flood Risk Management Strategy for Northamptonshire as required under the Floods & Water Management Act (FWMA) 2010. The recommendations in this report for North Northamptonshire have been taken into consideration in developing the LFRMS.

#### **4.3.2 East Northamptonshire Strategic Flood Risk Assessment Review and Update (2011)**

Floods have the potential to cause damage and disruption to homes, businesses, transport routes and the environment. This is costly in both social and economic terms and can cause distress, harm and in worst cases, the loss of life.

The initial SFRA for East Northamptonshire was completed in September 2006. This however predated the release of PPS25 (December 2006) and consequently, is subject to a review and update to the SFRA to ensure a robust evidence base for the LDF. The ENC Level 1 SFRA Review and Update uses available information (as of August 2011) to provide an overview of flood risk from all sources of flooding within the administrative boundary of East Northamptonshire. This provides ENC, developers and other interested parties with general guidance on flood risk and issues associated with flooding.

The key objectives of the SFRA are to:

- Understand flood risks from all sources within the study area and also the risks to and from surrounding areas in the same catchment.
- Inform the Sustainability Appraisal and assist the Council in undertaking the Sequential Test so that flood risk is fully taken account of when considering development options and in the preparation of Local planning Authority (LPA) land use policies.
- Prepare appropriate policy guidance for the management of flood risk within Local Development Documents (LDDs).
- Identify the level of detail required for site-specific flood risk assessments in particular locations.
- Determine the acceptability of flood risk in relation to emergency planning capability.

#### **Study Area**

The study area covers approximately 525 km<sup>2</sup> and includes the urban areas of Oundle, Thrapston, Higham Ferrers, Raunds, Irthlingborough and Rushden. Urban development is generally concentrated in the south and east of the study area. The north and west of the study area is more rural, interspersed with smaller settlements.

#### **Summary and Recommendations**

The Level 1 SFRA Review and Update provides full coverage of East Northamptonshire and all flood sources using the best available and most up-to-date information. Based on the information presented in the Level 1 SFRA Review and Update, and the accompanying mapping and GIS layers, ENC have sufficient flood risk information to apply the PPS25 Sequential Test to their development sites, seeking to guide development to areas of lowest flood risk wherever possible.

Where there are insufficient sites in Flood Zone 1 to accommodate the required growth, consideration should be given to the vulnerability classification of the development to ensure that it is located in an area of acceptable risk as defined in PPS25. In some cases this may require application of the Exception Test.

The extent and scope of any Level 2 SFRA will be determined when ENC have undertaken the Sequential Test. However, based on the information presented within this Level 1 SFRA review and the site allocations for the Four Town Plan (FTP), the Rural North, Oundle and Thrapston Plan (RNOTP), the Local Plan and the Core Spatial Strategy (CSS) Review, it is likely that there will be a requirement to undertake a Level 2 SFRA for certain potential development

The report identifies flood defences or flood storage structures are present at:

- Thrapston – upstream of Thrapston (Nine Arch) Bridge,
- Sudborough – upstream of Slipton Road Bridge,
- Brigstock – upstream of Grafton Road Bridge,
- Titchmarsh – a private flood defence near No.27 Polopit,
- Barnwell Flood Storage Reservoir,
- Several small balancing facilities.

The 2006 SFRA used the best available information and policy at the time to assess flood risk to the District, focusing on potential future development areas. The SFRA states that the main flood risk within East Northamptonshire is from fluvial flooding associated with the River Nene and its tributaries. The SFRA highlights the fluvial flooding as a risk on the following watercourses:

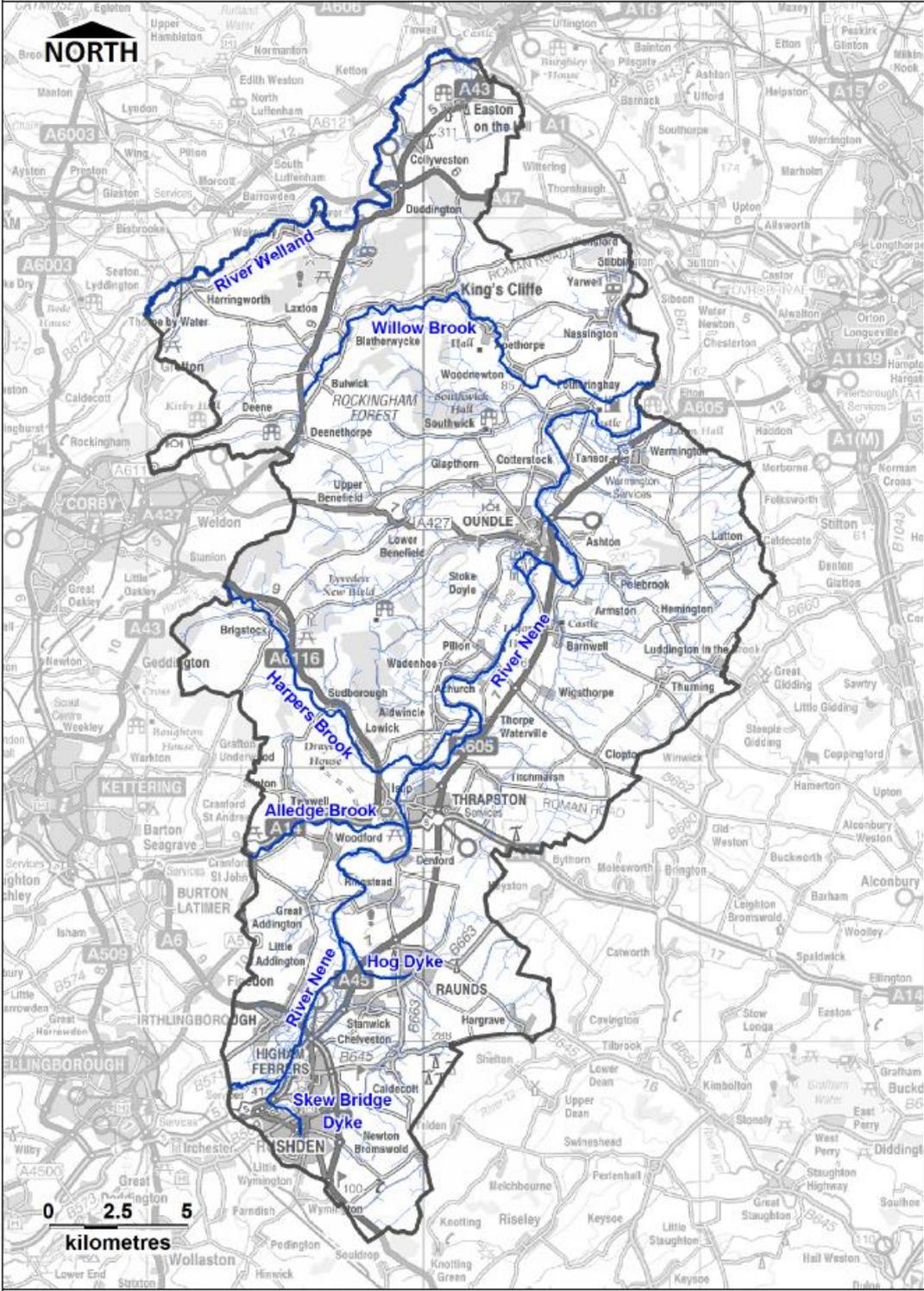
- River Nene,
- Skew Bridge Dyke,
- Harpers Brook,
- Hog Dyke,
- Thorpe Brook.

The SFRA recommends applying the sequential test in accordance with PPG25 when deciding most appropriate areas for development based on its findings. It also recommends:

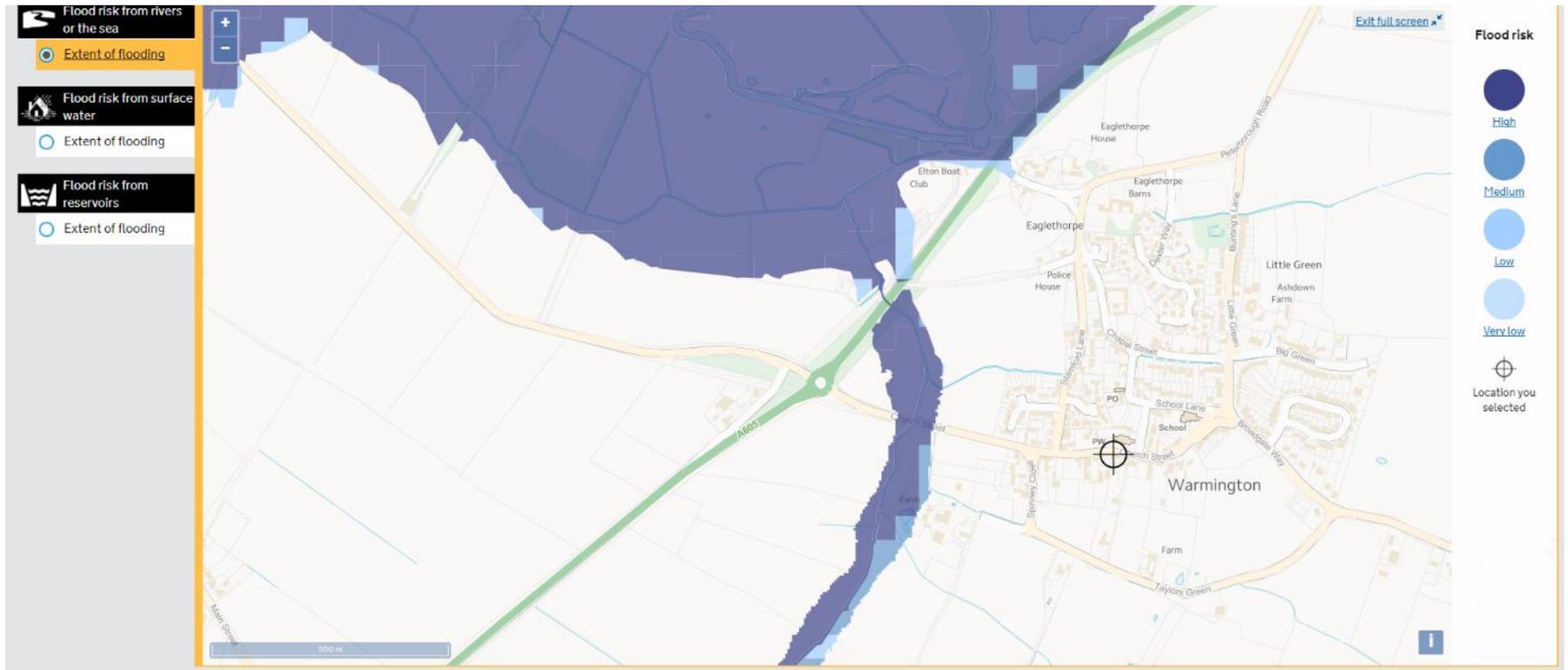
- Encouragement of 0.5% AEP (200 chance) standard of flood protection across the District for all future flood defence schemes,
- Extension of the Environment Agency's River Nene Strategic Model to include Raunds Hog Dyke and Skew Bridge Dyke,
- Modelling of surface water sewers in Rushden and Raunds to determine their hydraulic capacity and the degree flood risk to properties,
- Application of flood risk policies and guidance included in the SFRA.

Appendix F: Site allocations assessment follows which is an assessment of site allocations against all flood risk information obtained for the SFRA review.

Figure 2-1: East Northamptonshire Level 1 SFRA study area showing key watercourses



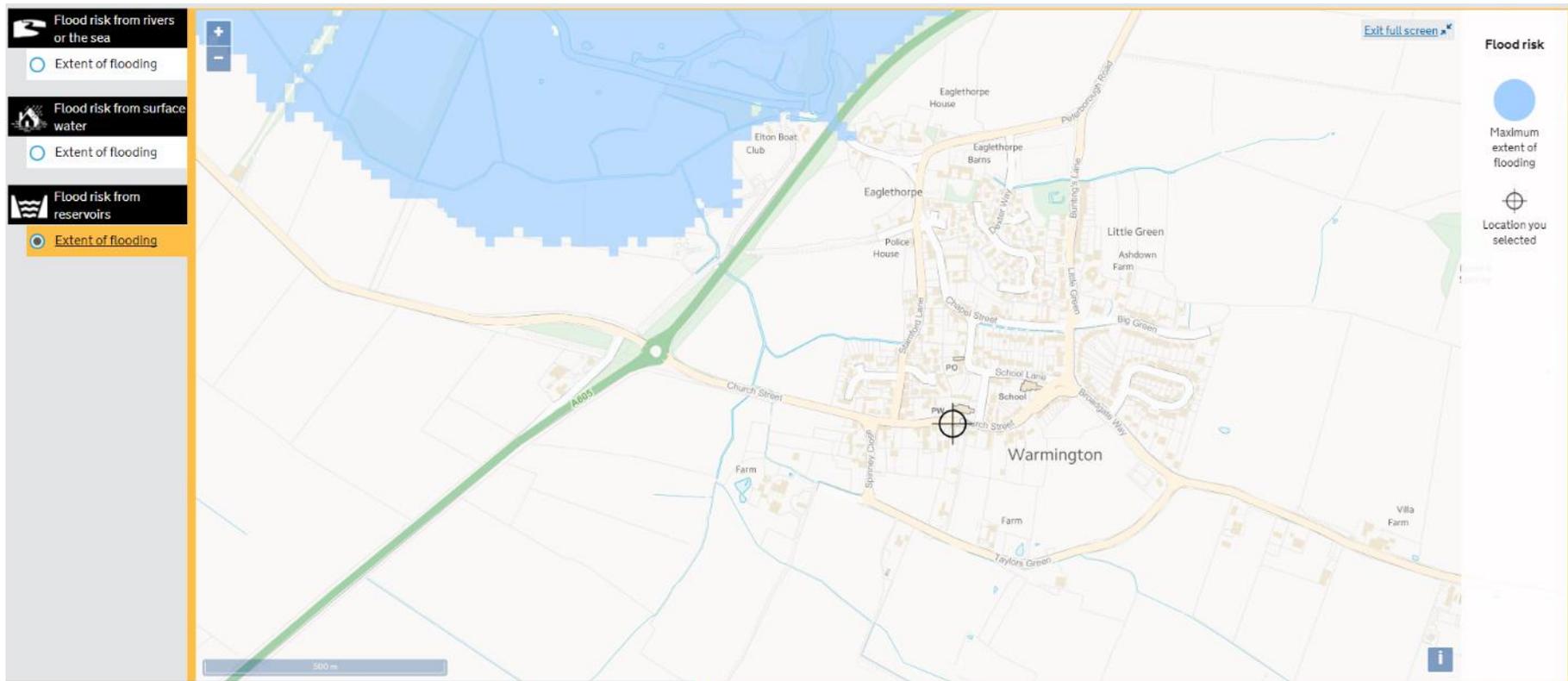
### 4.3.3 Environment Agency Flood Risk Maps for Warmington



Flood Risk from rivers or sea.



Flood risk from surface water



**Flood risk from reservoirs**

## 4.4 Natural and Built Environment

### 4.4.1 [Northamptonshire's Environmental Character Assessment and Key Issues](#)

This Environmental Character Assessment is to be used as a basis for developing policies and guidelines that will help protect, enhance and improve the environment, the landscape, biodiversity and the historic and cultural heritage and help manage the change and challenges that all rural and urban areas will face in the future. These forces for change are many and varied and include climate change, changes to agricultural management, and the need to accommodate new growth and development, with significant new housing and employment areas and associated infrastructure.

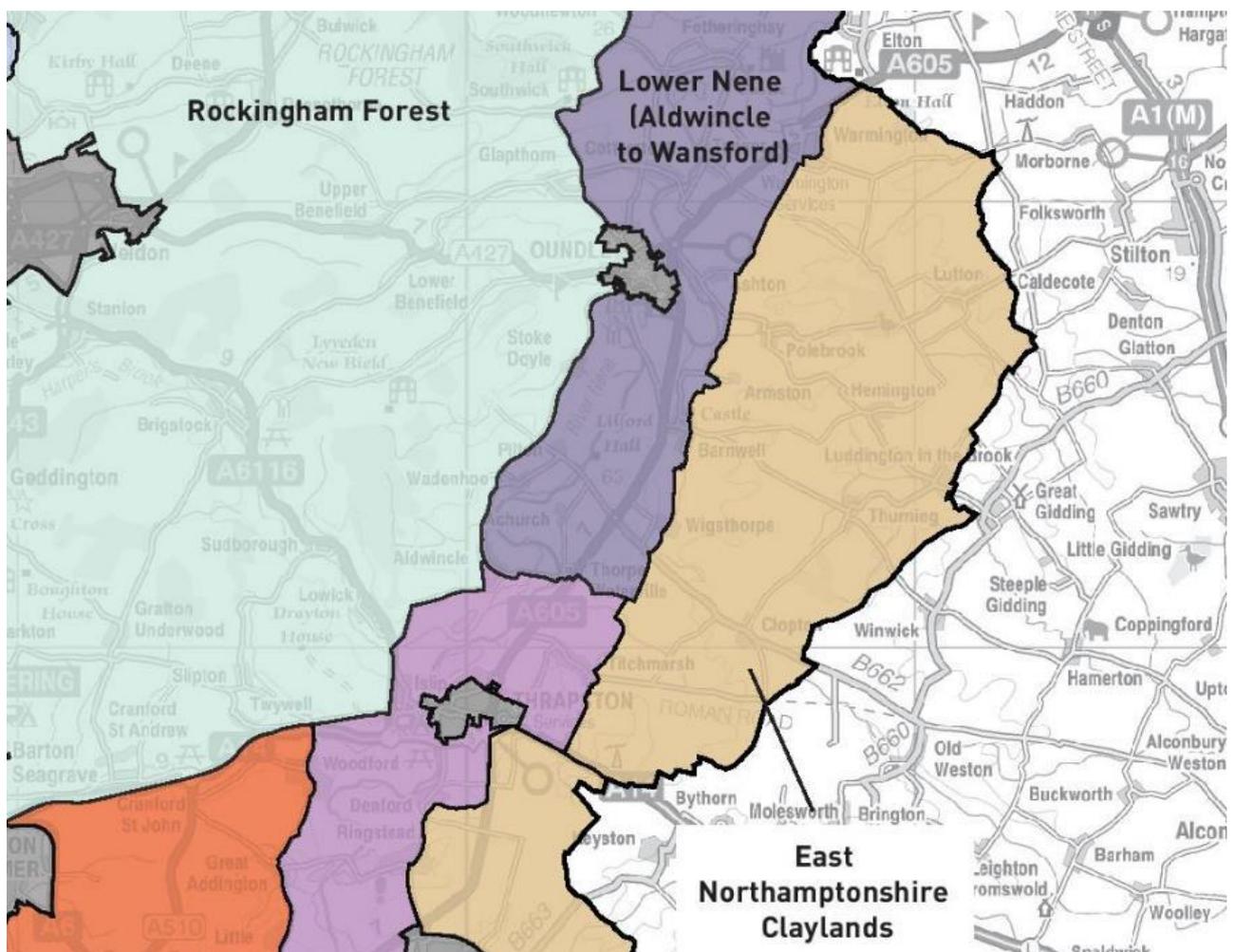
#### ***Environmental Character Areas***

The Environmental Character Assessment describes the sixteen Environmental Character Areas that can be found in the county (including urban areas). Each description seeks to evoke what sets one area apart from any other in the county.

Warmington lies within two [Environmental Character Areas](#)

The area to the west of the village lies in the the Lower Nene (Aldwincle to Wansford) Character Area.

The village and area to the east lies in the East Northamptonshire Claylands Character area



## Lower Nene (Aldwincle to Wansford)



In this area, the Nene flows through a rural landscape punctuated by a series of small stone built villages and farms. The broad valley is rich in historic features that contribute to the area's scenic qualities, although modern influences are also apparent, both in the presence of urban development at the fringes of the valley and through agricultural intensification. The juxtaposition of old and new is echoed in the fact that the valley marks the boundary of the ancient wooded landscapes of Rockingham Forest to the west and the post war arable fieldscapes of the farmed claylands to the east.

The Lower Nene occupies a progressively meandering course as it matures and is swollen by an increasing number of tributary streams on its passage through the western part of the county. The river flows across a broad, gentle valley and has deposited wide alluvial belts that increase in breadth north of Cotterstock leading to some extensive flat floodplain landscapes either side of the river. The alluvial floodplain is bordered by sand and gravel river terrace deposits, although these are less extensive than the deposits further upstream that have resulted in extensive mineral extraction over the past half century.

The valley itself is broad and its slopes are low and gentle. Steeper slopes help to define the form of the valley in places, particularly where erosion by tributary streams has resulted in well-defined landform features. The underlying geology is expressed in the limestone building stones that have been used for many of the older village buildings, although evidence suggests that there was also a tradition of building timber framed dwellings in the valley

Agricultural land use is a mixture of arable and pasture, with cereal cultivation tending to be located away from the floodplain on the gently sloping valley sides. The flat floodplain is predominantly given over to permanent pasture although formerly it would have been characterised by species rich seasonally flooded wet meadows. However, agricultural improvement and drainage have enabled more intensive grazing of the landscape and the reduction of grassland habitat. Poly tunnels are also a feature of the flat fertile floodplain landscapes to the north of Oundle. Whilst these are incongruous to the otherwise pastoral

riverine scene, they are clear evidence of diversification and intensification of agricultural practices.

Banks of irises, rushes and reeds are frequently to be found along the edge of the river, and although predominantly open, the course of the Nene is often marked by scattered willows and riparian marginal vegetation. Hedgerows are generally in good condition and further contribute to the well-managed appearance of the valley landscape. Many hedges, and particularly those adjacent to roads crossing the floodplain, are flanked by deep ditches indicating the need to drain wide areas of the landscape for agriculture. Woodland is typically uncommon, and the restoration of gravel workings has tended not to involve significant tree planting as is the case further upstream.

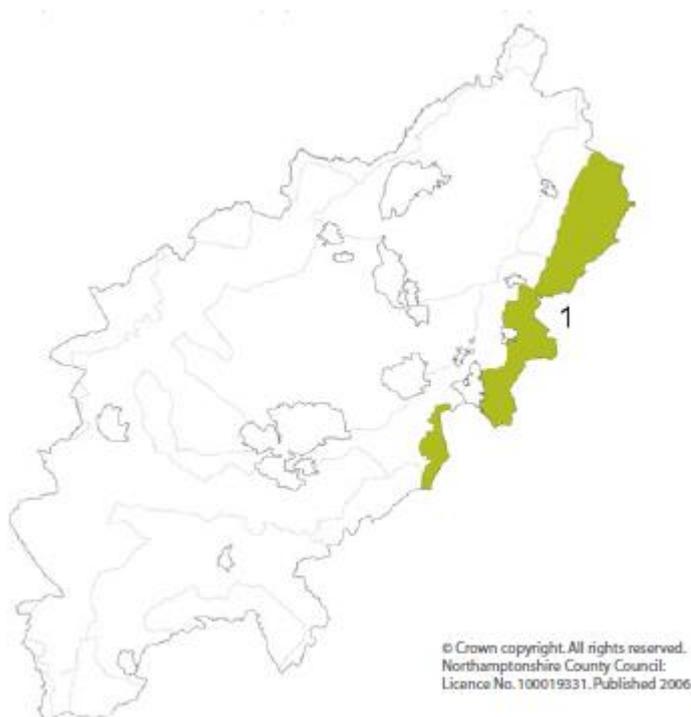
The valley is sparsely settled in comparison to areas of the valley further upstream and small linear villages and medium sized market towns such as Oundle represent important features of the historic landscape. Settlements are largely located on higher ground overlooking the river. Of particular importance are church spires, which provide focal features in otherwise sweeping valley landscapes. Beyond the villages, individual farmsteads are located throughout the valley along with occasional mills adjacent to branches off the main river channel. Vernacular buildings contribute significantly to local character and add to the sense of the area's heritage. Other key historic sites, such as the complex of medieval structures at Fotheringhay, represent significant local and indeed national heritage assets. Ridge and furrow contributes to the historic character of the wider agricultural landscape although remnant areas are patchy and rarely form prominent or widespread features. Fieldscapes generally date to the parliamentary enclosures, with those in the west of the area being enclosed in just an eighty year span from the mid 18th century, and characterised by straight hedged boundaries and enclosure roads.

### ***Key Issues***

- The Lower Nene occupies a progressively meandering course as it matures on its passage through the predominantly rural, western part of the county. The alluvial floodplain is bordered by sand and gravel river terrace deposits, although these are less extensive than the deposits further upstream that have seen extensive mineral extraction over the past half century. Gravel extraction in this stretch of the Nene should be discouraged. Where it does occur, however, restoration should be to floodplain meadow, rather than to open water habitat, in order to maintain the character of this stretch of the Nene and maintain the distinction between the Upper and Middle Nene. Such restoration presents significant opportunities for new recreational landscapes of high ecological value to be created.
- Boulder Clay deposits cap some upstanding areas on the valley sides. These areas are often coincident with some of the valley's largest concentrations of woodland and the only ancient woodland site in this stretch of the valley. Woodland planting of native species on these clay caps should be encouraged to reinforce this characteristic feature.
- There are limited exposures of the underlying limestones, sandstones and mudstones on the valley slopes beyond the second terrace gravels and remnant areas of Boulder Clay and it is only evident in the building stones that have been used for many of the older village buildings. The absence of widespread building stone is suggested in the tradition of building in timber. New residential development should, whenever possible, seek to reflect locally distinctive building styles.
- Polytunnels are a feature of the flat, fertile floodplain landscapes to the north of Oundle. Whilst these are incongruous to the otherwise pastoral riverine scene, they are clear evidence of diversification and intensification of agricultural practices. While their location in the rural-urban fringe is more acceptable, their location in the rural stretches of the valley would increase their adverse impact.

- Woodland is typically uncommon, and the restoration of gravel workings has tended to not involve significant tree planting, unlike sites further upstream. This distinction between the river valley sections should be maintained.
- Settlements are largely located on higher ground overlooking the river. Of particular importance are church spires, which provide focal features in otherwise sweeping valley landscapes. Settlement expansion into the floodplain should be avoided and sited so as not to obscure vistas to church spires.
- Heritage features such as remnant ridge and furrow and historic sites, such as the complex of medieval structures at Fotheringhay, represent significant local and indeed national heritage assets. Sites and their wider setting should be protected and enhanced in order to enhance the historic rural character of the landscape.
- Patterning created by straight hedged boundaries and enclosure roads should be protected. In areas where the pattern has been degraded and large modern fields reminiscent of the cropped claylands are characteristic, opportunities for new hedgerow planting exist to create a more intimate pattern of small and medium scale fields.

### ***East Northamptonshire Claylands***



The East Northamptonshire Claylands occupy the easternmost extent of the county and continue deep into neighbouring Cambridgeshire marking the limits of Boulder Clay drift deposits and underlying Jurassic Oxford Clay Formation. These gently undulating landscapes are divided up by broad shallow valleys that flow either westwards into the River Nene, or eastwards to feed the network of streams that form the wide catchment of the River Great Ouse. However, these watercourses are often difficult to discern in the landscape due to an absence of bankside vegetation and subtle landforms disguising their course. Soils are generally heavy, cold clays derived from the underlying Boulder Clay. Along the western fringes of the landscape, however, better-drained limey soils can be found over the limestone strata that are exposed along the wide valley of the River Nene and its tributaries.

Despite a relatively low elevation these landscapes present an expansive open character. Panoramic views are possible from many vantage points, largely as a result of treeless horizons and the absence of significant hedgerow networks. Farming practices and the

pattern of land cover elements has had a profound influence on how these landscapes are perceived. The rigid geometry of roads and field boundaries and large swathes of single crop fields has resulted in wide sweeping vistas over fields of similar texture and colour. Whilst these may be seen as monotonous and uneventful, their scale and simplicity is often dramatic. The absence of focal features can in some instances make scale and distances difficult to judge, although more intimate, human scale landscapes are evident close to settlements.

These intensively managed agricultural landscapes have a strong agricultural and 'modern' character. Large scale arable farming predominates which has had a profound influence on the character of the landscape with significant stretches of field boundaries having been removed in the late 20th century to accommodate large scale machinery. Prior to the 1950s, the pattern of the landscape was more typical of the parliamentary and non-parliamentary enclosures that survive elsewhere in the county. However, the advent of large machines and the influences of the Common Agricultural Policy led to hedgerow removal and degradation and the creation of large fields of single species crops extending over extensive areas. Whilst not on the scale of the 'prairies' of the south and east of England, these landscapes are not typical of Northamptonshire, which is generally perceived as a smaller, more human scale agricultural landscape. There is a greater diversity of land cover in close proximity to villages and farmsteads, where earlier field patterns have generally escaped the practice of amalgamation that is evident elsewhere.

Woodland cover is sparse, with broad horizons punctuated by occasional shelterbelts and copses. A small number of larger ancient woodlands also exist such as those at Ashton Wold and Barnwell Wold, a remnant of the Saxon Forest of Bromswold, which was largely cleared by the 11th century AD. These represent the remnants of what were once more extensive tracts of woodland that still survive on the claylands in neighbouring Cambridgeshire.

Whilst there is extensive evidence for late prehistoric settlement and exploitation of the area in the form of buried remains these landscapes were perhaps less-intensively settled than elsewhere in the county, as the heavy soils could only be effectively cleared of woodland and cultivated after the advent of improved plough technology in the medieval period.

Settlements tend to be sparse and generally small or significantly shrunken. There is also a preponderance of nucleated linear settlements, some of which show evidence of extensive re-planning or re-location in the 19th and 20th centuries. Isolated farms are also characteristic of the landscape. These tend to be compact with farm buildings, barns and sheds tightly clustered around the main house. In some instances, large farm buildings have been constructed, indicative of the industrial scale of agricultural production across these landscapes.

The rigid geometry of field boundaries, largely of enclosure origin, is reinforced by the arrangement of minor country lanes that traverse the clayland landscapes. This rectilinear pattern of roads and fields breaks down close to the older villages in the landscape. Here, more organic and sinuous alignments and smaller fields are indicative of pre enclosure landscapes of the medieval period.

Despite the intensive agriculture of recent decades, heritage features are still evident across the landscape. Perhaps the most conspicuous and evocative are the remnants of ridge and furrow farming and moated manors dating to the medieval period. The spires of medieval churches located at the heart of nearly every village are also very evident heritage features and landmarks within the wide vistas that are obtained across the flat or gently sloping landscape. Remnants of shrunken villages are also evident although these have often been removed as a result of agricultural improvements.

In addition to the strong influence modern agriculture has had upon the visual character of the landscape, and the survival of features of historic interest, intensive farming has also had a significant impact on the retention of semi natural habitats. This is a result of industrial scale farming of monoculture crops, the intensive application of fertilizers and pesticides, the drainage of damper sites, and the conversion of grasslands to arable cropping.

Ancient woodlands remain important refuges for declining habitats, and disused railway lines also provide important wildlife corridors through these otherwise intensively farmed agricultural landscapes.

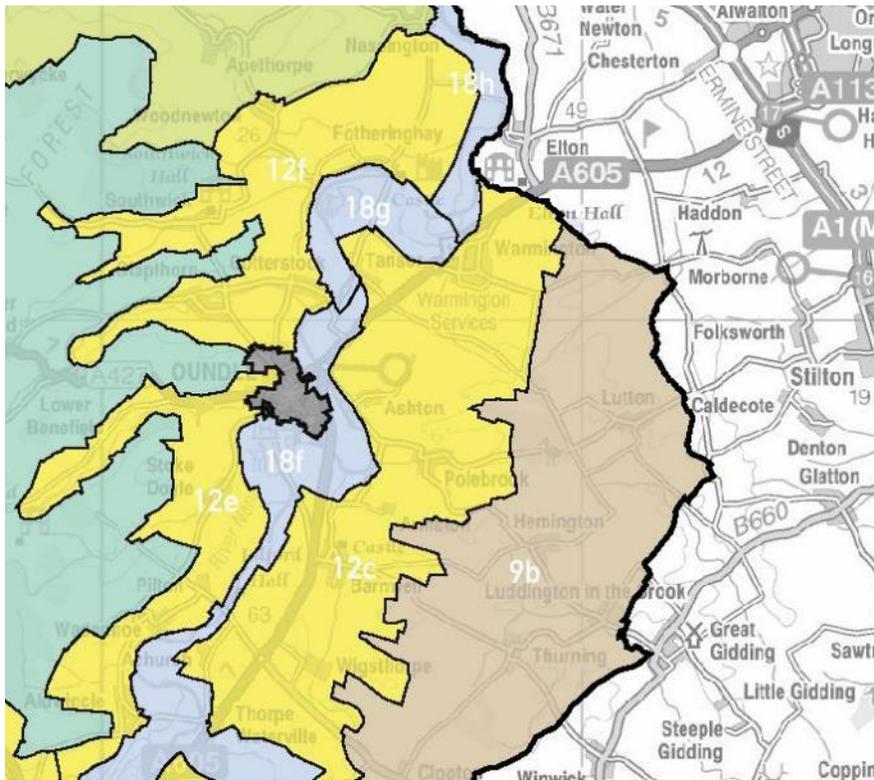
#### Key Issues

- Further agricultural intensification and moves to create ever larger fields, in addition to harsh management of neglected hedgerows, will inevitably lead to exaggeration of the characteristically open expansive character of the landscape with panoramic views and treeless horizons.
- There is a characteristic distinction between the rigid geometry of roads and field boundaries across the intensively managed large scale agricultural landscapes, and the more organic and sinuous alignments and smaller fields close to older villages, indicative of pre enclosure landscapes of the medieval period. This distinction is threatened both by reconfiguration of the agricultural landscape and insensitive new development such as village expansion.
- Large swathes of single crop fields create a monotonous or uneventful character that is, conversely, dramatic in scale and simplicity and sensitive to agricultural diversification and change.
- Sweeping vistas over fields of similar texture and colour add to the landscape's drama. These are threatened by inappropriately sited development or woodland planting and poor hedgerow management. Conversely, human scale landscapes are evident close to settlements and threatened by hedgerow removal.
- The small number of larger ancient woodlands and other remnant habitats are a valuable wildlife asset in otherwise intensively managed agricultural landscapes that have seen significant fragmentation in recent decades. Remaining habitats may be under threat from agricultural intensification, and opportunities exist to provide some enhancement of the resource through new planting and habitat linkage.
- Ancient woodlands at Ashton Wold and Barnwell Wold are a remnant of the Saxon Forest of Bromswold, which was largely cleared by the 11th century AD. These assets need protection and enhancement. Significant opportunities exist for new woodland planting in sensitive locations to link to more extensive tracts of woodland that still survive on the claylands in neighbouring Cambridgeshire.

#### **4.4.2 Northamptonshire Current Landscape Character Areas**

This assessment provides a detailed review of Northamptonshire's current landscape character at 2003. The study has been undertaken in accordance with the most recent guidance and methodology set out by the Countryside Agency. The guidance recognises that all landscapes matter, not just those that are particularly well known or evoke strong images, and that each landscape character type and landscape character area has a recognisable and consistent pattern of elements that makes it different from another.

Warmington falls predominantly in the 12 Limestone Valley Slopes, sub category 12c Thrapston to Warmington



## 12 Limestone Valley Slopes

Historic country houses and their landscapes, grounds and gardens also represent an important heritage resource but are not frequent in this landscape character type. Castle Ashby is a notable site, however, and here, Grade I registered gardens contain remnant areas of ridge and furrow. The Park was enclosed soon after Conquest and landscaped from 1761 onwards by Capability Brown. It retains late 17th Century features, a particularly notable feature is a mile long avenue, which extends across the Undulating Claylands onto the Low Wooded Clay Ridge.

### Boundaries and Field Patterns

Large, regular and sub regular fields are characteristic of the Limestone Valley Slopes, particularly in areas under arable cultivation. Within the areas surrounding villages, where improved and semi improved pastures are most frequent, a more intricate pattern of small and medium size regular fields is evident.

Field boundaries are generally defined by low, well-trimmed hedgerows. Where arable farming predominates, these are sometimes gappy and show signs of decline. Significant stretches of hedgerow contain few hedgerow trees, which in places are stag headed and showing signs of die back. In the absence of significant woodland this leads to an open character.

### Communications and Infrastructure

In order to avoid the seasonally wet floodplain bordering the Nene, direct arterial routes tend to run along the boundary of or along the Limestone Valley Slopes parallel to the main river channel. It is likely that this has been the nature of routes through the landscape for thousands of years. Indeed, the Roman Road from Thrapston to the Roman town of DVROBRIVAE (Water Newton) runs along the Limestone Valley Slopes and parts of its course are now occupied by the A605. To the west of the Nene, minor country roads predominate, although the grain of the landscape dictated by the course of the river is again

mirrored in the alignment of roads along the lower and mid slope. On both sides of the river, numerous minor roads run at right angles to the Nene and link villages and the wider landscape beyond the valley to the river. Many of these secondary routes run alongside tributaries, with linear villages bordering them in many instances, further reinforcing the strong grain of the landscape. Major infrastructure developments are not evident in the landscape although overhead transmission lines are conspicuous in the valley of the Harper's Brook, in the tributary of the Nene that flows through Glapthorn, and in the vicinity of the electricity sub station at Grendon.

#### Recreation

Brigstock and Irchester Country Parks represent the principal recreational resources in the landscape. Brigstock Country Park (situated on glacial deposits and formerly worked for sand), has been developed to include trails with links to surrounding Fermyn Wood and picnic meadows. Irchester Park has been developed within a former ironstone quarry, and contains an interpretation centre. Fotheringhay church and castle are also popular visitor attractions.

The Nene Way diverts from its course through the Broad River Valley Floodplain at Achurch and traverses the Limestone Valley Slopes northwards to Warmington. In the wider landscape, public rights of way offer a limited network that is generally confined to the periphery of larger villages and towns, and tend to radiate out into surrounding landscape types.

#### **Aesthetic and Perceptual Qualities**

The landscape is characterised by gently undulating, productive farmland. Land shelves gently to the Nene. From elevated areas, wide views are possible over the landscape to the course of the valley, and beyond into neighbouring landscape types. Here, the landscape is perceived as relatively open and elevated, an absence of woodland and hedgerow trees increasing the frequency of long distance viewing opportunities. By contrast, on the lower slopes of the valley towards the Nene and along stretches of the more significant tributaries to the west of the Nene, views are more limited and a more intimate and human scale character is experienced.

#### **Local Distinctiveness, Landscape Condition and Landscape Change**

The landscape marks the transition between the flat riverine landscapes of the Broad River Valley Floodplain and contrasting agricultural and wooded landscapes, comprising the Farmed Claylands, the Wooded Clay Plateau and the Clay Plateau beyond the valley. As a result, the Limestone Valley Slopes display characteristics of each and are distinctive for this reason.

The predominance of arable farming has resulted in the reduced need for well-maintained boundaries and consequently hedgerows are showing signs of decline. In many areas, however, low, neat and well-maintained hedges are in evidence and give the landscape a productive and managed character. The absence of woodlands indicates that widespread clearance for agriculture has taken place, and indeed the proximity to the heart of Rockingham Forest to the west of the Nene suggests that prior to intensive agriculture practices, the landscape would have been more heavily wooded.

The expansion of urban areas in recent years has resulted in the despoiling of some areas of the landscape on the urban fringes of settlements, although the impact is relatively localised. Elsewhere, attractive villages, such as Fotheringhay, have retained their historic character. They make a significant contribution to local landscape character and distinctiveness.

### **12c Thrapston to Warmington**

Stretching from Thrapston to Warmington on the edge of the county boundary, the Thrapston to Warmington Character Area comprises the largest section of Limestone Valley Slopes in Northamptonshire. Draining the valley slopes and surrounding lowland landscapes to the east are numerous small watercourses flowing into the River Nene, the most significant of which is Branwell Brook. These have resulted in a gently undulating landscape that rises from its lowest point at around 20m to around 70m ASL.

Land cover is typically arable farmland, although areas of calcareous grassland are evident around the settlements of Titchmarsh, Barnwell, Achurch, Polebrook, Ashton and Warmington, and also along sections of Branwell Brook. Whilst arable farmland is generally located within large and medium to large-scale fields, in contrast, grassland occurs in small and small to medium scale fields. Sub regular field shapes predominate, although areas of regular shaped fields are scattered along the valley slopes. Field boundaries vary considerably across the character area including well clipped hawthorn hedgerows that in places are thick and low, and others very gappy. In a number of places, arable fields are open to the roadside and deep ditches and grass verges are evident.

Woodland cover in the character area is relatively limited, although larger blocks of mixed woodland occur at Lilford Woods, around the hamlet of Armston and surrounding the remains of Barnwell Castle. Smaller broadleaved copses, although evident, are limited along the slopes and only two coniferous plantations occur at Oak Plantation and The Linches. Linear planting belts occur along the line of dismantled railways and contain both coniferous and deciduous species. Although limited, these small woodland blocks create areas of interest within the landscape along with woodlands in the surrounding Farmed Claylands and Wooded Clay Plateau, which create horizon features in a number of views. Trees are scattered along hedgerows and adjacent to watercourses, predominantly of oak and ash and of varying age.

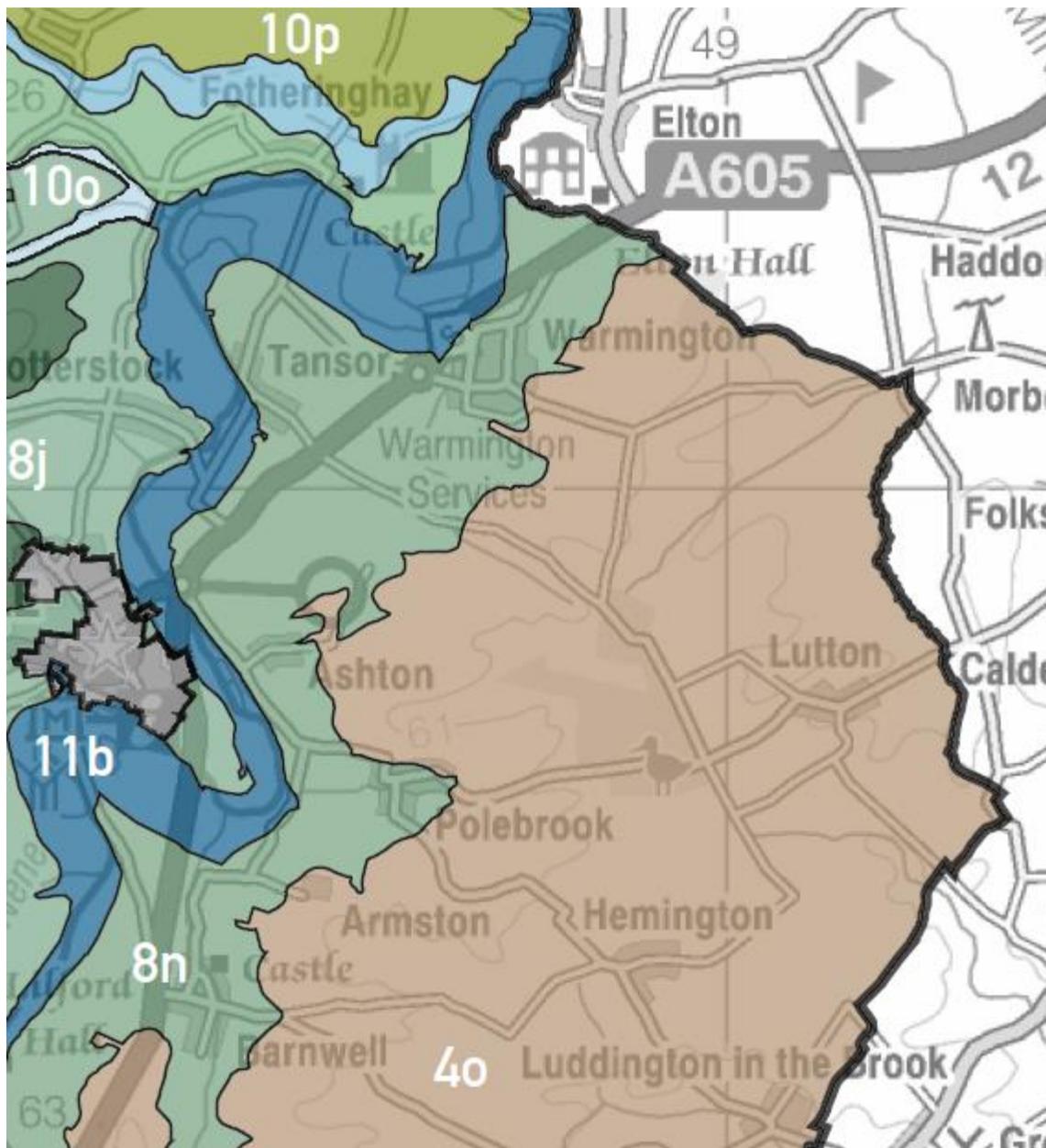
Linear villages that have developed along the line of, or within close proximity to watercourses, predominate within the character area, including Titchmarsh, Polopit, Barnwell and Polebrook. The village of Warmington, and the smaller Thorpe Waterville on the western edge of the character area, both have a compact form. They have developed at the intersection of the major valley through route, the A605, and minor interconnecting rural roads. The linear form of Ashton village is distinctive, containing dwellings constructed from stone and thatch, all with similar detailing and rendering.

Beyond this lies a landscape settled with scattered farmsteads and individual dwellings. Although larger urban centres lie adjacent to, and are visible from the character area, urbanising elements within the area are limited to industrial units east of Thrapston and Soilmec, a drilling and foundation equipment supply company west of Polebrook, and prominent in the landscape as a result of the tall, vertical drilling machines. The presence of the A605 through the centre of the character area is a local source of noise intrusion.

Features of historic importance vary throughout the character area, the most significant being the Grade II listed Barnwell Manor. The gardens comprise earthwork remains of a formal garden attached to the former late medieval manor house. The Duke and Duchess of Gloucester reside in the house today and open the gardens to the public two or three times a year. The ruins of the medieval fortress, Barnwell Castle is located within the grounds. Other features of interest include Lilford Hall and Polebrook Hall. Two Roman Roads are evident in the area, comprising the A605, and a Roman Road east of Titchmarsh. Scattered fields of ridge and furrow can also be identified along the valley slopes.

Landmarks are infrequent, though views towards the transmitting station on Morborne Hill, beyond the county boundary are possible.

#### 4.4.3 [Northamptonshire's Biodiversity Character Assessment](#)



The Parish lies in 3 biodiversity character areas as follows

- 4. Cropped Clayland - 4o Ashton and Barnwell Wolds
- 8. Limestone Slopes - 8n Thorpe Waterville to Warmington Limestone Slopes
- 11. Major Floodplain - 11b Lower Nene

Warmington Village lies mainly in the 8n Thorpe Waterville to Warmington Limestone Slopes biodiversity character area.

#### **4o Barnwell and Ashton Wolds**

This is the most easterly Cropped Clayland Biodiversity Character Area, lying to the north of Thrapston between the River Nene and the county boundary with Cambridgeshire. It mainly occupies 73km<sup>2</sup> of unbroken Boulder Clay, but has been extended over the Oxford Clay to the west to encompass all the woodlands in the vicinity. The land use is predominantly

arable, but there are two wooded areas with associated neutral grassland, Ashton and Barnwell Wolds, which are remnants of an, historically, much larger area of woodland, the Forest of Bromswold. Although overall retention of unimproved semi-natural habitats is poor this area exhibits the best retention of all the Biodiversity Character Areas of this type.

Barnwell Wold is a Wildlife Site comprising a suite of ancient semi-natural woodlands with rather overgrown scrub layers and rides. Gumwell's Wold is the least disturbed of the woodlands and has the best remnants of ancient woodland ground flora. Some very old oak *Quercus robur* remains, plus ash *Fraxinus excelsior*, beech *Fagus sylvatica* and wych elm *Ulmus glabra*. The shrub layer includes field maple *Acer campestre*, privet *Ligustrum vulgare*, blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna* and spindle *Euonymus europaeus*. The rides contain a mix of woodland and neutral grassland species, including crosswort *Galium cruciata*, hedge bedstraw *G. mollugo*, male fern *Dryopteris filix-mas*, yellow-rattle *Rhinanthus minor*, burnet saxifrage *Pimpinella saxifraga* and primrose *Prunella vulgaris*. Greater butterfly orchid *Platanthera chlorantha* has also been recorded.

Ashton Wold SSSI is surrounded by a much larger Wildlife Site. The central block of woodland, which comprises Ashton Wold and Bluestone Covert, is a good example of ancient secondary woodland that is developing into a 'natural' woodland. The woodland is growing over ridge and furrow and was planted prior to 1824.

The tree canopy is made up of very large mature oaks *Quercus robur*, ash *Fraxinus excelsior* and occasional birch *Betula pendula*. Elm *Ulmus procera* was at one time an important feature but was removed after it had been devastated by Dutch Elm Disease. The shrub layer is a very dense mixture of ash *Fraxinus excelsior* saplings, elm *Ulmus procera* suckers, hawthorn *Crataegus monogyna*, Midland hawthorn *C. laevigata*, hazel *Corylus avellana* and buckthorn *Rhamnus cathartica*. The ground flora is sparse. In places bramble *Rubus fruticosus* and dog's mercury *Mercurialis perennis* predominates. Male fern *Dryopteris filix-mas* is especially common under the ash. Other typical herbs include ground ivy *Glechoma hederacea*, wood avens *Geum urbanum* and herb Robert *Geranium robertianum* with sanicle *Sanicula europaea* along some ride edges. Redcurrant *Ribes rubrum* is also found occasionally particular the Chequered Skipper *Carterocephalus palaemon*. Indeed, this was the last known site for the species before its extinction in England in 1976.

Neutral hay meadows would have been typical of the area prior to extensive agricultural improvement. A few examples remain and one of the most interesting is Ashton New Meadows, which is adjacent to the main west to east road through the Ashton Estate. The site comprises two fields, both of which were ploughed comparatively recently, but were subsequently restored by sowing seed gathered from Sudborough Green Lodge Meadows SSSI, a site with identical soils overlying boulder clay in the heart of the Rockingham Forest. Their composition is comparable in most respects to that of an old established hay meadow, with additional species that indicate recent disturbance. Both meadows are harvested for their seed on a commercial basis. They are dominated by yellow-rattle *Rhinanthus minor* with red fescue *Festuca rubra*, timothy *Phleum pratense*, sweet vernal-grass *Anthoxanthum odoratum*, yellow oat-grass *Trisetum flavescens* and cock's foot *Dactylis glomerata* with cowslip *Primula veris*, dog daisy *Leucanthemum vulgare* and bird's-foot trefoil *Lotus corniculatus*. Rarer herbs include pepper saxifrage *Silaum silaus*, bee orchid *Ophrys apifera* and salad burnet *Sanguisorba minor*. The success of the grassland restoration demonstrates that creative conservation projects may be an option in the future.

Typical plants of unimproved neutral grassland have also been recorded at Lutton Pasture, a small site away from the wooded areas. They include adders-tongue fern *Ophioglossum vulgatum* and green winged orchid *Orchis morio*.

Wetland habitats are represented by a few small woodland ponds and the former Ashton Dragonfly Reserve and adjacent marsh. The lake was constructed around 1900 and has fringing vegetation including common reed *Phragmites australis*, greater pond-sedge *Carex riparia*, reed canary-grass *Phalaris arundinacea*, bulrush *Typha latifolia* and yellow iris *Iris pseudacorus*.

### 8n Thorpe Waterville to Warmington Limestone Slopes

An area of 22km<sup>2</sup> forming the eastern Lower Nene Valley side. Unimproved semi-natural habitats are limited to a single area of calcareous grassland on a former quarry. Woodland cover is low and large arable fields predominate.

Barnwell Mill Fields is a narrow strip of very old quarried hills and holes on the top of a steep slope adjacent to the River Nene. The flatter areas, which have been horse grazed for a long period, have dense, rank vegetation dominated by false oat grass *Arrhenatherum elatius* with abundant creeping thistle *Cirsium arvense*, spear thistle *C. vulgare* and musk thistle *Carduus nutans*. Nettle *Urtica dioica* is abundant, and there are patches of hemlock *Conium maculatum*. However, the tops of some of the hills and holes and areas on the top of the main bank contain finer, shorter, rabbit grazed grassland that has escaped the horse grazing. These areas contain a very rich diversity of both grass and herb species. Species include dwarf thistle *Cirsium acaule*, salad burnet *Sanguisorba minor*, wild thyme *Thymus polytrichus*, abundant lady's bedstraw *Galium verum*, mouse-ear hawkweed *Pilosella officinarum*, glaucous sedge *Carex flacca*, hoary plantain *Plantago media* and frequent bird's-foot-trefoil *Lotus corniculatus*. There are frequent anthills.

### 11b Lower Nene

16km<sup>2</sup> of wide floodplain with limited areas of sand and gravel extraction, but with several grassland, swamp and marsh Wildlife Sites, some of which support breeding redshanks *Tringa totanus* and lapwing *Vanellus vanellus*. Up to a thousand golden plover *Pluvialis apricaria* and lapwing winter. The river, as upstream, has been heavily modified by flood defence schemes and to maintain the navigation.

Grasslands, both dry and wet, and marshes are well represented. Achurch Meadow, part of Wadenhoe Marsh and Achurch Meadow SSSI, is the largest agriculturally unimproved permanent grassland in the area, developed over Alluvium and gravel. The riverside tall fen is characterised by reed sweet-grass *Glyceria maxima*, reed canary-grass *Phalaris arundinacea*, common reed *Phragmites australis*, lesser pond-sedge *Carex acutiformis* and meadowsweet *Filipendula ulmaria*.

The flushes and marshy grassland have a varied flora including ragged robin *Lychnis flos-cuculi*, marsh-marigold *Caltha palustris*, marsh valerian *Valeriana dioica* and common fleabane *Pulicaria dysenterica*. The most species-rich community is intermediate between the alluvial meadow and calcareous loam pasture types. Many grasses are co-dominant, such as sweet vernal *Anthoxanthum odoratum*, common bent *Agrostis capillaris*, crested dog's-tail *Cynosurus cristatus*, red fescue *Festuca rubra* and downy oat-grass *Helictotrichon pubescens*. The variety and cover of herbs increases from the lower lying to the drier parts. These include common knapweed *Centaurea nigra*, cat's-ear *Hypochaeris radicata*, lady's bedstraw *Galium verum* and common bird's-foot-trefoil *Lotus corniculatus*.

Where surface drainage is impeded a tussocky sward prevails with much tufted hair-grass *Deschampsia cespitosa* and creeping bent *Agrostis stolonifera*. Great burnet *Sanguisorba officinalis* is abundant here. Shallow depressions where floodwater persists are typified by sweet-grasses *Glyceria spp.*, marsh foxtail *Alopecurus geniculatus* and amphibious bistort *Persicaria amphibia*.

These areas are vital for the breeding requirements of redshank *Tringa totanus* and lapwing *Vanellus vanellus*, several pairs of which occur. Snipe *Gallinago gallinago* are recent former breeders. The oxbow pool and feeder channel is a valuable freshwater habitat, providing an essential feeding areas for wader chicks when the surrounding grassland dries out.

Titchmarsh Meadow SSSI is a small poorly drained field lying alongside a tributary stream of the River Nene, but within the floodplain of the river. It is much wetter than the nearby Achurch Meadow. A medieval fish pond, now drained and supporting marsh vegetation, occupies part of the site. The grazed sward is rich in plant species and varies considerably in composition according to local topography and drainage patterns. Much of the site comprises base rich marsh. The wetter areas of marsh, in the bottom of the fish pond, are dominated by the jointed rush *Juncus articulatus*, hard rush *J. inflexus*, soft rush *J. effusus*, false fox-sedge *Carex otrubae* and Yorkshire fog *Holcus lanatus*. Reed sweet-grass *Glyceria maxima*, small sweet-grass *G. declinata* and plicate sweet-grass *G. notata* are abundant and common reed *Phragmites australis*, reed canary-grass *Phalaris arundinacea*, ragged robin *Lychnis flos-cuculi* and water mint *Mentha aquatica* also occur.

Of special interest is the presence of the uncommon marsh arrowgrass *Triglochin palustris*. Outside the fish pond area the marsh is dominated by jointed rush *Juncus articulatus*, hard rush *J. inflexus* and common spike-rush *Eleocharis palustris* with blunt-flowered rush *Juncus subnodulosus* also present. Where drainage is better the grasses Yorkshire fog *Holcus lanatus*, crested dog's-tail *Cynosurus cristatus*, false oat-grass *Arrhenatherum elatius*, brown bent *Agrostis canina* and cock's foot *Dactylis glomerata* replace the rushes, and herbs such as pepper saxifrage *Silaum silaus*, marsh marigold *Caltha palustris*, marsh valerian *Valeriana dioica* and greater bird's-foot-trefoil *Lotus pedunculatus* are found. Large numbers of the notable county rarity southern marsh-orchid *Dactylorhiza praetermissa* occur throughout this area.

There are few areas of woodland, although there is an area of alder *Alnus glutinosa* carr at Wadenhoe Marsh and a small area of dense, varied scrub is located adjacent to the River Nene at Oundle. The diversity of woody species at Wadenhoe Marsh is good and includes osier *Salix viminalis*, almond willow *S. triandra* and crack willow *S. fragilis* in the wetter areas, with crab apple *Malus sylvestris*, dog rose *Rosa canina*, oak *Quercus robur* and hawthorn *Crataegus monogyna* on the slightly higher ground. The ground flora is not diverse because the site is heavily shaded, but includes skullcap *Scutellaria galericulata*, purple loosestrife *Lythrum salicaria* and yellow iris *Iris pseudacorus*. Pollard willows are a feature, particularly in the vicinity of Ashton.

There are small gravel pit complexes at Oundle, Tansor and Yarwell. The vegetation is typical of gravel pits elsewhere in the Nene Valley, comprising a variety of fringing swamp and tall-herb fen communities. The older pits, particularly those near Oundle are well-wooded, partly established through planting and partly through natural colonisation. Due to their small size they do not support large numbers of wintering and breeding waterbirds.

#### 4.3.4 [Northamptonshire Green Infrastructure Strategy](#)

The Northamptonshire Green Infrastructure Strategy provides a positive long-term vision by defining an environmental infrastructure that promotes a functioning landscape of high quality and character that sustains urban and rural populations and gives an environmental context for development and regeneration, and increases opportunities for access, leisure and recreation.

The Strategic Objectives for Green Infrastructure in the county are to:

##### *Embrace*

- varied habitats and land uses across rural and urban areas

##### *Connect*

- new and proposed communities
- people to the landscape, and the opportunities and assets it contains
- areas of fragmented habitat

##### *Conserve and Enhance*

- existing sites and assets, and the features that link them
- biodiversity, and reverse species decline and habitat fragmentation and degradation
- cultural resources
- the character and intrinsic qualities of landscape, historic and biodiversity character

##### *Create*

- distinctive places through a celebration of landscape, historic and biodiversity character

##### *Engage*

- with communities and stakeholders to ensure that GI principles are understood, developed and delivered at all scales from local to strategic

##### *Promote*

- environmental planning as part of a broader sustainable agenda including transport, minerals and waste planning
- healthy living, recreation, tourism and education
- employment creation, learning and skills through use of the environment
- Northamptonshire as an exemplar in environmental planning and an attractive place to live, work and invest

##### *Establish*

- Northamptonshire at the forefront of strategic GI delivery and the GI assessment process as a benchmark for environmental planning in the UK

#### 4.3.5 [A Strategic Green Infrastructure Framework for North Northamptonshire](#)

##### Geology: Analysis and Opportunities

- The pattern of the underlying geology underpins local distinctiveness, through the influence on the topography, soils, land use, biodiversity and the overall landscape character.
- Vernacular architecture such as the use of banded ironstone and limestone and Collyweston Slate in domestic buildings is reference both to the use of available resources for construction and specific local building traditions. Such traditions are important aspects of the historic character of many settlements and inform local distinctiveness.
- There are educational, cultural and recreational benefits arising from the potential for interpretation of geological features, as well as the links to the historic and cultural legacy.
- The extraction industry provides continuing economic and social benefits and post-extraction restoration provides opportunities for environmental enhancement.

##### Landform and Hydrology: Analysis and Opportunities

- The network of rivers, and associated valley systems, ranging from the Nene to the smaller tributaries all contribute to the landscape character of the study area, at a regional as well as a local level. The distinctiveness of these valley landscapes is reflected in the interplay of the topographical form and the pattern of land use and settlement.
- Elevated vantage points provide opportunities for the creation of landmarks and celebration of views across the countryside; in contrast, the lower lying areas provide opportunities for local landmarking and waymarking;
- Access to rivers for recreation and movement, and to lakes and reservoirs, provide the potential for closer association with 'natural systems', building on their educational potential and engendering a greater sense of wellbeing.
- Flood risk management is an important consideration, particularly at the urban/riverside interface, and the requirement to implement sustainable approaches to future environmental management and development.
- River valleys will have a key role in the defining and strengthening the environmental infrastructure to balance the effects of new as well as existing development

##### Biodiversity: Analysis and Opportunities

- Protection of key wildlife sites must be a priority. These encompass all statutory and non-statutory designated sites including all existing and Potential County Wildlife Sites
- Reduction of fragmentation through habitat restoration and creation, with priority given to areas that will provide the most benefit in terms of habitat fragmentation combined with the highest chance of achieving a high standard of restoration as determined by technical issues, such as past and current land-use, land ownership, soils and planned development.
- Priority for restoration of ancient woodland sites planted with coniferous woodland;
- Implementation of legislation and planning policy: There are two strands to this mechanism, one is the protection of key assets and the second is using the planning system to deliver creation and restoration targets. Planning should ensure the protection of key designated sites, protected species and species of importance for conservation as described by the CRow Act 2000.

- Opportunities associated with new development and planning gain to help deliver nature conservation enhancement including the setting up of financial endowments for management.
- In addition to the effects of mineral extraction on the biodiversity resource, there are important opportunities for biodiversity creation and enhancement associated with site restoration;
- Biodiversity influences local and regional distinctiveness in respect of landscape, townscape and riverine character; so areas proposed for creation must be sensitive to this.
- Assemblages of similar habitat type within close proximity to each other have been identified. These comprise reservoirs, and links of core areas or key groupings of target habitats. In addition reservoirs of high biodiversity represented by assemblages of key habitats have also been identified. These areas support the highest levels of biodiversity and should be protected and enhanced in their own right and through the different key habitat strategies.
- Where core areas of habitat are located close to each other or linked, priority links for habitat restoration and creation have been identified to enhance the habitat network and reduce the effects of habitat fragmentation. The technical constraints on habitat creation links or corridors will influence the prioritisation of action.
- Habitat reservoirs and links have been identified and form an integral part of the emerging biodiversity 'Natural Network'.
- The health, well being and education benefits from 'natural' and urban habitats is an important potential dual functionality particularly within urban areas and at the urban/rural interface (hence the value of the ANGST Standard).

#### Archaeology, Heritage and Culture: Analysis and Opportunities

- The contribution the historic and cultural resource makes to the celebration of sense of place, sense of time, and sense of community should be fully recognised and exploited.
- Opportunities to improve access to heritage assets should be explored where this is appropriate to the resource and its setting and will not adversely affect a finite resource.
- Aspects of more recent heritage are often overlooked, particularly in the urban environment. Opportunities to protect and improve our understanding of more recent cultural achievements and sites should be exploited. Examples might include military airfields and defensive structures.
- There is often poor interpretation of sites and monuments of historic or archaeological importance and the heritage environment generally. A low level of appreciation or understanding represents a missed opportunity for education and threatens both the county's and North Northamptonshire's heritage resource.
- Scheduled monuments, listed buildings and other forms of heritage designation represent only a small proportion of known heritage assets within North Northamptonshire and as such the vast majority of sites, monuments and structures are afforded little statutory protection.
- Many wildlife sites within North Northamptonshire exist within or adjacent to monuments and landscapes of heritage interest. Opportunities to maximise wildlife and biodiversity benefit by tailored management of heritage sites and their surroundings should be exploited but not to the detriment of the resource itself.
- Key heritage sites within the county and North Northamptonshire are located in the wider agricultural landscape and represent 'islands' of heritage in a wider 'modern' farmed landscape. Opportunities to manage the landscape surrounding these assets should be exploited to aid the interpretation of a site the wider heritage context.
- Aspects of more recent heritage are often over looked or undervalued. This is particularly true of the historic urban environment. The historic cores of many of the Northamptonshire settlements have been designated as Conservation Areas and

numerous individual buildings are listed. However, historic townscapes associated with 20th century development is less considered and at greater risk.

- The rich industrial heritage of the area should be celebrated. Than emphasis on promoting industrial heritage destinations as part of the green infrastructure strategy could assist this.

#### Strategic Green Space: Analysis and Opportunities:

- The evaluation of strategic green space offers an opportunity to review the provision of a wider co-ordinated network of both existing and new designated parks and open spaces across the study area.
- The value of a park or open space increases exponentially when easily accessible and connected to a larger strategic green space network
- Improvement in environmental quality, planning and design of open spaces should be encouraged to ensure they meet their full potential.
- The value of the resource for improving biodiversity in urban, urban fringe and rural areas should be exploited.
- The historic and cultural value of the resource should be exploited.
- The educational benefits of the parks and open spaces should be recognised.
- An absence of common land, moor, coastline and mountain means that free access to open countryside, via the CROW Act, is limited in the study area. Country Parks and areas of open accessible woodland are therefore key assets for such activity in rural areas.
- Despite a general absence of common land, significant areas within the study area are covered by strategic scale green space although public access is limited to approximately 10 large sites.
- In relation to the absence of land covered by the CROW Act in the county, there may be opportunities for relatively low cost creation of large wet grassland / meadow common land within the Nene Valley following the closure of existing and future gravel workings, rather than restoration to farmland or other more formal access and recreation sites.
- Although there is a reasonable distribution of public open space within the Strategy Area an assessment of the quality of the resource is not an objective of the Green Infrastructure study.
- Publicly accessible woodland and Nature Reserves within the Strategy Area are critical green space destinations which provide a valuable, often high quality resource as part of the 'bigger green space picture' and should therefore be promoted; and
- Incidental picnic areas and nature trails are under used and not widely promoted.

#### Leisure, Recreation and Tourism: Analysis and Opportunities:

- River/ canal boating holidays and general use of these watercourses for pleasure is an important activity; there are opportunities for further promotion of this facility to meet new tourism markets focusing on activity holidays and use of inland waterways.
- There is a growing tourism sector, which is of importance to the regional economy but is starting from an embryonic base so there is much potential.
- The resident market is important for day visits. Other important markets are conference and business travel, short breaks and waterways holidays;
- Strong landscape character, lived in heritage and gardens of Northamptonshire, and soft adventure (ie walking and cycling) were identified as the strengths of Northamptonshire by the Tourism Study. Weakness included lack of brown signage, poor public transport services, lack of identity, and poor perceptions of region.
- The Northamptonshire Tourism Strategy (2001) identifies opportunities for development of tourism within the area including a need to develop sustainable tourism, establishing

- a Northamptonshire brand and improving perception and identity of the area, and a variety of specific activity based promotions.
- Within the rural landscapes there is the potential for farm diversification to contribute more widely to leisure and tourism opportunities.

#### Access and Movement: Analysis and Opportunities:

- Opportunities for the delivery of environmentally sustainable transport solutions, improving access to workplaces, education, health, shopping and other facilities for all the population, encouraging healthier travel choices and minimising the effect of traffic and transport on the built and natural environment.
- Opportunities for improving, enhancing and plugging gaps within the network, to fulfil sustainable movement and access objectives, through new projects and initiatives.
- Opportunities for improvements to the ROW network, principally through the reconnection of obstructed and disjointed paths, restoring the public's confidence in the network. In addition, improved access for the disabled, improved site interpretation and opportunities for education, and an increase in travel choices are all highlighted in the Northamptonshire Draft ROW Improvements Plan, 2005, and provide a strong framework for positive and functional change that can integrate with Green Infrastructure aspirations.
- Opportunities exist for the enhanced connectivity for isolated rural areas, improved infrastructure and educational possibilities for the promotion of sustainable transport and accessibility

#### Leisure, Recreation and Tourism: Analysis and Opportunities:

- There is a growing tourism sector, which is of importance to the regional economy but is starting from an embryonic base so there is much potential.
- The resident market is important for day visits. Other important markets are conference and business travel, short breaks and waterways holidays;
- Strong landscape character, lived in heritage and gardens of Northamptonshire, and soft adventure (ie walking and cycling) were identified as the strengths of Northamptonshire by the Tourism Study. Weakness included lack of brown signage, poor public transport services, lack of identity, and poor perceptions of region.
- Within the rural landscapes there is the potential for farm diversification to contribute more widely to leisure and tourism opportunities

#### Land Use and Landscape Change: Analysis and Opportunities:

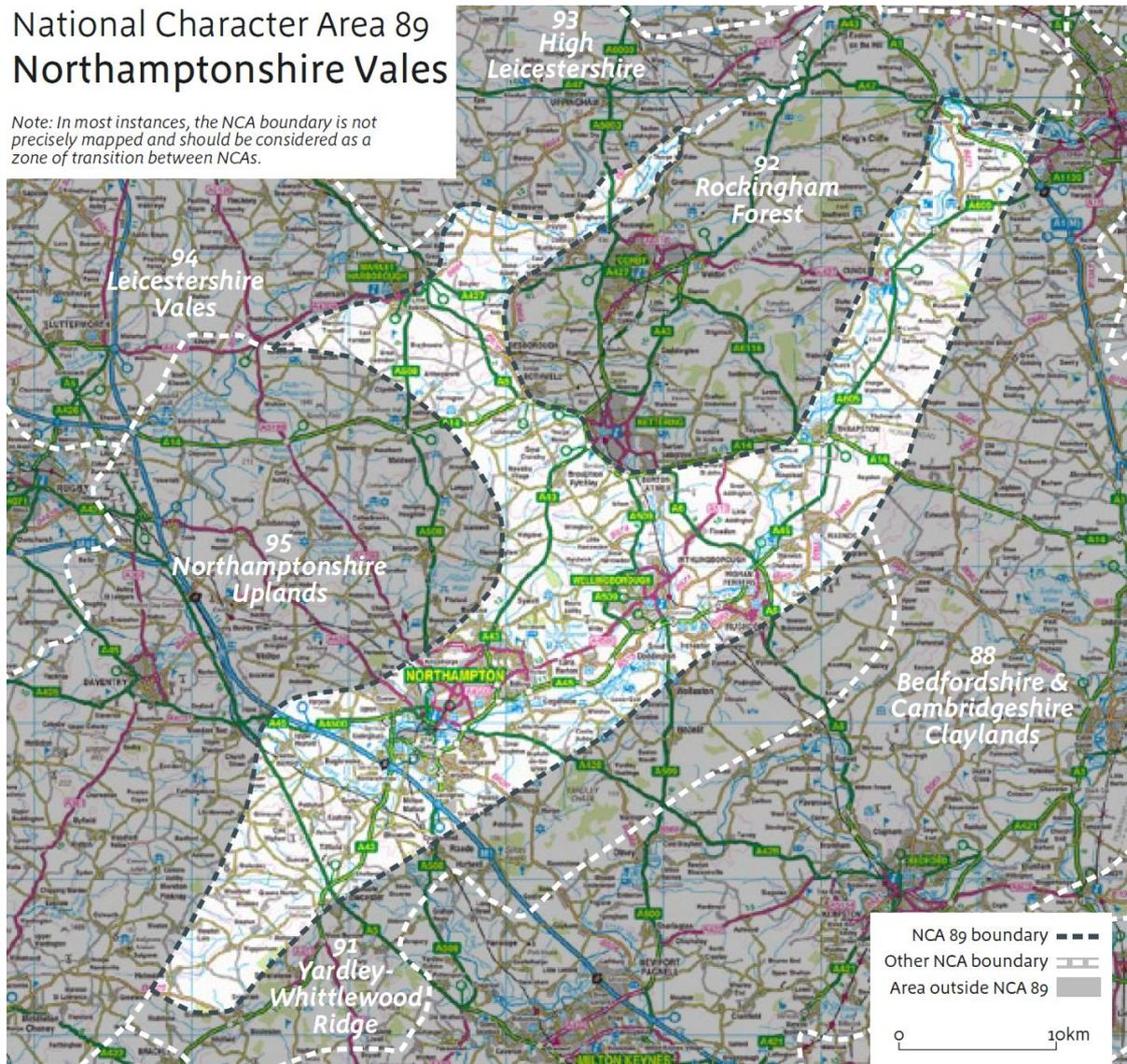
- Increased sustainable connections and accessibility between the urban and rural landscapes for existing and future populations.
- Increased recognition of the contribution to biodiversity of land uses within urban areas including, for example, gardens, derelict land, allotments, roadside verges and parks.
- Potential to exploit undeveloped areas for leisure, recreation, tourism and nature conservation.
- Opportunity to consider all rural landscapes and their GI potential.
- The agenda for growth and creating sustainable communities seeks to accommodate increased rates of population growth, economic growth and development of new areas of housing, and deliver successful, thriving and inclusive communities within North Northamptonshire. This growth agenda brings opportunities to create an enhanced environment through successful regeneration, for the urban areas and also their wider setting and rural hinterland.
- Opportunities for implementation of sustainable waste management to minimise the risks of immediate and future environmental pollution and harm to human health.

#### 4.3.7 [Natural England Character Areas](#)

Natural England has produced profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. The parish of Warmington lies within several character areas, however, the main village lies within National Character Area 89 Northamptonshire Vales.

### National Character Area 89 Northamptonshire Vales

*Note: In most instances, the NCA boundary is not precisely mapped and should be considered as a zone of transition between NCAs.*



The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Despite the predominance of built settlements and related levels of low tranquillity, this contrasts strongly with a distinctly more rural feel and higher levels of tranquillity particularly along river corridors and in areas of arable and pastoral farmland.

This area is rich in historic character, with country houses, historic parkland, ridge and furrow and open field patterns, especially in the valleys of the Welland, Ise and Nene. These river

valleys are striking features of the area, with their riverside meadows and waterside trees and shrubs. Also common are the flooded gravel pits and their associated wetlands, which result from reclamation schemes. These have given rise to some of the most important freshwater wetlands in the Midlands, supporting large numbers of wetland birds and wildfowl, especially over winter. The Upper Nene Valley Gravel Pits were designated as a Special Protection Area in 2011 in recognition of their wetland bird assemblage, which includes non-breeding great bittern, gadwall and European golden plover. The rivers and associated habitats also provide regional ecosystem services such as regulating water flow, quality and availability, as well as providing extensive recreational and biodiversity resources for the surrounding urban areas.

Challenges for this area include retaining the sense of place in light of ongoing pressure for development growth, and protecting and enhancing key features such as the many heritage assets, meadows, woodlands and hedgerows in the light of new development, continuing gravel extraction and the pressure to produce more food. However, these issues also provide opportunities to strengthen and increase habitat networks and appropriate recreational provision for the surrounding urban communities.

### ***Statements of Environmental Opportunity***

**SEO 1:** Appropriately manage the flood plains of the River Nene and River Welland, their tributaries, and the Upper Nene Valley Gravel Pits Special Protection Area, and deliver the most beneficial restoration of sand and gravel extraction sites, to enhance associated habitats and biodiversity and connections with the farmed environment; to regulate water flow, water quality and water availability; to enhance landscape character; and to increase the opportunities for informal recreation.

**SEO 2:** Sustainably manage the soils, productive farming, woodlands, coverts and spinneys that contribute to the sense of place, maintaining viable long-term food production and protecting historical and cultural assets such as the ridge-and-furrow sites found in the Nene and Welland valleys, the historic parklands and the variety of field patterns.

**SEO 3:** Plan ongoing strategic growth and development within the area so that it strengthens the sense of place and increases biodiversity, incorporating extended and restored hedgerow networks, open spaces and the conservation, management and promotion of geological features as part of green infrastructure planning.

### ***Description***

#### ***Physical and functional links to other National Character Areas***

The Northamptonshire Vales National Character Area (NCA) is shaped like an anchor, with the Yardley Whittlewood Ridge and the Bedfordshire and Cambridgeshire Claylands NCAs sharply defining the southern edge. High Leicestershire and the Leicestershire Vales NCAs are to the north. The Welland Valley extends north-eastwards as part of the area, north of Rockingham Forest NCA. The Northamptonshire Vales NCA sweeps between the Northamptonshire Uplands NCA to the south-west and Rockingham Forest NCA to the north-east, the latter forming the northern boundary of the Nene Valley.

This NCA shares many key characteristics with the Leicestershire Vales NCA, including a shared geology with most of the area. Outcrops of the Great Oolite Group along the Nene Valley have more in common with the Rockingham Forest NCA.

The area is dominated by the major rivers of the Welland and Nene, both of which link several NCAs – such as High Leicestershire and The Fens – and drain into The Wash. The River Nene is an important source of water for public water supply, supplying water to fill and maintain both the Pitsford (located in the Northamptonshire Upland NCA) and the Rutland

(located in the Leicestershire and Nottinghamshire Wolds NCA) reservoirs. The Grand Union Canal runs through the area from London to Birmingham with the Northampton Arm linking the canal with the River Nene.

The slightly higher ground around Market Harborough defines the Soar from the Welland catchment. Higher ground on the Northamptonshire Clay Wolds– Rockingham Forest axis divides the Welland Valley from the Nene Valley, where the extensive northern catchment is fed by large streams and small rivers including the Ise. Expansive views over the vales landscape are afforded from the fringes of the elevated clay wolds. This contrasts with the views along the Nene and Welland, which are much more contained.

The M1 cuts through the western end of this NCA, linking London with the North. The A45, which starts in this NCA at the A14 (Thrapston), runs along the Nene Valley to Northampton and then on through the Northamptonshire Uplands NCA, Dunsmore and Feldon NCA and on into Birmingham, which sits within Arden NCA.

The Northamptonshire Round long-distance footpath links the Northamptonshire Vales NCA with its neighbour the Northamptonshire Uplands. This footpath is approximately 80 km long and circles Northampton.

### ***Key characteristics***

- An open landscape of gently undulating clay ridges and valleys with occasional steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.
- Diverse levels of tranquillity, from busy urban areas to some deeply rural parts.
- Mixed agricultural regime of arable and pasture, with arable land tending to be on the broader, flat river terraces and smaller pastures on the slopes of many minor valleys and on more undulating ground.
- Relatively little woodland cover but with a timbered character derived largely from spinneys and copses on the ridges and more undulating land, and from waterside and hedgerow trees and hedgerows, though the density, height and pattern of hedgerows are varied throughout.
- A strong field pattern of predominantly 19th-century and – less frequently – Tudor enclosure.
- Distinctive river valleys of the Welland and the Nene, with flat flood plains and gravel terraces together with their tributaries (including the Ise). Riverside meadows and waterside trees and shrubs are common, along with flooded gravel pits, open areas of winter flooded grassland, and wetland mosaics supporting large numbers of wetland birds and wildfowl.
- Frequent large settlements that dominate the open character of the landscape, such as Northampton and Wellingborough, and associated infrastructure, including major roads, often visually dominant.
- Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent imposing spired churches are also characteristic, together with fine examples of individual historic buildings.
- Relatively frequent, prominent historic parklands and country houses towards the outer edges and close to more wooded areas. Other characteristics include ridge and furrow and nationally important townships such as Sutton Bassett and Clipston.
- Localised high concentrations of threshing barns and high status timberframed farm buildings from the 18th century or earlier.

## 4.5 Infrastructure

### 4.5.1 [Northamptonshire Transportation Plan, Local Transport Plan March 2012](#)

This document is the overarching strategy document that sets out what the County Council's strategic aims and goals are for Transportation in Northamptonshire. Going forward separate daughter documents will be produced as part of the development of the 'full suite' of documents that will make up the entire Northamptonshire Transportation Plan. These separate daughter documents will give more detail on strategy and policy for specific modes and areas.

This Plan together with the daughter documents, as they are published, can be viewed on Northamptonshire County Council's website at:

<http://www.northamptonshire.gov.uk/en/councilservices/Transport/TP/Pages/LTP3.aspx>

The Northamptonshire Transportation Plan is Northamptonshire's new Local Transport Plan replacing the interim Third Local Transport Plan of March 2011. It meets the statutory requirements of the Transport Act 2000 and Local Transport Act 2008 by setting out our plans and policies for transport in Northamptonshire as well as how it is intended to implement those plans and policies.

Growth will continue to place major pressures on the transport system but funding, at least over the next few years will be limited. The Plan illustrates where transportation in Northamptonshire needs to be in the future, whilst also taking into account very real constraints on spending.

The Northamptonshire Transportation Plan aligns with the statutory West and North Northamptonshire Joint Core Strategies, specifically it will support:

- The timely delivery of these Joint Core Strategies; and
- Other statutory planning policy documents, including local development documents and their successors, across Northamptonshire.

These thematic strategies or plans that will be developed as daughter documents to the Northamptonshire Transportation Plan cover the following areas:

- Air Quality
- Bus
- Cycling
- Development Management Policies
- Highway Asset Management
- Highway Improvement
- Highway Network Management
- Parking
- Rail
- Road Freight
- Road Safety
- Smarter Travel Choices
- Walking

Town Transport Strategies or Plans are anticipated for:

- Brackley

- Corby
- Daventry
- East Northants
- Kettering
- Northampton
- Towcester
- Wellingborough

#### 4.5.2 [East Northamptonshire CIL Infrastructure Document, March 2014](#)

The East Northamptonshire CIL Infrastructure Document was produced in March 2014 and covers the period to 2021. The document provides details of the transport and utility infrastructure requirements of the district that have been identified as being essential to the delivery of future growth.

There are no specific infrastructure proposals for Warmington.

#### 4.5.3 [East Northamptonshire Draft Community Infrastructure Levy Charging Schedule, March 2014](#)

***CIL is not currently in operation in East Northamptonshire. This may be reviewed in the future.***

The Community Infrastructure Levy (CIL) is a charge that can be placed on new development. CIL is intended to be used to help towards funding a range of infrastructure that is needed as a result of development, for example road schemes, schools and community facilities.

In order to charge a CIL, Local Authorities must produce a charging schedule setting out the charge rates for the area which must be based upon evidence. Evidence included the up to date Development Plan Documents and a Viability Study.

#### **CIL Rates**

A district wide Viability Study, undertaken by BNP Paribas Real Estate, informs the CIL rates proposed by the Council. The CIL rates proposed in the draft charging schedule are set out below.

Development type		Proposed CIL rate (per square metre)	
Residential	North rural	South villages high value	All other areas
	Marked Pink on map	Marked Yellow on map	Marked Blue on map
	£112.50	£75	£50
Care homes, Extra Care and other residential institutions		Nil	
Offices, Industrial and		£20	

<b>Warehousing (B1, B2 &amp; B8)</b>	
<b>Comparison and all other retail A1-A5</b>	Nil
<b>Convenience based supermarkets and superstores and retail warehousing (net retailing space of over 280 square metres)</b>	£100

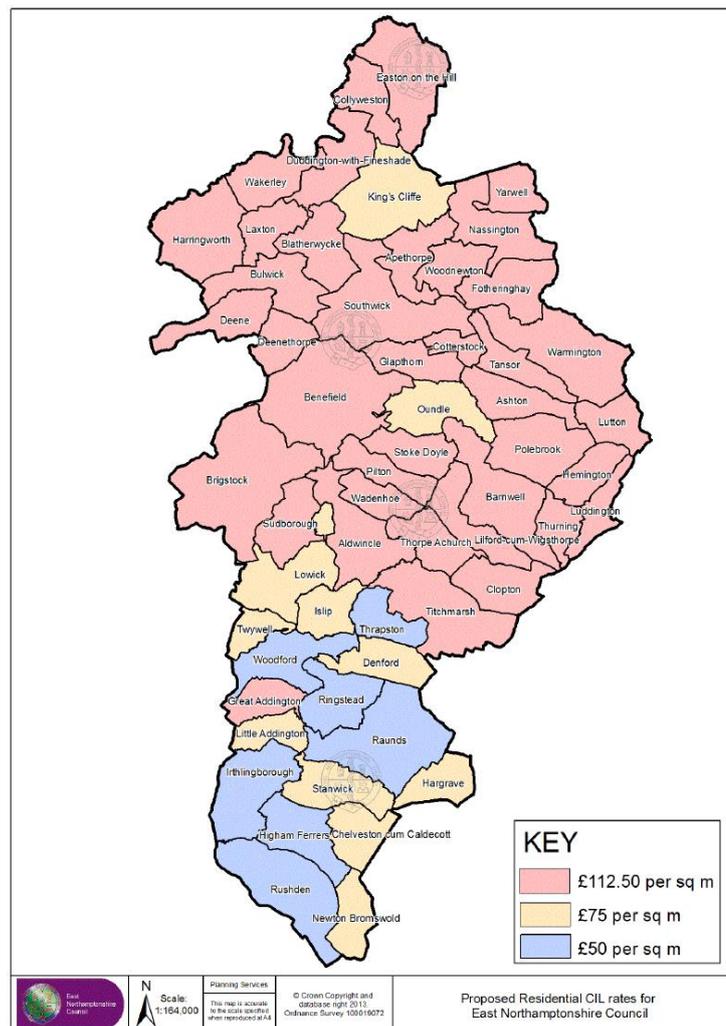
Warmington is identified as falling within the Residential - North Rural area (marked pink on the map).

### Town and Parish Councils

Of the CIL monies collected by the Council, a certain percentage has to be passed onto the Town or Parish Council where the development is taking place. The 2013 amended regulations state that these amounts will be:

- i. 25% of relevant CIL monies if the development is taking place in an area that has a neighbourhood development plan in place, or
- ii. 15% of relevant CIL monies in all other areas - up to a maximum cap of £100 per dwelling in that area, in that financial year (index linked).

In these regulations, "an area", as used in point i. above, means the area covered by the neighbourhood development plan of a Town or Parish Council. It does not necessarily mean the entire Parish boundary, unless the neighbourhood plan covers the entire parish. If an area does not have a Town or Parish Council, or is covered by a Parish Meeting, then East Northamptonshire Council will act as if it were the Parish Council for that area.



Town and Parish Councils must spend their CIL monies to support the development of their area by funding:

- a) "the provision, improvement, replacement, operation or maintenance of infrastructure; or
- b) Anything else that is concerned with addressing the demands that development places on an area."

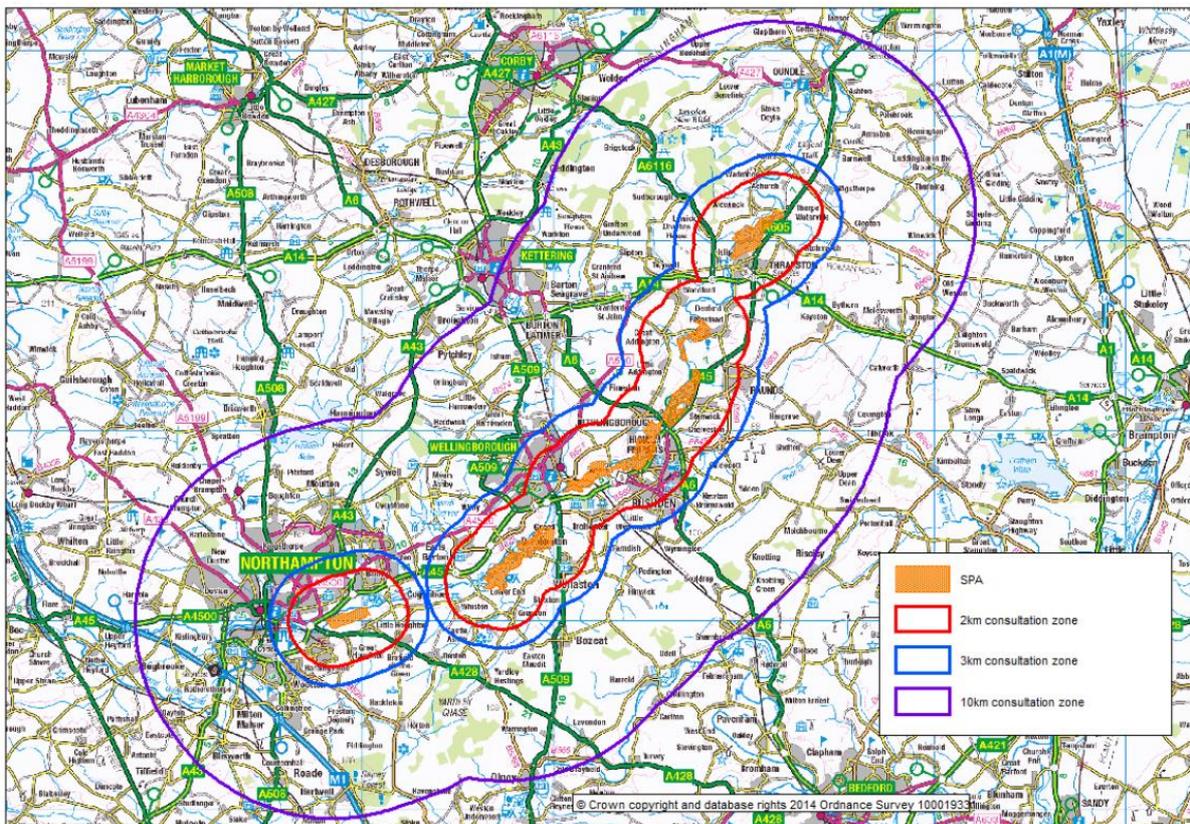
## 5.0 Supplementary Planning Documents

Supplementary planning documents (SPDs) are used to amplify development plan policies on separate topics or on different spatial scales. SPDs are not subject to independent inspection via an examination in public and are simpler to update and adopt on a regular basis by the local council. The following SPDs elaborate and supplement policies in East Northamptonshire's development plan:

### 5.1 [Upper Nene Valley Gravel Pits Special Protection Area SPD 2016](#)

The Upper Nene Valley Gravel Pits Special Protection Area (SPA) Supplementary Planning Document (SPD) has been produced to help Local Planning Authorities, developers and others ensure that development has no significant effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD was endorsed by Planning Policy Committee in February 2016 and outlines a consistent approach to both consulting Natural England and identifying potential significant effects on the SPA's qualifying features.

The following map is the relevant consultation zones for future development.



### 5.2 [Biodiversity SPD for Northamptonshire, 2016](#)

This document explains how biodiversity should be integrated into the development process to ensure that legislation and policy requirements are met and best practice standards are achieved.

It indicates that biodiversity features include:

- Species and their habitats (including feeding, resting and breeding areas): note this may include features like trees and buildings that could hold protected species (e.g. owls, bats)
- Statutory and non-statutory nature conservation sites

- UK and Local Biodiversity Action Plan habitats and species
- Habitats and Species of Principal Importance for England (under section 41 of the Natural Environment and Rural Communities Act 2006)
- Features which provide links/corridors or stepping stones from one habitat to another.

Biodiversity impacts include but are not limited to:

- Loss of, or damage to, all or part of an important site for biodiversity
- Habitat fragmentation, isolation and removal or severance of wildlife corridors
- Introduction or spread of invasive non-native species
- Soil, air or water contamination
- Disturbance and/or displacement, e.g. from recreational activity
- Predation and/or harassment by domestic pets
- Light pollution
- Reduction/loss of species resources (e.g. food, water, shelter)
- Interruption to an established management regime, habitat neglect

### 5.3 [Wind and Solar Energy SPD, 2014](#)

This document seeks to ensure that future energy developments are suitable for the area. The SPD sets out information and requirements for the preparation of planning applications relating to wind and solar development and was adopted on 29<sup>th</sup> September 2014.

The document indicates that landscape and visual impact is likely to be the key issue when assessing planning applications for commercial wind and solar PV farms. The impact will, however, vary according to the scale of the development and the type of landscape involved.

Wind turbines are normally substantial, vertical structures which, together with ancillary infrastructure, may impact on the landscape through:

- the direct loss of landscape features;
- rotor blade movement which may affect characteristics of stillness, peacefulness, and strong rural character;
- an increase in the perceived human influence on the landscape;
- competition with existing landmark features (e.g. church spires);
- the inclusion of access tracks or highway improvements which may be highly visible particularly in open landscapes or undeveloped rural landscapes; and
- the inclusion of ancillary buildings and security requirements (such as fencing) which may introduce new features into the landscape and impact on rural character.
- Ground mounted solar PV developments, although not necessarily very prominent in height, may impact on the landscape as follows:
  - cumulative loss of, damage to or obscuration from view, of landscape features; they can occupy substantial areas of ground which may be visible, particularly if located in open landscapes or on slopes, and their impact can be exacerbated by strong undulations in the landscape;
  - the perceived urban/industrial character of large areas of free-standing solar PV panels and associated infrastructure can increase the perceived modern, human influence on the landscape;
  - single panels or small arrays on farms will have less of an impact than more extensive developments that may be accompanied by buildings/cabinets, tracks, and security fencing;

- the colour of solar panels and their supporting stands and frames means that they can stand out from their landscape context;
- the regular edges of solar PV developments may be conspicuous in more irregular landscapes, particularly where they do not follow contours;
- the height of arrays (up to 3m) means that they may overtop typical hedgerow/ hedge bank field boundaries;
- screen planting or management changes, such as allowing hedges to grow higher, can change the sense of enclosure of a landscape; and
- the need to manage vegetation so that it does not intrude on the functioning or maintenance of the panels can result in an ordered and somewhat unnatural landscape.

Understanding the character of the landscape is fundamental to ensuring that new development can be accommodated successfully within a landscape.

Cumulative Impact is an extremely important consideration. In isolation the landscape and visual impact of a scheme may be limited but may be unacceptable when considered together with the impact of other developments in the area. The assessment should therefore consider the potential cumulative impacts of the proposed development. The applicant shall agree with the Council the schemes to be included in the assessment and the area over which the impact should be assessed.

Cumulative visual impacts concern the degree to which proposed development will become a feature in particular views or sequences of views and may arise when two or more developments will be visible from the same point or shortly after each other along the same journey. Hence, it should not be assumed that, just because no other sites are visible from the proposed development site, the proposal will not create any cumulative effects.

The SPD also highlights the importance of considering impacts on biodiversity, heritage assets, agricultural land, flood risk, noise, shadow flicker and reflected light, glint and glare, and safety.

The Government promotes the use of community initiatives as a way of providing positive local benefits from renewable energy. Community energy covers aspects of collective action to reduce, purchase, manage and generate energy. Projects have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes. Such initiatives are likely to play an increasingly important role in maintaining energy security, tackling climate change and keeping costs down for consumers. In accordance with the NPPF, the Council will in principle support suitable community led projects for renewable and low carbon energy; where they are in line with adopted planning policies. Neighbourhood plans provide an opportunity to plan for renewable energy projects whilst Neighbourhood Development Orders and Community Right to Buy Orders can be used to grant planning permission.

#### **5.4 Trees and Landscape SPD**

The Trees and Landscapes Supplementary Planning Document (SPD) was developed jointly by East Northamptonshire Council and the Borough Council of Wellingborough and provides guidance on landscape design and tree protection as part of site development. It was adopted on 13 February 2013.

This document sets out the Councils' approach to landscape design and tree matters which affect new developments, and promotes high quality, well maintained landscapes and open spaces.

The value of retained natural features is significant, and existing features such as wooded areas, trees, hedgerows and watercourses can contribute to the character of a new development and create a sense of early maturity. Where practical, existing features should be retained and incorporated into the layout of the site.

Some of the most effective landscaping associated with new development is achieved through appropriate road layouts and street design. This is often where the character of the development can be clearly emphasised and key routes through the site can be highlighted. Street trees should be included as part of the landscape design for all developments. Not only can this type of planting help to enclose the roadway and give a feeling of quality, it can also help to create valuable shade areas in the summer months, improve air quality and increase the biodiversity value of the area.

The appropriate use of tree planting to create avenues and planted parking areas can help to give a sense of direction and place within a development, especially when used on the key routes.

The provision of individual front gardens (rather than just paving and hard surfacing) in the street not only contributes to the character and distinctiveness of an area, but also allows new residents to express their individuality and can significantly contribute to the habitat and wildlife potential of the site as a whole.

## **5.5 [Open Space SPD, 2011](#)**

This SPD sets out East Northamptonshire Council's approach to providing open space within new developments as well as a series of provision standards, general design principles and details of how financial contributions to sustain, improve and maintain open space will be sought. It was adopted on 11<sup>th</sup> November 2011.

Open space, sport and recreational facilities will be provided for all on new housing developments of 15 or more dwellings or with a site area over 0.42ha or larger. New open space, sport and recreation facilities shall be provided and/or improvements and enhancements undertaken to existing off-site facilities where applicable.

Where development falls below 15 dwellings or a site with the area less than 0.42ha, on site provision may not be sought, however contributions to open space will still be sought for off-site provision where there is a net increase in dwellings (i.e. not a replacement dwelling) as demand and level of use will increase on existing open space.

To achieve protection and enhancement of existing open space, sport and recreation facilities, measures will be taken to:

- Protect and enhance the sites identified as having high value (in terms of quality and accessibility).
- Enhance the quality and accessibility of sites currently assessed to be below the local quality and accessibility standards.
- Secure the exchange of one site for another in order to substitute for any loss of open space or sports and recreational facility or to remedy deficiency in accordance with PPG17. The new land and facility should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality.
- Achieve sufficient open space and recreation provision by meeting the recommended local accessibility standards for each open space type.
- Secure provision through planning obligations from developers to improve open space, sport and recreation facilities and direct developer contributions towards

areas of need and key deficiency, including off site provision in relation to their development.

## **5.6 Domestic Waste Storage and Collection SPD, 2012**

This sets out guiding design principles for the provision of domestic waste storage facilities within new residential development schemes. It provides a series of design principles for waste storage areas, highways and access arrangements for new housing developments. It also considers alternative solutions, such as community waste projects and vacuum collection systems. It was adopted on 23 July 2012.

Good, sustainable design for new residential properties needs to include suitable provision for the storage of domestic waste and ease of access to the collection point and for collection vehicles. The SPD sets out the following design principles:

### Design principles for waste storage facilities:

2. In all cases, the distances over which waste storage bins should have to be carried, pushed or pulled should be kept to a minimum. As a guide, the maximum distance over which it is reasonable for a householder to move their waste storage bins to the collection point should be no more than 35-40 metres.
3. The Council will expect the design of waste storage and collection areas for all new developments to accord with the relevant 2010 "Lifetime Homes" standard.
4. Given that no changes to the waste collection service are anticipated over the next seven years and probably beyond, any new residential development scheme should provide, for each unit/ dwelling, sufficient storage space for accommodating the current range of waste storage bins and caddies.
5. The Design and Access Statement, as required for all applications, should include an explanation as to how and where it is anticipated that bins and caddies will be moved, between their day to day storage and collection point. In all cases, the routes and distances proposed should be clearly explained on the site layout plan or development masterplan.
6. The layout of individual properties shall include a direct, clearly defined route, linking the bin storage area to the collection point. The route(s) should not include steps and in all cases the gradient of these routes should be minimised.
7. Doors to any communal or singular waste collection point should not open over the adopted estate street. Doors/ entrances should be set back to prevent obstructions occurring and allow reasonable access and free movement for pedestrians and vehicles in the adopted highway.
8. In areas at significant risk of flooding, as far as possible external bin storage areas should be raised above known flood levels in order to prevent bins or major debris getting into watercourses.
9. For first floor flats or above, communal staircases should be designed to ensure that indoor food caddies or residual waste bins need to be carried no more than 10 metres from the front door to the main communal waste storage point (i.e. communal bin storage area) without suitable opportunities for rest, in accordance with the HSE carrying guidelines (Appendix E).

### Design principles – fire safety, crime prevention and antisocial behaviour:

1. Bin stores should, wherever possible, be external to the building. If this is not possible they must not be located in protected routes or stairwells, as in the event of fire this would compromise the escape route for any residents.
2. Freestanding bin stores should, ideally, be at least 8m away from any building.

3. Access to bin stores should not be sited next to escape routes, final exits or rear windows of dwellings.
4. Bin storage areas should be separated by structure (e.g. fire doors or retaining walls) giving at least 60 minutes fire resistance from the rest of the building.
5. Bin stores in Northamptonshire are currently constructed in a number of materials – timber, metal and brick – all of which have their advantages. It is recognised that construction of any bin store facility will need to be site specific to fit in with the development, although NFRS would prefer brick construction where possible.
6. Any external bin store facility should be secure, lockable and built where there is natural surveillance. Such facilities should not provide areas for concealment and sufficient lighting should be provided to improve security.
7. The location of bin stores must not restrict access to fire hydrant locations.

## **5.7 North Northamptonshire Sustainable Design Guide SPD, 2009**

The Sustainable Design SPD forms the main design guidance SPD in respect of design policies in the adopted Core Strategy. It was adopted on 5 March 2009.

It is essential that new development, and alterations to existing developments, respond to and reinforce locally distinctive patterns of development, landscape and culture. An understanding of the character of the historic environment is considered an integral part of the development and design process. Historic environments and local landmarks can help give a neighbourhood or area a strong sense of identity, attracting residents and investors. In addition, innovative contemporary building design, which respects the local character, is encouraged. Individual building design approaches, such as green roofs, can also contribute to local distinctiveness. Local ecology, materials and geomorphology can help to determine the character, identity and sustainability of both a development and the place of which it is a part. Such approaches can be thought of as living in harmony with the natural environment or “living sustainably” and can contribute to the environmental sustainability of settlements and have a positive effect on the identity and character of areas.

Building design should be well thought through and cater for the needs of the users. Good architecture involves the successful co-ordination of proportions, materials, colour and detail, which should reflect existing positive characteristics of the area.

All streets, buildings, gardens, places for leisure, and parking must be arranged to create a clear distinction between areas that are public and areas that are private or communal. This can be achieved by arranging buildings to follow a continuous line and by creating active edges with doors and windows opening onto the street, which also increases surveillance.

The structure of the built and natural environment is fundamental to ensuring the safety and security of any area. Developments should be planned in a way that makes sure buildings overlook all public spaces, roads and footpaths to increase surveillance. Examples of this include windows and doors opening onto streets and footpaths, careful consideration of lighting, and avoiding blank walls that face onto public spaces.

Residential areas should be designed using a permeable, grid based (rigid or deformed) layout, which enables vehicular journeys to be minimised and walking and cycling are encouraged. A well-designed urban structure has a network of connected spaces and routes, for pedestrians, cyclists and vehicles. Such settlement patterns, when combined with appropriate densities and mixed uses, can encourage residents and users to use sustainable modes of transport including walking, cycle and public transport and reduce automobile trip distances and frequency, thereby contribute to modal shift and the reduction of energy usage and carbon dioxide emissions.

The planning, design and management of green infrastructure in North Northamptonshire should incorporate native species, and traditional management approaches (such as meadow cutting and coppicing) within green space wherever this does not conflict with local character. Greenspaces should reflect the landscape and heritage character of the area and reflect design/style of the areas settlements. The incorporation of fine-grain elements of green infrastructure and other measures that contribute towards biodiversity enhancement, such as sustainable drainage systems, green roofs, allotments, orchards, edible landscaping are all ways in which new developments can contribute to the protection and enhancement of the green infrastructure network and biodiversity, as well as local character and distinctiveness.

Sustainable design solutions for developments should seek to embrace and harness intrinsic site assets and resources, such as existing development form, soils and geology, drainage, landscape, solar and wind energy.

## 6.0 Built Heritage in Warmington

### Heritage Assets - Listed Buildings

There are 50 designated heritage assets in Warmington as at November 2017. These are:

Name	List Entry Number	Heritage Category	Location
CHURCH OF ST MARY THE VIRGIN	1191333	Listing Grade: I	CHURCH OF ST MARY THE VIRGIN, CHURCH STREET, Warmington
MANOR HOUSE	1191298	Listing Grade: II*	MANOR HOUSE, CHAPEL STREET, Warmington, East Northamptonshire, Northamptonshire
2, CHAPEL STREET	1040206	Listing Grade: II	2, CHAPEL STREET, Warmington
OUTBUILDING APPROXIMATELY 15 METRES SOUTH EAST OF MANOR HOUSE	1040207	Listing Grade: II	OUTBUILDING APPROXIMATELY 15 METRES SOUTH EAST OF MANOR HOUSE, CHAPEL STREET, Warmington
GRANARY APPROXIMATELY 15 METRES EAST OF MANOR HOUSE	1040208	Listing Grade: II	GRANARY APPROXIMATELY 15 METRES EAST OF MANOR HOUSE, CHAPEL STREET, Warmington
CARTSHEDS APPROXIMATELY 10 METRES NORTH OF MANOR HOUSE	1040209	Listing Grade: II	CARTSHEDS APPROXIMATELY 10 METRES NORTH OF MANOR HOUSE, CHAPEL STREET, Warmington
BASE OF CHURCHYARD CROSS APPROXIMATELY 15 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY THE VIRGIN	1040210	Listing Grade: II	BASE OF CHURCHYARD CROSS APPROXIMATELY 15 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY THE VIRGIN, CHURCH STREET, Warmington,
THE MALT HOUSE AND ATTACHED OUTBUILDINGS	1040211	Listing Grade: II	THE MALT HOUSE AND ATTACHED OUTBUILDINGS, CHURCH STREET, Warmington,
STABLES AND ATTACHED OUTBUILDINGS APPROXIMATELY 20 METRES EAST OF ELMS FARMHOUSE	1040212	Listing Grade: II	STABLES AND ATTACHED OUTBUILDINGS APPROXIMATELY 20 METRES EAST OF ELMS FARMHOUSE, CHURCH STREET, Warmington
GLEBE HOUSE	1067747	Listing Grade: II	GLEBE HOUSE, 3, HAUTOY LANE, Warmington
ASHDOWN FARMHOUSE	1067751	Category: Listing Grade: II	ASHDOWN FARMHOUSE, LITTLE GREEN, Warmington
OUTBUILDING APPROXIMATELY 10 METRES NORTH EAST OF	1067779	Listing Grade: II	OUTBUILDING APPROXIMATELY 10 METRES NORTH EAST OF EAGLETHORPE

Name	List Entry Number	Heritage Category	Location
EAGLETHORPE FARMHOUSE			FARMHOUSE, EAGLETHORPE, Warmington
GRANARY AND ATTACHED BARN APPROXIMATELY 20 METRES NORTH WEST OF EAGLETHORPE FARMHOUSE	1067780	Listing Grade: II	GRANARY AND ATTACHED BARN APPROXIMATELY 20 METRES NORTH WEST OF EAGLETHORPE FARMHOUSE, EAGLETHORPE, Warmington
DOVECOTE APPROXIMATELY 70 METRES NORTH WEST OF EAGLETHORPE FARMHOUSE	1067783	Listing Grade: II	DOVECOTE APPROXIMATELY 70 METRES NORTH WEST OF EAGLETHORPE FARMHOUSE, Warmington
WARMINGTON MILL	1067785	Listing Grade: II	WARMINGTON MILL, EAGLETHORPE, Warmington
THE OLD HAUTBOY	1067787	Listing Grade: II	THE OLD HAUTBOY, HAUTBOY LANE, Warmington,
BARN AND ATTACHED CARTSHED APROXIMATELY 50 METRES NORTH EAST OF MANOR HOUSE	1191312	Listing Grade: II	BARN AND ATTACHED CARTSHED APROXIMATELY 50 METRES NORTH EAST OF MANOR HOUSE, CHAPEL STREET, Warmington
31 AND 35, CHAPEL STREET	1191320	Listing Grade: II	31 AND 35, CHAPEL STREET, Warmington
59, CHURCH STREET	1191355	Listing Grade: II	59, CHURCH STREET, Warmington
ELMS FARMHOUSE	1191404	Listing Grade: II	ELMS FARMHOUSE, CHURCH STREET, Warmington
EAGLETHORPE FARMHOUSE	1293365	Listing Grade: II	EAGLETHORPE FARMHOUSE, EAGLETHORPE, Warmington
CHEST TOMB APPROXIMATELY 5 METRES NORTH WEST OF TOWER OF CHURCH OF ST MARY THE VIRGIN	1293371	Listing Grade: II	CHEST TOMB APPROXIMATELY 5 METRES NORTH WEST OF TOWER OF CHURCH OF ST MARY THE VIRGIN, CHURCH STREET, Warmington
THE OLD RECTORY	1356559	Listing Grade: II	THE OLD RECTORY, HAUTBOY LANE, Warmington
HOME FARM COTTAGE	1356561	Listing Grade: II	HOME FARM COTTAGE, PETERBOROUGH ROAD, Warmington
LONG LANE FARM	1356563	Listing Grade: II	LONG LANE FARM, TAYLORS GREEN, Warmington
THE HOLLIES	1371955	Listing Grade: II	THE HOLLIES, 39, CHAPEL STREET, Warmington
22, CHURCH STREET	1371956	Listing Grade: II	22, CHURCH STREET, Warmington
EAGLETHORPE HOUSE	1371957	Listing Grade: II	EAGLETHORPE HOUSE, 4, EAGLETHORPE, Warmington
WARMINGTON WAR MEMORIAL	1426146	Listing Grade: II	CHURCHYARD OF ST MARY'S CHURCH, CHURCH STREET, WARMINGTON

Name	List Entry Number	Heritage Category	Location
FOTHERINGHAY BRIDGE	1003642	Scheduling	FOTHERINGHAY, EAST NORTHAMPTONSHIRE
PAPLEY DESERTED MEDIEVAL VILLAGE, MOAT AND FISHPOND, NEAR WARMINGTON	1011026	Scheduling	WARMINGTON
LITTLE GREEN MOATED SITE	1015807	Scheduling	WARMINGTON,
ELTON HALL	1000346	Park and Garden Grade: II*	ELTON PARK, Elton

## 7.0 Conclusion

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Handforth. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells will continue to review and amend the information at key stages in the preparation of the Plans. In the meantime, it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies in the Handforth area.

For more information on the contents of this document contact:

**Claire Parker**

**Director**

**Kirkwells**

**Lancashire Digital Technology Centre**

**Bancroft Road**

**Burnley**

**Lancashire**

**BB10 2TP**

01282 872570

[claireparker@kirkwells.co.uk](mailto:claireparker@kirkwells.co.uk)