



**SUPPLEMENTARY INFORMATION**

**Licensing Sub-Committee**

**Tuesday 15 June 2021**

<b>Agenda Item Number</b>	<b>Page</b>	<b>Title</b>	<b>Report Author</b>	<b>Reason for delayed publication</b>
<b>3</b>	Pages 3 - 162	Premises Licence Hearing  Appendix B – Objections	Andrea Hill – Licensing Enforcement Officer	Appendix not available at the time of agenda publication

If you require any further information about this agenda please contact Richard Woods, Democratic Services via the following:

Tel: 01327 322043

Email: [richard.woods@westnorthants.gov.uk](mailto:richard.woods@westnorthants.gov.uk)

Or by writing to:

West Northamptonshire Council  
One Angel Square  
Angel Street  
Northampton  
NN1 1ED

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**Andrea Hill**

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**From:** [REDACTED]  
**Sent:** 29 May 2021 20:56  
**To:** DDC Licensing  
**Cc:** [REDACTED]  
**Subject:** Objection to Flore House Premises Licence / Club Premises Certificate application

Dear Sir/Madam

We are writing to you as we have been made aware that Flore House, The Avenue, has recently made a application for a Premises Liquor Licence for Wedding and Conferences.

We live opposite the entrance to this property and along with our neighbours in The Glebe are extremely worried about the impact this will have on our lives and the protected village conservation area we live in.

The Avenue is a single track road with no official passing points, we already experience difficulties with traffic in The Avenue plus parking issues when the grass verges and paths are often used.

If Flore House is granted this licence there will be further traffic issues, along this single track road with the added problem of late night "jovial" patrons leaving, plus added traffic of taxi or mini bus collections causing noise and automobile pollution in the early hours, therefore causing a public nuisance.

This part of the village is normally tranquil, if this is given the go ahead there would then be a strong possibility of a music licence request to follow, which would lead to noise pollution and run the risk of unwanted guests, damage to property and possible thefts, threatening public safety in the local area.

A Licenced premises opposite could also de-value the properties close by because of the issues Wedding venues/conferences can be cause noise from unruly revellers, late music & transportation away when the venue closes.

Therefore we would like you to take this email as a formal written objection to the Premises Licence /Club Premises Certificate application, and knowing that Flore Parish Council are copied into this email objecting to the request by Flore House.

Yours sincerely

Brian & Jean Culling

[REDACTED]

(Emailed on our behalf by our daughter Ann Maud)

## Andrea Hill

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**From:** [REDACTED]  
**Sent:** 29 May 2021 19:32  
**To:** DDC Licensing  
**Subject:** Objection to Flore House, Premises licence/Club Premises Certification application

I'm writing to let you know of my objection to the above application.

I live at [REDACTED]

It's hard not to sound like a "NIMBY" and it's certainly not my intention to stop the owners of Flore House from earning a living from their property. My objection is mainly on the grounds of public nuisance (noise) and safety.

My understanding is that music will be played in the garden of Flore House until 11.00/11.30 at night. Their garden is immediately opposite my property and will intrude on my enjoyment of summer evenings in my garden.

The Glebe is in a beautiful, tranquil conservation zone. My understanding is that means it is protected by law against undesirable changes which will impact on the quality of the area.

My other concern is the narrow lane down which Flore House visitors would travel. It passes the village school and really isn't suitable for extra traffic. I am genuinely concerned for the safety of the village school children. Horse riders and dog walkers use this narrow lane on a regular basis. It really isn't suitable for extra traffic.

I cannot emphasize enough that this is a residential area in a conservation zone.

Maybe some sort of compromise can be reached.

1. I understand they may be able to use a different access road to Flore House via the lodge house entrance off Flore Hill. This will prevent the narrow lane, The Avenue, being used.
2. Only music to be played within the house itself not in the grounds. This would mean they can operate their business without compromising the nearby residents enjoyment of their own houses and not have such a detrimental impact on the conservation environment.

Thank you.

Candice Jones  
[REDACTED]

## Andrea Hill

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**From:** [REDACTED]  
**Sent:** 01 June 2021 08:02  
**To:** DDC Licensing  
**Subject:** For the attention of Mikolaj Waligorski Licensing Technical Officer: Objection to Flore House Premises Licence / Club Premises Certificate application

Dear Sir

I am writing as a resident of The Avenue, Flore to register my objection to the granting of a music and alcohol licence to Flore House.

I understand that the applicant has requested the grant of a licence for the playing of music for potentially three days every week of the year and for the sale of alcohol for potentially 13 hours every day of the year. The Avenue is a residential street within the conservation area of a rural village with a primary school a few metres away from Flore House. The disruption from noise would be immense, particularly in the late evening. If licensing hours run till 2300, and I understand there is also a request for an additional half an hour in the summer months, the neighbouring residents will be subjected to noise and potential rowdiness not only during licensing hours but also to noise as guests leave which could take anything from half to one full hour. This will be exacerbated at weekends when live music is playing as guests will no doubt be even noisier to be heard over the music. This must contradict the Council's prevention of public nuisance objective.

Furthermore, The Avenue is essentially a single lane road, used by horse riders, walkers with pushchairs and dogs, elderly people, and children on bikes. The condition of the pavements makes them pretty much unusable to anyone with dogs, pushchairs, disability walkers or wheelchairs; they have to use the road. Drivers, particularly those who do not live in the village and use this road as a shortcut, for example during the incident in Wootton on Friday 27 May, already drive too fast down this road. Potentially we could see up to 45 cars arriving and leaving every weekend via this road, along with delivery drivers, like florists' vans, catering trucks, marquee deliveries etc. This not only adds to the noise and pollution of this area but should also be considered a public safety concern.

I hope that the Council will take seriously the views of the Flore residents who will be affected by the noise and traffic and have their daily lives and well-being disrupted; we were by the way not consulted directly about these plans other than through a scrappy piece of paper, barely legible, taped to the gate of Flore House. This is not typical of Flore village which is known among other things for its good neighbourliness which is one of the qualities which makes it one of the county's most attractive places to live.

Yours sincerely  
Mrs Elizabeth Galvez

[REDACTED]

**From:** [REDACTED]  
**Sent:** 02 June 2021 17:32  
**To:** DDC Licensing <licensing.ddc@westnorthants.gov.uk>  
**Subject:** Re: Objection to application for alcohol licence at Flore House

Hi

I would like to object to the application for a licence at Flore House on grounds related to public nuisance. I am not clear from the notice displayed outside Flore House whether the application is for an alcohol license, or alcohol and entertainment license. I understood that the current application was for alcohol only, however the information you provided to me yesterday indicates that Flore House intend to carry on live and recorded music. As I am unclear whether the current application is for an alcohol, or an alcohol and entertainment license, I will deal with objections to both in this response. If the music license is being considered separately please send me details of how to object to this, along with any relevant guidance and deadlines.

I have previously emailed you a photo I took of the notice displayed at Flore House, and issues with part of it being illegible. Having now received the Revised Opening Hours document from you I also note discrepancies between this and the opening hours on the notice outside Flore House yesterday morning (when I took the photo that I sent to you). If the current license application includes music, that is not clearly detailed on the notice outside Flore House.

I have been resident on Spring Lane in Flore since 2018; during August 2019 I was at home when there was an event at Flore House; I was not aware that the event was at Flore House at the time as the noise echoed around the whole of Flore village. Due to the level of noise from the number of people shouting and loud music, I closed all windows and doors to my house, however despite this the noise could still be clearly heard through new double glazing. The noise caused me loss of sleep during the weekend as it continued late at night as well as during the day, and it negatively impacted my mental health by increasing my stress levels. The noise levels also impacted my husband who is a police officer with Northamptonshire police, and who does shift work. I consider that the noise from individuals shouting and loud music unreasonably and substantially interfered with the use and enjoyment of my home.

I have referenced several documents in this email that are publicly available on the internet; I found these using a simple Google search to provide independent evidence to support the points I make below:

1. Flore House currently operates as a B&B. I am concerned that the application is part of a change of use campaign. Residents in the conservation village of Flore enjoy peaceful village life. Many residents have lived in Flore for many years and are very concerned at the proposals by Flore House to operate more routinely as an events venue. There are widespread concerns about noise levels, with the parish council meeting minutes detailing prevailing winds in Flore resulting in noise from Flore House being heard across the village. This is certainly my experience. I am concerned that residents have not had sufficient opportunity to consider the application by Flore House given the lack of a clear sign at the premises containing accurate information and a clear date by which objections should be raised. I note that no clear email address to raise objections was detailed, and the phone number did not work when I tried it yesterday.

**2. Increased noise as a result of alcohol consumption.**

Alcohol consumption is linked to an increase in noise levels. This is referenced throughout a Working Paper ('the paper') published in 2012 relating to alcohol consumption in the night-time economy (NTE)

[https://www.london.gov.uk/sites/default/files/gla\\_migrate\\_files\\_destination/alcohol\\_consumption\\_0.pdf](https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/alcohol_consumption_0.pdf). NTE is defined as '*economic activity which occurs between the hours of 6pm to 6am and involves the sale of alcohol for consumption...*' (page 3). Flore House are asking for a license to sell alcohol between 15:00 and 23:30. The paper states '*it (consuming/drinking alcohol in the NTE) can come with costs....eg, noise...because the trading times in the NTE conflict with many people's daily routine/sleep. Other costs, eg, crime and injury, are facilitated by alcohol*' (page 2). The paper states '*although residential properties situated within the area of the NTE can reduce crime it can also contribute to the number of people disturbed by noise...*' (page 43).

Given my previous experience of hearing loud shouting and jeering from Flore House in 2019, I believe that were an alcohol license to be granted, this would create a public nuisance through the noise that would be caused at events. I believe this would cause a public nuisance both to residents and visitors to Flore (for example people who attend the church or school).

**3. Increased noise as a result of long licensing hours.**

Information on Gravesham Borough Council's

website <https://www.gravesham.gov.uk/home/licensing/entertainment-and-alcohol/premises-licence/overview/prevention-of-public-nuisance-guidance> references a number of factors that determine the degree to which activities are likely to cause public nuisance, including the time of day/night when activities take place, how near they are to other people/premises that might be affected and how well the activities are managed. The Revised Opening Hours document for Flore House indicates that the alcohol license request is for Monday to Wednesday from 15:00 to 23:00, and for 10am to 23:00 on Thursday, Friday, Saturday and Sunday. I note that an extended finish time of 23:30 on Saturdays and Sundays during the summer season is requested for 6 to 8 occasions per year.

Flore House is positioned in the middle of the Flore conservation area in close proximity to residential housing, All Saints church and Flore Church of England Primary School. I note that the license request for music is for indoors and outdoors on Thursdays, Fridays and Saturdays from 10am to 23:00 (extended to midnight on Saturdays and Sundays 6 to 8 times per year). The Gravesham Borough Council's website states that '*noise from outside areas, usually shouting or loud voices is likely to be especially noticeable at night, when noise levels outside are relatively low*'. The hours during which it is proposed alcohol is served and music played are extensive and will increase the likelihood of a public nuisance for local residents due to increased noise from shouting and music.

**4. Increased noise due to live and recorded indoor and outdoor music.**

The website referred to at point 2 above indicates that steps should be taken to '*ensure noise is not audible at sensitive locations such as dwellings...*', and '*ensure noise does not cause unreasonable disturbance to the wider public...*'. Gravesham Council suggests that consideration should be given to avoiding '*the use of loud speakers, PA systems or entertainment outside - in the majority of cases amplified music or voices should be restricted to indoor activities only; any proposals to erect or use marquees etc for entertainment purposes...*'. I note from the most recent Flore Parish Council minutes that events at Flore house would be accommodated within a marquee which I find particularly concerning given the comments on Gravesham Borough Council's website.

## 5. Lack of robust risk controls relating to noise from people

I am concerned at the lack of robust risk controls included in the license application relating to public nuisance/noise. The only control detailed that relates to noise from people (as opposed to music) is that '*people will be asked to leave the property quietly*'. This control does not deal with noise levels of Flore House guests whilst at an event.

## 6. Lack of robust risk controls relating to music

I am concerned that the risk controls relating to public nuisance in relation to music are not measurable or sufficiently robust. The controls detailed are (1) '*where possible there will be noise restrictions on equipment*' - this allows for no noise restrictions where it is not possible, which in theory could be at every event hosted; (2) '*regular noise checks inside & outside the premises will take place*' - as a risk control this does not deal with the risk of loud music, as it does not detail the permitted level of sound or what action will be taken if noise exceeds this; (3) '*where possible speakers will face away from residential areas & entertainers will be made aware of noise restrictions*' - it is not clear why it would not be possible to always position speakers facing away from residential areas - the way the control is currently worded leaves the possibility of speakers always facing residential areas where Flore House do not deem it possible to position them in another direction. It is not clear what the noise restrictions that entertainers will be made aware of are.

I would welcome a thorough review of the risk controls in this area to ensure they are robust and provide Flore residents, church-goers and primary school pupils/teachers with sufficient guarantees that they will not be negatively impacted by noise from music. I would also refer to my comments in the previous paragraph from the Gravesham Council website in relation to the avoidance of use of loud speakers and outdoor entertainment. I would expect greater control measures to be in place where the license request is until midnight.

I would be grateful if you would keep me informed of the result of the license application by Flore House.

best

Emma Webb

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**From:** DDC Licensing <licensing.ddc@westnorthants.gov.uk>

**Sent:** 01 June 2021 16:46

**To:** [REDACTED]

**Subject:** RE: Objection to application for alcohol licence at Flore House

Good afternoon Emma

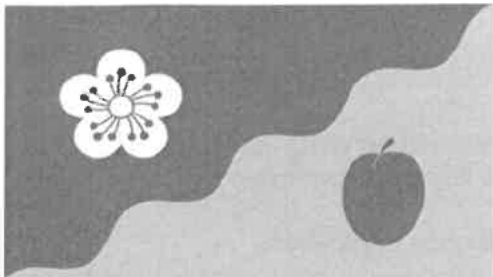
Thank you for your enquiry regarding the above application.

I apologise the information was not easily accessible on our website. We do not currently hold a Public register of licensing applications as the website is undergoing maintenance following our local authority becoming West Northamptonshire Council. However licence applications can be supplied on request.

Please see the attached a redacted copy of the application form and the revised timings agreed with the applicant. Objections can be made in writing or via email to our department. In order to be considered as valid, they must relate to at least one of the four licensing objectives:

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety.





# FLORE PARISH COUNCIL

e-mail: [REDACTED]

Tel: [REDACTED]

Website - [www.floreparrishcouncil.co.uk](http://www.floreparrishcouncil.co.uk)

1<sup>st</sup> June 2021

Licensing Officer  
West Northamptonshire Council  
Lodge Road  
Daventry  
Northants  
NN11 4FP

Dear Andrea

## **Licensing Act 2013 – Flore House, The Avenue, Flore, NN7 4LZ**

Thank you for including Flore Parish Council on the consultation for the proposed Licensing Application for Flore House.

The Parish Council wish to object to the proposed application on the grounds of prevention of public nuisance.

Flore House is a major historically important and listed building located on both the edge of the village and within the Flore conservation area. The house is residential in use with no specific grant of planning permission for commercial activities other than that permitted for the limited B&B activity as well as temporary time limited activities, which are limited by planning legislation to 28 days per year. The topography of the village together with SW prevailing winds means that amplified sound easily travels across the village and can be heard across a wide area. Vehicular access is via The Avenue which is single carriage width for much of its length with residential properties along its sides.

Flore House is near to the village Primary School with parents using The Avenue as the only means of accessing the school to drop off and collect children. There are no parking facilities at the school for staff who have to park on the only wide section of The Avenue between the school and Parish Church. The area surrounding Flore House can be easily described as a quiet and tranquil residential area on the edge of the village.

The application seeks a licence for 365 days of the year with a mix of operating hours from weekdays to weekends (with Sunday operating as the same times as a Friday or Saturday), including the playing of live and amplified music. The application refers to 8/9 outdoor wedding events that would be accommodated within a marquee however at the Flore Parish Council meeting on the 17<sup>th</sup> May the applicant stated that there would be 5/6 outdoor weddings and that the weekday licence would enable the guests of the 2 B&B rooms to be able to order a bottle of wine or champagne.


The Parish Council are concerned about the granting of this licence which for 365 days of the year the stated uses appear wholly disproportionate, particularly given the limited alternative uses of the building that can operate without planning permission. The issue that particularly concerns the Council is the lack of control and regulation over the uses that may result in environmental harm to neighbours and the wider village, such as vehicular access (for both suppliers such as marquee hire and catering facilities and staff supporting the event as well as guests), as well as noise and disturbance to neighbours and the wider village, hours of operation, and car parking and event suppliers parking. Whilst the activities are proposed to be restricted there is considerable activity at the end of an event in its dismantling. Caterers and others will wish to remove their equipment and stock at the end of the evening which will create additional noise disturbance beyond the licensed finish time and marquees will be taken down in the days after the event thereby adding to the public nuisance felt by neighbours.

Weekday events have the potential to conflict with the safe operation of the school and safety of children given the single the single width of much of The Avenue.

The Parish Council considers that these must be addressed and resolved by WNC Planning Control before any determination of the current licensing application by the licensing committee.

For the reasons stated above Flore Parish Council objects to this licence application.

Yours sincerely

A solid black rectangular box used to redact the signature of Sue Halkett.

Sue Halkett  
Clerk to the Parish Council

## Andrea Hill

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**From:** [REDACTED]  
**Sent:** 31 May 2021 20:13  
**To:** DDC Licensing  
**Subject:** Objection to Flore House Premises Licence / Club Premises Certificate application

Dear Sir,

I am writing to air my concerns regarding the application for the alcohol license for Flore House. I live at [REDACTED]. Myself and my neighbours are anxious on how this is going to impact our neighbourhood. This is a peaceful conservation area,

The Avenue is a single track lane used by walkers, children and horse riders and totally unsuitable for a high volume of traffic. The noise from late night patrons coming and going will impact our lives.

The noise from the music will blight our lives as it can be heard in our garden and on some instances in our home. This is going to impact on resale and property prices.

This is my formal objection to the license.

Yours Sincerely  
J.F. Johnson

----- Original Message -----

On Wednesday, 26 May, 2021 At 19:26, Tara Hawkins [REDACTED] wrote:

Good morning Mrs Hawkins

Thank you for your email in respect of the Premises Licence application for Flore House. Please note the activities requested as part of this application are: Sale of Alcohol (Monday to Wednesday from 15:00 to 23:00 and Thursday to Sunday from 10:00 to 23:00) and Regulated Entertainment which covers the playing of live and recorded music (Thursday to Saturday only from 10:00 – 23:00). The applicant has also requested a seasonal variation/non-standard timings for the summer period for 6-8 occasions to extend the licensable hours by 30mins.

Please note representations in respect of licensing can be made in line with one or more of the Licensing Objectives:

- The prevention of public nuisance
- The protection of children from harm
- Public Safety
- Protection of children from harm

You have covered one of the above grounds for objection in your email, therefore West Northamptonshire Council has accepted it as a valid representation. If you wish to supply a supporting statement to elaborate on

-----Original Message-----

From: Keith Allen <[REDACTED]>  
Sent: 20 May 2021 20:23  
To: DDC Licensing <licensing.ddc@westnorthants.gov.uk>  
Subject: Flore House NN7 4LZ

Dear Sirs,

We live at [REDACTED] and we have very recently been notified by a concerned villager in Flore regarding the proposals for outside marquee private events and the licensing applications submitted by the resident of Flore House. [REDACTED]

Our house and land is within Flore Park and we would be disturbed and impacted by events and parties, particularly late at night.

We are also concerned that at no point have we been made aware or consulted regarding this venture, as it would definitely impact on our peace and mental well-being. At a time when everyone is stressed and struggling with their mental health from Covid and lockdown, we consider this proposal to be unacceptable and selfish.

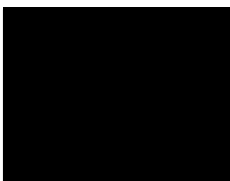
There would also be a noticeable increase of traffic danger to the school children whose school is just round the corner, as is Flore All Saints church and also to local residents, some of which are elderly.

We therefore would like to strongly object to any licensing (and planning) permissions for this business venture. Flore Park is an area of outstanding natural beauty and is being considered as a conservation area as it contains rare and protected wildlife and TPO's on the many old trees in the Park. This would completely ruin the peace and tranquillity of Flore Park and the village of Flore. The increased noise and traffic to and from Flore House would have an impact on the local school, the local residents who live along the narrow and quiet village roads, and also to the A4500, when we have all just started to enjoy the benefits that the new Flore Bypass has given us.

I hope that you will kindly consider our objection and the reasons for, and we look forward to hearing from you.

With kind regards,

Dr Keith and Mrs Beverly Allen



Sent from my iPad

## Andrea Hill

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**From:** Michael Bench [REDACTED]  
**Sent:** 31 May 2021 21:04  
**To:** DDC Licensing  
**Subject:** Fwd: Flore House Premises Licence etc.

Sent from my iPad

Begin forwarded message:

**From:** Michael Bench [REDACTED]  
**Date:** 31 May 2021 at 20:14:58 BST  
**To:** [REDACTED] [licencing.ddc@westnorthants.gov.uk](mailto:licencing.ddc@westnorthants.gov.uk)  
**Subject:** Re: Flore House Premises Licence etc.

Dear Sirs

I write to express serious concerns and raise objections to the application made by Ms. Georgianna Read for a Premises Licence/ Club Premises Certificate. This, I understand, is to enable alcohol to be served at the property for weddings, conferences and other unspecified or unlimited events.

A fundamental concern is that Ms Read and Flore House Limited have, it appears, already commenced trading and extensive marketing. This would seem to be without the necessary and legal Change of Use procedures and planning consent. Despite this an application has been made for an Alcohol Licence.

Noise Disturbance and Disruption.

Flore is a relatively quiet and peaceful village and the area in which Flore House is located is a particularly beautiful and tranquil residential neighbourhood. It is, I believe, also a conservation area. For these reasons the residents in this part of the village have chosen to live here. Events requiring a marquee will generate heavy traffic with consequent noise, but above all very high levels of noise pollution from the marquee itself. We all know how much noise is generated by live or disco music and the party goes in marquees. The nuisance, discomfort and disruption will be greatest in the immediate neighbourhood of Flore House but will also be felt in a much larger area of the village. For these reasons alone Flore House is not a suitable location for such events.

Adding to these objections which will also be expressed by fellow neighbours my wife and I would like to add a personal plea.

The residents closest to Flore House are mainly retired folk who have lived in The Avenue and The Glebe for many years and have moved to the area to enjoy the peace and tranquility it offers. Age unfortunately can bring ill health as it has for some of the residents. It is unfair that these people should have to

endure further disruption to their lives when living with serious illness has its own problems and restrictions. We should be mindful of the anxiety and distress that the granting of this Licence would create.

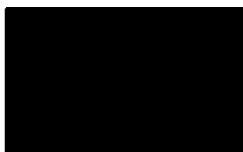
#### Public Safety

Access to Flore House is via a single track road with limited and difficult passing points and wholly unsuited to further commercial activity and a business of this type. It serves the residents, village school and church and is already showing the unfortunate signs of heavy use with damage to banks and verges. It is in constant use by pedestrians and horse riders and the traffic flow is already high especially for the school. Safety of children going to and from school is a particular concern together with the obstacles caused by parked vehicles.

Clearly Ms Read and her company Flore House Limited have extensive and ambitious plans. Flore House is manifestly an unsuitable location even for a small and measured number of niche events. Properties used for such business enterprises are normally found in more remote locations and not in a residential neighbourhood.

Yours faithfully,

Michael Bench.



Sent from my iPad

-----Original Message-----

From: [REDACTED]

Sent: 24 May 2021 20:26

To: DDC Licensing <licensing.ddc@westnorthants.gov.uk>

Subject: Objection to Flore House Premises Licence / Club Premises Certificate application

Dear Sir/Madam,

I am writing to air my concerns regarding the application made by Flore House, The Avenue, for a Premises Licence / Club Premises Certificate that I have recently been made aware of.

As I understand it, this is to enable alcohol to be served at the property for Weddings, Conferences and other such events.

I live in The Glebe, almost adjacent to Flore House, and I and my neighbours are extremely concerned by the impact this would have on our lives, our beautiful conservation area, and the value of our properties.

The Avenue is effectively a single lane road and we already experience difficulties with the volume of traffic that uses it and who park on what was a path, and the grassed areas. This paired with increased noise levels from jovial patrons leaving late at night / in the early hours poses a real threat to the harmony of our lives.

If given the go ahead, there is a strong possibility a music licence application will follow, allowing revellers the opportunity to party in the extensive gardens at the property. This would lead to excessive noise pollution and would run the risk of unwanted "guests", theft and possibly burglary.

Therefore, I would like you to take this email as a formal written objection to this application, knowing this has also been sent to Flore Parish Council.

Yours sincerely

Mrs Shirley Hawkins  
[REDACTED]

(emailed on my behalf by my daughter Tara Hawkins)

## Statement

### Objections to Ms. G. Read's application for an alcohol licence

#### Contents

- A Representation prepared by G. Purcell
- B Petition
- C Appendix (Flore Parish Council minutes)
- D Appendix (Flore Neighbourhood Development Plan 2014 – 2029)
- E Appendix (Flore Conservation Area Appraisal and Management Plan)





From Gerard Andrew Purcell  
To Licensing Committee  
Date 13<sup>th</sup> May 2021  
Re Application for an Alcohol license by Ms. Georgianna Read

### **Primary Position**

I am writing this letter on behalf of myself, Mr Gerard Purcell, and my wife Mrs Patricia Purcell.

I wish to object to the granting of an Alcohol License to Ms. Georgianna Read. I am also opposed to the use of Flore House as a venue for gatherings of people whether they take place during the day or night. My opposition to her application for an alcohol licence then must be seen in conjunction with my opposition to her application for a C1 Change of Use certificate. Ms. Georgianna's business ambitions, if left unbridled, will change the character of Flore forever.

### **The Village Context [D] Page 4, 1.1**

***"The existing character of Flore is a substantial common asset. Those who wish to invest in Flore through development, on any scale, should understand its character and seek to contribute to the preservation and enhancement of that character."***

It is my opinion Ms. Read's proposals do not meet the demands of this high standard.

### **Flore Parish Council**

Following a meeting on 17<sup>th</sup> May 2021 the Parish Council decided to oppose Ms. Read's application for an alcohol licence. This decision I believe reflects the council's concern over the public nuisance that will result from converting Flore House into a venue for public entertainment.

### **[C]664.0**

***"The issue that particularly concerns the council is the lack of control and regulation over the uses that may result in environmental harm to neighbours and the wider village, such as vehicular access (for both suppliers and guests), as well as noise and disturbance, hours of operation and car parking."***

### **Deferment**

As Ms. Read is still in the process of applying for a C1 certificate surely the decision to award an alcohol licence should at the very least be deferred until the outcome of her decision to apply for a C1 is known.

### **A Personal Note**

#### **Vexation**

My objection is not vexatious. I am not engaged in a personal dispute with Ms Read. I have only met her once to discuss the repair of a boundary fence. My argument with Ms. Read rests solely on "the externalities" of her business ambition.

In the Parish Council meeting of 17<sup>th</sup> May 2021 Ms. Read complained that she had suffered from “animosity”. And yet when questioned by councillors she reluctantly admitted that she had not spoken to any of the neighbours about her plans. I would urge you to refer to the **Crime and Disorder** section below for a summary of the “animosity” I have experienced.

## Frivolity

My objection is not frivolous.

Firstly, I believe that her application raises serious Public Nuisance issues.

Ms. Read is an intelligent, resourceful, and determined woman. She has created a business website advertising Flore House as a venue for weddings, parties, daytime courses, business conferences and upmarket accommodation. In addition, she has a Facebook presence in which she presents her interior design ideas. She has also engaged in a programme of works restoring Flore House. And she has established the business Flore House Limited. This is all very commendable, but she has not obtained planning permission or consulted her neighbours. Remember, Ms. Read is a former company secretary of a property company. Her actions then must be seen as deliberate and purposeful. And so, secondly, her disregard for the planning process and the needs of her neighbours suggest to me that she is not a suitable person to hold an alcohol licence. Awarding Ms Read a C1 certificate and an alcohol licence will destroy this part of the village,” an area of outstanding beauty”, forever.

I will now present my objections based on the grounds outlined in Daventry District Council’s guidance notes:

Public Nuisance

Public Safety

Crime and Disorder

Child Protection

## Public Nuisance

### 1. Noise: The First Fundamental Problem

Flore House is a magnificent, listed building. It is easily the most impressive structure in the village. But it does suffer from two fundamental problems. The first is that it is located on the boundary of its freehold site. (I will deal with the second problem below). It is next to The Avenue and very close to residential housing. Consequently, noise is always going to be a problem.

I moved into my property ( [REDACTED] and located next door to Flore House) in February 2020. Since then, I have been subjected to loud music, fireworks and motorcycle noise. I have not complained about this nuisance believing it to be family exuberance. Converting Flore House into a venue for public entertainment however is a very different matter.

Ms. Read intends to erect a marquee to cater for weddings and parties. I imagine this will be pitched near to the main house to take advantage of the level ground and to be near the facilities of the main house. In other words, the centre of activity will be adjacent to the residential area of the village. Immense noise

(music amplified through a public address system) will be broadcasted across the whole village as the Parish Council point out in their judgement.

Additional noise will be created by the comings and goings of the guests and suppliers. Boisterous behaviour must be expected. Remember they will be in party mode! In addition, car doors will be opening and shutting, engines will be starting, and cars will be accelerating as they drive off her property late at night. Considerable noise is bound to occur.

Given she is applying to sell alcohol until 11pm at night she told the parish council she would give guests half an hour to finish their drinks. That means from 11:30pm till midnight we will have to suffer the noise of her guests leaving her property. But there are two underlying assumptions here:

- a) She can get all the guests to leave by midnight and without incident!
- b) She does not apply for an extension on her licence in which case the noise of her departing guests will occur even later. It must be a reasonable expectation that if you grant Ms. Read an alcohol licence you will also be prepared to extend her licence on demand for special occasions such as New Year's Eve.

In the council meeting Ms. Read told the council that she was only planning to cater for 6 weddings only per year. On hearing this a councillor pointed out that she had applied to cater for 8 to 12. An immediate discrepancy! But in addition, I would point out:

- a) Ms. Read's use of the term "weddings" appeared to exclude her intention to hold other types of parties.
- b) She intends to provide alcohol for those attending day courses and other unknown events.
- c) And luxury apartment guests are also to be offered alcohol.

My point here is that we are at the thin end of the wedge. If you allow Ms. Read to hold an alcohol licence we have no idea how much use she will make of it. Given her lack of transparency in the past, how can we rely on her to keep to the terms of any compromise?

My biggest objection though centres on her business ambition. At some stage she will want to sell Flore House as a business asset as opposed to a residence. All businesses have a longer-term goal of realising their assets. This means a hotel chain or casino operator, for example, attracted by the central location of Flore, its access to the M1 and its C1 certificate and alcohol licence would find Flore House a very attractive business opportunity. This would be totally out of keeping with the character of the village. The biggest problem then that we face when confronted by Ms. Read's business ambition is a future full of uncertainty.

## 2. Access: The Second Fundamental Problem

The only way to access Flore House at present by a public highway is via The Avenue. This is a winding single-track road. It is totally unsuited to the volumes of traffic that can reasonably be expected. As the Neighbourhood Plan says;

**[D] 2.21, b, Page 12**

***“The volume and speed of traffic passing through the village is considered to be an issue, with traffic speeds on the smaller roads within the village being raised as a concern”.***

Please consider the following:

- a) The lane is in constant use by dog walkers, horse riders, cyclists, and pedestrians. **[D] Objective 10 Page 16**
- b) Traffic flow is already high because of parents taking and collecting their children to and from the primary school and from parents taking and collecting their children to and from swimming lessons at Huntershields (formerly Charter House).
- c) There is also a problem with car drivers parking their vehicles on the verges. This has caused hazardous driving conditions.
- d) The verge at the top of The Avenue adjacent to the stone terraced cottages is a **“Landmark Feature” [D] page 37 and Page 40 rightmost photograph.** This is however being slowly eroded by vehicular traffic. The steps to these properties have already been removed because the bank has shrunk in width. The Flore Neighbourhood Plan specifically includes The Avenue for protection:

**[D] F9.2 Page 37**

***“New development which impacts adversely on the function, openness and permanence of these sites will not be permitted unless in very special circumstances”.***

In the Parish Council meeting 17<sup>th</sup> May 2021, Ms. Read proudly announced she can accommodate 45 cars on her forecourt with additional cars being parked in a nearby field for guests attending an event. This is a huge number. These cars will be arriving day and night. During the day she will be operating courses (wellbeing, flower arranging etc.) and conferences. And at night weddings and parties. So, the real problem here is how will the vast number of people attending her many functions arrive at her house?

At present access to Flore House is provided by The Avenue only. But at the Parish Council meeting Ms. Read surprisingly introduced an alternative:

- a) Accessing Flore House by means of a track across fenced grazing land from the Weedon Road.
- b) There are two possibilities here: (1) Entering Flore House by means of The Avenue and leaving via the track (a one way system) or (2) Entering and leaving Flore House using the track.

As far as I can tell the track does not form part of the freehold of Flore House (although I am sure it did previously). Successive conveyances and donations by previous owners have resulted in a much-reduced estate. Consequently, we do not

know how or if this proposed route to Flore House is even feasible. The Highways Department will need to form a judgement on the impact her proposal will have on the Weedon Road. The farmer whose land the track runs along will need to be consulted. And please have no doubt about the devastating effect all this traffic will have on the occupants of The Lodge at the end of the track. Please also note that this track runs straight through a Protected View, **[D] page 32 View 3 and Page 33 Photograph 3**

The significance of this is that Ms. Read will be attracting many people to her property day and night. This flies in the face of her declaration before the council that she is not going to run a "big corporate business".

Finally. The Neighbourhood Plan quotes Policy GN2 within the Daventry Local Plan 1997:

**[D] 4.2.1. page 24, 2-3**

***"Under the proposals and policies of this local plan, planning permission will normally be granted for development provided it:***

- 2     *Has satisfactory means of access and has sufficient parking facilities.***
- 3     *Will not have an adverse impact on the road network.***

**Public Safety**

Given the single-track nature of The Avenue and the expected huge increase in traffic it is more than probable that there will be safety issues. Cars will be in collision with other cars and pedestrians.

**Crime and Disorder**

**The Police**

I have spoken to Ms. Sandy Tracey at West Northamptonshire police concerning Ms. Read's alcohol licence application. She tells me she is prepared to approve her application! I am truly staggered by this decision for two reasons:

- a) Ms. Sandy Tracey only conducted a paper examination of Ms. Read's application. She specifically did not even visit Flore House. I had to ask her three times to get this information!
- b) Ms. Sandy Tracey thought the process of approving an application based upon her scrutiny of the Crime and Disorder and Child Protection implications before the licensing committee had considered Public Nuisance and Public Safety to be backwards. In this respect I agreed with her.

In addition, she made the hugely prejudicial comment that I should "compromise"! Given her remit was Crime and Disorder and Child Protection only (for which she had already made a judgement) I viewed her suggestion to "compromise" as a comment on the Public Nuisance and Public Safety aspects of Ms. Read's application and to be completely unwarranted.

What was interesting though was that amongst the conditions Ms. Sandy Tracey specified for Ms. Read to obtain a licence was that she would need to maintain an "Incident Log", install CCTV and take a "calculated risk" in hiring security staff. This suggests to me that we can reasonably expect disorder. I would also add that disorder is inevitable when people are in party mode. Drinking in this frame of mind is vastly different to what may be expected in a village pub (like The White Hart in Flore) where the numbers of drinkers are smaller, and everyone knows each other.

### **Licence Holders**

I consider Ms. Read to be an unsuitable person to hold an alcohol licence because of the disregard she has shown to Daventry District Council in trying to obtain retrospective planning permission and to us her neighbours who have not been consulted at any stage regarding her business plans and the effect they will inevitably have on us.

Ms. Read has recently formed an attachment to a new partner (at present I do not know his name). On 20<sup>th</sup> May 2021 I was collecting signatures for a petition objecting to Ms. Read being awarded an alcohol licence. As I was talking to a resident, I noticed Ms. Read's partner standing on the pavement about 30 feet away from me. He had his legs spaced widely apart and his hands were resting on his hips. He was gently rocking back and forth on his hips. His head was held back and pointed upwards and off centre in a haughty manner. I pointed this behaviour out to the resident I was talking to at the time and she, like me, considered his body language to be extremely aggressive.

As I walked towards him, he shouted, "I want a word with you!". He accused me of being "a bitter old man", of being "selfish" and of preventing him from earning a living so that he could look after his children. He talked to me in a very loud voice and did not let me respond to any of his questions. He also tried to make me feel guilty by saying that all he and his partner were trying to do was to provide local employment opportunities and contribute to the repair costs of the local church. I found his behaviour threatening. Remember he is bigger, considerably younger, and fitter than I am. He eventually turned away from me muttering again that I was a "bitter old man".

I have reported this incident to the police. It is incident number 158 with an accompanying crime reference number 21000282272. I will not be seeking a prosecution as he did not hit me. But I am making this incident public because he tried to intimidate me. We are at the start of what may become a long-drawn-out dispute. My motives are clear. I oppose Ms. Read's business plans to make Flore House a public entertainment venue. So, although my dispute is not personal, I do think Ms. Read's partner is not a suitable person to be at the centre of managing an alcohol licence.

## Child Protection

No comment.

## Concluding Remarks

### Arriving in Flore

I moved into The Old Vicarage in Flore in February 2020. Because I, just like Ms. Read, had business ambitions about how in my case I might use The Old Vicarage I wrote a letter to all the residents suggesting we meet for an exchange of ideas. Ms. Read received this letter but did not reply to it. I held the meeting at the bottom of my drive (Ms. Read did not attend) and my neighbours made three things crystal clear to me: no weddings, no noise, and no alcohol! I immediately agreed to their requests. In other words, I adapted to the prevailing expectations for good neighbourly conduct in the village. And since that meeting my neighbours and I have had a very happy relationship. In contrast Ms. Read, who arrived in the village not long before me, in pursuit of her business ambition will inevitably change the character of the village permanently.

### Flore Village

Flore is an exceptionally beautiful and quiet village. It is "an area of outstanding beauty". The village development plan makes it clear that the area around The Avenue must be safeguarded. Ms. Read's plans seriously undermine this consensus viewpoint.

### [D] 2.36, Page 14

***"Flore is regarded as being a very pleasant village to live in and any future development should be in keeping with the character of the existing village".***

### [D] F16, (2), Page 45

**"Development proposals resulting in new local employment, including in rural enterprises and live/work facilities, will be supported where:**

**(2) They are of a scale that does not have a significant adverse impact on their landscape setting, or on residential amenity, and they demonstrate satisfactory traffic access arrangements"**

### Petition

Allow me to quote from the Neighbourhood Plan: [D] Page 4, 1.2.

***"Flore is an attractive and interesting village, much valued by its residents."***

The residents living closest to Flore House are old age pensioners (including myself). Compiling a petition was a difficult exercise. This is because of two factors: old people do not like making a fuss and they also have faith in "the process". I think standing on their doorsteps asking them for a signature reminded them of hippies protesting in the 1960s. They found it difficult to

believe it was just a data item that the Licensing Committee would take into consideration during their deliberations. Nevertheless, they overwhelmingly supported the petition. There was one notable exception. A resident who refused to sign the petition for the reasons stated above told me personally that they supported the decision of the Parish Council to oppose Ms. Read's application for an alcohol licence.

I restricted collecting signatures for my petition to The Avenue. We who live in The Avenue are in the direct line of fire of Ms. Read's business ambitions. I believe the petition clearly shows that there is a consensus amongst us against awarding Ms. Read an alcohol licence. This is not a personal attack upon Ms. Read. It reflects our love for the village. I also believe the Parish Council's decision speaks authoritatively and democratically on behalf of the rest of the village.

### **Notification**

I am sure Ms. Read adhered to the regulations in appending an A4 notice to her gates to inform the public of her application for an alcohol licence. The problem is that this form of notification does not work. I was probably one of the first to read her notice and I ignored it for days thinking it was another notice about a lost dog. She should have been compelled to circularise the neighbours of her intentions. One neighbour told me that they were intimidated at the thought of having to walk up to her iron gates to read the notice.

### **Altruism**

There are lots of venues locally that provide facilities for weddings, parties, and conferences. There is not a shortage that can only be filled by Ms. Read stepping up to the breach. In addition, I am acutely worried that Ms. Read is partly justifying her business plan by providing "employment opportunities and contributions to the upkeep of the local church". This sounds very much like the ideology that "the ends justify the means" that has caused so much strife throughout history. It is also unquantified. I also question its validity given the prosperity within the village [D] 1.12 – 1.16, Page 5-6 and the likelihood that Ms. Read will hire outside contractors. The real issue before us, is, will granting Ms. Read an alcohol licence and a C1 certificate cause more harm than good. My answer to that question is an unambiguous "yes"!

### **Other Issues**

If Ms. Read is not awarded an alcohol licence does this mean that alcohol cannot be served at Flore House? For example, what would the Licensing Committee's view be if she allowed guests to bring their own alcohol and she either charged "corkage" or just inflated her catering charge?

Please note that I am also opposed to Ms. Read being awarded a Music Licence, a Fireworks permit or an Events Licence for all the reasons stated above. Flore is a quiet and beautiful village. We all want it to remain so.



## Personal Request

I would like to ask you the committee on behalf of myself and all the local residents not to grant Ms. Read an alcohol Licence. The fate of our village is in your hands. Our village is now "A Conservation Area" [E] page 4 and needs to be protected.

There is no room for compromise. Ms. Read has already behaved in a cavalier manner. She cannot be relied upon to be the arbiter of what is best for the village. Her argument that she needs to earn a living does not trump the undesirable effects her actions will have on everyone else. Most importantly, she cannot be relied upon to adhere to any agreement. And what will happen when she eventually sells her business?

Asking for no compromise appears to be unreasonable. But is it? I have no doubt that Ms. Read will always be looking for ways to get "round" a compromise agreement. And who will police this compromise? The villagers? We have already suffered an immense amount of anxiety because of her actions. The only way forward is to ensure Flore House remains a domestic dwelling. This crucial decision now rests with you. Please help us preserve our community in The Avenue as an "area of outstanding beauty".

Even though the argument I have presented has not been personal the outcome of your decision will make everything personal.

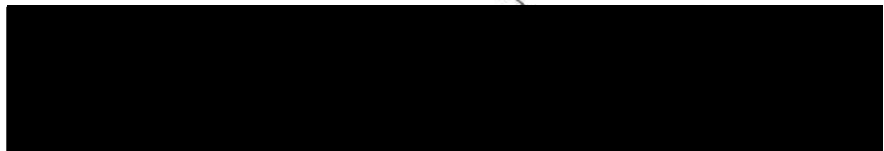
It will be a bitter disappointment for Ms. Read if she does not obtain the necessary regulatory approval for her business plan. There is no doubting her enterprise and creativity. The only problem with her version of the future is that Flore House is totally unsuited as a launch pad for the commercial success she is looking for as discussed above. She will face difficult choices and I take no delight in the pain she will endure in creating a new future. I do believe though because she is intelligent and energetic, she will make another business successful.

If we the villagers do not win the argument we face a future of noise and disruption. This is far from the idyllic beautiful village we sought to retire to. We will also face a constant battle in policing Ms. Read's activities. And where will it end?

When I met the villagers for the first time I said, "I have not come here to get caught up in a neighbourhood dispute. I've come here to spend my remaining days being as happy as possible." We are at the centre of a conservation area. Please ensure it remains it one.

Please help us.

Gerard Andrew Purcell



1.6.2021

also sent email  
to hearing

Mon 31 May  
21

## PETITION

Date:

Prepared by:

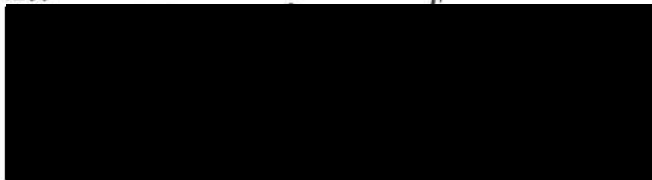
FJ

I / we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

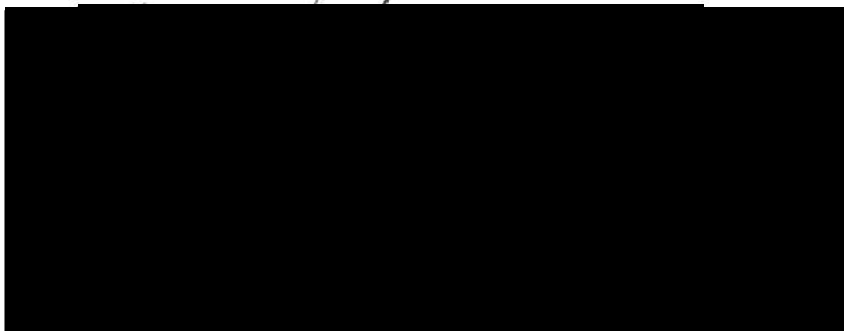
NAME

Jane Frances Johnson

ADDRESS



SIGNATURE



## PETITION

Date:

Prepared by:

*WJ*

I / we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

NAME *Jane Freeman*  
*Morris Freeman*

ADDRESS

[REDACTED]

SIGNATURE

[REDACTED]

# PETITION

Date:

Prepared by:

*cal*

I / we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

NAME

*Mrs O. Thomas*

ADDRESS

[REDACTED]

SIGNATURE

[REDACTED]

also sent email to  
Hensing 1 Jun 21

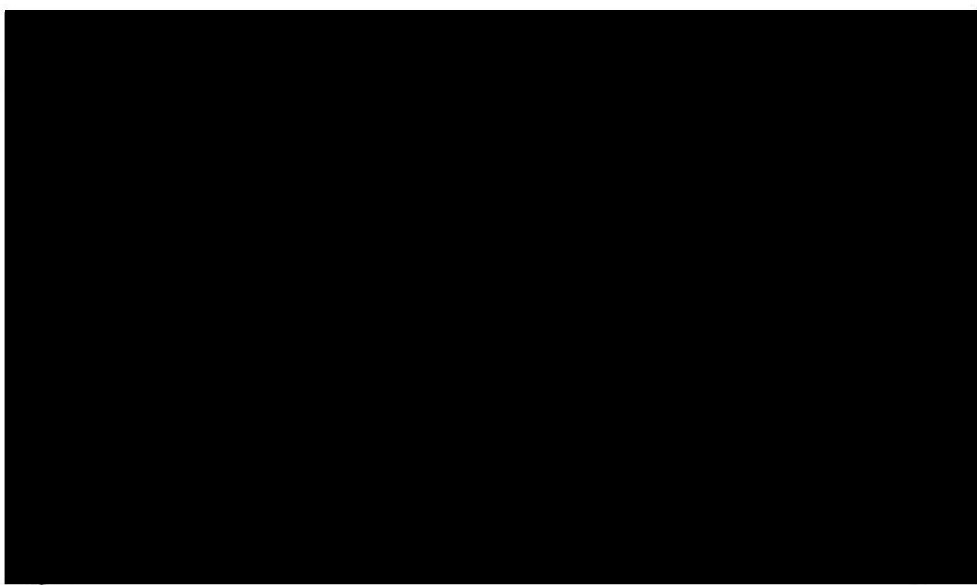
### PETITION

Date: 20-5-2021 Prepared by: G. PURCELL

I/~~we~~ wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

NAME GERARD ANDREW PURCELL

ADDRESS



SIGNATURE



# PETITION

Date:

Prepared by:

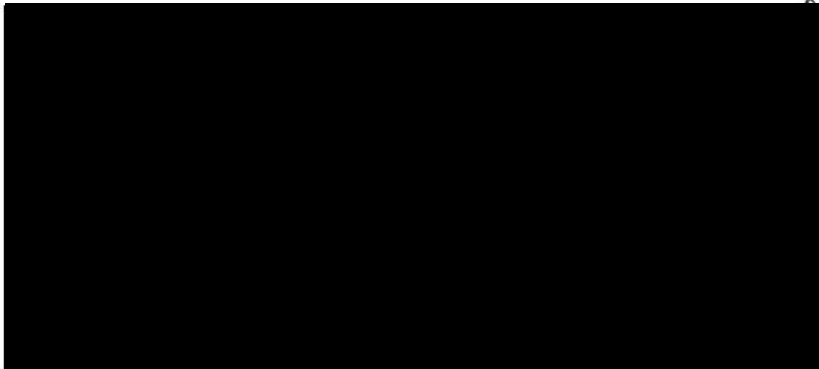
*CAJ*

I / we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

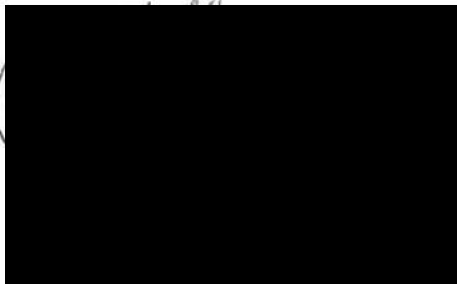
NAME

*ALEX FLOYER*

ADDRESS



SIGNATURE



**PETITION**

Date: 20/05/2021

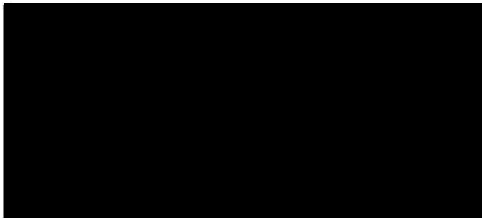
Prepared by: *car*

~~++~~we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

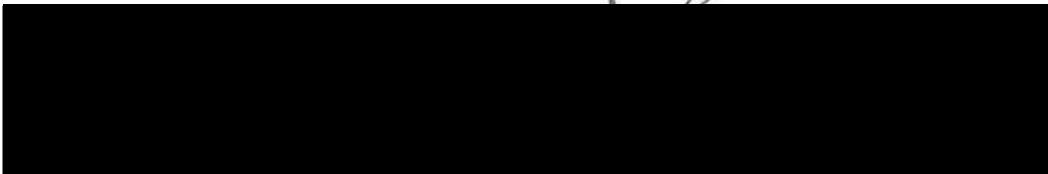
NAME

MR + Mrs P.G. FIELDING

ADDRESS



SIGNATURE



also sent email Tue 1 Jun 2021  
to licensing inbox

## PETITION

Date:

Prepared by:

CAF

I / we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

NAME

ELIZABETH GALVEZ

ADDRESS

[REDACTED]

SIGNATURE

[REDACTED]



also sent email Mon  
31 May 21  
to the licensing  
inbox.

## PETITION

Date:

Prepared by:

PJ

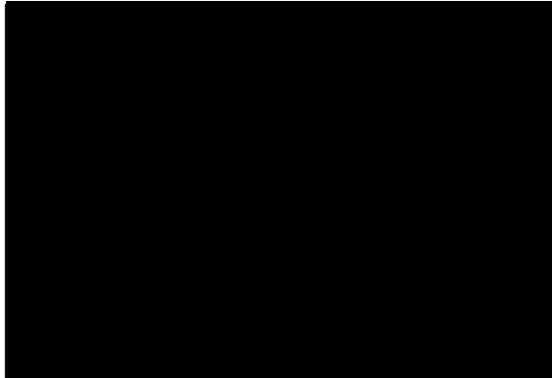
I / we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

NAME

MICHAEL JENCH

PAHELA BENCH

ADDRESS



SIGNATURE



also sent email to  
licensing - in options  
on worksheet  
28 May 21

## PETITION

Date: 22 May 2021

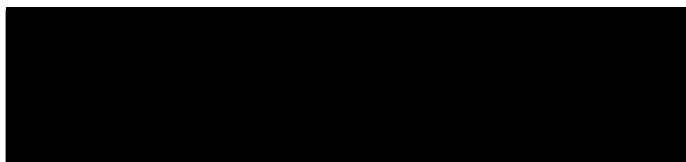
Prepared by:

FJ

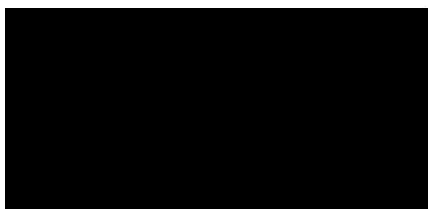
I/~~we~~ wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

NAME Mrs. SATELLY HANKINS

ADDRESS



SIGNATURE



also sent in two  
emails into the  
licensing inbox  
Sat 30 May 21  
Sun 31 May  
2021

## PETITION

Date: 21/5/21

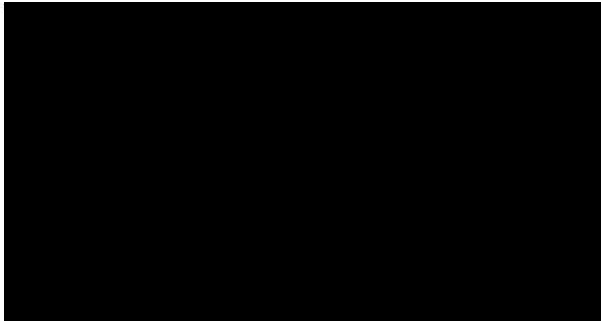
Prepared by: FJ

I/~~we~~ wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

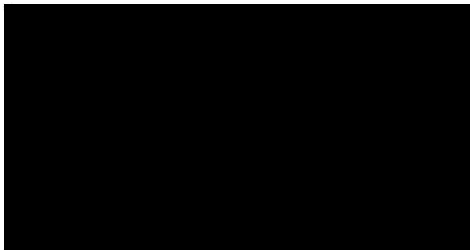
NAME

CANDICE JONES

ADDRESS



SIGNATURE



email from  
Ann Maud  
on behalf of  
Mr & Mrs  
Cullings  
29 May 21.

## PETITION

Date: 25/05/21

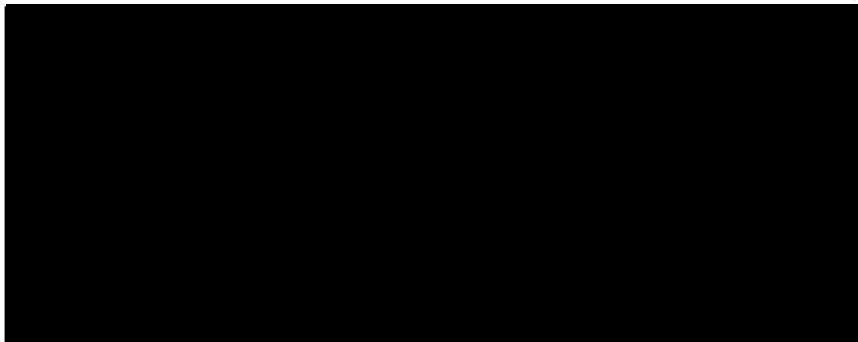
Prepared by:

*AM*

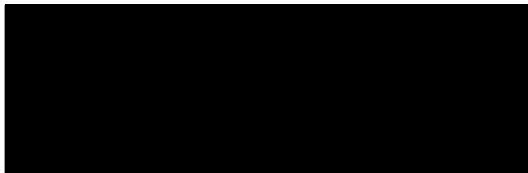
I / we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

NAME BRIAN + JEAN CULLINGS.  
RE

ADDRESS



SIGNATURE



# PETITION

Date:

Prepared by:

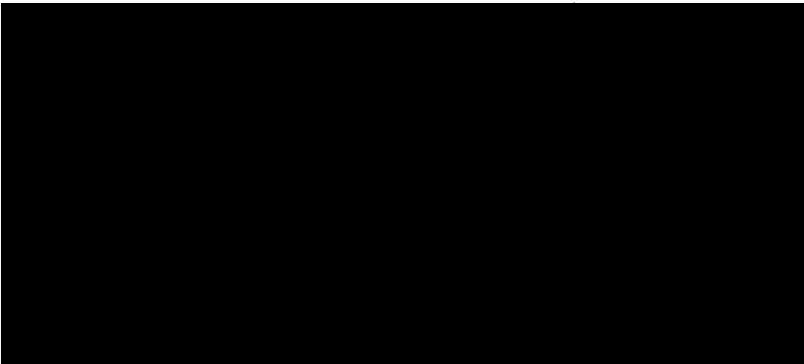
*CSL*

I / we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The Avenue, Flore, Northamptonshire, NN7 4LZ

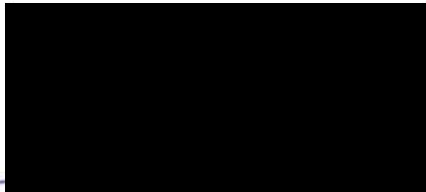
NAME

*NICK CRAVEN*

ADDRESS



SIGNATURE



email sent to licensing - it is  
on the worksheet in Actions 25 May 21

CAJ

## PETITION

Date: 25.05.2021

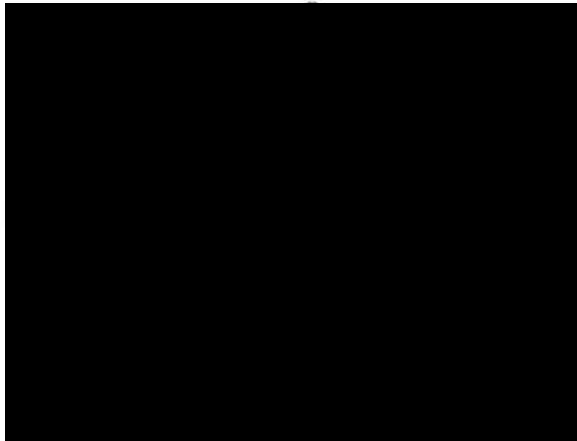
Prepared by: Be K Allen.

I/we wish to object to the application for a Drinks Licence by Ms G. Read of Flore House, The  
Avenue, Flore, Northamptonshire, NN7 4LZ

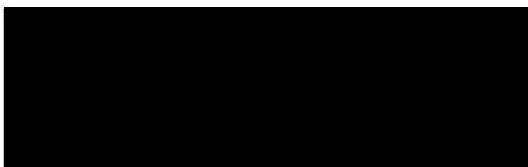
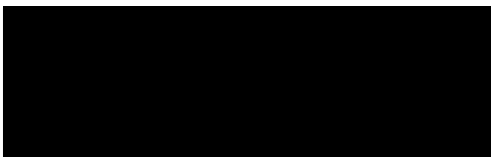
NAME

Beverly e Keith Allen

ADDRESS



SIGNATURE



## FLORE PARISH COUNCIL

### MINUTES OF THE ANNUAL MEETING OF THE PARISH COUNCIL HELD IN THE UNITED REFORMED CHURCH SCHOOLROOM ON 17th MAY 2021 at 7.00 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Miss Freya Davies, Mr Geoff Fellows, Mr Tom Higginson, Mr Geoff Holden, Mr Simon Levell, Mrs Chris Littlewood, Mr John Thomason  
4 Members of the public present (3 left after the public forum which was brought forward from agenda position)

**653.0** Election of Chairman for 2021-22. Cllr Mrs Kathryn Baines was proposed by Cllr Mrs Chris Littlewood and seconded by Cllr Mr Kev Beasley. All in favour. There were no other nominations. Cllr Baines was elected Chairman for the year and signed the Declaration of Acceptance to Office as Chairman.

**Acceptance of Apologies for absence: All present**

The chairman reminded everyone about the legislation regarding face masks and distancing

**654.0** **Election of Vice-Chairman for 2021-22.** Cllr Mrs Christine Littlewood was proposed by Cllr Mr Kev Beasley and seconded by Cllr Mr Geoff Fellows. There were no other nominations. Cllr Littlewood was elected Vice-Chairman for the year.

**Public Forum was brought forward to enable members of the public to voice their concerns. Comments are reported in original position 664.0.** Three members of the public left the meeting following this.

**655.0** **Legal paperwork.** The Clerk confirmed that she had received the Declaration of Acceptance to Office and GDPR paperwork from all present.

**656.0** **West Northamptonshire Council's Code of Conduct**

**Resolved:** To confirm acceptance to the new WNC Code of Conduct. KBa/GF, all in favour. Clerk received all Cllrs Undertaking of Compliance with the Code of Conduct form. All registrable interests forms were also handed in.

**657.0** **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Cllrs Beasley and Littlewood declared an interest in item 670/1 (34 Bliss Lane) due to working on the project and owning the property respectively. Cllr Fellows declared an interest in item 670/1 (Brodie Lodge) due to being a Trustee.

**658.0** Flore Parish Council, having met the criteria (Localism Act 2011 s8) of having a qualified Clerk and a minimum of two thirds of its 10 Councillors elected at the May 2021 elections, adopts The Parish Council's (General Power of Competence)(Prescribed Conditions) Order 2012'.  
**Resolved:** To adopt. GF/TH. All in favour

**659.0** **Allocation of areas of interest for Councillors – current format.** Finance, Employment and Environment Task groups may be changed slightly. Council looking to put a business plan in place and there may be different or re-arranged groups to consider. June meeting

**Finance Task Group: TBC**

Nominated Internal Controller: Cllr Geoff Holden

Pensions Regulator: Cllr Geoff Fellows

**Employment Task Group: TBC**

**Environment Task Group, incl Closed Churchyard: TBC**

**Newsletter editor:** Cllr Freya Davies

**Parish Path Warden:** Mr Nigel Strang - resident

**Parish Flood Warden:** Cllr John Thomason

**Parish Highways Warden:** Cllr Simon Levell

**Parish Tree Warden:** Cllr Chris Littlewood

**Website Administrator:** Cllr Geoff Fellows

**Town & Parish Council meeting rep:** Cllr Geoff Fellows

**Police Liaison Representative:** Cllr Geoff Fellows and Cllr Freya Davies who is a member of the Northamptonshire Youth Crime Commission

Cllrs

Holden  
Fellows

Davies

Thomason  
Levell  
Littlewood  
Fellows  
Fellows  
Fellows/  
Davies

660.0	<p><b>Nominations to outside bodies</b>                  2 Trustees for the Brodie Lodge playing field committee: Cllrs Freya Davies and Geoff Fellows                  2 Trustees for the Richard Capell Educational Trust (currently residents): Mrs Hazel Labraham, Mr Mike Penn                  1 Trustee &amp; 1 Co-optative Trustee for The Flore Charity (one resident, one Cllr): Mrs Hazel Labraham, Cllr Christine Littlewood                  1 Trustee for the Millennium Hall: Cllr Kev Beasley                  Any other nominations that are decided at meeting</p>	<p>Cllrs Davies/ Fellows  Littlewood  Beasley</p>
661.0	<p><b>To consider Council documents:</b>                  Standing Orders (Adopted 2018) ok                  Risk Assessments (Adopted 2019) ok                  Risk Assessment (Health/Safety - adopted 2016) ok                  Financial Regulations (Adopted 2019) ok                  GDPR (Adopted 2018) ok                  Asset register: Addition of street lights LEDs. Confirmed acceptance. Current value £124,117.                  Policies/Risk Assessments: CIL, Community Engagement Strategy, Co-option; Grant Application Procedure  <b>Resolved:</b> To confirm Asset register and adoption of new policies as listed above. CL/KB</p>	
662.0	<p><b>Bank account signatories/BACS payments</b>                  Signatories: Cllrs Anderson, Baines, Fellows, Littlewood – to remove Cllr Hammond and Kerrison                  BACS: To confirm that the Council will use BACS payments as their preferred choice for the term of this office. Unity Trust is the Council's bank. Cheques to be used if no option of BACS payments. CL/KBa</p>	Clerk
663.0	<p><b>End of year accounts</b></p> <p>a To receive the bank account statements, Salix loan statement, Cllrs end of year payments and Financial Cashbook statement for the year end 20/21. Noted all statements and confirmed they are original and correct.</p> <p>b To receive and consider the final account figure submission to audit for 20/21.  <b>Resolved:</b> To accept the figures put forward by the RFO for the year ending 31<sup>st</sup> March 2021. These are: from top to bottom: (1) 20544; (2) 34785; (3) 20670; (4) 9122; (5) 1829; (6) 36478; (7) 28570; (8) 28570; (9) 124117 and (10) 16465. (11) is nil return. There were no amendments to the proposals. Proposed Cllr Baines, seconded Cllr Fellows, all in favour. The Chairman signed the statement of declaration, Clerk had already signed before as the figures were sent to internal auditor.</p> <p>c To note the commencement date for the Period of Exercise of Public Rights. The Council accepted the dates proposed by PKF as commencing on 14<sup>th</sup> June and ending on 23<sup>rd</sup> July. Information would be online on the website and on the notice board in the village</p> <p>d To note the CIL return for 20/21. No CIL receive in 2020/21. Figure of £4078.21 will be CIL received from previous years as nothing spent to date.</p> <p>e To receive the report from the Internal Auditor. Noted there were no issues raised.</p>	<p>Clerk  Clerk  Clerk  Clerk</p>
664.0	<p><b>Public Forum:</b> for parishioners and reports by County and District Councillors</p> <ul style="list-style-type: none"> <li>One member of the public did not wish to speak</li> <li>Three members of the public came along following the application for a music and alcohol licence at Flore House. This application arrived after the agenda was published but responses are required by June 2<sup>nd</sup> so was considered important to discuss and respond. The owner of the property informed the Council that they would be looking at about 6 weddings per year but need the alcohol licence to be able to serve alcohol to bed and breakfast users. Another resident was not happy about not being consulted, or about the noise, disturbance, traffic etc. It was ascertained that the property does not have the necessary planning consents to hold these events at present, this application is ongoing.</li> </ul>	
	<p>Flore PC's response to the Licensing committee                  Thank you for consulting Flore PC on the proposed Licensing Application for Flore House.                  Flore House is a major historically important and listed building located on both the edge of the village and within the Flore conservation area. The house is residential in use with no specific grant of planning permission for commercial activities other than that permitted for the limited B&amp;B activity as well as temporary time limited activities, which are limited by planning legislation to 28 days per year. The topography of the village together with SW prevailing winds means that amplified sound travels</p>	Cllr Higginson

continued...



received from Flore  
PC via email 20 May 21

across the village and can be heard across a wide area. Vehicular access is via The Avenue which is single carriage width for much of its length. It is a quiet residential edge of village location.

The application seeks a licence for 365 days of the year with a mix of operating hours from weekdays to weekends (with Sunday operating as the same times as a Friday or Saturday). The application refers to 8/9 outdoor wedding events that would be accommodated within a marquee however at the Flore Parish Council meeting on the 17<sup>th</sup> May the applicant stated that there would be 5/6 outdoor weddings and that the weekday licence would enable the guests of the 2 B&B rooms to be able to order a bottle of wine or champagne.

↓  
response  
from MD  
24 May 21

The Parish Council are concerned about the granting of this licence which for 365 days of the year the stated uses appear wholly disproportionate, particularly given the limited alternative uses of the building that can operate without planning permission. The issue that particularly concerns the council is the lack of control and regulation over the uses that may result in environmental harm to neighbours and the wider village, such as vehicular access (for both suppliers and guests), as well as noise and disturbance, hours of operation, and car parking. The Parish Council considers that these must be addressed and resolved by WNC Planning Control before any determination of the current licensing application by the licensing committee.

For the reasons stated above Flore Parish Council objects to this licence application.

**665.0 To approve the minutes of the Virtual Meeting of the Parish Council held on 19<sup>th</sup> April 2021 and the Virtual Annual Parish Meeting held on the 21<sup>st</sup> April 2021.** Both minutes were an accurate record of the meetings. TH/CL

**666.0 Outstanding items - updates** (not covered elsewhere on the agenda)

- High Street Works. Nothing further received
- S106 money. Nothing received despite chasing
- Letter from Ex-District Councillor. Noted.
- Resident advised that he would be willing to clean the windows in the bus shelter at the pub. tidy up that banking in Spring Lane as brambles are growing onto path again. Also clear the weeds from the small bridge just down from the old mill as it is getting overgrown again. Councillors happy for him to do so.

**667.0 GENERAL CORRESPONDENCE**

- 667.1 Ongoing meetings: To be discussed further. Cllr Davies to speak to the School to see whether we could use their hall.
- 667.2 Dark Skies; Zeta, the installers of the LED lights, asked if they could use Flore PC as a case study/reference when working with other parishes. Council happy to undertake this, Cllr Beasley to be the liaison.

Cllr  
Davies  
Cllr  
Beasley

**668.0 FINANCIAL MATTERS**

- 668.1 Finance update. It was reported that as at 31<sup>st</sup> April the Council had £50,234.36 in the bank account. There were no matters arising. Figures accepted by Council.
- 668.2 Internal Control. Due to Mrs Sue Kerrison not standing for election, there wasn't an Internal Controller in place, therefore for this meeting only, Cllr Baines checked the paperwork and there were no issues arising.

**669.0 ACCOUNTS FOR PAYMENT**

Payments agreed and paid on 15<sup>th</sup> March under General Power of Competence. KBa/GF

N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE- Employee Tax	155.49
Halkett	Office costs £17, Dec to office register £169.20	186.20
M Freeman	Grass cutting playing fields/closed churchyard	459.00
Northants CALC	Training course	82.00
Weedon Bec PC	Telephone & office costs	115.65
	<b>TOTAL</b>	<b>1623.00</b>

- 670.0 PLANNING**
- 670.1a **Application:** WNC/2021/0348. 8 Chapel Lane. Ground floor side extension, raise roof height to form 2 bedrooms  
The Council has no objections to this application as it does not have any serious impact on the street scene. However, the Councillors are concerned that the loss of a bungalow is regrettable and goes against the Neighbourhood Plan and also the need for bungalows has also recently been identified in the Housing Needs Assessment for Flore.  
The Neighbourhood Plan also asks for designs of a 'high quality' throughout the village. The rear wall could be improved, visually speaking, by a hip at the top (even a small one) rather than it being completely vertical as proposed.
- b **Application:** WNC/2021/0029. Brodie Lodge Playing Field. Work to tree in the conservation area. The Parish Council has no objections to the work being undertaken to a tree on the playing field.
- c **Application:** WNC/2021/0011. 34 Bliss Lane. Single storey front and rear extensions. The Parish Council does not have any objections to this application which does not contravene our Neighbourhood Plan
- 671.0 REPORTS FROM VILLAGE ORGANISATIONS**
- 671.1 Brodie Lodge. Currently 349 on the 200 Club. Currently, still no decision has been made re car boots this year
- 671.2 Millennium Hall. Nothing to report
- 671.3 Commonwealth Flags and Disaster Relief Fund: Nothing to report
- 671.4 Charities: Nothing to report.
- 672.0 CORRESPONDENCE RECEIVED**
- a. WNC Code of Conduct. 656 – sent by email to Cllrs prior to agenda published
- b. NCALC Internal Audit report. 663.d
- c. Resident Letter from ex-District Cllr. 666
- d. Zeta Request to be a case study for Dark Skies. 667.2
- e. WNC Planning applications x 3. 670
- f. Census Thank you, emailed to Cllrs
- NCALC training  
NCLAC Updates  
Clerks & Councils Direct magazine
- 673.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**
- NCALC new councillors training – emailed to all
  - WNC Licencing: Flore House, The Avenue applying for licence for music and alcohol. Comments above in 664.0

**Date of next meetings:** 21<sup>st</sup> June, 19<sup>th</sup> July, 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

**Items for inclusion on next meeting's agenda.**

Update on High Street mitigation works, if received

S106 money update, if received

Council meetings

Flood warden report

July: H&S Report on Council property

The meeting closed at 2050 hrs



# Flore Neighbourhood Development Plan 2014 - 2029

Made Version - September 2016







**For the village  
by the village**

## **Table of Contents**

1. Introduction and Background
2. A Neighbourhood Development Plan for Flore
3. Vision for Flore and Objectives
4. Flore Neighbourhood Development Plan Policies
5. Next Steps
6. Neighbourhood Development Plan Proposals Maps including Local Green Space Maps

Appendices;

A Listed Buildings

B Planning Policy Framework

Glossary of Terms

# 1 Introduction and Background

## The Village Context

- 1.1 The existing “character” of Flore is a substantial common asset. Those who wish to invest in Flore through development, on any scale, should understand its character and seek to contribute to the preservation and enhancement of that character.
- 1.2 Flore is an attractive and interesting village, much valued by its residents. It is built on a south facing hillside sloping down to the River Nene which forms the southern boundary of the parish. It is situated in a very attractive, undulating rural setting surrounded by arable fields and pasture land. The Grand Union Canal is situated 1/2 mile south of Flore and the village is traversed by the Macmillan Way and the Nene Way footpaths.
- 1.3 It lies 7 miles west of Northampton, 5 miles east of Daventry and 9 miles north of Towcester. At present it is bisected by the A45, and due to the proximity of junction 16 of the M1 (1 1/2 miles to the east) and the A5 (3/4 mile to the west) there is a constant flow of traffic through the village. The approved by-pass to be started in 2015 will alleviate this and help to unite both sides of the village. The nearest train stations are Northampton and Long Buckby. Good access by road and rail has made Flore popular with commuters.
- 1.4 The environment of the village is rich in history; the area has had settlements since pre-Neolithic times. Mesolithic, Neolithic, and Iron Age artefacts have been found. Numerous Roman villas have been investigated in Flore and adjacent parishes. Earthworks between Flore House, the Church and the Mill indicate that the early village was in that area, but there is no documentary evidence of this before the Domesday Book. During the 16thC and 17thC Flore became prosperous from the sale of wool. The population has fluctuated over the centuries: according to estimates based on the Domesday Book the village had a population of 195 in 1086. The 2011 census revealed that it has grown to over 1194.
- 1.5 The present pattern of lanes probably dates from Saxon times. The earliest houses were of timber, wattle and daub, and thatch. There are a few houses built in this fashion still in the village, the best preserved of which is Adams Cottage, 8-10 King's Lane. No.8 was the first Quaker Meeting House in the county. It was converted from a barn in 1678. All Saints Church dates from the 13thC. Flore House, the village's largest and most prestigious dwelling, was constructed in the 17thC. A non-conformist church was begun in the 17thC on the site in Chapel Lane which is now occupied by the United Reformed Church, the present building dating from 1880. The Old School House and Reading Room (now the Scout Hall) in King's Lane recall the origins of formal education in the village.

- 1.6 The stocks and lock-up stood on The Green until it was enclosed in 1834. This area, although now converted to gardens, is still an important open space, surrounded by some of the oldest buildings in the village.
- 1.7 In the early nineteenth century many of the cob houses in and around Sutton Street and The Green were replaced by brick and slate dwellings. Many of these terraces have been cleared leaving important, large open spaces and gardens behind the roadside cottages. There are many mature trees in this backland which can be seen from all over the village and particularly when viewing into the village from the south side. This is a significant element of the village identity. Views in and out of the village are an intrinsic part of the visual character.
- 1.8 A third of the village dwellings are north of the main road. There are 44 Grade II listed buildings in the village, approximately 10% of all dwellings. There are a number of identifiable areas with their own architectural styles and a wide range of house size, age and style with a limited range of materials. The farmhouses are now residences, although Meadow Farm in Bliss Lane and Flore Hill Farm are still working farms on the perimeter of the village.
- 1.9 Flore is a community of mixed tenure dwellings with wide social mix which supports various youth groups, social groups and leisure activities. The Millennium Hall, The Brodie Lodge playing field and its pavilion, the school, the Chapel Schoolroom and the Scout Hall are all used by local organisations providing focus for communal interaction.
- 1.10 Amenities include one small general store/post office, a garage/petrol station with car sales, a hotel, one public house, and a garden centre with associated tea rooms. There is a primary school, a day nursery and a pre-school within the village. There are many small businesses and people working at home.

## A Spatial Portrait

- 1.11 The 2011 Census<sup>1</sup> listed the usual resident population as 1,194 people (594 males and 600 females). Of these:
- 208 people were aged 15 years and under, 17.4% compared to 19% across the District and 18.9% across England;
  - 724 people were aged 16 to 64 years, 60.6% compared to 64% across the District and 64.8% across England;
  - 262 people were aged 65 years and over, 21.9% compared to 16.9% across the District and 16.3% across England.
- 1.12 Economic activity levels in the Parish were similar to or slightly higher than those elsewhere in Daventry District and across England.
- 71.9% of those aged between 16 and 74 years were economically active (72.4% in Daventry and 69.9% across England).

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<sup>1</sup> <http://www.neighbourhood.statistics.gov.uk/dissemination/>

- 328 of these were employed full-time (52.2% compared to 56.8% across Daventry and 55.2% nationally) and 126 were employed part-time (20.1% compared to 19% across Daventry and 19.6% nationally).
  - There were more people self-employed in Flore (20.5%) than Daventry (16.3%) and England (14%).
  - A lower proportion were unemployed (3.8% compared to 4.2% in Daventry and 6.3% for England). 28.1% were economically inactive in Flore.
  - 19.6% of usual residents were retired compared to 15.3% in Daventry and 13.7% across England.
- 1.13 The range of occupations in the Parish reflects the relatively prosperous nature of the Parish and the District compared to the national profile.
- 110 people in Flore were Managers, Directors and Senior Officials (18.3% compared to 14.4% in Daventry and 10.9% in England).
  - 117 were in Professional Occupations (19.5% compared to 16.7% in Daventry and 17.5% in England).
  - 86 were in Skilled Trades Occupations (14.3% compared to 11.6% across the District and 11.4% nationally).
- 1.14 In terms of skills and qualifications 174 possessed no qualifications (17.6% compared to 18.9% in Daventry) and 323 possessed Level 4 and above qualifications (32.8% compared to 28.8% across the District).
- 1.15 There are 521 dwellings located within the Parish. Of these:
- 278 dwellings were detached (53.4% compared to 42.7% in Daventry);
  - 160 dwellings were semi-detached (30.7% compared to 31.2% in Daventry);
  - 76 dwellings were terraced (14.6% compared to 18.9% in Daventry);
  - 7 dwellings were Flats/apartments (1.3% compared to 7.1% in Daventry).
- 1.16 A much higher proportion of dwellings in Flore were owned outright (45.0% compared to 33.3% across the District with 33.3% owned with a mortgage/loan compared to 38.4% across the District). A lower proportion were in Shared Ownership (0.4% compared to 0.9% across the District), although with 3% in Social Rented from Council (compared to 4.1% across the District) and 7.3% in Social Rented Other (compared to 9.9% across the District). 10% of dwellings were privately rented accommodation compared to 12.1% across the District.

## Transport

- 1.17 In terms of transport, local residents depend more on cars and vans than elsewhere, with fewer households having no car or van (9.4%) compared to 12% in Daventry and 25.8% across England.
- 1.18 There are three bus services (D1, D2 and D3) which run through the village between Northampton and Daventry (one which connects surrounding villages en route along the A45) providing a service approximately every 30 minutes until about 19.00. There are further occasional services between then and 23.00.



- 1.19 There is a regular train service between Birmingham and London Euston calling at Northampton Station (7.3 miles) and Long Buckby station (6.4 miles). Main line connections can be made at Milton Keynes station (24.5 miles). Train services from Northampton also include direct services to Nuneaton, Stafford, Rugby and Milton Keynes.

## Environment

- 1.20 The Parish is predominantly rural in character. In the Environmental Character and Green Infrastructure Suite 2007<sup>2</sup> Environmental Character Assessment of Northamptonshire, Flore is included in Number 7 Upper Nene Catchment and Watford Gap. The broad valley is characterised by low lying farmland, typically arable farmland on drier areas and grassland closer to watercourses. Free draining and light textured soils associated with the “glacial sands and gravels” are particularly well suited to cultivation and, as such, arable predominates across these extensive deposits. In many instances, where arable land use extends to the river, hedgerows along the watercourse are not common and, indeed, elsewhere hedges around many arable fields are showing signs of decline. Away from the gravels, land use is mixed and shows no clear patterning although, to the west of Flore, permanent pasture is more predominant on the floodplain. Here, hedgerows are denser, although the network continues to show signs of decline. Woodland is not a characteristic feature of the upper valley, although linear belts are common alongside streams draining into the main channel and along transport infrastructure corridors.
- 1.21 The Parish has a Grade II\* Listed church, 43 Grade II Listed Buildings and 1 historic park and garden. (A full list is included at Appendix A)
- 1.22 The village enjoys easy access to the countryside as both the Nene Way and the Macmillan Way (long distance footpaths) pass through the village. There is also a good network of public rights of way within and beyond the Parish.

## Major Residential developments

- 1.23 Since the designation of Flore as a Neighbourhood Area, Daventry District Council has received planning applications for two major residential developments on the edge of the existing village which amount to 97 residential units in total. These two schemes are:
- DA/2013/0703: Land off the High Street. Outline planning application for up to 67 dwellings, public open space and surface water balancing pond with new vehicular access from High Street. Planning permission granted 2<sup>nd</sup> April 2015.
  - DA/2014/0454: Land off Brockhall Road. Full planning application by Orbit Homes for residential development of 30 dwellings together with roads, sewers, public open space and associated works. Planning permission granted 31<sup>st</sup> July 2015.

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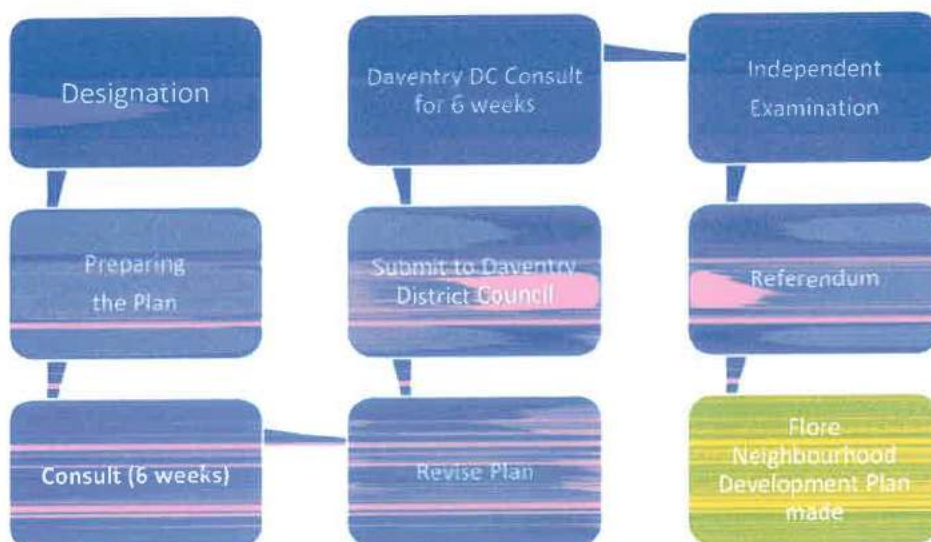
<sup>2</sup> <http://www.rnrpenvironmentalcharacter.org.uk/>

- 1.24 These applications are shown as the hatched areas on Map 2.
- 1.25 There have been a small number of individual planning applications for single residential units on the edge of the village which have either been refused planning permission or which have been withdrawn.

## 2 A Neighbourhood Development Plan for Flore

- 2.1 The Government has recently introduced substantial changes to the planning system in Britain. As part of these changes, under the Localism Act 2011, Town and Parish Councils and other bodies have been given the power to prepare Neighbourhood Development Plans for their local areas.
- 2.2 The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Neighbourhood Development Plans set out planning policies to help determine planning applications for new development and as statutory planning documents form part of the development plan. Policies and site allocations in Neighbourhood Development Plans have to be in general conformity with the local authority's Local Plan and must take account of the National Planning Policy Framework. Neighbourhood Development Plans can help to shape and direct development, but cannot propose less development than the Local Plan.
- 2.3 Neighbourhood Development Plans have to be prepared following a procedure set by government.
- 2.4 This procedure must include two six-week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Daventry.

Figure 1 – The Neighbourhood Development Plan Preparation Process



## Designation

- 2.5 The Parish Council applied to Daventry District Council for designation as a Neighbourhood area. This was approved by the Full Council on 4<sup>th</sup> June 2014. The Designated Neighbourhood Area is shown on Map 1 and aims to guide development within the Parish for the period up to 2029.

Map 1 – Flore Designated Neighbourhood Area



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- 2.6 A volunteer steering group of villagers with both a passion for Flore and a full range of skills was set up by the Parish Council to help in the development of this plan. From an early stage, the steering group planned a number of events, the aim of which was to reach right across the various groups, businesses, individuals and landowners to build up a picture and evidence base for the development of the Flore Neighbourhood Development Plan.
- 2.7 The Flore Neighbourhood Development Plan must take account of national planning policy. This is contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).
- 2.8 This means the Flore Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in West Northamptonshire’s Joint Core Strategy for the period up to 2029. Following the independent examination of the West Northamptonshire

Joint Core Strategy the appointed Planning Inspector has completed his report. The Report was received by the Joint Planning Unit on the 2nd October 2014.

- 2.9 The West Northamptonshire Joint Strategic Planning Committee adopted the West Northamptonshire Joint Core Strategy Local Plan (Part 1) on 15 December 2014.
- 2.10 The Daventry District Local Plan, adopted in 1997, sets the current local planning policy framework for Flore pending the production of the emerging Daventry Settlements and Countryside Local Plan. This, therefore, remains the plan that the Flore Neighbourhood Development Plan must be in “general conformity” with.
- 2.11 Not all of the Local Plan’s policies are still extant. In 2010, the Council published a list of saved policies, in line with a direction from the Department of Communities and Local Government, pursuant to paragraph 1(3) of schedule 8 to the Planning & Compulsory Purchase Act 2004.
- 2.12 The emerging Daventry Settlements and Countryside Local Plan will eventually replace the saved policies from the 1997 adopted local plan that have not already been replaced by the West Northamptonshire Joint Core Strategy. In tandem with the West Northamptonshire Joint Core Strategy it will set the local planning context. At this stage, this emerging plan should be taken account of in preparing the Flore Neighbourhood Development Plan, but the plan does not have to be in “general conformity” with this emerging plan. The plan will cover the entire district with the exception of land on the periphery of Northampton that has been identified in the West Northamptonshire Joint Core Strategy to meet the housing needs of the town.
- 2.13 The Daventry Settlements and Countryside Local Plan will eventually include policies and proposals to:
- establish a rural settlement hierarchy to support the retention and provision of local services and facilities;
  - distribute the agreed rural housing provision identified in the joint core strategy across the district;
  - support employment and the rural economy;
  - protect and enhance the natural, built and historic environment;
  - address the issue of sustainable development;
  - regenerate and improve Daventry town.
- 2.14 Therefore, the Neighbourhood Development Plan has been prepared to be in “general conformity” with the West Northamptonshire Joint Core Strategy and the saved policies of the Daventry District Local Plan. A full list of relevant policies is included at Appendix B.

## Public Consultation

- 2.15 The Flore Neighbourhood Development Plan Steering Group have undertaken three consultation exercises to date at the Millennium Hall. These were an initial launch of the Plan in June 2014 and feedback on the results of the Parish Survey in October 2014. In February 2015 the draft policies were presented to the parish for further consultation at all events.
- 2.16 A questionnaire-based survey was carried out during August and September 2014. The questionnaire was delivered to 521 households and 212 responses were received. A follow up consultation event was held on 11<sup>th</sup> October 2014 to provide feedback on the Questionnaire Survey, invite further comments and to promote the ongoing work on preparing the Draft Plan.
- 2.17 In addition members of the steering group have made presentations or run workshops with a number of groups and societies within the village. These were the WI, Flore School, Cubs, Heritage and Garden Societies.
- 2.18 The parish has a monthly newsletter which is delivered to all households and since May 2014 there has been an insert dedicated to the Flore Plan which has enabled the parish to be kept up to date with progress. The inclusion of the names and contact details of steering group members has enabled villagers to ask questions throughout the formation of the Plan.
- 2.19 The Parish Council website also includes a section on the Flore Plan together with copies of steering group minutes and other information.
- 2.20 The following key issues for the Neighbourhood Development Plan were identified through the first consultation event and the Questionnaire Survey and reinforced by feedback at the two subsequent drop-in events:
- Transport and Travel
  - Recreation
  - Landscape
  - Housing
  - Facilities/Infrastructure
  - Business and Employment
  - Youth
  - Other Issues

## Transport & Travel

- 2.21 The key issues that emerged are as follows:
- a) The location and nature of the village indicates that the primary form of transport is the private car with a proportion of the community utilising the bus service to and from the village.
  - b) The volume and speed of traffic passing through the village is considered to be an issue, with traffic speeds on the smaller roads within the village being raised as a concern.
  - c) Parking is an issue in some areas within the village.

- d) The completion of the Daventry Development Link will be a huge improvement to the village.
- e) Bus services should be enhanced and improved including evenings and weekends.
- f) There should be more cycleways to the surrounding areas and larger towns.
- g) Footpaths and/or separation between pedestrians and vehicles on High Street/Flore Hill/A45 are required in some areas.
- h) More pedestrian crossings in the area.
- i) Traffic calming required on some residential roads (e.g. Brockhall Road).

## Recreation

2.22 Parish questionnaire responses identified the following requirements for

- a) Tennis Courts.
- b) Children's play area on north side of village.
- c) Additional facilities at Brodie Lodge.
- d) Cricket and improved football facilities.
- e) Bowling/Boules facilities.
- f) Multi-function outdoor court.
- g) All-weather 5 a-side pitch.
- h) Swimming pool.

## Landscape

2.23 Green spaces in Flore were listed by the community as being worth protecting, and views in and around the village which should be preserved were also listed. Several of the views and green spaces recurred in many responses, such as Ram Bank, Nether Lane, Nene Valley, Collins Hill, Brodie Lodge, and all green areas within the village centre.

## Housing

- 2.24 The preferred scale of future housing is developments of 10 or fewer properties and/or developments between 11 to 25 properties.
- 2.25 Regarding the type of properties that respondents wish to see, these were general market homes for sale or shared ownership, and rented homes primarily for the parishioners of Flore.
- 2.26 In relation to size of dwellings this resulted in a range of housing sizes to meet the community needs, but no identified preference for flats.
- 2.27 Regarding the location of development the most preferred was identified as being within the village boundary on previously used land (brownfield sites), with the conversion of existing buildings also rating highly.
- 2.28 Further detailed responses included observations that there are limited options within the village for future development, and infill has had a detrimental effect

on the character of the village for many years. Building outside the confines of the village should be limited to affordable housing and all future sites should be closely related to the existing built-up areas to protect the beautiful scenery and views.

### **Facilities/Infrastructure**

- 2.29 This highlighted that roads, traffic, car parking, run-off for surface water flooding and broadband were all areas that required upgrading or improving.

### **Business and Employment**

- 2.30 There was no identified need for future business premises within Flore. However, should these be provided, the consensus of opinion was for re-use or conversion of buildings throughout the parish as opposed to new buildings.
- 2.31 Regarding the type and size of premises, the preference was for small starter office or light industrial units with a need for creative workshops also being identified (craft centres).
- 2.32 Working from home was not seen to be a consideration that raised any issues.

### **Youth Issues**

- 2.33 With regards to issues important to the youth of Flore, access to housing, more links between Daventry and Northampton, jobs in the parish and transport connections were important.

### **Other Issues**

- 2.34 C.I.L./S106 Revenue (monies raised from a levy on developers) – many responses were received in relation to this with the recurring themes being community facilities: school, play facilities, cycleways, and local health facilities.
- 2.35 Daventry Development Link – the responses were positive to the proposed link road with many residents commenting on its long history. Concerns were expressed about infilling the area between the village and the link road with future housing, and a potential detrimental impact on local businesses.
- 2.36 Flore is regarded as being a very pleasant village to live in and any future development should be in keeping with the character of the existing village.

### **Further Consultation**

- 2.37 On Saturday 7th February 2015 the third consultation day was held at the Millennium Hall where parishioners were able to view and comment on the draft policies which had been developed to meet the vision and objectives for the Flore Plan. The day attracted 112 residents with overwhelming support for the thrust of the policies together with detailed comments on a range of policies.



- 2.38 An additional consultation evening was held with residents of Hillside Road on 23rd February 2015.
- 2.39 Following the six-week consultation in accordance with Regulation 14, the Neighbourhood Development Plan was revised to take account of responses received during this consultation.
- 2.40 The Neighbourhood Development Plan was submitted to Daventry District Council, together with the supporting documentation in September 2015. A further consultation was carried out by Daventry District Council for 6 weeks.
- 2.41 The Neighbourhood Development Plan was subject to an Independent Examination by a jointly appointed Examiner, who was satisfied that the Neighbourhood Plan met the basic conditions of the legislation.
- 2.42 The Examiner recommended further changes, and the Plan was then subject to a referendum held on 29th September 2016 in which the majority voted in favour of the plan being used by Daventry District Council to help determine planning applications in the Flore Neighbourhood Area.
- 2.43 Following declaration of the referendum result, the plan was formally made on 30th September 2016

#### Examples of listed buildings



High Street



Kings Lane

# 3 Draft Vision for Flore and objectives.

- 3.1 The draft vision and objectives for the Neighbourhood Development Plan have been prepared taking into consideration the results of an informal public consultation process set out in Chapter 2.**

## The Vision for Flore

- 3.2** A parish that retains and enhances its character and develops in a sustainable way, meeting the needs and wishes of all who live and work here.

## Our Objectives

**Objective 1** To ensure that if new housing, over and above that which already has planning permission, is required, it meets the needs of the local community.

**Objective 2** To ensure that suitable housing choices are available for all sections of the community.

**Objective 3** To ensure that new development is of the highest design and build quality and sustainability, and that market and social housing are integrated and indistinguishable.

**Objective 4** To protect and enhance the quality of open spaces within the village.

**Objective 5** To protect and enhance key strategic views into, out of and within the village.

**Objective 6** To link the north and south of the village once the Daventry Development Link road is built with a new linear green space with reduced traffic speeds on the High Street.

**Objective 7** To identify potential uses to which community infrastructure levy (C.I.L.) funds could be put.

**Objective 8** To provide realistic support for recreational facilities that meet the needs of the Parish.

**Objective 9** To support services, shops and other businesses providing employment opportunities, including agriculture.

**Objective 10** To promote safe walking and cycle routes both within the village and to nearby villages and towns.

**Objective 11** To support the retention and improvement of bus services to and from the village.

# 4 Draft Neighbourhood Development Plan Policies for Flore

This section sets out the planning policies to guide development in Flore up to 2029. Five themes have emerged from the consultation and the objectives.

The policies are to be read in conjunction with the Flore Village Design Statement and the relevant design policies of Daventry District Council and West Northamptonshire Joint Core Strategy.

A full proposals map is included on Page 44

## F1 General development principles

Relates to Objective 3

**F1.1** New developments or changes to existing buildings will be supported when they meet the following criteria:

1. Proposals for development should utilise previously developed land or vacant and under used buildings in sustainable locations unless it can be demonstrated that availability or viability considerations would preclude this.
2. Not have a detrimental effect on residential amenity.
3. Not result in the loss of an area which makes a significant contribution to public amenity and enjoyment by virtue of its open space character, appearance and function.
4. Not result in backland development which has a detrimental impact on the character of the village.
5. Give consideration to the scale and detail of the proposal in relation to the immediately adjoining area, including streets and open spaces, and the attractive mixed character of the village as a whole, whilst maintaining a balanced housing stock.
6. In conversion proposals, not detract from the character of the original building, which must be capable of conversion without complete rebuilding.
7. Seek to retain historic buildings that contribute to the landscape and their setting. This may include existing redundant farm buildings in open countryside which are of significant quality or importance in the landscape and/or agricultural history of the parish and where conversion may save them from demolition or collapse.

8. Not result in loss or detriment to private gardens and orchards which make a significant contribution to the character of a locality.

**F1.2** The village development area is shown on Map 2. Note that gardens, or former gardens, within the curtilages of dwelling houses, will not necessarily be assumed to fall within the developable confines of the village. The construction of the Daventry Link Road will not be regarded as an extension of the confines of the village and land between the existing built-up area and the new road will still be considered as open countryside.

## 4.1 Housing

- 4.1.1 The Daventry District Local Plan 1997 identifies Flore as a Restricted Infill Village in Policy HS22. Planning permission will normally be granted for residential development in the restricted infill villages provided that:
  - it is on a small scale, and
  - it is within the existing confines of the village, and
  - it does not affect open land which is of particular significance to the form and character of the village, or
  - it comprises the renovation or conversion of existing buildings for residential purposes provided that the proposal is in keeping with the character and quality of the village environment.
- 4.1.2 The West Northamptonshire Core Strategy proposes housing growth figures distributed across a hierarchy of settlements. Policy R1 'Spatial strategy for the Rural Areas' stipulates that development within the rural areas will be guided by a rural settlement hierarchy that will comprise the following categories:
  - primary service villages;
  - secondary service villages;
  - other villages; and
  - small settlements/hamlets.
- 4.1.3 Although the settlement hierarchy of villages has not yet been determined by Daventry District Council in the emerging Settlements and Countryside Local Plan, there is an assumption for the purposes of the Neighbourhood Development Plan that Flore would be most likely to be classified as a secondary service village due to the number and range of local facilities.
- 4.1.4 The results of the Questionnaire Survey showed that there was a clear view amongst respondents that development should be of a smaller scale, in keeping with the village's rural character. 81% of respondents favoured developments of 10 properties or fewer, 54% favoured 11-25 properties.
- 4.1.5 There was support for a mix of tenures in new developments to meet local housing needs. 86% of respondents supported general market housing for sale, 72% wanted to see affordable homes provided, and 79% wanted to see homes for rent for Flore villagers.

- 4.1.6 In terms of house types and sizes, there was overwhelming support for more smaller houses (1 or 2 bedrooms) with 81% of respondents supporting these, as well as significant support for bungalows (81% of respondents), and retirement / sheltered homes (72%). There was also support for larger houses (62%) and 66% supporting eco-homes.
- 4.1.7 Regarding the location of new housing 83% of villagers indicated that their preference was for future development within the village, with 77% supporting the conversion of existing redundant buildings.
- 4.1.8 The West Northamptonshire Joint Core Strategy contains the following policies in relation to:

#### **Policy H1 – Housing density and mix and type of dwellings**

Across West Northamptonshire new housing development will provide a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the following considerations:

- the location and setting of the site;
- the existing character and density of the local area;
- proximity to public transport routes;
- the implications of density for affordability and viability;
- the living conditions provided for future residents; and
- the impact on the amenities of occupiers of neighbouring properties.

#### **Policy H2 – Affordable housing**

Affordable housing will be provided as a proportion of the total number of dwellings to be delivered on individual sites as follows:

- Daventry District (excluding the Northampton related development area): 40% affordable housing will be required on all sites of 5 or more dwellings.

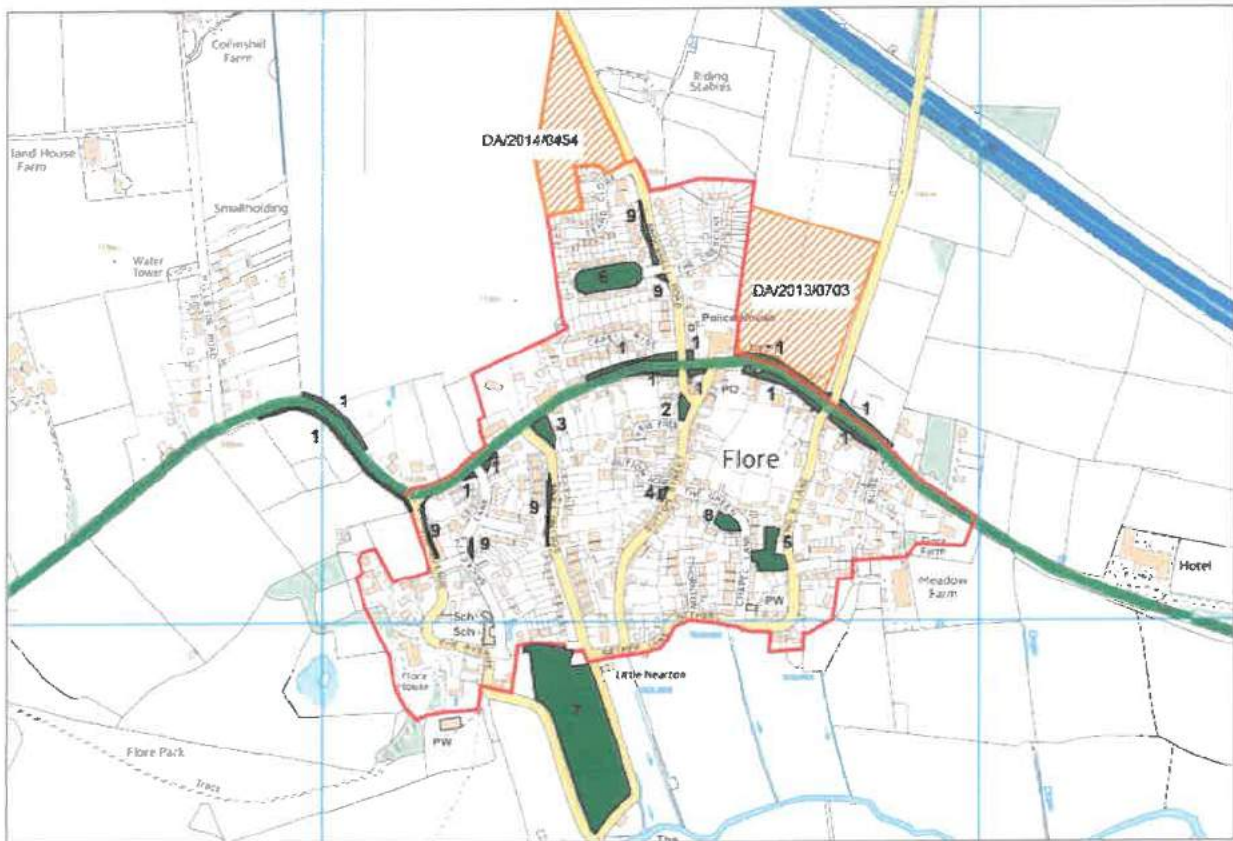
- 4.1.9 The scale of housing required is as follows:  
Overall requirement for Daventry District – 12,370 dwellings.  
Daventry Town – 4,260 dwellings.  
Daventry Rural Areas – 2,360 dwellings.  
Northampton Related Development Area - 5,705 dwellings.

- 4.1.10 Of the 2,360, approximately 72 dwellings remain outstanding as at June 2015 (i.e. have yet to be completed, granted planning permission or allocated). Since the designation of Flore as a Neighbourhood area, Daventry District Council has received planning applications for two major residential developments on the edge of the existing village which amount to 97 residential units in total. These are identified on Map 2 and referred to in paragraph 1.23.

- 4.1.11 Photographs showing examples of existing appropriate infill development within the village are included below.



Map 2 – Flore Development Area and Protected Green Spaces



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## **F2** Scale and type of new residential development

Relates to Objective 1

**F2.1** Within the village development area as defined on Map 2, small-scale development not exceeding 10 dwellings will be supported where:

1. the scheme will not lead to a detrimental impact on the character of the village;
2. appropriate access can be achieved; and
3. subject to viability, the scheme includes local open space.

The development of previously developed land or conversion/reuse of a building will be encouraged.

**F2.2** In line with West Northamptonshire Joint Core Strategy Policy R1 - Spatial strategy for the rural areas, proposals for new housing outside the village development area (with the exception of the two cross hatched sites identified on the Proposals Map and on Map 2 as DA/2014/0454 and DA/2013/0703 where housing development will be supported), will only be supported in the following circumstances:

- A. Residential development essential for the purposes of agriculture.
- B. Residential development which meets an identified local need.
- C. Development provides for the appropriate conversion of redundant buildings to dwellings, providing they are suitably located, are capable of conversion without the need for complete reconstruction, and their form and general design are in keeping with their surroundings.
- D. The rebuilding or replacement of existing dwellings, subject to the following criteria:
  - i) The residential use of the property should not have been abandoned;
  - ii) There being no adverse impact on the landscape in relation to the new dwelling.

4.1.12 The key issue arising out of the Questionnaire is support for a mix of tenures in new developments to meet local housing needs. 86% of respondents supported general market housing for sale, 72% wanted to see affordable homes provided, and 79% wanted to see homes for rent for Flore villagers.

4.1.13 The Neighbourhood Development Plan Steering Group considered that a range of house sizes was required; specifically, there is a lack of smaller lower cost open-market and rental homes, which is identified in the tables at Paragraphs 4.1.18 and 4.1.19. There is a need to provide smaller properties to allow

opportunities for existing residents to downsize whilst remaining in the village community.

4.1.14 All recent development in Flore has resulted in dwellings of 4 bedrooms or more. On sites of one to three dwellings the contribution such sites make to housing variety and mix will be monitored over time.

4.1.15 Housing need is assessed through surveys that identify the shortage of housing in a specific area. This is more important than ever because paragraph 159 of the NPPF requires local planning authorities to have a clear understanding of housing needs in their area. This requires local planning authorities to gather evidence that provides an assessment of the full housing needs, covering the scale and mix of housing tenures, types of housing (including affordable housing) and the needs of different groups in the community such as families with children, older people, and people with disabilities.

4.1.16 A Local Housing Needs Survey was carried out in April 2013. The survey forms were posted during week commencing 1<sup>st</sup> April 2013. A total of 519 forms were sent out, of which 150 were returned (29% response rate).

4.1.17 A question was asked in relation to future development in Flore. 68% of respondents agreed that in principle they would be in favour of small scale housing development for local people with a proven need.

4.1.18 The Flore Housing Needs Survey (April 2013) identified 2 potential households in need of affordable housing, and 1 potential household in need of market housing.

4.1.19 The 2011 Census information relating to number of bedrooms in dwellings within the Parish is as follows:

	No	% Flore	% Daventry	% England
1 bedroom	18	3.6	5.6	11.8
2 bedrooms	94	18.7	21.6	27.9
3 bedrooms	214	42.6	39.9	41.2
4 bedrooms	131	26.1	24.6	14.4
5 bedrooms	45	9	8	4.6

4.1.20 The 2011 Census information relating to the tenures of properties within the Parish is as follows

	No	% Flore	% Daventry	% England
Owned outright	226	45	33.3	30.6
Owned mortgage	167	33.3	38.4	32.8
Shared ownership	2	0.4	0.9	0.8
Social rented	51	10.2	14	17.7
Private rented	50	10	12.1	16.8



## **F3** Ensuring an appropriate mix of tenure, type and size of houses

Relates to Objective 2

- F3.1** All proposals for new housing development will have to demonstrate how they help to maintain a mix of tenure, type and size of dwelling in the Parish. Proposals must demonstrate how they respond to the particular need for smaller properties and those suitable for retired villagers.
- F3.2** Sites including affordable housing should integrate both affordable housing and market housing across a site.

## **F4** Affordable housing and rural exception sites

Relates to Objective 2

**F4.1** Proposals for small-scale affordable housing developments outside the Flore settlement boundary but adjacent to and connected to the existing village will be supported subject to the following criteria.

1. They comprise no more than 10 dwellings.
2. The proposals contribute towards meeting the needs of people with a local connection for shared ownership, affordable, and social rented accommodation.
3. The development is subject to an agreement which will ensure that it remains as affordable housing in perpetuity for people with a local connection.
4. The development is appropriate, in terms of its scale, character and location, with the village, and adheres to the design criteria in this plan.

**F4.2** Open market housing must only be included in a development where it meets a local need and can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development.

## 4.2. Design: Built and Natural Environment

### 4.2.1 Policy GN2 within the Daventry Local Plan 1997 states that

Under the proposals and policies of this local plan, planning permission will normally be granted for development provided it:

1. is of a type, scale and design in keeping with the locality and does not detract from its amenities
2. has satisfactory means of access and has sufficient parking facilities
3. will not have an adverse impact on the road network
4. can be provided with the necessary infrastructure and public services and be served by public transport where appropriate
5. will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting
6. will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites
7. will not adversely affect a special landscape area
8. has full regard to the requirements of agriculture and the need to protect the best and most versatile agricultural land from development which is irreversible.

4.2.2 A key issue arising from the questionnaire was that Flore is stated as being a very pleasant village to live in and any future developments should be in keeping with the character of the existing village.

4.2.3 The village enjoys the benefit of a comprehensive Village Design Statement which was adopted by Daventry District Council as a Supplementary Planning Document in May 2008, and is reflected within the following policies. The Village Design Statement's key objectives were to ensure that the highest possible design standards were applied for new developments and to maintain and enhance important existing open spaces and views. The guiding principles established by the VDS is a cornerstone of the design and open space policies within the Flore Neighbourhood Development Plan.

4.2.4 Flore has a distinctive and special character. All new development within Flore will be permitted where it makes a positive contribution to that distinctive character and is of good design and quality, creating a strong sense of place. This means responding to, and integrating with, local surroundings and landscape context as well as the existing built environment.

4.2.5 Flore has a mix of buildings of different ages. The earliest datestone is 1612 but parts of buildings could be older. The majority of buildings are 20thC. The village also benefits from significant areas of public and private open space which are visually important, including private gardens and paddocks, as well as greens, banks, verges, the playing field, Town Yard and other green spaces in the public domain. All contribute to the form and character of the village, and should be retained and managed. Their disposition in relation to the buildings is of major significance to the character of the settlement.

- 4.2.6 An important element of character is the nature of the topography of the land on which the village has been built; changes in level can restrict or increase vistas and impact on the scale of relationships between spaces and buildings.



Flore in its setting

- 4.2.7 The variety of building types in Flore is largely related to streets or lanes. These are located in about nine distinctive character areas. These areas, together with a map identifying the different areas are included in the Flore Village Design Statement (2008).
- 4.2.8 The variety of scale, size and density in the context of a community located on the sloping side of a valley, provides much of the charm of the village. However, modern buildings, which are often much greater in scale and may be adjoined by identical or similar buildings with imported details, can destroy the quality that is achieved by the earlier variety, where no two buildings are the same, but have a limited range of materials and simple detail that provide the necessary harmony. This harmony needs to be taken into account when new buildings are being contemplated. Vertical relationships are as important as horizontal relationships and, providing issues of scale, privacy and overlooking are considered, changes in levels can be used to effect.
- 4.2.9 Paragraph 58 of the National Planning Policy Framework states that robust and comprehensive policies that establish the quality of development that will be expected for an area. These policies should be based on an evaluation of the defining characteristics of an area.
- 4.2.10 The Flore Village Design Statement provides an evaluation of the defining characteristics of the area. Our policies have been developed to ensure that all future development responds well to local character and identity. Our policies challenge developers to deliver innovative development of high-quality design that responds to the surroundings, is in accordance with the Village Design Statement and is appropriate for our Parish.

# F5 Design of development

## Relates to Objective 3

**F5.1** In accordance with the Flore Village Design Statement, the following design principles apply in Flore:

1. High quality design, layout and appearance of the proposed development that respects the scale, density and character, layout, access, street furniture & signage of existing surrounding buildings and landscape, and protects and enhances the unique identity of the area where it is located.
2. High quality contemporary design, which will be encouraged, as well as more traditional designs which accurately reflect the local vernacular and proportions, and use or re-use of materials indigenous to the area or which are indistinguishable from them.
3. Respecting established building lines and details of front garden enclosures, and relating well to the street, providing an active street frontage using materials that complement the existing palette of materials used within the village (see photos) and ensuring the retention of historic fabric such as cob walls and other traditional means of enclosure.
4. Ensuring the scale of infill development does not adversely affect the character of the immediate locality or the residential amenities of nearby occupiers.
5. On enclosed sites which do not relate directly to existing areas in Flore, other than the access road (as in the proposed High Street development), the design should utilise varied plot widths, roof heights and pitches, variable densities and relationships to highways, including gable ends onto the highway, which will reflect the layout of the older parts of the village. Shared surface or single footpath road surfaces incorporated into speed restricting layouts should be used where possible, and buildings located close to the highway.
6. Providing amenity and garden space appropriate to the property size and type rather than tenure, and car, cycle, and refuse storage to allow a well-managed streetscape. Single-storey dwellings may have restricted garden size subject to orientation, overlooking and privacy.
7. Providing on-site parking and/or allocated on street parking where the adjacent highway provides sufficient space.
8. All new external and street lighting should avoid light spillage and follow the Lighting Guidelines published by The Campaign for Dark Skies.

**F5.2** Development proposals will not be supported where they are of poor design which fails to take the opportunities available for improving local character and quality of the area and the way it functions, including movement to, within, around and through the development.



Examples of mix of materials

## F6 Residential extensions

Relates to Objective 3

**F6.1** House extensions will be supported where they meet the following criteria:

1. The scale, height and form fit with the existing building and the character of the street scene.
2. Spacing between buildings respects the character of the street scene.
3. Materials are compatible with the materials of the existing building.
4. The traditional boundary treatment of an area is retained and where feasible reinforced.
5. The residential amenities of adjoining occupiers are safeguarded.

Examples of appropriate extensions



The Green



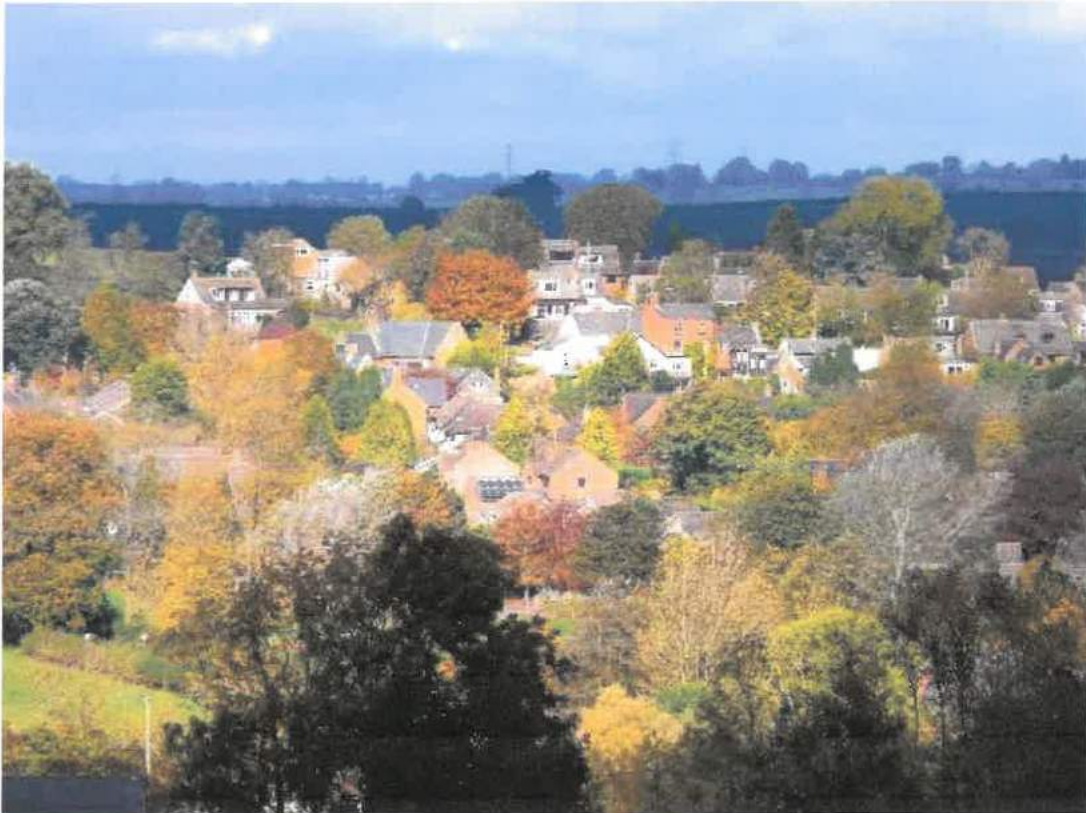
The Avenue

## Landscape Character

- 4.2.10 The Steering Group consider that the local landscape character is of significant importance and should be protected. Flore is included in the No 7 Upper Nene Catchment and Watford Gap Environmental character area in the Northamptonshire Environmental Character and Green Infrastructure Suite (2007).
- 4.2.11 A key issue from the questionnaire was the preservation of views. 89% of respondents considered that views in and around the village should be preserved.
- 4.2.12 The upper reaches of the Nene and its northern tributary forms a distinctive, rural landscape in the west of the county that becomes increasingly urbanised in proximity to Northampton, although the presence of major transport infrastructure is also a significant influence on otherwise tranquil landscapes further to the west and north.
- 4.2.13 The Nene rises in the Ironstone hills to the west of Northampton, and flows through an area of undulating farmland prior to joining its northern tributary arm at Weedon Bec. However, up to this point the river is a minor feature of a much broader landscape and, as such, is only recognised as a distinct landscape beyond its confluence with its northern tributary at Northampton.
- 4.2.14 Whilst not the actual source of the Nene, the broad gentle valley through which this northern tributary stream flows is a major component of the local landscape. The scale of the valley is disproportionate in comparison to the small watercourse, indicating that at some point a more substantial watercourse flowed through this area. The significant deposits of glaciofluvial sand and gravel within the valley are indicative of the action of glacial melt waters and explain the presence of this broad valley formation, which has been softened by millennia of erosion. The river channel is also bordered by relatively broad bands of alluvium that combine with Sands and Gravels, and limited areas of Boulder Clay, to effectively mask the underlying solid geology of siltstones with intermittent bands of the ironstone rich Marlstone Rock Formation. The alluvium forms a flat floodplain that broadens and narrows as the stream winds between the interlocking spurs of the valley slopes that have formed where smaller tributaries have eroded side valleys.
- 4.2.15 The broad valley is characterised by low lying farmland, typically arable farmland on drier areas and grassland closer to watercourses. Free draining and light textured soils associated with the glacial Sands and Gravels are particularly well suited to cultivation and, as such, arable predominates across these extensive deposits. In many instances, where arable land use extends to the river, hedgerows along the watercourse are not common and, indeed, elsewhere hedges around many arable fields are showing signs of decline. Away from the gravels, land use is mixed and shows no clear patterning although, to the west of Flore, permanent pasture is more predominant on the floodplain. Here, hedgerows are denser, although the network continues to show signs of decline. Woodland is not a characteristic feature of the upper valley, although linear belts are common alongside streams draining into the main channel and along transport infrastructure corridors.

- 4.2.16 Other woodlands tend to be associated with parkland such as at Brockhall Park, which appears to have been bisected by the course of the M1, mainline railway and canal. Alder and willow trees are also relatively common either as single specimens, or in groups along the main river channel.
- 4.2.17 Post 1950s hedgerow removal has been a significant influence on the valley landscape to the north of Flore, although the underlying fieldscapes throughout the landscape were created a century beforehand under Parliamentary Acts. Both large and medium sized fields are evident, although pockets of surviving Parliamentary and Pre-parliamentary patterns survive, particularly east of Flore. Transport infrastructure also serves to fragment the pattern of fields.
- 4.2.18 Despite the modern or fragmented character of the overall fieldscape, ancient sites contribute to local historic character. The Roman town of Bannaventa lies adjacent to the course of the Roman road, Watling Street. Deserted villages and ridge and furrow also represent significant historic landscape features, with visible remains at Muscott representing an interesting complex.
- 4.2.19 The canalscape of the Grand Union is also a significant component of the historic landscape and contains a number of interesting sites, with features dating from the Industrial Revolution onwards.
- 4.2.20 The valley is generally sparsely settled with occasional farms and houses sited on sloping land away from the floodplain. Downstream of Flore, however, significant settlement and built development is evident with settlements such as Upper and Nether Heyford and Kislingbury lying immediately adjacent to the floodplain and close to the course of the Nene. Bugbrooke Mill is a significant landmark and dominates the local skyline. The Watford Gap is a strategic corridor through the uplands and is represented by the northernmost section of the valley formation. Here, the landscape is dominated by a distinctive pattern of transport infrastructure. The major mainline railway, M1 motorway, A5 trunk road and canal routes follow a well-defined sequential and parallel pattern through a narrow gap within the adjacent hilly landscapes. The A5 marks the course of the Roman Road, Watling Street, and is evidence that this strategic corridor through the hills was identified by Roman engineers. Transport routes have a particularly significant influence on the landscape between Watford Gap Services and Flore. This section is also influenced by ancillary infrastructure features such as overhead pylons, locks, sluices, a service station and bridges. To the east of Flore, the Nene proper continues to flow through a distinctly rural landscape, and although this is crossed by the M1 corridor, the impact on the local landscape is relatively small although traffic noise does impinge on the otherwise rural character of the locality.
- 4.2.21 The Nene Valley Nature Improvement Area project has been established since April 2012.
- 4.2.22 The Nene Valley Nature Improvement area is re-creating and re-connecting natural areas along the Nene and its tributaries from Daventry to Peterborough (map link). Local organisations and individuals are working together to make a better place for nature.

- 4.2.23 The Nene Valley Nature Improvement Area (NIA) will deliver a step change in nature conservation, where local organisations and communities come together with a shared vision for the natural environment. We aim to create more and better-connected habitats over large areas in the Nene Valley, which provide the space for wildlife to thrive and adapt to climate change.
- 4.2.24 The Nene Valley NIA also helps people as well as wildlife – through enhancing a wide range of benefits that nature provide us, such as recreation opportunities, flood protection, cleaner water and carbon storage. By uniting local communities, landowners and businesses through a shared vision for a better future for people and wildlife, we hope the Nene Valley will become a place of inspiration that is loved by current and future generations.
- 4.2.25 Mature trees are particularly significant in the visual and environmental character of Flore, and remaining orchards have historical value as a remnant of a time in the relatively recent past when they formed a very significant part of the local economy.



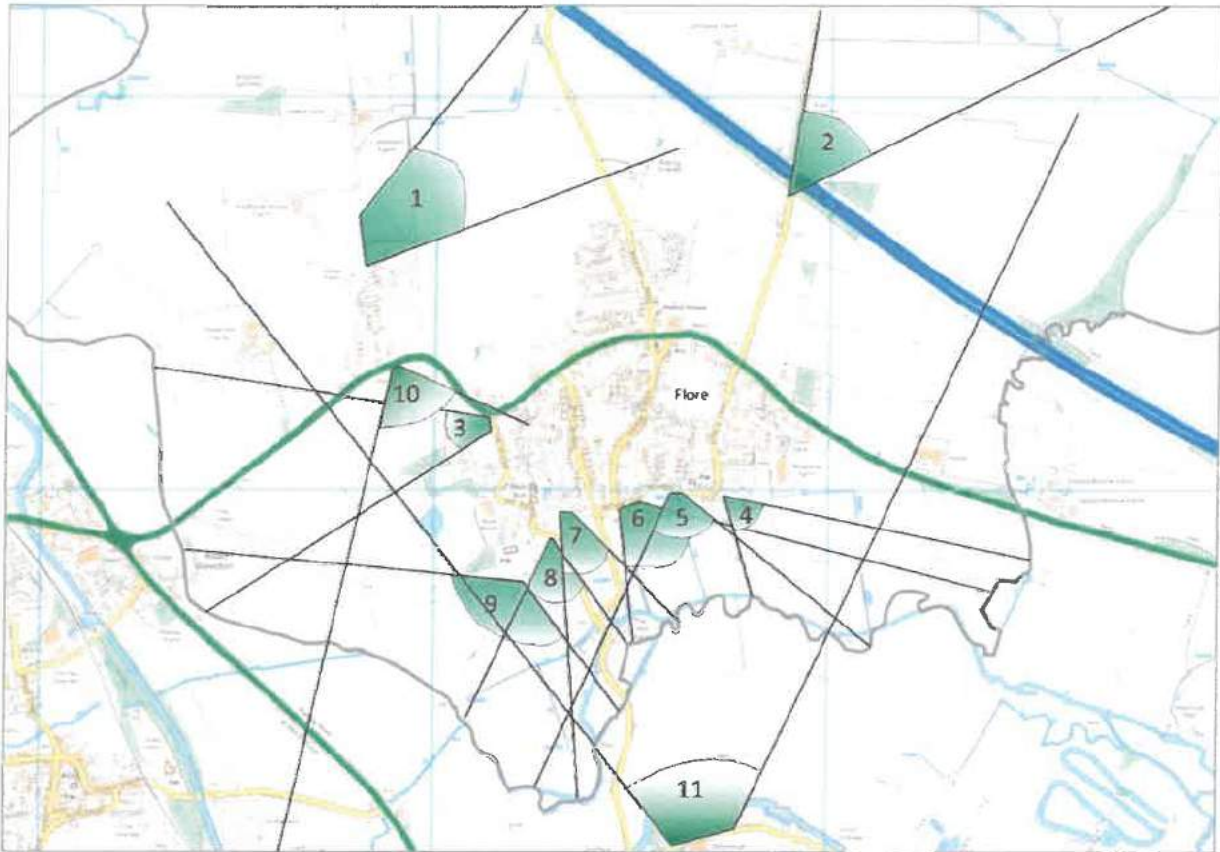


# **F7** Protecting and enhancing local views, landscape character

Relates to Objective 5

- F7.1** Those parts of the locally significant views identified on Map 3 that are visible from locations that are freely accessible to members of the general public (for example from a public footpath, right of way, roadside, or other publicly accessible land) should be preserved and not significantly detracted from. Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies.
- F7.2** Development proposals including associated tree planting should conserve important local landscape features such as cob walls, ridge and furrow fields, and wrought iron field and parkland railings. Mature and established trees within and around the village should be retained and incorporated into landscaping schemes.
- F7.3** Local habitats and wildlife corridors should be preserved and enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management.
- F7.4** The planting of Ash trees is discouraged in schemes to avoid problems associated with "Ash Dieback". New linear plantings of Alder and Willow trees are encouraged along water courses. When constructing residential property boundaries native species should be used and the establishment of new native hedges is encouraged to support and protect wildlife.
- F7.5** Developments will be required to design and deliver high quality green infrastructure, informed by the West Northamptonshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high quality experience of nature and heritage.
- F7.6** The Nene Valley Nature Improvement Area should be preserved and enhanced.

Map 3 – Protected Views (see Pages 30-31 for photographs)



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## Protected Views



1 North East from Hillside Road  
2 North East from Brington Road



3 West from The Avenue



4 East from Nether Lane



5 South from Nether Lane/  
Chapel Lane

6 South West from Nether  
Lane/Sutton Street





7 South from the playing field



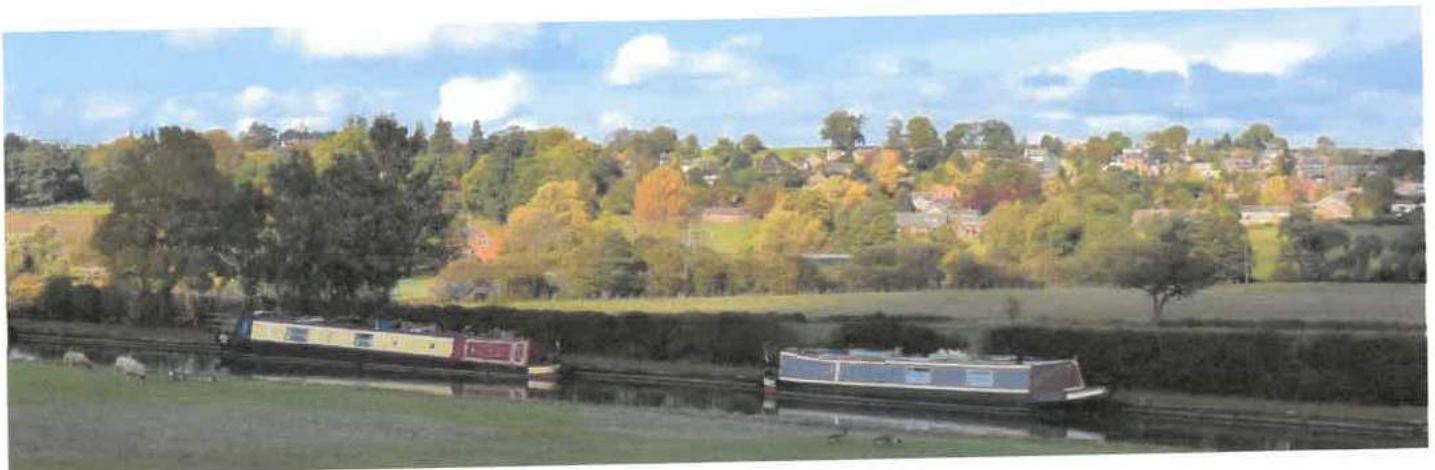
8 South from Phantoms Close Allotments



9 South west from the church



10 South east towards The Avenue



11 North from the canal

# F8 Water management and surface water run-off

Relates to Objective 3

- F8.1** The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.
- F8.2** Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.
- F8.3** Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.
- F8.4** Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.
- F8.5** Surface water will not be permitted to discharge to the foul sewerage network.

## 4.3 Community Facilities and Open Spaces

- 4.3.1 Flore has a network of footpaths and open spaces, linking facilities around the village, open countryside and long distance footpaths. The survey showed that whilst walking (85%) and gardening/allotments (70%) were clearly important, villagers undertook a wide variety of recreational activities, with many participating in multiple activities.
- 4.3.2 On the question of new facilities 30% thought that new facilities were desired and 39% said not. Of the respondents who agreed that new facilities were required, the common themes for new facilities were:
  - A children's play area in the north of the village.
  - Tennis court facilities.
  - Improved cricket and football facilities.
  - All-weather 5 a-side pitch.
  - Boules pitch.
  - Swimming pool.
  - Multi-function outdoor court.
- 4.3.3 In terms of protecting the existing green spaces within the village 96% considered this to be a priority.

4.3.4 The National Planning Policy Framework (NPPF) advises at paragraph 76 that “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 communities will be able to rule out new development other than in very special circumstances”.

4.3.5 Paragraph 77 of the NPPF advises that “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 area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

4.3.6 The table below sets out how each of the proposed protected local green spaces meet these criteria:

<b>Name of Green Space</b>	<b>Distance from Community</b>	<b>Special Qualities/Local Significance</b>	<b>Extensive Tract of land</b>
1. High Street Verges (various sizes)	Village Centre and periphery	These verges contain the war memorial and commonwealth flag display and together are a landmark feature of the village.	No
2. Ram Bank (0.05 Ha)	Village Centre	Ancient open spaces making significant contributions to the character of the village.	No
3. Russell Bank (0.08 Ha)	Village Centre	Ancient open spaces making significant contributions to the character of the village.	No
4. Town Yard (0.01 Ha)	Village Centre	Ancient open spaces making significant contributions to the character of the village. Contains site of village well.	No
5. Last remaining orchard (0.18Ha)	Village Centre	This is of visual and historical significance in a village that was famous for its orchards until well into the last century.	No

6. Collins Hill (0.34 Ha)	Village Centre	A recreational area. A good example of 1950s housing estate providing shared open space for residents and their children.	No
7. Brodie Lodge Playing Field (2.10 Ha)	Southern edge of village	Important village amenity of recreational value.	No
8. Old Village Green (0.07 Ha)	Village Centre	Of historical importance and is of visual significance in its location.	No
9. Other village verges (e.g. Bricketts Lane, Spring Lane, Brockhall Rd, The Avenue (various sizes)	Village Centre	These verges are a landmark feature of the village.	No

## F9 Protection of local green spaces

### Relates to Objective 4

**F9.1** The following local green spaces (identified on Map 2, Flore Proposals Map and individual maps in Section 6) with accompanying photos are designated in accordance with paragraphs 76 and 77 of the NPPF and are also shown in the Flore Village Design Statement:

1. High Street Verges
2. Ram Bank
3. Russell Bank
4. Town Yard
5. Last remaining ancient orchard
6. Collins Hill
7. Brodie Lodge Playing Field
8. Old Village Green
9. Other village verges (Bricketts Lane, Spring Lane, Brockhall Road, The Avenue)

**F9.2** New development which impacts adversely on the function, openness and permanence of these sites will not be permitted unless in very special circumstances.

## Green Spaces



1. The High Street and War Memorial



2. Ram Bank







3. Russell Bank



4. Town Yard



5. Last remaining orchard



6. Collins Hill



7. The Playing Field



8. The Old Village Green

9. Examples of other village verges – Bricketts Lane, Brockhall Road, The Avenue



## F10 Protection of local community facilities

Relates to Objective 9

**F10.1** There will be a presumption in favour of the protection of existing facilities. The change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children’s day nurseries), unless one of the following can be demonstrated:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking.
2. Satisfactory evidence is produced that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.

**F10.2** The facilities are listed as follows

Brodie Lodge Playing Field and pavilion	White Hart public house
Millennium Hall	Chapel schoolroom
Scout Hut	Petrol filling station/garage
Village Shop/Post Office	Flore C of E Primary School
Chapel	Church of All Saints
Phantoms Close Allotments	Flore Day Nursery

4.3.7 With regard to Community Infrastructure Levy and other developer contributions, there were many responses which have been incorporated into the following policies.

4.3.8 It is expected that it will be the responsibility of other statutory bodies and agencies to pay for the facilities required in the discharge of their functions, such as Northamptonshire County Council in respect of education, waste and transportation functions.

## F11 Community facilities and community infrastructure levy

Relates to Objectives 6, 7 and 8

**F11.1** Subject to viability considerations, schemes for new development will be required to support proposals for improved community facilities and infrastructure in the Parish. Priority will be given by the Parish Council for funds that they receive through C.I.L. to the following proposals:

1. New linear village green facilities.
2. Improvements to Millennium Hall
3. Children's play-space to the north of the village.

4.3.9 The High Street is the heart of the village and both ties and divides the north and south areas of the community. The ambition of the Flore Plan is that, following the construction of the Daventry Link Road, the High Street between Bliss Lane and Bricketts Lane will become a linear village green, taking advantage of the wide verges: future developments fronting this area should contribute to the provision of a continuous shared space. At the February consultation day many villagers were enthused about the opportunity to create this new village green.

## F12 The new linear village green

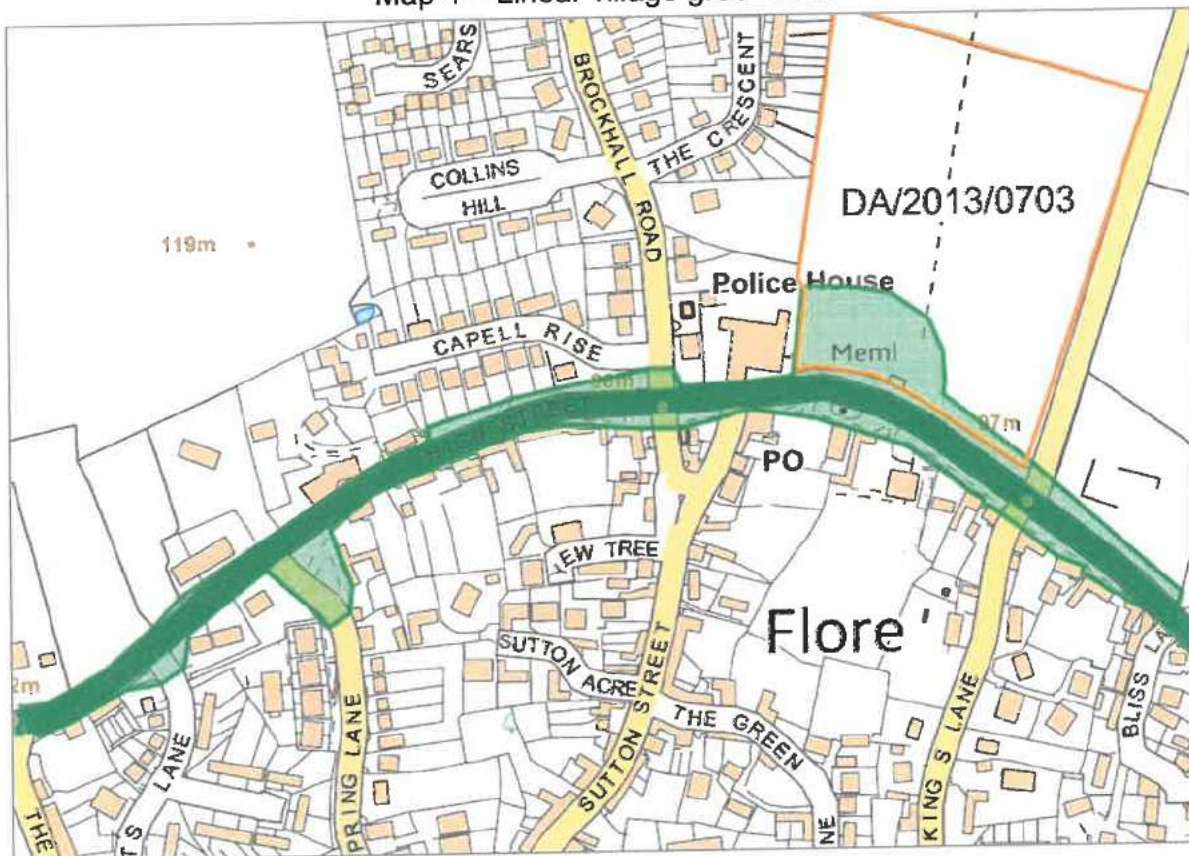
Relates to Objective 6

**F12.1** Following the construction of the Daventry Development Link Road, the Flore Neighbourhood Development Plan will support the creation of a new linear village green identified on Map 4. The following principles apply to developments which front onto the High Street:

1. Schemes should ensure that buildings on or near that boundary have their principal elevation facing the High Street and have sufficient mass and scale in relation to the width of the highway.
2. On these sites any balancing ponds should be used to provide an extension to the proposed linear village green and dwellings should have their principal elevation facing this area.

3. These developments should support environmental improvements including traffic calming, on-street parking and landscaping to the village centre. The impact of the works on the historic core of the village will be considered and hard and soft landscaping proposals will be designed sensitively to enhance the centre of the village.

Map 4 – Linear village green area



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#### 4.4 Transport and Communications

- 4.4.1 The results of the Questionnaire Survey showed that 37% of respondents used the bus services and considered that improvements to these services were required, particularly in the evening. In addition, there was a view that there was a need for dedicated cycle lanes, traffic calming and speed restrictions within Flore village.
- 4.4.2 The NPPF states at Paragraph 29 that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. It also states at paragraph 30, that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
- 4.4.3 The Daventry Local Plan 1997 supports the provision of public transport services, and improvements to footpaths and cycleways.

4.4.4 Policy C5 of the West Northamptonshire Core Strategy states that connections within urban areas, between neighbourhoods and town and district centres, or the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:

- improvements to the strategic and local bus networks including upgrades to local interchanges, service frequency, reliability and quality;
- personalised travel planning and voluntary travel plans;
- improvements to cycling networks and cycle parking;
- securing and enhancing urban and rural walking networks;
- sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and enhancing the network where gaps presently exist; and
- promoting park and ride facilities for Northampton.

4.4.5 The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village.

## F13 Traffic management and transport improvements

Relates to Objectives 10 and 11

**F13.1** Schemes for development proposals that will result in improvements in road safety and traffic management and the provision of/improvements to public transport built infrastructure will be fully supported.

**F13.2** Subject to viability considerations Developer contributions will be sought towards the following within the Parish:

- Highway improvement schemes to promote the safety of pedestrians and cycle users.
- Traffic calming measures, pedestrian priority schemes and reduction in traffic speeds on routes through the village centre.
- Increasing public and community transport to and from the village.



# F14 Footpaths/cycleways/ connectivity

Relates to Objective 10

**F14.1** Proposals for the enhancement and improvement of the existing footpath/cycleway network within the designated neighbourhood area will be supported.

**F14.2** Proposals for improved linkages and accessibility within Flore and to the areas beyond will be supported.

**F14.3** Subject to viability, proposals for new development schemes should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

1. Enhanced public access and appropriate signage from residential areas.
2. Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as the provision of new areas of woodland, orchards using traditional fruit varieties and new hedgerows.
3. Enhancements should be designed to be sensitive to the historic environment. Tree planting should be avoided in areas of ridge and furrow.

## 4.5. Employment

4.5.1 The questionnaire results indicate that generally there wasn't considered to be a need identified for future business premises within Flore but there was a need for employment opportunities, particularly for younger people. If more premises were to be provided the consensus of opinion was for reuse or conversion of buildings throughout the parish as opposed to new buildings.

4.5.2 Regarding the type and size of premises, the preference was for small starter office or light industrial units with creative workshops also being identified (craft centres).

4.5.3 Policies CM11, 12, 13 and 14 of the Daventry Local Plan support employment development within restricted infill villages provided it is within the confines of the village, is of an appropriate scale, does not impact on the landscape character and where appropriate re-uses existing buildings.

- 4.5.4 The Parish Council consider it important to support existing local employment in the village of Flore and also encourage new employment opportunities that are of a scale appropriate to the village.

## **F15** Supporting existing local employment

Relates to Objective 9

The loss of existing employment premises will only be supported when:

1. The employment premises have been empty for over 12 months and during that time actively marketed without securing a viable alternative employment use or equivalent,

or

better provision is made elsewhere within the parish to replace the proposed loss of local employment space.

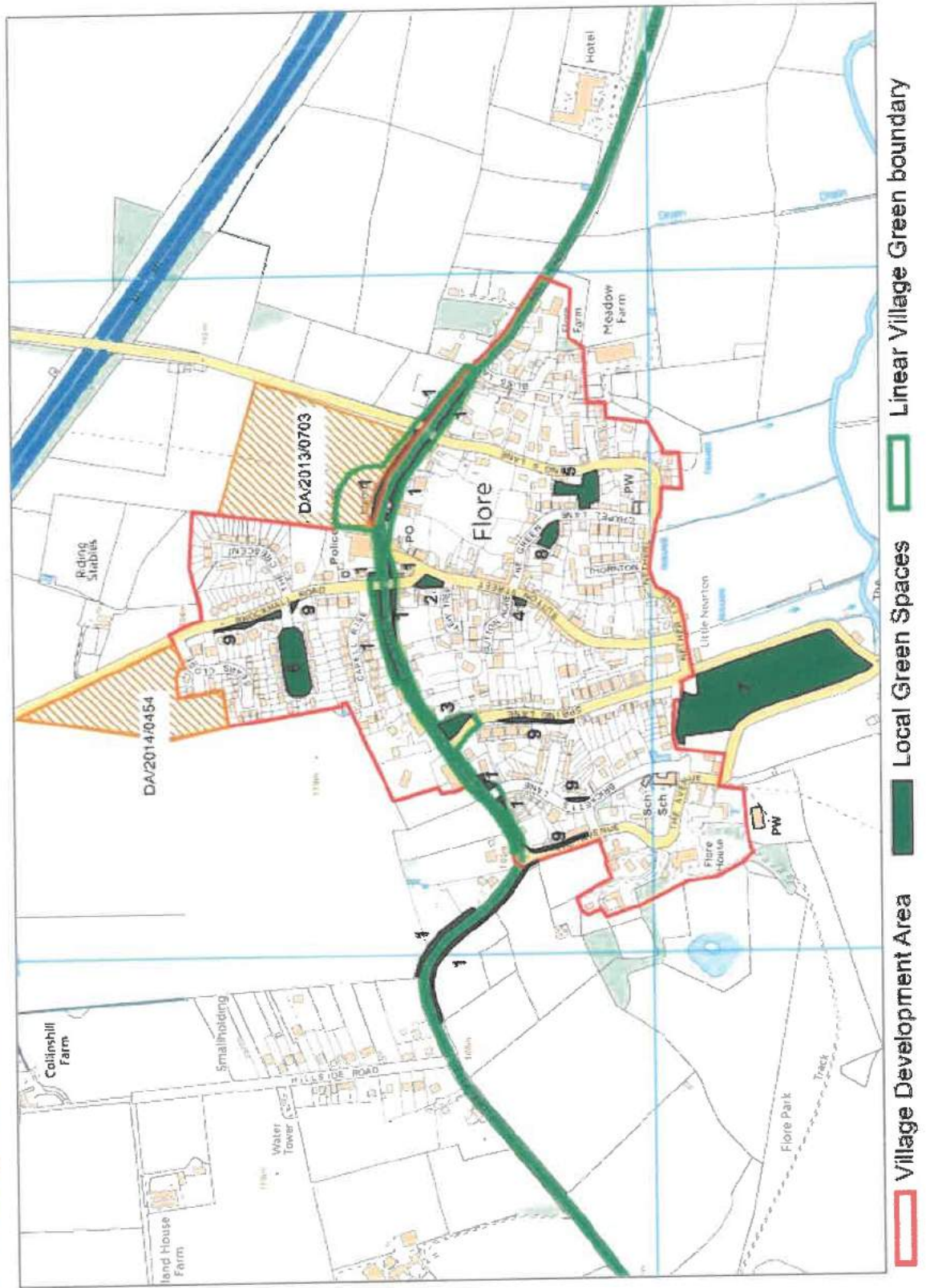
## **F16** New local employment opportunities

Relates to Objective 9

Development proposals resulting in new local employment, including in rural enterprises and live/work facilities, will be supported where:

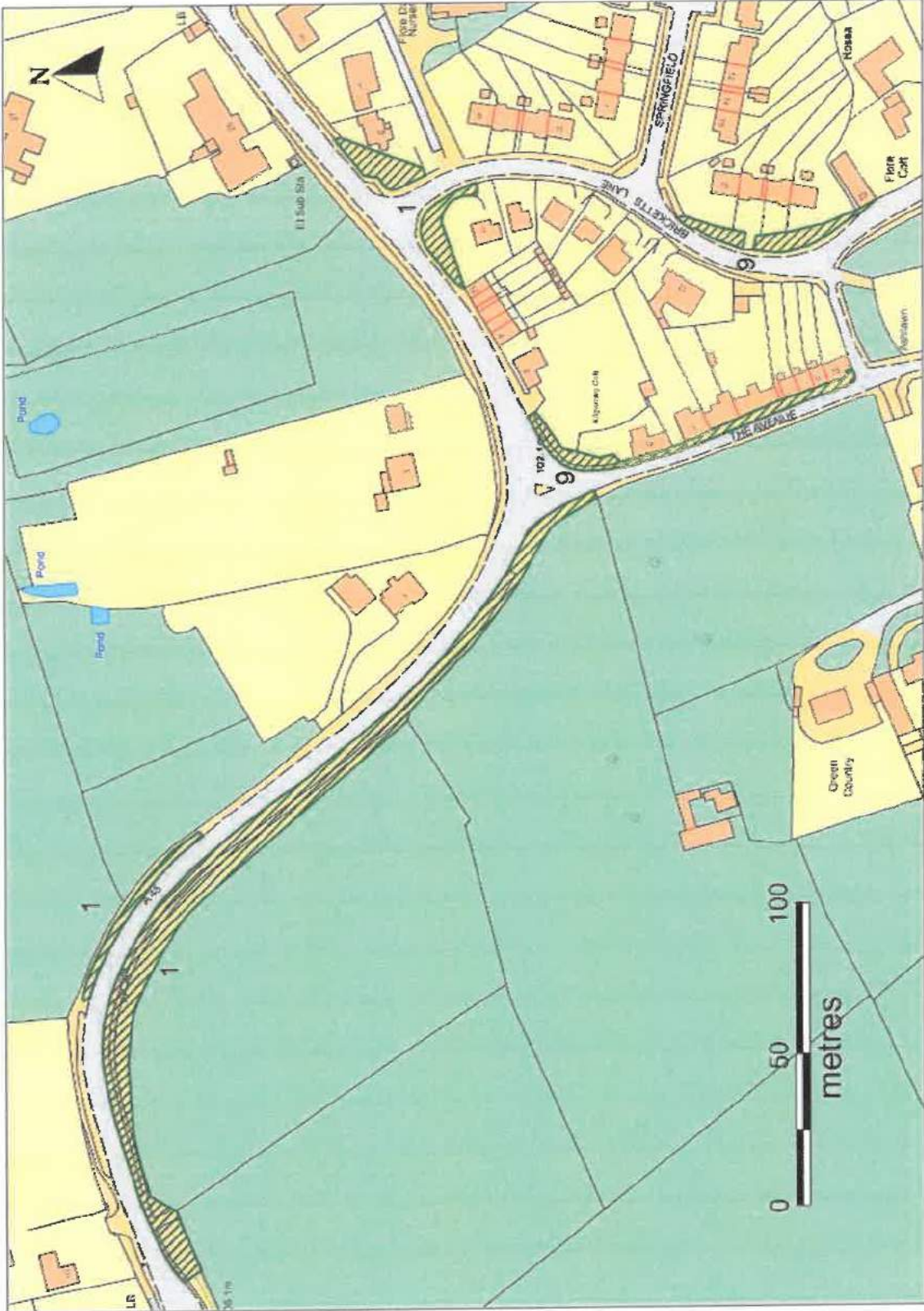
1. They utilise brownfield sites or existing buildings, or demonstrate such suitable sites or premises are unavailable in which case they should not use the best or most versatile agricultural land or lead to the loss of green infrastructure of acknowledged importance;
2. They are of a scale that does not have a significant adverse impact on their landscape setting, or on residential amenity, and they demonstrate satisfactory traffic access arrangements

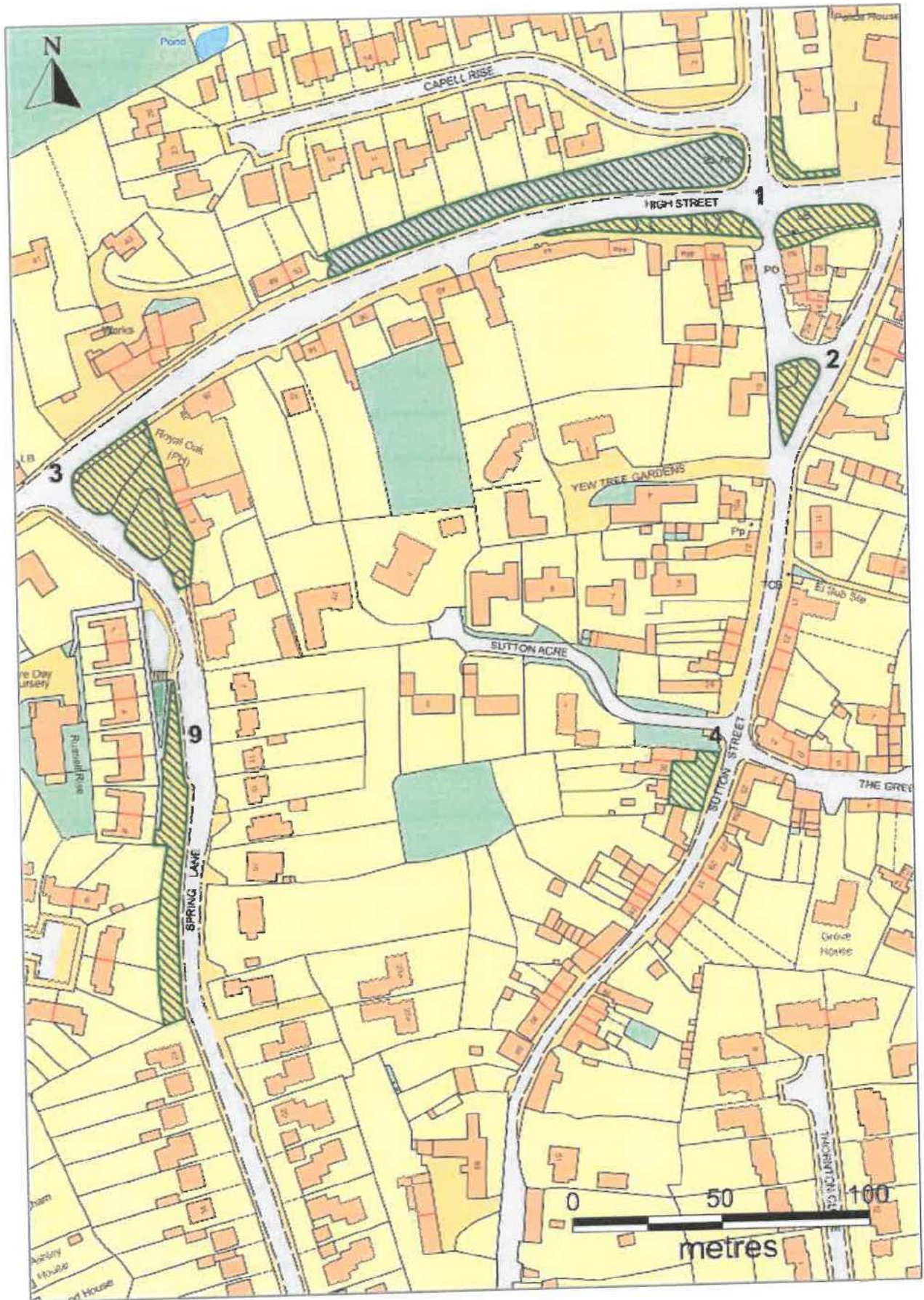
# 6 Neighbourhood Development Plan Proposals Map



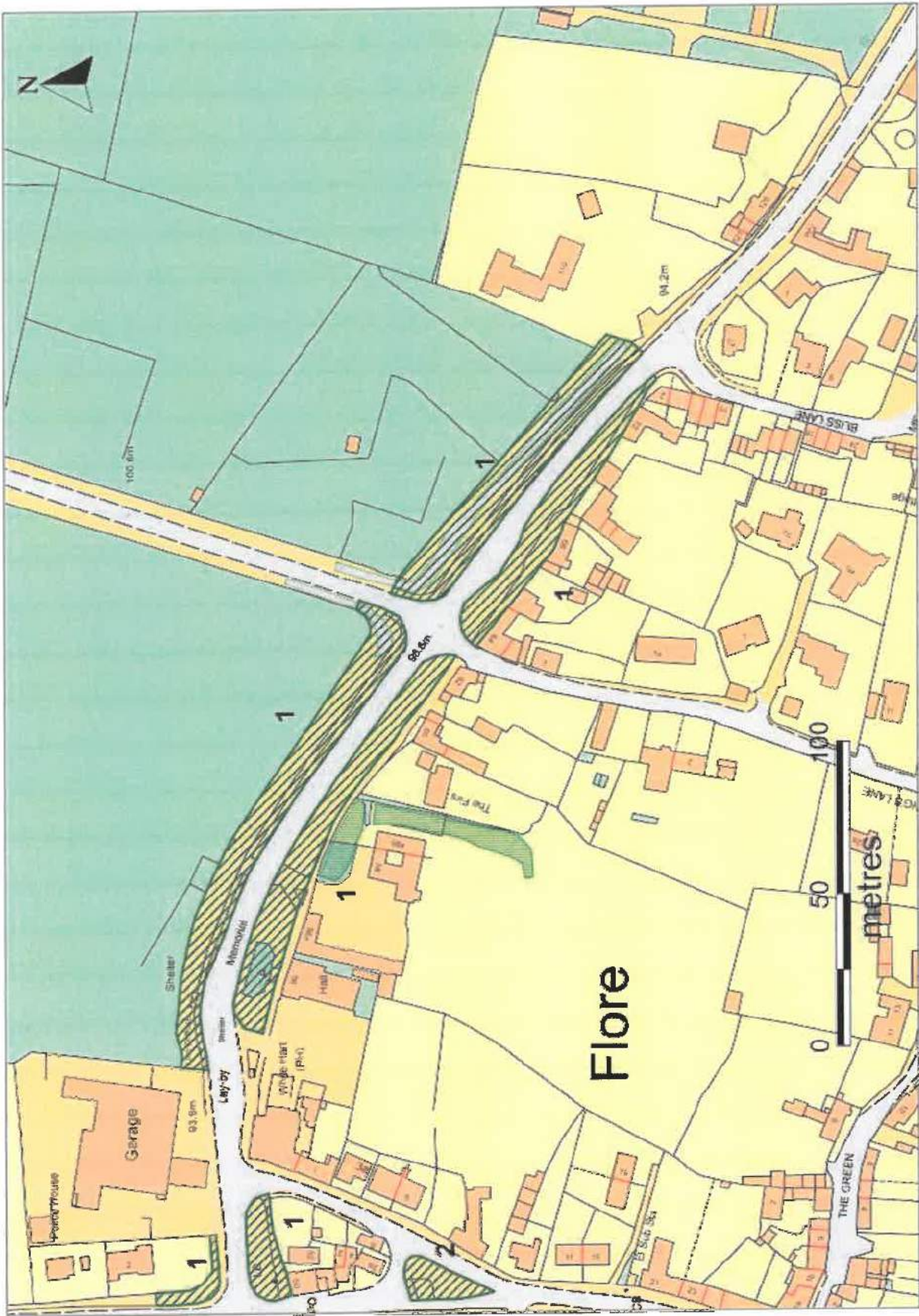


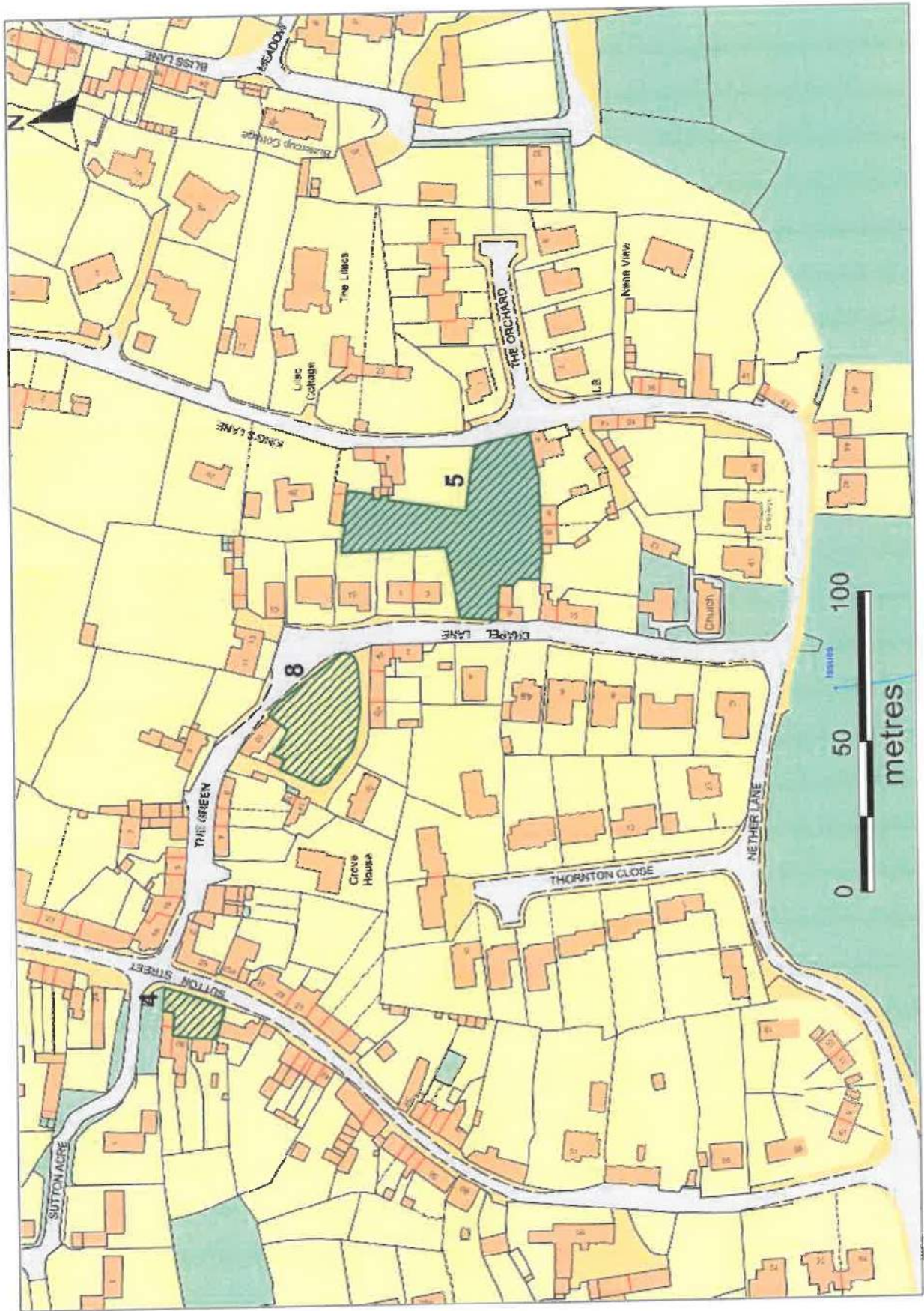
## Local Green Spaces Maps













## Appendix A – Listed Buildings in Flore

Title	Type	Location	Grade
7, THE GREEN	Listing	7, THE GREEN, Flore, Northampton.	II
LIVING STONES	Listing	LIVING STONES, THE AVENUE, Flore, Northamptonshire	II
1,3 AND 5 THE AVENUE	Listing	1, 3 AND 5, THE AVENUE, Flore, Daventry, Northamptonshire	II
THE OLD BAKEHOUSE AND ATTACHED OUTBUILDING RANGE	Listing	THE OLD BAKEHOUSE AND ATTACHED OUTBUILDING RANGE, 12, SUTTON STREET, Flore, Daventry, Northamptonshire	II
THE STONE HOUSE	Listing	THE STONE HOUSE, 44, SUTTON STREET, Flore, Daventry, Northamptonshire	II
THE CROFT	Listing	THE CROFT, 23, KINGS LANE, Flore, Daventry, Northamptonshire	II
THE HOLLIES	Listing	THE HOLLIES, 4, KINGS LANE, Flore, Daventry, Northamptonshire	II
BLENHEIM COTTAGE	Listing	BLENHEIM COTTAGE, HIGH STREET, Flore, Daventry, Northamptonshire	II
No name for this Entry	Listing	44, HIGH STREET, Flore, Daventry, Northamptonshire	II
YEW TREE COTTAGE	Listing	YEW TREE COTTAGE, 48, HIGH STREET, Flore, Daventry, Northamptonshire	II
THE OLD HOUSE	Listing	THE OLD HOUSE, 121 AND 123, HIGH STREET, Flore, Daventry, Northamptonshire	II
CHURCH OF ALL SAINTS	Listing	CHURCH OF ALL SAINTS, Flore, Daventry, Northamptonshire	II*
23 BRICKETTS LANE	Listing	23, BRICKETTS LANE, Flore, Daventry, Northamptonshire	II
ADAMS COTTAGE	Listing	ADAMS COTTAGE, 10, KINGS LANE/8 KINGS LANE, Flore, Daventry, Northamptonshire	II
THE OLD BAKERS ARMS	Listing	THE OLD BAKERS ARMS, 16, KINGS LANE, Flore, Daventry, Northamptonshire	II

<b>RUSSELL HOUSE</b>	<b>Listing</b>	RUSSELL HOUSE, 3, SPRING LANE, Flore, Daventry, Northamptonshire	II
<b>THE WHITE COTTAGE</b>	<b>Listing</b>	THE WHITE COTTAGE, 7, SUTTON STREET, Flore, Daventry, Northamptonshire	II
<b>25, SUTTON STREET</b>	<b>Listing</b>	25, SUTTON STREET, Flore, Daventry, Northamptonshire	II
<b>31,33,35 AND 37 SUTTON STREET</b>	<b>Listing</b>	31, 33, 35 AND 37, SUTTON STREET, Flore, Daventry, Northamptonshire	II
<b>GREENACRE</b>	<b>Listing</b>	GREENACRE, 53, SUTTON STREET, Flore, Daventry, Northamptonshire	II
<b>COB BOUNDARY WALL TO SOUTH OF NUMBER 24</b>	<b>Listing</b>	COB BOUNDARY WALL TO SOUTH OF NUMBER 24, SUTTON STREET, Flore, Daventry, Northamptonshire	II
<b>BARN IN GLEBE FIELD</b>	<b>Listing</b>	BARN IN GLEBE FIELD, THE AVENUE, Flore, Daventry, Northamptonshire	II
<b>CAPELL HOUSE</b>	<b>Listing</b>	CAPELL HOUSE, 9, THE GREEN, Flore, Daventry, Northamptonshire	II
<b>OLDWAYS</b>	<b>Listing</b>	OLDWAYS, 15, THE GREEN, Flore, Daventry, Northamptonshire	II
<b>MEADOW FARMHOUSE</b>	<b>Listing</b>	MEADOW FARMHOUSE, BLISS LANE, Flore, Daventry, Northamptonshire	II
<b>THE ROYAL OAK PUBLIC HOUSE AND ATTACHED STABLE</b>	<b>Listing</b>	THE ROYAL OAK PUBLIC HOUSE AND ATTACHED STABLE, HIGH STREET, Flore, Daventry, Northamptonshire	II
<b>40 HIGH STREET</b>	<b>Listing</b>	40, HIGH STREET, Flore, Daventry, Northamptonshire	II
<b>WAR MEMORIAL</b>	<b>Listing</b>	WAR MEMORIAL, HIGH STREET, Flore, Daventry, Northamptonshire	II
<b>ORCHARD HOUSE</b>	<b>Listing</b>	ORCHARD HOUSE, 70, HIGH STREET, Flore, Daventry, Northamptonshire	II
<b>MARSH COTTAGE</b>	<b>Listing</b>	MARSH COTTAGE, KINGS LANE, Flore, Daventry, Northamptonshire	II
<b>FLORE MANOR</b>	<b>Listing</b>	FLORE MANOR, KINGS LANE, Flore, Daventry, Northamptonshire	II



<b>46A, HIGH STREET</b>	<b>Listing</b>	<b>46A, HIGH STREET, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>FAIRVIEW HOUSE</b>	<b>Listing</b>	<b>FAIRVIEW HOUSE, HIGH STREET, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>FLORE FARMHOUSE</b>	<b>Listing</b>	<b>FLORE FARMHOUSE, HIGH STREET, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>THREE CORNERS</b>	<b>Listing</b>	<b>THREE CORNERS, 49 SUTTON STREET, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>NUMBER 24 AND ATTACHED BARN</b>	<b>Listing</b>	<b>NUMBER 24 AND ATTACHED BARN, SUTTON STREET, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>ROCK SPRINGS</b>	<b>Listing</b>	<b>ROCK SPRINGS, 66, SUTTON STREET, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>FLORE HOUSE</b>	<b>Listing</b>	<b>FLORE HOUSE, THE AVENUE, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>CHURCH OF ALL SAINTS, GROUP OF 2 CHEST TOMBS AND A HEADSTONE APPROXIMATELY 5 METRES SOUTH OF SOUTH PORCH</b>	<b>Listing</b>	<b>CHURCH OF ALL SAINTS, GROUP OF 2 CHEST TOMBS AND A HEADSTONE APPROXIMATELY 5 METRES SOUTH OF SOUTH PORCH, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>CHURCH HALL (FORMER UNITED REFORM CHURCH) (Chapel Schoolroom)</b>	<b>Listing</b>	<b>CHURCH HALL (FORMER UNITED REFORM CHURCH), CHAPEL LANE, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>THE OLD MANOR</b>	<b>Listing</b>	<b>THE OLD MANOR, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>FLORE GRANGE</b>	<b>Listing</b>	<b>FLORE GRANGE, HIGH STREET, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>72, HIGH STREET</b>	<b>Listing</b>	<b>72, HIGH STREET, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>OAK COTTAGE</b>	<b>Listing</b>	<b>OAK COTTAGE, 20, THE GREEN, Flore, Daventry, Northamptonshire</b>	<b>II</b>
<b>THE OLD BAKEHOUSE</b>	<b>Listing</b>	<b>THE OLD BAKEHOUSE, 11 AND 13, THE GREEN, Flore, Daventry, Northamptonshire</b>	<b>II</b>

## Appendix B – Planning Policy Framework

### National Planning Policy Framework (NPPF)<sup>3</sup>

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 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.**
2. **Ensuring the vitality of town centres**
3. **Supporting a prosperous rural economy**
4. **Promoting sustainable transport**
5. **Supporting high quality communications infrastructure**
6. **Delivering a wide choice of high quality homes**
7. **Requiring Good Design**
8. **Promoting healthy communities**
10. **Meeting the challenge of climate change, flooding and coastal change**
11. **Conserving and enhancing the natural environment**
12. **Conserving and enhancing the historic environment**
13. **Facilitating the sustainable use of minerals**

#### 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:

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<sup>3</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

- 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.”

## **West Northamptonshire Joint Core Strategy Local Plan Part 1 to 2029<sup>4</sup>**

### **Spatial Strategy**

#### **The joint core strategy vision**

Our rural areas will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape. The countryside will support a diverse rural economy including leisure and tourism through its waterways, country houses, parks and woodlands.

Policy SA – Presumption in favour of sustainable development

Policy S1 – The distribution of development

Policy S3 – Scale and distribution of housing development

Policy S6 – Phasing of housing development

Policy S7 – Provision of jobs

Policy S10 – Sustainable development principles

Policy S11 – Renewable energy

#### **West Northamptonshire wide policies:**

##### **Connections**

Policy C1 - Changing behaviour and achieving modal shift

Policy C3 - Strategic connections

Policy C4 - Connecting urban areas

Policy C5 - Enhancing local and neighbourhood connections

##### **Regenerating and developing communities**

Policy RC2 – Community needs

##### **Economic Advantage**

Policy E1 – Existing employment areas

Policy E7 – Tourism, visitor and cultural industries

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<sup>4</sup> <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=252755#252755>

**Housing**

- Policy H1 – Housing density and mix and type of dwellings
- Policy H2 – Affordable housing
- Policy H3 – Rural exception sites
- Policy H4 – Specialised accommodation
- Policy H5 – Sustainable housing
- Policy H6 – Managing the existing housing stock
- Policy H7 – Gypsies, travellers and travelling showpeople

**Built and natural environment**

- Policy BN1– Green infrastructure connections
- Policy BN2 – Biodiversity
- Policy BN3 – Woodland enhancement and creation
- Policy BN5 – The historic environment
- Policy BN7 –Flood risk
- Policy BN8 – The River Nene strategic river corridor

**Infrastructure and delivery**

- Policy INF1 – Approach to infrastructure delivery
- Policy INF2 – Contributions to infrastructure requirements

**Places policies:**

**Rural areas**

- Policy R1 – Spatial strategy for the rural areas
- Policy R2 – Rural economy
- Policy R3 – A transport strategy for the rural areas

**Daventry District Local Plan 1997 Saved Policies<sup>5</sup>**

**General**

- Policy GN1
- Policy GN2
- Policy GN3

**Environmental**

- Policy EN1
- Policy EN2
- Policy EN8
- Policy EN10
- Policy EN11
- Policy EN14
- Policy EN18
- Policy EN19
- Policy EN20
- Policy EN21
- Policy EN38
- Policy EN42

**Housing**

- Policy HS10
- Policy HS11
- Policy HS22
- Policy HS24

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<sup>5</sup> <http://www.daventrydc.gov.uk/living/local-plan/>

Policy HS25  
Policy HS26  
Policy HS 27

**Industrial and Commercial**

Policy EM11,  
Policy EM12  
Policy EM13  
Policy EM14  
Policy EM16

**Retail**

Policy RT8  
Policy RT9

**Communications**

Policy CM7  
Policy CM8

**Tourism**

Policy TM2

**Recreation and Community**

Policy RC1  
Policy RC12

**Daventry Settlements and Countryside Local Plan<sup>6</sup>**

Work on this plan is ongoing. However, it is not at a stage to include any policies.

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<sup>6</sup> <http://www.daventrydc.gov.uk/living/planning-policy/>

# Glossary of Terms

Term	Meaning
<b>A</b>	
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime, but is subject to other rent controls.
<b>B</b>	
Backland Development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Action Plan (BAP)	Local BAPs identify national and local targets for species and habitats conservation and actions.
Brownfield Land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.
<b>C</b>	
Carbon footprint	A measure of the impact human activities has on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.
Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (C.I.L)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.
<b>D</b>	
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (C.I.L)
<b>E</b>	
Employment land	Land used for office, industrial and warehousing purposes.

Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
<b>F</b>	
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
<b>G</b>	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.
Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
Gypsies and Travellers	When used in combination this means persons of a nomadic habit of life whatever their race or origin, including such persons who, on the grounds only of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
<b>H</b>	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.

Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing trajectory	This identifies how much potential housing can be provided and at what point in the future.
Informal open space	Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
<b>L</b>	
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. See <a href="http://www.lifetimehomes.org.uk/">http://www.lifetimehomes.org.uk/</a>
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
<b>M</b>	
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
<b>N</b>	
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Flore Parish Council has produced the Neighbourhood Development Plan.
Neighbourhood (Development) Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
<b>O</b>	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer



	important opportunities for sport and recreation and can act as a visual amenity.
<b>P</b>	
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.
<b>R</b>	
Registered social housing providers	Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
<b>S</b>	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build homes and cohousing schemes.	Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds their own home on that plot. Co-housing schemes comprise intentional communities. They are created and run by their residents.
Sequential test	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Social rented housing	Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.
Soundness	Legislation does not define the term 'sound', however, the Planning Inspectorate consider it in the context of its ordinary meaning 'showing good judgement' and 'able to be trusted', and within the context of fulfilling the expectations of legislation.
Stakeholders	Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the

	results of the consultation into account during the preparation process, before the plan or programme is adopted.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.
Sustainability Appraisal (SA)	The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.
<b>T</b>	
Town Centre Uses	Retail, leisure and commercial uses.
Travellers	When used on its own and for the purposes of planning policy 'travellers' means 'gypsies and travellers' and 'travelling showpeople' (see specific definitions for each of these).
Travelling showpeople	Members of groups organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers (see specific definition for these).
Traveller Sites	Sites either for settled occupation, temporary stopping places, or transit sites for people of a nomadic way of life, such as Travellers.
<b>U</b>	
<b>W</b>	
Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
<b>Z</b>	
Zero Carbon Development	Development that achieves zero net carbon





# Flore Conservation Area

## Appraisal and Management Plan



Adopted – June 2018

## Contents

1	Introduction .....	4	8	Architectural Analysis .....	32
1.1	Why has this document been produced? .....	4	8.1	Building age, type and style .....	32
1.2	What status does this document have? .....	4	8.2	Materials .....	32
1.3	Public Consultation .....	4	8.2.1	Stone and cob .....	32
1.4	How is this document structured? .....	4	8.2.2	Brick .....	33
2	Policy and Legislative Context .....	5	8.2.3	Detailing .....	34
2.1	What is a conservation area? .....	5	8.2.4	Render .....	35
2.2	Why do we need conservation areas? .....	5	8.3	Roofs, Gables and Chimneys .....	35
2.3	What does it mean to live and work within a conservation area? .....	5	8.3.1	Roofs .....	35
3	Summary of Significance .....	7	8.3.2	Gables .....	35
3.1	Summary of Significance .....	7	8.3.3	Ridgelines .....	36
4.1	Location .....	8	8.3.4	Chimneys .....	36
4.2	Designation .....	8	8.4	Windows .....	37
5	Geology and Topography .....	10	8.5	Doors, Entranceways and Porches .....	38
5.1	Geology .....	10	8.6	Positive Buildings .....	39
5.2	Topography .....	10	9	Design Guidance .....	41
6	Historical Development .....	11	9.1	Alterations and Extensions .....	41
6.1	Historic Mapping .....	11	9.2	Scale .....	41
6.2	History .....	15	9.3	Materials .....	41
6.2.1	Prehistory, Roman and Saxon .....	15	9.4	Detailing .....	41
6.2.2	Medieval .....	15	9.5	Windows .....	42
6.2.3	Post Medieval .....	15	9.6	Doors and Porches .....	42
7	Spatial Analysis .....	17	9.7	Roofing .....	42
7.1	Spatial Summary .....	17	9.8	Setting .....	42
7.2.1	Views .....	21	9.9	Public Realm .....	42
7.2.2	Open Spaces .....	25	10	Opportunities and Proposals .....	43
7.2.3	Trees and Hedges .....	26	10.1	Opportunities for Enhancement .....	43
7.2.4	Walls .....	29	10.2	Article 4 Directions .....	46
7.2.6	Public Realm .....	31	10.3	Local List .....	46
7.2.7	Footpaths .....	31	10.4	Conservation Area Boundary .....	48
			10.5	Conservation Area and Local List Map .....	49

11	Management Plan.....	50
11.1	Planning Controls.....	50
11.2	Threats and Recommendations.....	50
	Sources.....	52
	Internet Sources.....	52
	Further Information.....	52
	Copyright.....	52

# 1 Introduction

## 1.1 Why has this document been produced?

Daventry District Council is currently undertaking reviews of existing conservation areas within the District, and as part of this programme assessed Flore as a potential new designation. This document has been produced to outline the special architectural and historic interest of the Flore Conservation Area, which heretofore was undesignated and therefore did not have a dedicated appraisal document.

Public consultation has been undertaken to inform this document, as set out in Section 1.3 below.

## 1.2 What status does this document have?

This document has been adopted as a Supplementary Planning Document; as such it is a material planning consideration in the determination of future planning applications.

## 1.3 Public Consultation

This final document has been informed by several rounds of public consultation.

Initial discussions regarding the process, scope and aims of the conservation area appraisal were held with members of the Parish Council, as well as local residents with knowledge of Flore's history and development.

During the drafting process an exhibition was held in the Flore Millennium Hall in August 2017. It created an opportunity for local people to provide information and also be informed regarding the drafting process and ongoing schedule.

The draft Appraisal and Management Plan, alongside the proposed boundary, were released for wider public consultation on 18 September, 2017 for six weeks, during which time hard copies of the appraisal were available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website along with the proposed boundary map and comments survey.

A further public drop in session was held during the consultation period at the Flore Millennium Hall.

As part of the reporting process, the Statement of Consultation (May 2018) has been published on the DDC website, which notes the comments from respondents in full, the response to these made by DDC and any appropriate action taking place as a result of these comments.

## 1.4 How is this document structured?

This document initially examines the underlying geology and topography of Flore, then looks at the historical development of the village, considering each main historical period in turn, and then provides a spatial analysis of the historic core identifying its main characteristics. An architectural analysis is then provided. Finally a Management Plan is set out which suggests key areas where improvements to the quality of the conservation area could be made.

Areas which might benefit from enhancement schemes are set out in Section 10.1.

Proposed Article 4 Directions are also explored at Section 10.2.

This document also sets out entries for the Local List of buildings of special architectural or historic interest compiled by Daventry District Council, in Section 10.3.

Finally, a Management Plan is set out in Section 11, which suggests key areas of ongoing improvements to the quality of the conservation area.

Figure 1 Previous page: Images of Flore. Source: Daventry District Council.



## 2 Policy and Legislative Context

### 2.1 What is a conservation area?

Historic England's<sup>1</sup> latest guidance, defines a conservation area as an area which has special architectural and historical merit. This may be due to a high number of designated assets, evidence of past industry or preserved historic settlement, particularly strong character features, or areas with high quality special elements, such as historic parks.

These non-exhaustive aspects contribute to the significance of an area, which can be protected, maintained and enhanced by designation as a conservation area.

### 2.2 Why do we need conservation areas?

Conservation areas protect our nation's distinct, local heritage.

In accordance with Section 69 of the 1990 Planning (Listed Building and Conservation Areas) Act, Daventry District Council has an obligation to designate areas of special architectural or historic interest, and to undertake appraisals and reviews. The NPPF (2012) also requires Daventry District Council to provide a positive strategy for conservation, allowing for the following:

- the understanding of the significance of heritage assets;
- ensuring new development makes a positive contribution to local distinctiveness;
- encouraging the sustainable use of the historic environment.

Daventry District Council must also outline and implement strategies for the enhancement of these areas. Daventry District Council supports this legislation in its current Corporate Strategic Plan 2017-2020.

Priority E4 to "Preserve the District's Heritage" outlines measure E4.2 to carry out "more conservation area appraisals" in order to suitably preserve and enhance historic settlements. Planning decisions are made in accordance with any material planning considerations, which will include this document.

### 2.3 What does it mean to live and work within a conservation area?

A conservation area has specific boundaries within which there are controls on works carried out which may affect the significance and setting of the space. Designation gives Daventry District Council more control over minor works, such as the alteration or demolition of buildings, listed and unlisted, as well as works to trees. This means that planning permission and Listed Building Consent may be required for any proposed works, and advice should always be sought from the Daventry District Council before any action is taken.

These forms of protection also create the wider opportunity for more strategic development, and are usually thought of as beneficial by users as they can increase the value of property and land.

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<sup>1</sup> Historic England is a statutory consultee. Their most recent guidance Conservation Area Designation, Appraisal and Management was published in 2016.

## 2.4 2017 Review

A review of Flore village was undertaken by the District Council in 2017 to ascertain the merit of designating a new conservation area. As the result of that review, this document has been produced to accompany the newly designated Flore Conservation Area.

The map at Fig. 2 below shows the designated conservation area, as well as the area of study for the 2017 review.

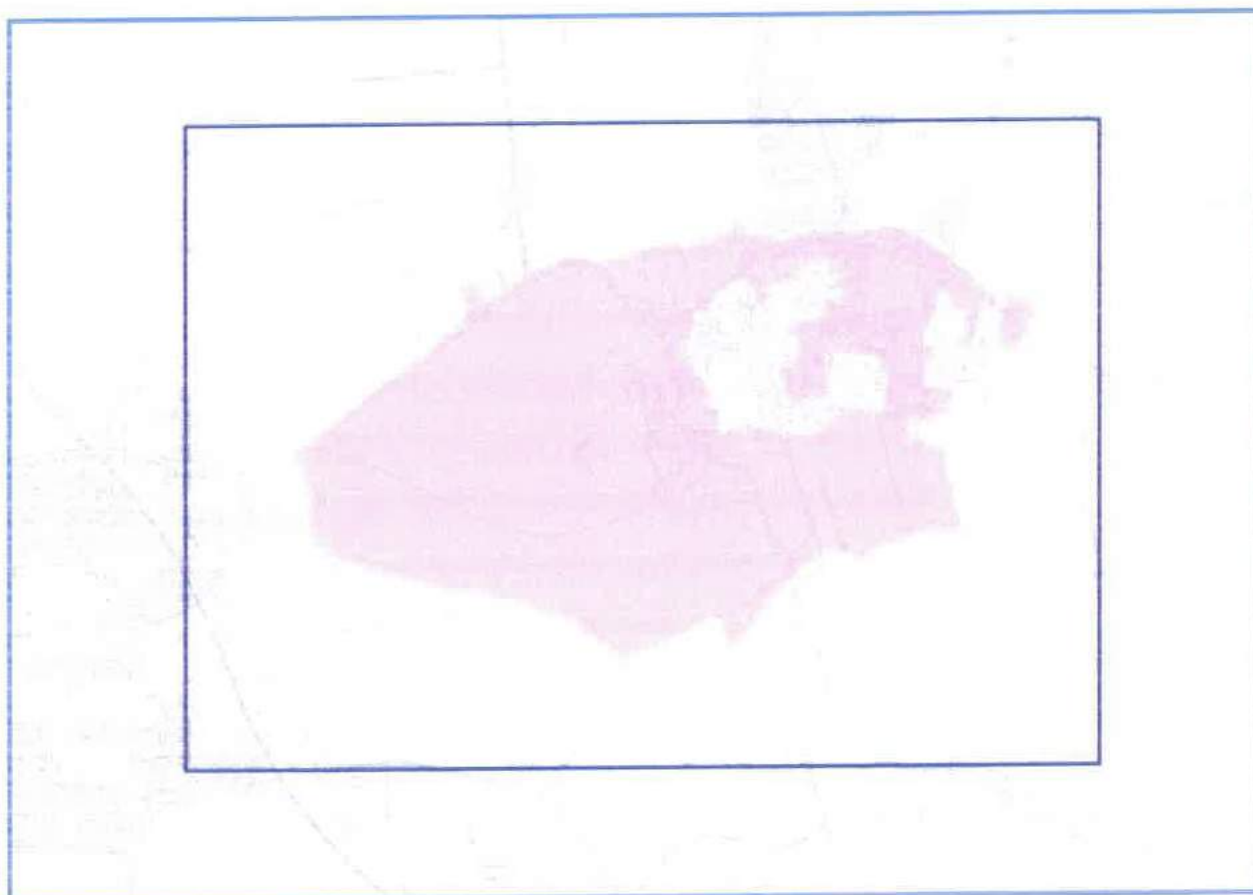


Figure 2 The Flore Conservation Area (May 2018) is shown on the above map, with the area of study indicated by the blue polygon.

## 3 Summary of Significance

### 3.1 Summary of Significance

Historic England defines significance thus:

“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”  
P72 Conservation Principles, Policies and Guidance, 2008

The significance of Flore Village can be characterised by the following:

Flore occupies a prominent position within the Northamptonshire Uplands north of the Nene Valley. Historic infrastructure has shaped the village’s development. Its situation adjacent to the ancient roadway of Watling Street (the A5) both increases the area’s potential to yield archaeology as well as enhancing the settlement’s overall significance. Its built form spreads south from High Street (the A45) along finger-like lanes towards the river.

The surrounding historic landscape is characterised by pastureland to the south along the river course, including some 18<sup>th</sup> century Parliamentary field enclosure, and the Daventry District Council Special Landscape Area to the north and west.

Expansive views of the village from the south and west are characterised by the mature trees which dominate the village, particularly those of Flore Park. Glimpses of historic ridgelines within the trees and uninterrupted views of the church tower and Flore House from Watling Street contribute greatly to the village’s significance.

The significance of the historic core of the village is maintained through both the variety of local building materials and the consistency of their use; Marlstone and Northamptonshire ironstone, along with cob and thatch can be seen in the village’s earliest properties; local red brick, slate and metal roofing materials show the village’s development through the late Georgian and Victorian periods. Flore’s historic core has a fine grain, and the consistently strong building lines which are formed in a linear pattern along its main roads and finger lanes create coherence and shape the experience of the village.

The settlement’s rural character is emphasised by the presence of large, former farm complexes concentrated around impressive farmhouses. The remaining examples of Flore’s orchards and single specimen trees across the village enhance the historic interest of the village.

## 4 Location, Designation

### 4.1 Location

Flore Parish is located 7 miles west of Northampton, 5 miles east of Daventry and 9 miles north of Towcester. It can be reached from both Northampton and Daventry by the A45, currently a very busy road which bisects the village. The Daventry Development Link Road currently under construction is due for completion in 2018 and will bypass the village. Flore lies in close proximity to Junction 16 of the M1 (1½ miles to the east) and the A5 (¾ mile to the west), with the nearest train stations at Northampton and Long Buckby. Since 2012, Flore has been part of the Weedon Ward of Daventry District. The River Nene forms the southern boundary of the village and the Grand Union Canal passes about ½ a mile to the south west of Flore. The village is traversed by the Nene Way and the Macmillan way, both long distance footpaths.

### 4.2 Designation

The Flore Conservation Area was designated in May 2018.

The parish contains 44 listed buildings, a high concentration of which are located within the conservation area, including the Grade II\* listed Church of All Saints.

The Daventry District Grand Union Canal Conservation Area lies approximately 1 mile to the west and south-west of the Flore Conservation Area.

The village also contains a number of Local Green Spaces designations, as noted in the made Flore Neighbourhood Development Plan (2016).

This document shall seek to ensure robust direction for development control and future policy guidance to define, and to appropriately preserve and enhance the conservation area.

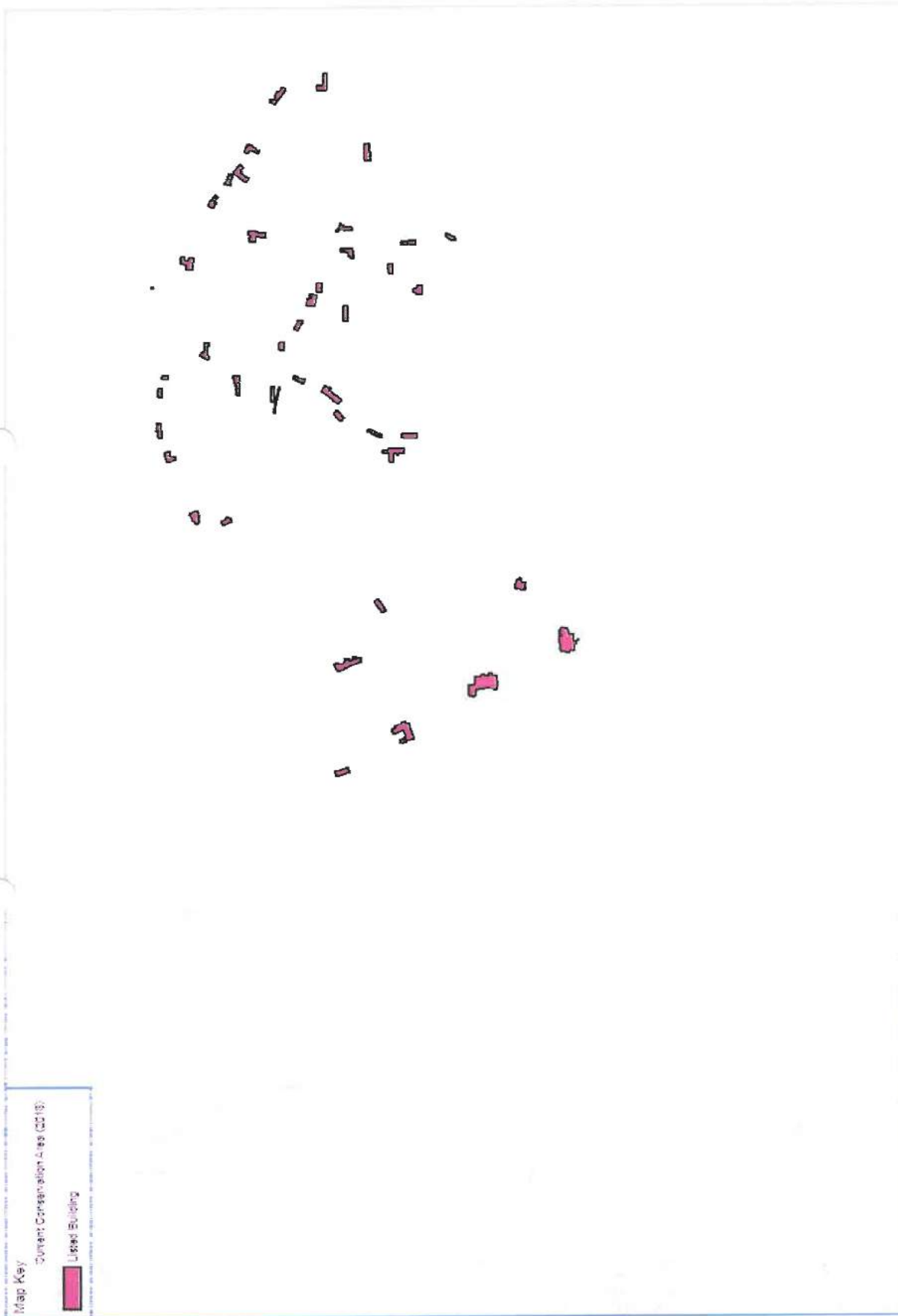


Figure 3 Map showing listed buildings and the current conservation area.  
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## 5 Geology and Topography

### 5.1 Geology

Flore's historic core nestles on a south facing hillside, which slopes down to the River Nene. The broad, gentle valley reflects the historic presence of a previous larger water source, confirmed by deposits within the valley. Flore lies on an area of Lias Clay and Marlstone, with an outcrop of Northampton Sand to the north east of the village. Many of Flore's earliest surviving buildings are constructed of this locally quarried stone; the ferruginous element in the Northamptonshire ironstone is what gives Flore's buildings their distinctive orange-brown glow. Used mainly for sheep farming in 16<sup>th</sup> and 17<sup>th</sup> centuries, the free draining and light textured sands of the wide valley also make it ideally suited to agricultural use.

### 5.2 Topography

According to Northamptonshire's Environmental Character Assessment, Flore lies within the Upper Nene Catchment and Watford Gap Area. The contour of the ridge which sits at the head of the valley, traversed by the A45, is a predominant feature within the village and the steep southward slope has directly contributed to the character of the built form of the settlement and views of the village from the south and west. Other topographical features such as Flore Hill and the lowland pasture to the south characterise the area and its significant views.

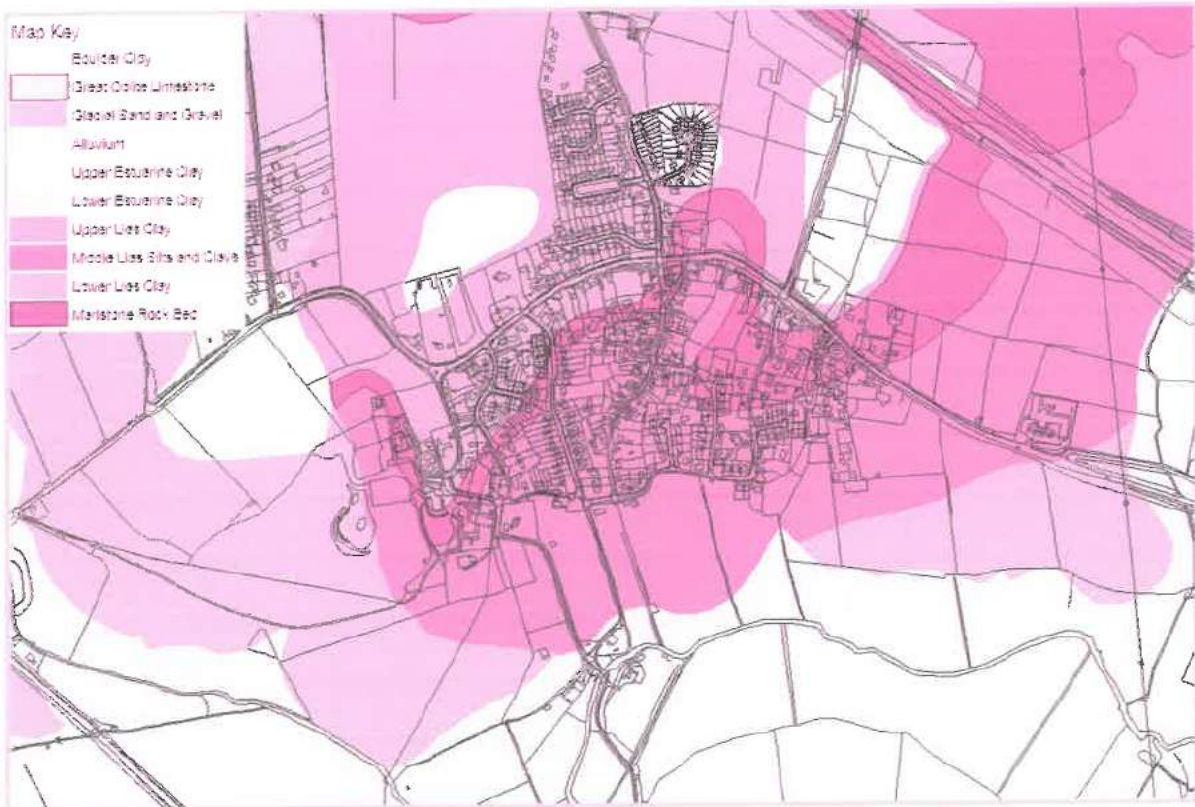


Figure 4 Map showing the geology of Flore.

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## 6 Historical Development

### 6.1 Historic Mapping

The 1937 County History of Northamptonshire says of Flore, "the large parish, of over 1090 hectares, includes the former lands of the deserted village of Glassthorpe." The aforementioned deserted medieval village lies to the north east of Flore.

Referring to the built environment of the village, it goes on to say that "It is unusual in that, of the parishes which lie close to Watling Street, it is the only one with boundaries at no point determined by the Roman road."

Early development of the settlement was in fact concentrated in the western portion of the current village, adjacent to the Roman Watling Street. Archaeological evidence in the basin of Flore Park suggests a later shifting of the village centre eastwards in the medieval period.

Historic mapping for Flore shows how the village's built form was largely established by the 18<sup>th</sup> century. See the 1779 Enclosure map below at Fig.4. The settlement grew from the low-lying river valley northwards to the A45, creating a distinctive linear road pattern. The system of lanes leading south from High Street was developed prior to the Enclosures of the late 18<sup>th</sup> century.



Figure 5 Extract from 1779 Enclosure map of Flore. © Northamptonshire Record Office.

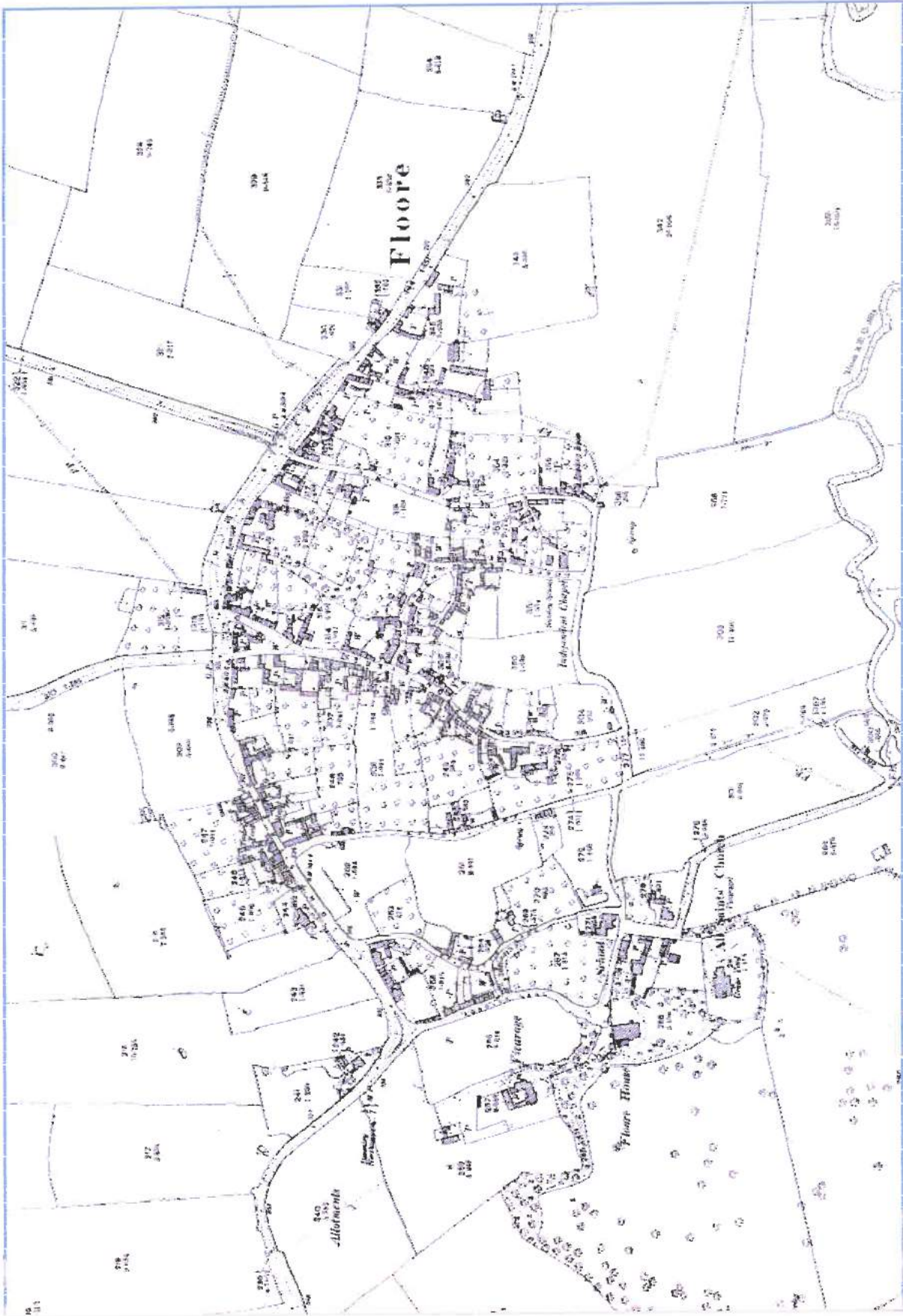


Figure 6 Ordnance Survey map of Flore 1991-1912. © Crown copyright and database rights 2017 Ordnance Survey 100023735.



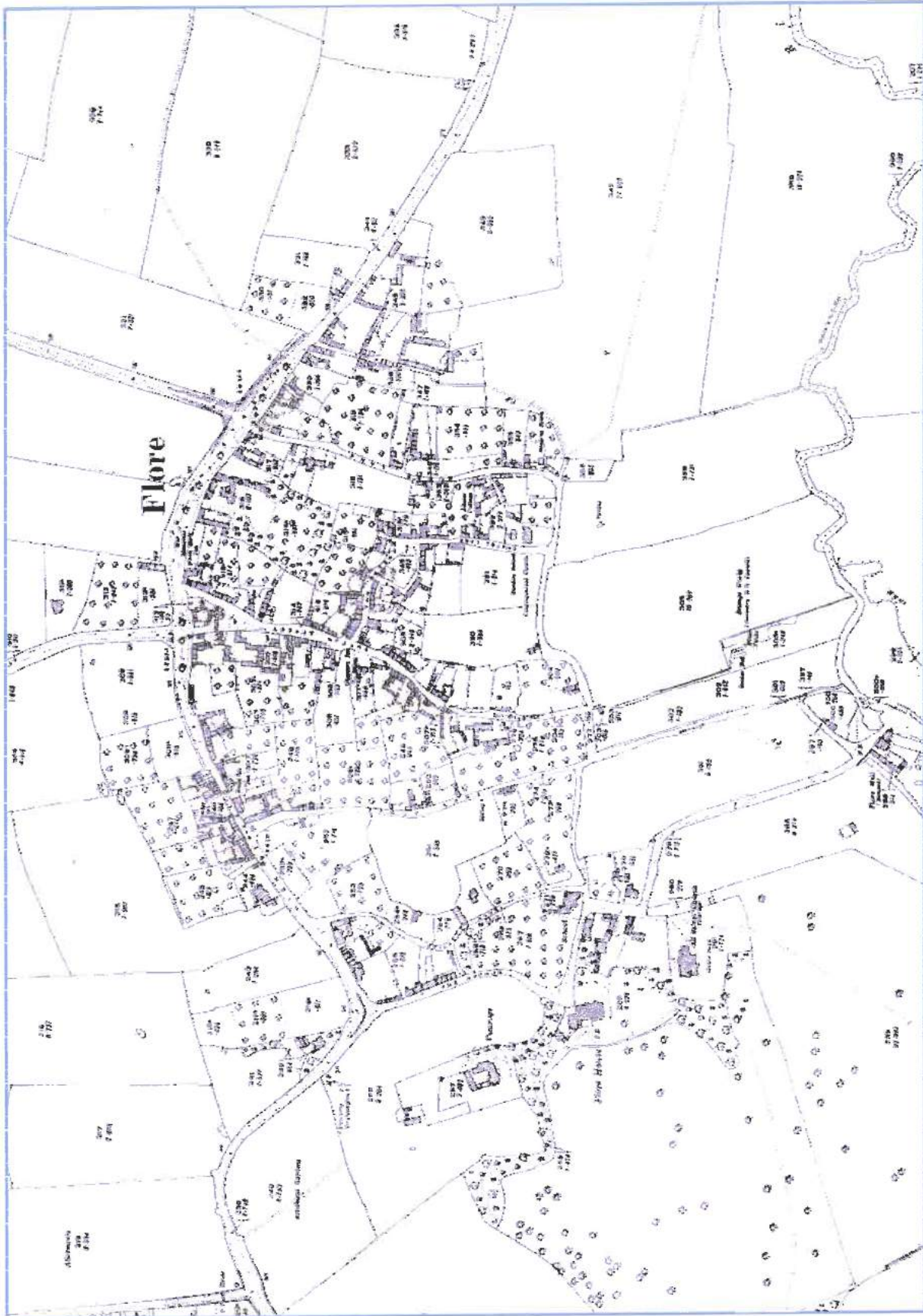


Figure 7 Ordnance Survey map of Flore 1904-1939. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

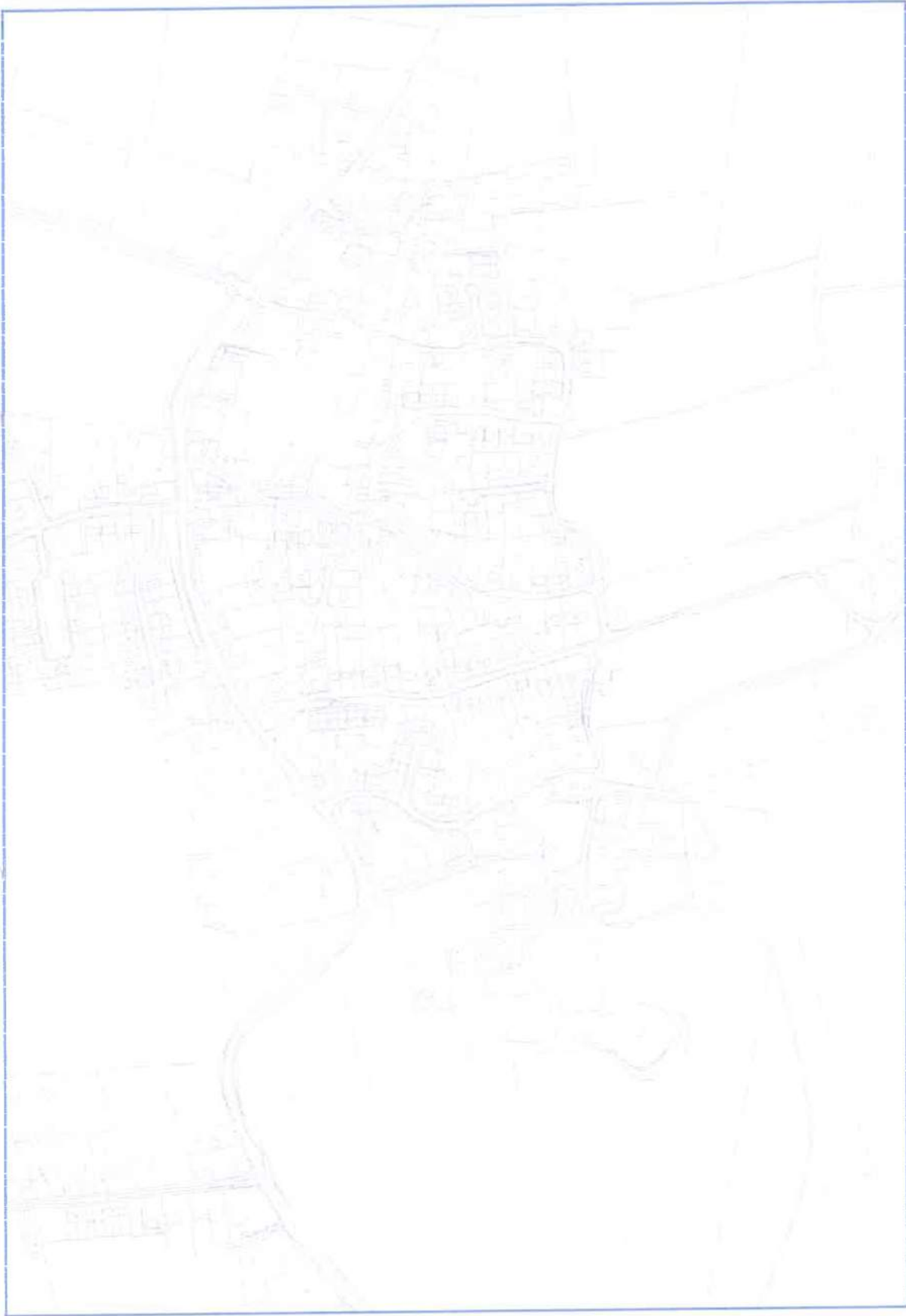


Figure 8 Ordnance Survey map of Fibre 2017. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

## 6.2 History

### 6.2.1 Prehistory, Roman and Saxon

Excavation and aerial survey work in the 1980s and 1990s has revealed the presence of at least four possible long barrows in the parish, as well as several related ditches and a trapezoidal, palisaded enclosure, a unique find within the county to date.<sup>1</sup> A possible prehistoric mortuary site has been identified in the west of the settlement in the basin of the River Nene tributary, and several Mesolithic finds, including flint scatters, have been located adjacent to Flore House. Two sites to the west in Flore Park have yielded Roman archaeology, including two Romano-British coins and the proximity to Watling Street provides the potential for the area to yield further archaeology of all eras.

### 6.2.2 Medieval

Flore is recorded in the Domesday Book in the hundred of Nobottle. As of 1086, there were five landholders granted tenancy in Flore under William the Conqueror, acting as absentee landlords. The population during this period was high in relation to other similar settlements, with most working in agriculture.<sup>2</sup> Two mills are listed in the parish in Domesday Book; the current mill to the south of the village dates from the early 19<sup>th</sup> century. Areas of ridge and furrow created by medieval farming activity have survived in the village and are important indicators of continuous agricultural practices.

A large, medieval hollow way, or boundary ditch, has been identified bisecting Flore Park, a possible marker of the former limits of the medieval village and a suggested route of an early turnpike road.

---

<sup>1</sup> Deegan, 2008.

<sup>2</sup> Open Domesday, 2017.

### 6.2.3 Post Medieval

Yeomanry wool farming in the 16<sup>th</sup> and 17<sup>th</sup> centuries contributed to Flore's wealth; its orchards also became well known in the county, particularly for the famous Flore plum variety, purportedly a remnant of the Roman culture in the area.<sup>3</sup>

The primary trackway through the village, which now forms the route of the A45, was used to transport wool to Coventry in the middle-ages. By the 18<sup>th</sup> century it was a turnpike road from Old Stratford to Dunchurch, facilitating the development of inns and craft industries along its length.

The increased use of the through route, as well as the advent of the Royal Ordnance Depot in the early 19<sup>th</sup> century, brought a new source of income for craft industries and public houses within the village, particularly along High Street and the southern lanes. The settlement grew little in the 19<sup>th</sup> century, but inter and post-war housing developed to the north of High Street, on Brockhall Road (1920s), The Crescent (1930s) and Collins Hill (1950s). Nether Lane was developed with local authority housing in the latter half of the 20<sup>th</sup> century, now forming the southern limit of the village's built environment. The spelling of Flore was not standardised until 1945, with previous variations including Floore, Flora and Flower. The origin of the name is unclear, but suggestions include the Latin *Flora* from the Roman goddess of wheat, the Old English term *flōr*, referring to a threshing floor and *vluor*, used in Middle High German to describe a cornfield, all indicating the village's longstanding connection with cultivation and agriculture.<sup>3</sup>

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<sup>3</sup> Flag Institute, 2017.

<sup>3</sup> Flore Village Design Statement, 2008.

Archaeological sites are shown on the map below at Fig.8. These records are taken from the Historic Environment Record; more detailed information on archaeological sites within the parish can be found within the Northamptonshire Historic Environment Record.

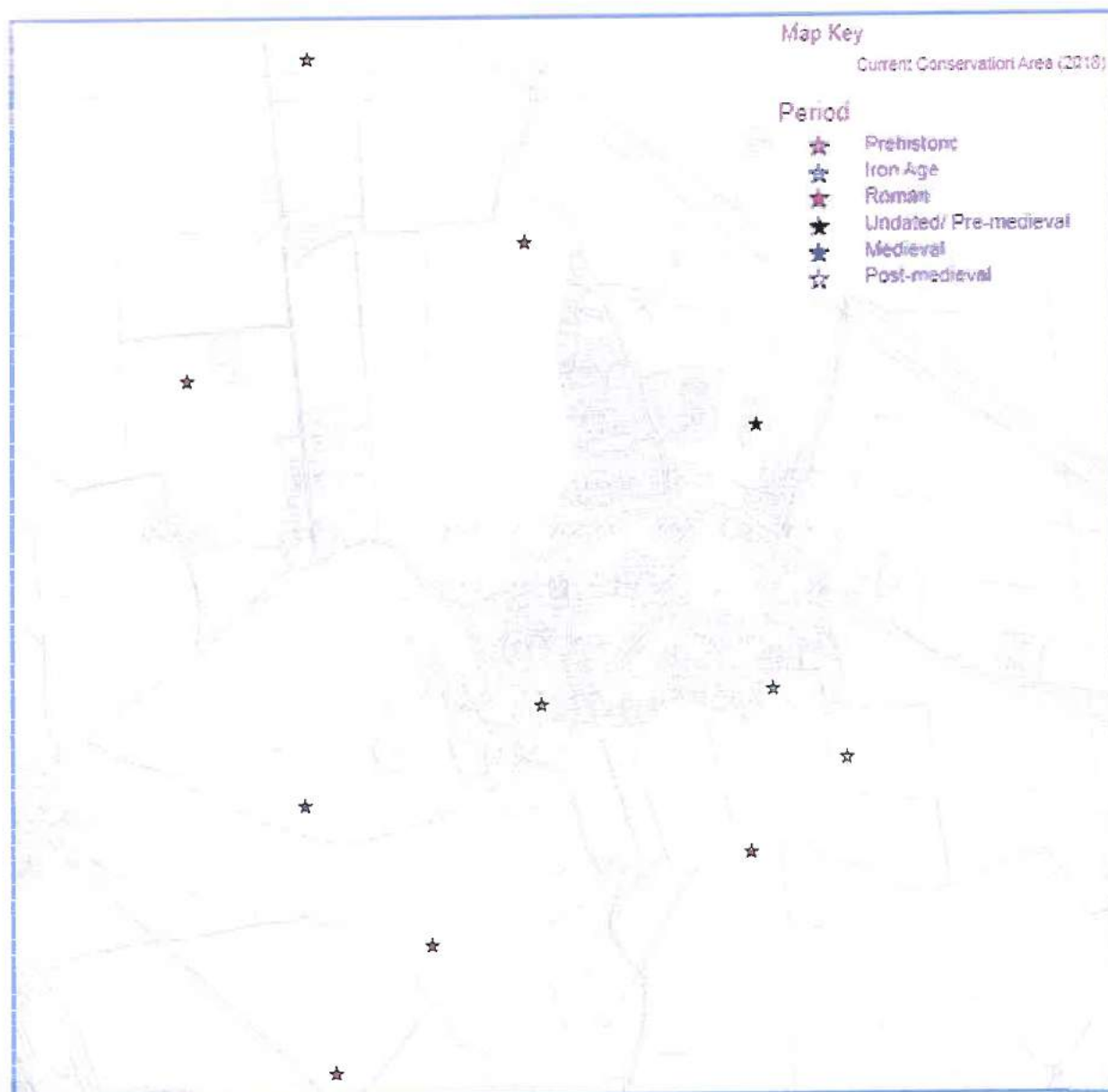


Figure 9 Archaeological sites within the parish of Flore. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

## 7 Spatial Analysis

### 7.1 Road Survey

The following section provides an analysis of the spatial features which contribute to the character of the Flore Conservation Area. An initial summary looks at each road in turn.

#### The Avenue

The Avenue is a long lane, which begins well south of the conservation area at the Grand Union canal. It runs east past the parkland of Flore House, before crossing the brick bridge at Flore Mill at the southern gateway to the conservation area. The road winds through the west side of the village and terminating at High Street. Leading from Flore Mill, The Avenue is straight and bounded by tall hedgerows and established trees as it passes the village playing fields to the east, and then opens upon Flore's oldest historical grouping, the secluded All Saints Church, Old Manor House and Flore primary school; the latter is a non-designated building which contributes to this important grouping of listed properties, and is therefore a recommended for inclusion on the Local List. This section of The Avenue is bounded to the north by the extensive brick and stone stabling, outbuildings and associated walls of Flore House, but the positioning of surrounding buildings, the nearby allotments and the wide grass verge enhance the amenity of the lane. Narrowing and taking a series of sharp turns, The Avenue curves west to reveal the impressive stone frontage of Flore House. To the east, late 20<sup>th</sup> century bungalows sit on large plots behind low stone walls, surrounded by established specimen trees, offering glimpses of gardens and trees in the village beyond. The Avenue rises sharply as it approaches High Street, with No. 1, 3 and 5 forming an attractive raised terrace of Grade II listed 17<sup>th</sup> century cottages of coursed squared ironstone to the east later adapted to the 19<sup>th</sup> century model cottage style, with sweeping rural views to the west.

#### High Street

The A45, or Flore Hill, rises west towards the village, bounded by footpaths and tall, established hedgerows to both sides, giving way to High Street as it slopes slightly downhill and curves at the conservation area's western gateway. To the north, agricultural land rises upwards behind hedges and established trees.

On approaching the junction with Spring Lane, the grain of High Street alters as hedgerow to the north gives way to historic houses and outbuildings. An important feature of the High Street are the many wide grass verges and series of small, triangular village greens which lie along the south side, adding considerable amenity value. The triangular green of Russell Bank at the top of Sutton Street houses the village sign and millennium memorial bench, and sits next to the 18<sup>th</sup> century former Royal Oak public house (grade II), now a dwelling. The charming former coach house of Leggatts on the north side of High Street provides visual interest in views westwards and is recommended for inclusion on the Local List. To the north of High Street and the timber yard, an historic orchard has been identified.

In its central section, historic building along High Street is concentrated along the south side, being a mix of two and three storey properties of stone and brick, generally fronting High Street and on individual plots, many with previous commercial use as public houses and small businesses. To the north, wide grassy banks rise upwards, with hedgerows and fencing screening the 20<sup>th</sup> century development around Brockhall Road.

Traffic lights close to the Brockhall Road and Sutton Street crossroads provide a link between the north and south of the village. Many of Flore's amenities are located around this

crossroads. The village shop trades from modern premises on the triangular green at the top of Sutton Street, slightly to the east of the original post office site shown on historic maps. The village's surviving pub, the historic White Hart, faces a large 20<sup>th</sup> century garage forecourt with showroom to the north. The early 20<sup>th</sup> century brick millennium hall sits prominently behind the village's grade II listed stone war memorial on a wide grass verge. The Millennium Hall is a candidate for the Local List. The topography, width of the road and grass verges give this part of the village a more open feel as compared to the southern lanes.

As High Street approaches its eastern fringe a sense of enclosure returns. Footpaths and grass verges run along both sides of High Street, with tall hedgerows and established trees forming a visual boundary to the north. To the south, a series of large, detached landmark dwellings are set back some distance from the road. Flore Farm House and Nos.121-123, both large stone buildings dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries, frame the gateway to the conservation area. The wide grass verge along this section of High Street continues to the smaller crossroads with Kings Lane and beyond towards Bliss Lane, and is planted with established trees which provides an attractive green setting for the range of historic dwellings fronting High Street.

Sutton Street lies at the village's historic core and includes a full range of Flore's building styles and materials, with stone, brick and some remnants of cob evident on many grade II listed structures. A Y-shaped green leads south from High Street, being partially occupied by the village shop and Salvation Army Hall, with the remaining grassed bank housing a bench and noticeboard showing a map of Flore's historic core. As Sutton Street heads south, it takes a sinuous course and has a character quite distinct from other streets in the village. The grain in the middle section is much denser here, with very little greenery, as buildings sit close to

each other, or are joined in terraces of cottages, affording only a few glimpsed views of rear gardens. Many frontages abut the very narrow pavement giving a very enclosed feel, despite the relatively low ridgeline of these diminutive cottages.

The building line is broken at the mid-point of Sutton Street by a small, square area of grass in front of an attractive grouping of 19<sup>th</sup> century brick cottages at the junction with The Green, which are recommended for inclusion on the Local List. On the northern corner of the junction sits the former Chequers Inn, a brick built 19<sup>th</sup> century public house, whilst on the opposite corner lies an ironstone, cob and thatched 18<sup>th</sup> century cottage, with a surviving agricultural barn behind. Both the former Chequers Inn and the agricultural barn are recommended for inclusion on the Local List.

As Sutton Street continues south beyond the junction with The Green, the road narrows further until it reaches Crossways (grade II listed) and associated cob wall. Sutton Street's character changes as historic and modern detached properties reappear, surrounded by established gardens and historic walls, a legacy of Flore's past orchards.

The Green leads east off Sutton Street, providing evidence of Flore's historic development. Bounded by a number of three storey 19<sup>th</sup> century dwellings of stone and brick and without pavements, there is a strong sense of enclosure in this narrow street as it rises steeply, reaching a plateau at the tall and imposing Capell House (grade II listed). Numerous outbuildings abutting the street evidence the importance yeoman farming in Flore's past development and although the orchard is largely hidden at street level behind a high stone wall, it includes numerous protected trees.

The adjacent thatched 18<sup>th</sup> century stone Old Bakehouse (Nos 11 and 13) and cob built

cottage Oldways , (No. 15) complete this attractive Grade II grouping north of The Green. Despite the street name, The Green is no longer an open space, but once formed a central green in the village. To the south much of the view is screened by the boundary hedging, established planting and the structure of No. 20 Chapel Street, a pair of grade II listed coursed, ironstone rubble cottages. Unusually for this part of the village, No. 20 does not front Chapel Street, suggesting that this was where the southern boundary lay in the 18<sup>th</sup> century.

### Kings Lane

Development south of The Green along Chapel Street is mainly 19<sup>th</sup> century with some modern infill. Chapel Street curves slightly at its head, but becomes straighter as it slopes down the valley, offering views of agricultural land on the flood plain and the other side of the valley in the distance. Behind No.6, the remnants of an orchard can be seen to the east, the importance of which is reflected in the protected status of its planting. At the foot of Chapel Street the 19<sup>th</sup> century former United Reform Church (the schoolroom), an attractive single cell brick building with slate roof, having attractive semi-circular and arched windows and a datestone of 1820. This small grade II listed building sits in an attractive grouping with a slightly larger Victorian red brick chapel, having stone detailing and a small chapel burial ground bounded by a historic brick wall and iron railings. This chapel building is recommended for inclusion on the local list.

### Nether Lane

The narrow junction of Kings Lane with High Street is tightly flanked by the elevations of historic dwellings and farm outbuildings, comprising an interesting variety of boundary walls of mixed materials including brick, local stone and cob.

Kings Lane unfolds to reveal Flore Manor (known previously as The Old Manor), an

impressive two and three storey building of coursed ironstone and thatch, set back from the road behind a low stone wall and with extensive grounds, including a line of established, protected trees following the course of Kings Lane travelling south towards a pair of Flore's oldest houses. The Hollies, a coursed squared ironstone building of 2 storeys with attic, now tiled rather than thatched, retains its datestone of 1679, and sits with its gable end facing the lane. Opposite lies The Croft, another late 17<sup>th</sup> century building of similar materials. Although The Croft sits well back in its plot, the boundary walls of both properties are very close, creating a narrow channel along this section of Kings Lane. The street scene widens to the east at the junction with a small cul-de-sac of 20<sup>th</sup> century buff brick bungalows named The Orchard, an allusion to the site's historic origins. Opposite, the stone, cob and pantile boundary wall south of The Hollies forms the eastern boundary of Flore's protected orchard, in which sits Adams Cottage, a 17<sup>th</sup> century rubble, brick and cob structure used as A Quaker Friends Meeting House from 1678. Kings Lane curves towards its southern end, revealing another of the village's many former public houses, the Old Bakers Arms, a number of red brick buildings, including the Scout Hut, formerly the village reading room, and Marsh Cottage, a white painted 18<sup>th</sup> century cottage of ironstone rubble, brick and cob, which retains its thatched roof. The former reading room is recommended for the Local List.

### The Avenue

Like High Street, Nether Lane runs from west across the village, linking the series of lanes from The Avenue to Kings Lane and providing Flore's southern built boundary. Housing on the north side of Nether Lane is 20<sup>th</sup> century and has been subject to much alteration. Agricultural pasture land south of Nether Lane is undeveloped, being mostly on the floodplain and affording attractive views out of the village over the valley towards Whitehall Farm in the mid-distance. The historic field pattern shown on pre-enclosure maps is still very evident in these fields between Kings

Lane and The Avenue, leading south to the tributary of the River Nene, which is the reason for their inclusion in the conservation area.

Bliss Lane

The shortest and most easterly of the six lanes, Bliss Lane leads south off High Street to Meadow Farm, a 17<sup>th</sup> century farmhouse with later additions. Along the western length of Bliss Lane remains a mix of small, two and three storey terraced cottages, marking the 19<sup>th</sup> century village boundary.



The Flore Neighbourhood Development Plan (2016) highlights many important views which have been assessed and recorded as part of this appraisal, alongside other views which contribute to the character of the settlement.

Flore's character is partly expressed through its views. The village is approached from the east and west by the A45, which rises steeply towards the centre of the settlement, shaping views.

Travelling towards the village wider views are characterised by mature trees throughout which hide the built environment, creating a secluded atmosphere. On entering the village along the A45, the views are entirely channelled by the building line, hedgerows and sweep of the road. The rooftops of some historic farmhouses on the fringes of the village are visible, creating texture in the views.

From the A5 looking north, important views emerge of All Saints Church and Flore House across the rural parkland which contains a large group of TPOs. The small country church is not a dominant feature of near or internal views of Flore due to its position. However, it greatly contributes to the charming coherent vista of the village from the south west, best seen from Heyford Lane near Whitehall Farm. The greenery of Flore Park and the distant Special Landscape Area frame views to the west.

These panoramic views of the village from the south along the Grand Union Canal do not reveal the steep northwards incline of Flore Hill, nor do the visible rooftops indicate the high density of the built environment. These features only become apparent within the village.

Internal views along the A45 are channelled by the road which is sinuous and undulating. The strong building line to the south allows glimpsed views down the valley. To the north, views are restricted by the upward slope of the hill, which raises the level of walls, buildings and trees.

Lanes lead steeply southwards from the High Street in a linear fashion. Each lane has its own character and views, but coherence is created by the strong channelled views north and south both near and distant. Where each lane curves slightly, there are short views of walls and buildings. The changing character of views is exemplified at Sutton Street. At the northern end distant glimpsed views of the valley opposite quickly become channelled by the consistent building line as the lane dips. Curving south, short views become narrow and dominated by trees and historic walls, which create enclosure, before opening out again at the south end onto wider views of the valley.

Both east and west, views are dominated by the variety of historic ridgelines, emphasised by the steep topography. This is particularly apparent at The Green.

Trees also provide enclosure and dictate the extent of longer views, as at Kings Lane.

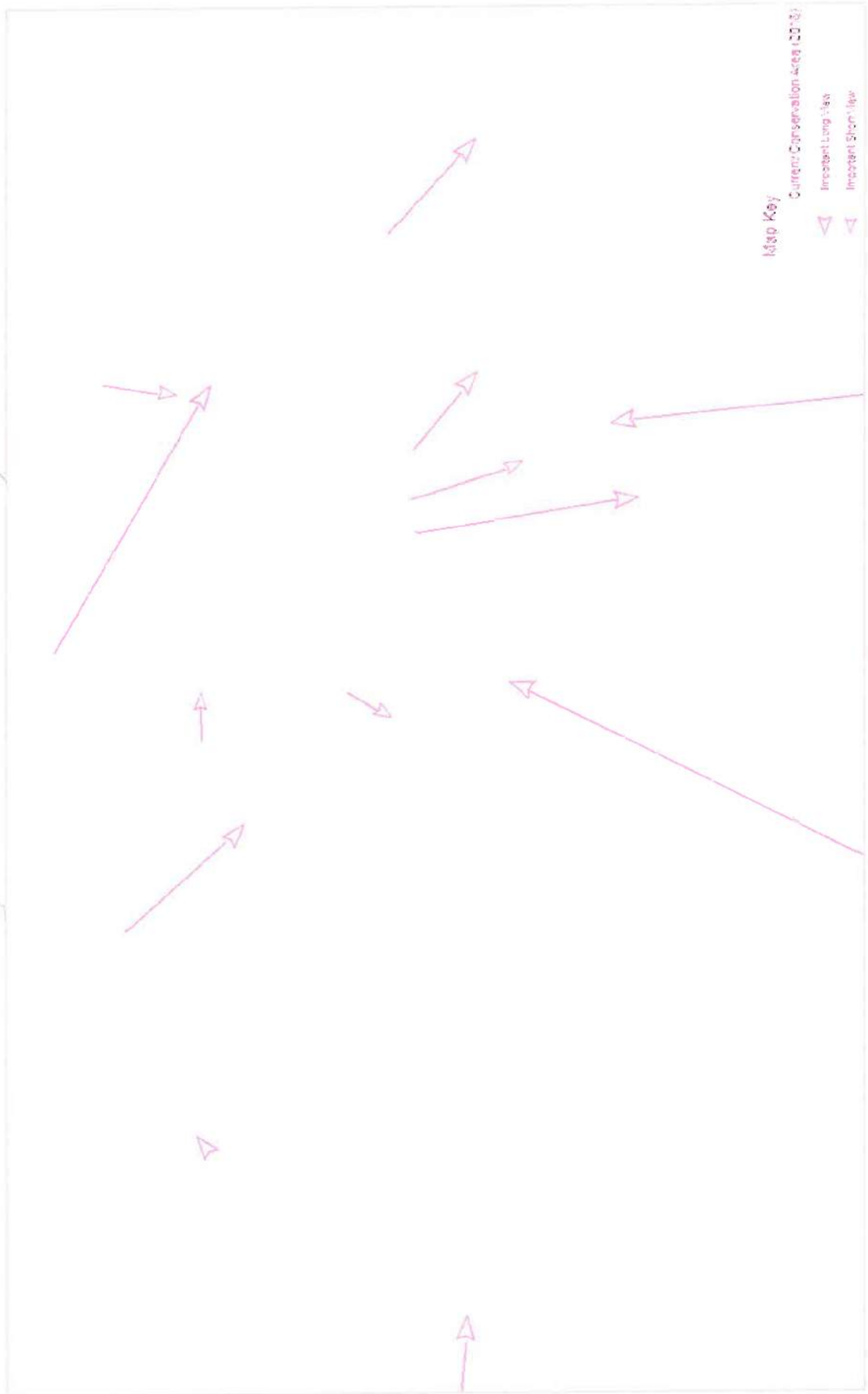


Figure 10. Map showing the conservation area and important views. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

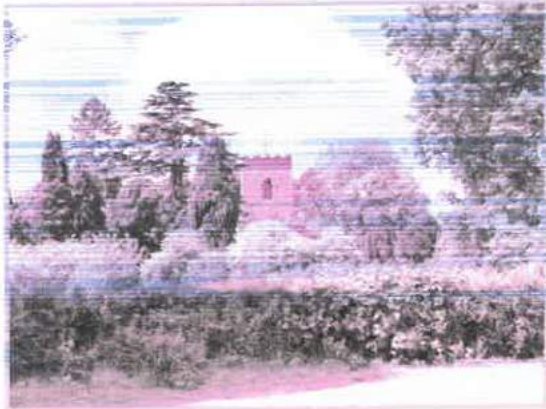


Figure 11 Long view to All Saints Church from the A5.



Figure 14 Short view towards Flore House along The Avenue.



Figure 12 Long view across Brodie Lodge Playing fields towards the mill.



Figure 15 Short view along The Avenue displaying historic terrace.



Figure 13 Short, tree-enclosed view along The Avenue.



Figure 16 Short, winding view along Sutton Street.



Figure 17 Panoramic view from Nether Lane towards the River Nene.



Figure 19 Long view from north of timber yard, High Street, across the village and River Nene valley.



Figure 18 View from Nether Lane east along the Macmillan and Nene Ways.

## 2.2.2 Open Space

Historically, the village contained a high number of orchards attached to farmsteads. Many of these have been subsequently developed, but features have been retained within formal back gardens. One example remains to the north of Adams Cottage (grade II), and another is situated north of the timber yard.

Throughout the village small greens, such as Russell Bank, characterise the junctions of the southern lanes with the A45. These are also highlighted in the Flore Neighbourhood Development Plan (2016), which envisages plans for a local green space consisting of the amalgamation of these important greens and verges into a "linear village green". See Figure 21 for the linear green plan, or the Flore Neighbourhood Development Plan (2016).

Larger shared public open spaces are focussed in the south west of the settlement, comprising the playing fields, the churchyard and the allotments. The churchyard and allotments are characterised by their position adjacent to Flore Park, and mature trees produce an atmosphere of seclusion. In contrast, the playing fields have an open feeling, despite being strongly bordered by hedgerows. The good quality playing pitches and the proximity of the play-park to the school ensure that it is a well-used public area. A further small open space surrounds the chapel buildings on Chapel Lane.

Open rural landscape surrounds the village. The designated Special Landscape Area lies between Flore and Weedon, contributing to the village's setting. Flore Park dominates the western fringe, whilst land to the north, east and south is predominantly agricultural, accessible through Public Rights of Way.



Figure 20 Top: All Saint's Churchyard and Flore Park beyond; centre: orchard at Adam's Cottage; below: Brodie Lodge Playing Fields.  
Source: Daventry District Council.

### 2.3.3 Trees and Hedgerows

At the time of survey there are 25 Tree Preservation Orders (TPOs) within the village, as well as 10 TPO groups, not including Flore Park which forms a large TPO area. Trees are integral to Flore's character. Some reflect the legacy of its orchard past, others form part of the setting of key historic buildings. Established trees demarcate the former eastern boundary of Flore Park, adding to the secluded character.

Several orchards which merit preservation remain within the village. Those at The Hollies and further north on King's Lane have Tree Preservation Orders. Important specimens also exist to the north of the timber yard on High Street and in the west of the village north of the A45, having retained their formal orchard layout and contributing to the historic character of the area.

Other than parkland at Brockhall Park west of the M1, woodland is not a characteristic of the wider upper valley character area, although belts of trees do exist along stream and transport corridors.

Whilst many of the hedgerows in fields to the north and west of the village were removed in the mid-20<sup>th</sup> century to create larger fields, pockets of surviving Parliamentary and Pre-parliamentary field patterns can still be seen to the east of the village and south of Nether Lane.

Hedgerows form important means of field division, as well as providing enclosure along undeveloped, narrow lanes, such as The Avenue and Spring Lane.



Figure 21 Top: trees and hedgerows on The Avenue; centre: mature trees along High Street; below: mature trees lining Kings Lane.

Source: Daventry District Council.

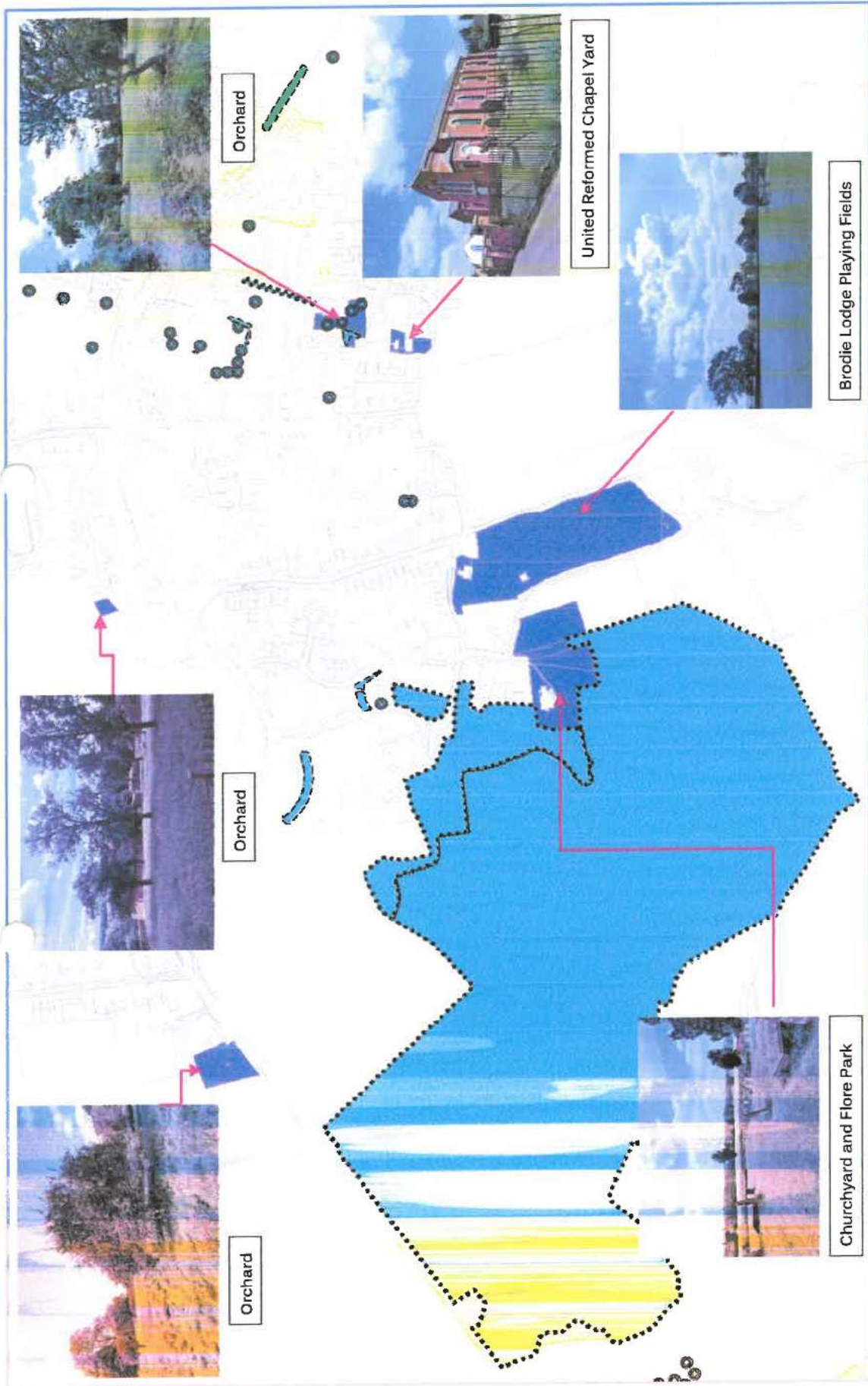


Figure 22 Map showing the conservation area, Tree Preservation orders and Important Open Spaces. Source: Daventry District Council. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

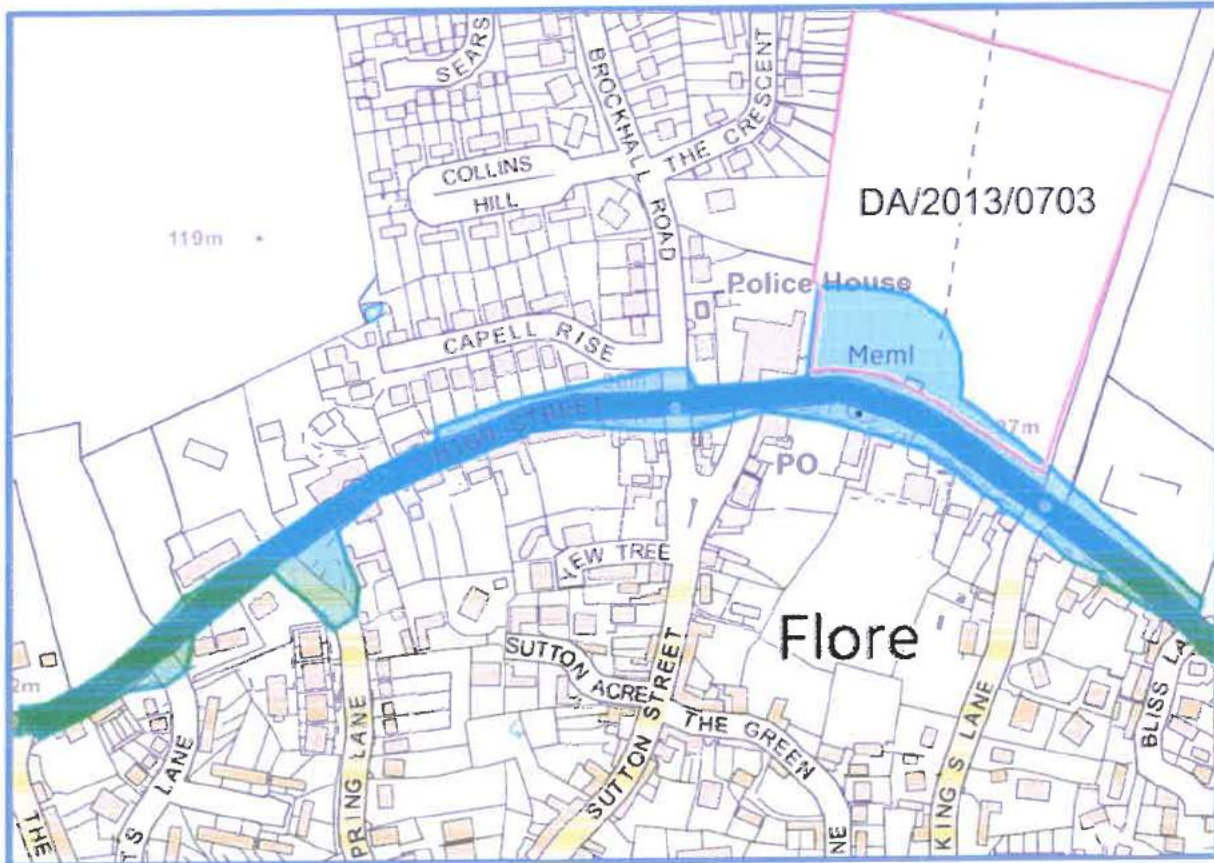


Figure 23 Plans for the Flore "linear village green" as set out in the Flore Neighbourhood Development Plan (2016), incorporating several small green spaces and wide verges which contribute to the character of the village along the A45, High Street. Source: Flore Neighbourhood Development Plan © Crown Copyright and database rights 2001 Ordnance Survey 100023735.



## 7.2.4 Walls

Walls are a feature of the built environment, and are not used for field division in Flore. Used for boundary demarcation, walls often run between properties at the front of the plot.

Early walls within the village were probably a mixture of stone and cob, and such impressive examples survive close to Marsh Cottage (both walls and cottage grade II listed), and at Sutton Street.

Grander examples in brick and ironstone act as boundary markers for large farmhouses set close to the highway throughout the village. A similar, prominent wall encloses the stables of Flore House and borders the churchyard.

An unusual, low brick wall divides the burial ground from the fields beyond, with incorporated cartouches.



Figure 24 Clockwise from left: Kitchen garden wall, Flore House; top: cob walls adjacent to Marsh Cottage; centre: boundary wall north of timber yard; below: significant mixed stone, brick and cob wall, Kings Lane.

Source: Daventry District Council.

### 7.2.5 Scale and Massing

Building scale varies from diminutive two storey cottages and one storey outbuildings, to three storey farmhouses with associated larger outbuildings, unified by the tight grain of the village. The building line is generally one plot deep along the highway.

Massing of historic buildings south of the A45 is generally linear in a north-south fashion and properties are usually set forward in their plots close to the highway. The building line is consistent across the village, creating a strong sense of enclosure.

The close massing of buildings restricts permeability between the lanes, an historic exception being The Green leading from east Sutton Street.



Figure 25 Above: the tight massing and consistent scaling forms part of Sutton Street's character; below: the buildings on High Street are mixed in scale, sitting forward in their plots and massed together. Source: Daventry District Council.

## 7.2.6 Public Realm

The A45 dominates the public realm through the village. The small greens such as those at Russell Bank, Sutton Street and the war memorial (grade II) separate the arterial road from the lanes beyond and are enhanced by the presence of good quality street furniture. The decorative Flore sign contributes to the identity of the village, and the arrangement of the war memorial and adjacent hall create a community focal point. The upper, triangular green on Sutton Street is partially cobbled, and has a bench, decorative lamppost and illustrated village street guide.

Street furniture along the A45 is minimal and modern, comprising lampposts, telegraph poles, and road signage throughout with one set of traffic lights at Brockhall Road. The bus shelters and benches along the road increase the accessibility of this public area. Wide pavements with grass verges soften visual appearance of the A45, and create the impression of space.

Along the lanes street furniture is limited to telegraph poles and metal street name signs. Pavements along the lanes are less common and narrower, where they exist, enhancing the settlement's rural character.

## 7.2.7 Footpaths

The major footpaths through Flore are the Nene Way and the Macmillan Way. These bisect the village, the latter towards Northampton and the former to the deserted village of Glassthorpe.



Figure 26 Flore Village sign, Russell Bank.  
Source: Daventry District Council.



Figure 27 The path of the Nene and Macmillan Way, south east of the village.  
Source: Daventry District Council.

## 8 Architectural Analysis

### 8.1 Building age, type and style

Most buildings date from the 17<sup>th</sup> to the 19<sup>th</sup> centuries; the church is the oldest building, dating from the 13<sup>th</sup> century. 17<sup>th</sup> century properties are grouped in the west and the south, with the occasional example along the High Street. Many 18<sup>th</sup> and 19<sup>th</sup> century properties flank the northern parts of the finger roads where earlier cob dwellings were demolished. Some 20<sup>th</sup> and 21<sup>st</sup> century development has occurred on previously open land to the south of the main road, and new estates are under construction to the northern side of the village. This area was historically open farming land.

Flore contains a wide variety of building types and styles, both vernacular and polite. Several types of stone are utilised, alongside brick and cob, an earth and water based building material

The majority of historic properties are set on a one-room deep plan, and vary between two and three storeys. There are many large, detached farmhouses mostly built in stone, some of which have been separated into multiple dwellings. Terraced cottages are also a feature, built in brick and local stone.

Vernacular style in Flore developed under the influence of the farming industry, as well as the local availability of stone.

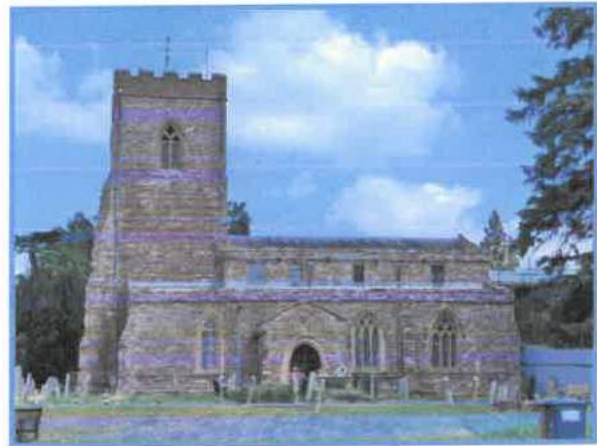


Figure 28 All Saints Church Flore, dates from the 13<sup>th</sup> century. Source: Daventry District Council.

### 8.2 Materials

#### 8.2.1 Stone and cob

Stone is a prevalent building material in Flore. Maristone was commonly used for 17<sup>th</sup> century and earlier properties, alongside Northampton Sand and Ironstone, as well as the lighter coloured Blisworth Limestone.



Figure 29 Northamptonshire ironstone is a common building material in the village, creating character through its striking colour. Source: Daventry District Council.

Most vernacular buildings are built in regular coursed stone, with lime mortar pointing. The colours vary from light golden of the limestone to the deep burnt orange of the local Ironstones.

Cob structures were once widespread in the village, but only a few examples remain today. Two listed cob walls exist adjacent to the Nene Walk footpath in the east of the village, and one to the rear of No.24 Sutton Street. Several properties within the village show aspects of cob in boundary walls, and similar techniques are used for render.

### 8.2.2 Brick

Red brick is a common building material in Flore. Its use spans through the Georgian period and Victorian period alongside some modern brick developments. To the north and south of the main historic core post war estates were built entirely in utilitarian styled brickwork. The common bond for the principle elevations of buildings in the historic core is Flemish bond, with outbuildings and rear elevations occasionally being built in mixed bonds such as Stretcher and English bonds. Occasional use of intricate, polychromatic brickwork creates character, and many modest buildings are constructed with various colours of brick (mainly red and engineering blue) in irregular patterns.

Historic brick extensions have been added to earlier Georgian and 17<sup>th</sup> century stone buildings, mainly in the Victorian and early 20<sup>th</sup> century.



Figure 30 Cob walls can be seen at the grade II listed Adam's Cottage near Chapel Lane. Source: Daventry District Council.



Figure 31 Centre: brick was often used for extensions onto earlier stone properties, as with this polychromatic example; below: Flore Millennium Hall is a local landmark building built in brick in the early 20<sup>th</sup> century. Source: Daventry District Council.

Outbuildings and brick walls front many plots, the former indicative of Flore's agricultural heritage. Tall brick walls demarcate the plots of large farmhouses throughout the village, and are generally rustic in character, often mixed with stone and cob. Plain tile and stone coping are regular additions to brick walls.

Large brick farmhouses run along the length of the A45, exhibiting the wealth of the yeoman farmers who built them. Other landmark brick buildings of various periods include the Mill House in the south of the village, the Chapel on Chapel Lane and Flore Millennium Hall on the A45.

### 8.2.3 Detailing

Simple detailing is common on buildings throughout the village. Stone detailing is commonly seen on both stone and brick buildings with features such as hood moulds, stone lintels and sills, and timber entablature around the doorways of grander buildings.

Brick detailing is only seen on brick buildings, in forms like segmented arches over windows and polychromatic designs. Many Victorian properties have brick dentil courses or modillions, which are also seen on several chimneys.



Figure 32 Top: brick outbuildings are a common feature of Flore; centre: the United Reformed Church is a landmark brick building; below: simple stone detailing is seen in this segmented arch on a brick building. Source: Daventry District Council.

### 8.2.4 Render

Traditional lime render is used on several stone buildings in the village, universally coloured white.

## 8.3 Roofs, Gables and Chimneys

### 8.3.1 Roofs

Pitched roofs are the most common form in Flore for principle properties and outbuildings, with a mixture of gable end and roof plane fronting the highway. Outbuildings often have shallower pitched roofs, or have a lean-to style. Deep, cat-slide roofs are an occasional feature, particularly on thatched buildings.

Roofing materials in Flore are pleasantly varied. Historic roofing materials include thatch, locally made tile and slate. Occasional buildings which have lost thatch have had corrugated tin installed in its place, which is now a local feature. Roofs of outbuildings are generally tiled or have corrugated tin roofs.

### 8.3.2 Gables

Very steep gables are a charming, common feature; some of these properties are still thatched and those which have lost their thatch are variously tiled or have corrugated tin roofs.



Figure 33 Top: a rare use of render in Flore at Marsh Cottage, with the more common thatch; centre: metal roofing is a local feature where thatch has historically been removed; below: Three Corner House displays a typically steeply pitched roof.

Source: Daventry District Council.

### 8.3.3 Ridgelines

Flore's character is greatly enhanced by the diversity of its historic ridgelines. Several key views through the village are enhanced by the lively mix of ridgelines often characterised by the common steeply pitched gables.

### 8.3.4 Chimneys

Chimneys in the village are mainly of brick, with the occasional stone example. Some brick chimneys have stone plinth detail, and Victorian examples sometimes show delicate modillions. Chimneys are usually placed at the apex on the gable end, with larger properties and terraces having chimneys along their length as well. Multiple chimney pots is a common features in varying styles. Outbuildings occasionally have diminutive chimneys at their gable end on the apex, often with just a single chimney pot.



Figure 34 Top: the mixture of historic ridgelines across the village forms part of its character; centre: brick stacks at the apex of the gable end are common in Flore; below: some larger stone farmhouses retain stone chimney plinths, and this example has restored stone stacks.

Source: Daventry District Council.



## 8.4 Windows

Due to the mixed nature of buildings in the village, windows styles and materials are naturally also varied. Timber is the most common material for traditional windows, but metal casement is also used, particularly in agricultural style buildings, such as on Sutton Street. Sash windows are common in the grander Georgian buildings and common in Victorian buildings of various purposes. Generally, Georgian sash windows are six-over-six whilst Victorian are usually two-over-two, and one-over-one is also seen.

Windows size is usually proportionate to the building. Smaller windows set close to the eaves are a feature of earlier agricultural buildings.

Some historic dormers have been added to larger buildings such as Capell House, The Green.

Traditional windows in the village are usually painted white which contributes to the coherent character. Simple window detailing in the form of wooden lintels or stone segmented arches is common across the conservation area. See Fig. 33. Several buildings also have exterior window shutters, painted in muted colours.

Buildings which had alternative historic functions such as pubs often have large, bay windows on principle elevations, and smaller decorative windows above.

Figure 23 A range of traditional windows and window detailing in Flore.



### 8.5 Doors, Entranceways and Porches

Traditional doors are mostly timber panelled, with Georgian buildings often six panel, and Victorian buildings four panel. Doors are often painted in traditional muted colours.

Fanlights occur on some larger Georgian buildings, particularly former pubs along the A45.

As most buildings are set close to the highway, entranceways are often shallow, with minimal detailing. Shallow, timber porches can be found in the village, with those on grander buildings sometimes displaying subtle classical detailing. Decorative Victorian, metal framed porches are a feature of several properties on the A45, indicative of their high status. Porches, if painted, are generally white or muted colours, creating coherence.

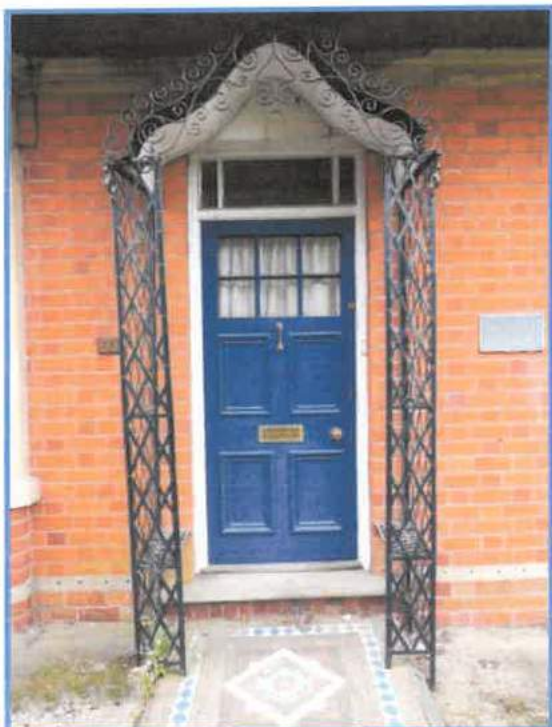


Figure 36 A range of traditional doors across the conservation area.

Source: Daventry District Council.

## 8.6 Positive Buildings

Many non-designated buildings and walls make a positive contribution to the character and significance of the conservation area. Being within a conservation area would render their demolition subject to planning permission; however, they may be affected by piecemeal change which should be adequately controlled due to their special contribution.

Their contribution may be made in any of the following ways:

- Through their architectural merit;
- Particular contribution to the local vernacular style;
- As evidence of the settlement's historical development;
- Through their contribution to the streetscape, or their place within an important group of assets.

As far as is reasonable, there should be a presumption in favour of the retention and enhancement of these assets owing to their particular positive contribution.

Positive contributors are shown on the map at Fig.37.

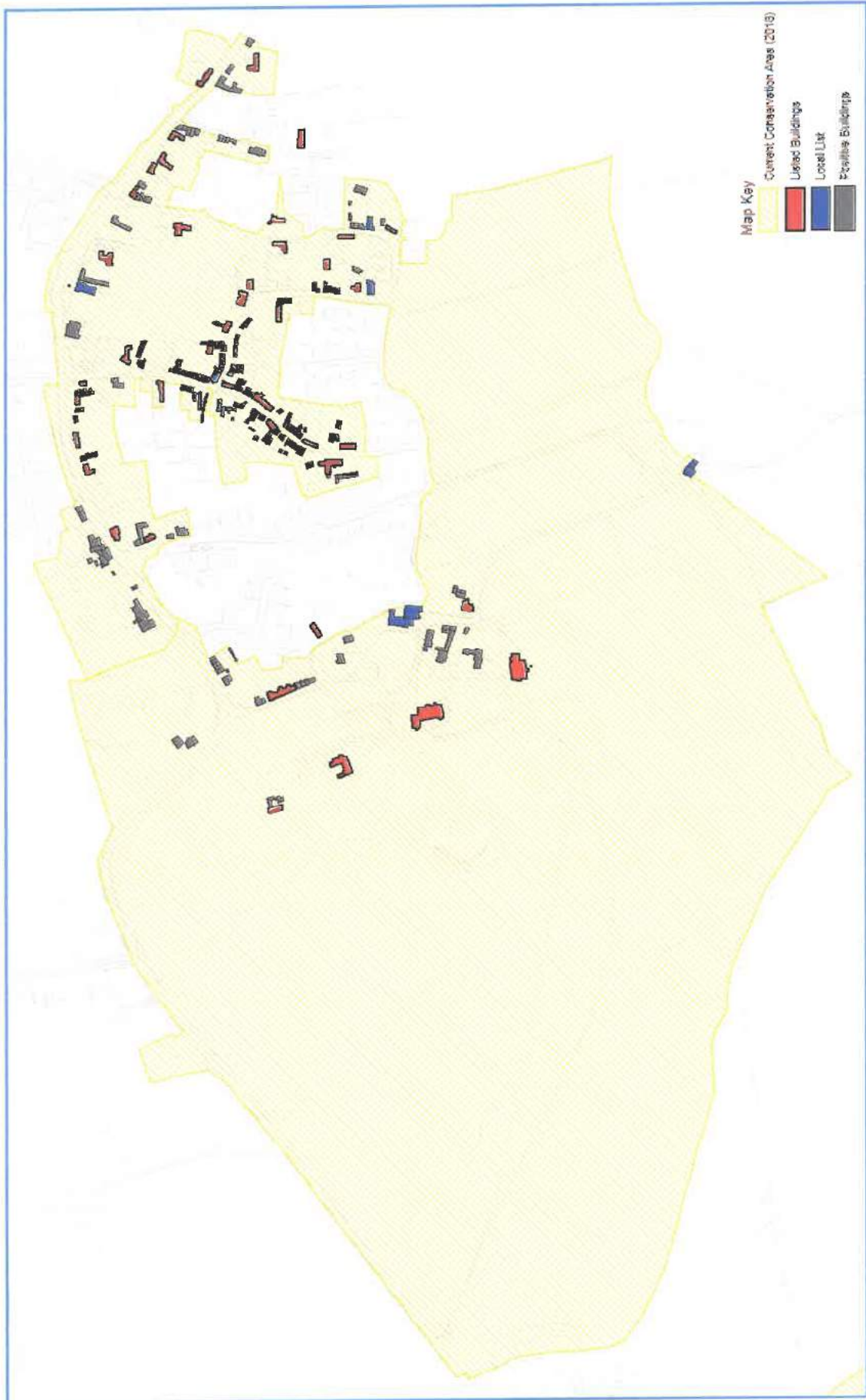


Figure 37 Map showing Listed Buildings, Local List candidates and Positive Buildings. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

## 9 Design Guidance

The following policies set out key design principles. Advice should always be sought from Daventry District Council before commencing any works. A Design Guide for Northamptonshire has been produced by CPRE which also provides useful advice

### 9.1 Alterations and Extensions

Alterations and extensions should be sympathetic to the character of the building and surrounding heritage assets in terms of proportions, scale, materials, and detailing.

Alterations and extensions should aim to retain as much historic fabric as is possible, including that of connecting historic walling.

### 9.2 Scale

New development, including extensions should respect the design of plot formation and density within the historic core in order to maintain the conservation area's architectural and historic interest and coherence.

Development should be sympathetic designed with regards to surrounding heritage assets and should take into account its potential to impact on established views or new views it might create. Ridgelines should be designed with reference to existing historic buildings.

New development will not generally exceed two-storeys, this being the tallest established scale in the village.

New development should respect the importance of the established building line, and not create gaps where there were once buildings or historic walls.

### 9.3 Materials

Continuity of materials greatly contributes to the area's character and development must be sensitively designed with this in mind. The use of local materials if possible is encouraged.

The majority of dwelling properties within the conservation area are built with Northamptonshire Marlstone, sandstone and ironstone, the golden colour of which is of particular importance. Local brick in Flemish bond is utilised for many dwellings and outbuildings, and if used should be suitably gauged against existing historic examples.

The presence of historic metal and thatched roofing contribute to the conservation area and should be retained.

Cob walls should be repaired, maintained and retained wherever possible.

### 9.4 Detailing

Owing to the agricultural nature of many properties, detailing is often simple and elegant. Segmented arches in stone or brick are common across the conservation area, including embossed keystones. Dentil work can be found on many brick-built structures, including chimneys.

Development should seek to retain historic detailing wherever possible, or replace like for like where necessary.

New developments should adhere to the simple, local style of detailing. It should avoid fussy or spurious detailing.

## 9.5 Windows

Traditional windows should be retained, maintained and repaired as far as possible. Many windows in the historic core have segmented arches, often with embossed keystones.

If replacement is necessary, they should be:

- sensitive to the original style;
- generally, either timber or metal casement or timber sliding sash;
- if painted, should be either white or where possible a relevant sensitive colour based on the originals;
- original stone or wooden lintels and mullions should be retained and every care taken not to damage them if the windows are being replaced;
- original shutters should be retained or replaced like for like where possible;
- uPVC is generally not an acceptable replacement material.

## 9.6 Doors and Porches

Traditional doors within the conservation area are generally timber, and either plank or panel form. Georgian properties will generally have six panel doors, with later properties adopting four panel designs. Some may have fanlights and decorative metal-work porches, although these are rare.

New development should retain traditional doors, porches and lighting elements.

If replacement is necessary, it should be like for like, or if like for like is not appropriate, new design should preserve and enhance the character of the conservation area.

## 9.7 Roofing

Historic roofing materials greatly contribute to the character of the conservation area and should be retained wherever possible.

## 9.8 Setting

There will be a presumption against developments which negatively affect the setting of a conservation area, particularly if they affect views into, out of and through the conservation area. Tree replacement schemes should be put in place where felling occurs which would damage the character or setting of the conservation area.

## 9.9 Public Realm

The public realm should enhance the character of the conservation area. Surface materials should, where possible, be sympathetic to the surrounding built form, and historic materials should be retained or reinstated in all possible cases. Signage and street furniture should not detract from the visual amenity of the street scape; their design should be sympathetic and number kept to a minimum in order to avoid clutter.

Satellite dishes should not be placed on the principle elevations of buildings, as they serve to detract from the visual amenity of the conservation area. Furthermore, external wiring should not be taken across the frontage of a building; or, where unavoidable, should be consolidated and kept tidy so as not to affect the visual amenity of the building or street scape.

New development should seek to ensure that measures are taken so that elements which may disrupt the visual amenity of the streetscape, such as large waste bins, are not visible to the street, including in backland.

## 10 Opportunities and Proposals

### 10.1 Opportunities for Enhancement

Part of DDCs statutory duty set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, is to formulate recommendations for the conservation area's enhancement.

The following areas have been recognised as areas which would benefit from enhancement schemes.

#### High Street/ Brockhall Road (A)

Several listed buildings sit near to the junction, including No.46 High Street (grade II) and No.48 Yew Tree Cottage (grade II), and many buildings which surround this busy intersection provide important local amenities, such as the convenience shop, local pub and garage.

At present the vacant former grocer's shop, converted into a dwelling, at No.46 presents an opportunity to enhance the visual amenity of this prominent grouping. In the case of its redevelopment, the decorative shopfront should be preserved, and enhanced if possible.

The adjacent convenience shop provides a valuable local function, but jars with the architectural cohesion of the surrounding buildings. Opportunities should be sought to retain this business, whilst enhancing its appearance to maintain cohesion of character.

#### Development on High Street (B)

Recent development on High Street (DA/2016/0456) has in part respected local vernacular through its mixed use of stone and brick built structures. However, the stone utilised

in the development is not sympathetic to the prevalent Marlstone and Ironstone of the village. The size and plot alignment does not echo the prevalent tightly massed, linear form in the village, nor is the consistent roofline in keeping with the natural variety elsewhere in the village. Appropriate landscaping and the replanting of trees would go some way to ensuring that the development sits well in its prominent position.

#### Former Timber Yard, High Street (C)

The land and buildings to the south of Nos.41 and 43 High Street formerly served as the local timber yard and are now vacant and in disrepair. The buildings occupy a prominent position in the streetscape and are important for their architectural and historic interest, providing indication of local industry and its vernacular building form.

Opportunity should be sought for the sympathetic retention and reuse of these buildings and the surrounding landscape.

#### Former orchard, north of No.43 High Street (D)

A collection of trees within a formal orchard exists to the north of No.43 High Street, bounded to the north by iron railings. These trees are a rare surviving feature of the once prolific orchards of the village and contribute greatly to its character. Were these trees identified as being at risk, their protection could be enhanced through the placement of Tree Preservation Orders on them.

This area is indicated on the Trees, hedges and open spaces map at Fig.22.

### Russell Rise (E)

Although not within the conservation area boundary, this small grouping of one storey properties occupies the western side of Russell Rise forms a grouping with several historic buildings and currently detracts from their setting. The Rise is enclosed by metal railings which provide enclosure and security but currently serve to detract from the visual amenity of the streetscape due to their unsympathetic design combined with their prominent placement. Opportunity should be sought to provide alternative, sympathetically designed means of enclosure.

### Nos.2-12 High Street (F)

These residential properties occupy an important gateway position on the entrance to the conservation area, and currently serve to detract from its visual amenity due to their condition. Both the detached No.2 and the terrace of Nos.4-12 have architectural interest and form a significant grouping coupled with the mature trees surrounding them.

Should it become available, opportunity should be taken to work with stakeholders on improving the condition of these properties.





Figure 36 Map showing areas which could benefit from enhancement schemes. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

## 10.2 Article 4 Directions

Certain development is already controlled through conservation area designation.

Under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, certain rights to development which can normally be carried out without the need for planning permission, called "permitted development rights" can be removed to preserve and enhance elements which contribute to the character of the area. This is controlled by an Article 4 Direction.

Particular aspects of this Direction afford protection from incremental change to the historic environment, for instance, the alteration or replacement of windows and doors, extensions or other material changes which would affect the external façade of the property and in turn affect its character or the character of the streetscape.

The following Article 4 Directions are to be explored in order to maintain the special character of the Flore conservation area.

Removal of permitted development rights under Article 4 of the General Permitted Development Order 2015, with respect to:

- Windows
- Doors and porches
- The laying of hardstanding
- The demolition and erection of walls, gates and fences

## 10.3 Local List

The Local List of buildings or assets of special architectural or historic interest enables Daventry District Council and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enhance and enliven a local area. It also provides a level of non-statutory recognition within the planning process. Local listing does not impose further inherent planning controls but provides weight for their retention in planning decisions should the asset in question become subject to development.

Candidates for the Daventry District Council Local List are judged by criteria assessing such things as their age, their condition and quality of architecture, their completeness, their amenity within local streetscapes or landscapes and their value as compared to other similar assets.

The following heritage assets in Flore have been recognised as meriting further protection, and have therefore been included on the Local List. They are also shown on the Conservation Area and Local List Map at Fig.39:

### High Street

- Millennium Hall
- Stone outbuilding with cartouche, east of No.25 Leggatts

### Sutton Street

- Nos. 28, 30 and 32
- Cob wall to front of No.51
- Old Chequers Pub

### The Green

- Tin Barn east of No.2

### Chapel Lane

- United Reformed Church

### Kings Lane

- Cob and stone walls immediately south of Marsh Cottage
- Cob and brick wall immediately south of No.62 High Street
- Scout Hut, No.41

### The Avenue

- Flore Church of England Primary School
- The Mill House

#### 10.4 Conservation Area Boundary

The boundary to the new conservation area has been drawn to reflect Flore's special architectural and historic interest, and to allow the village's unique character to be preserved and enhanced.

As detailed in Section 5 of the Appraisal, Flore is an attractive village set within the Northamptonshire Uplands, being surrounded by high quality agricultural land. As can be seen at Figs.4, 7 and 8, the settlement's agricultural origins are apparent from surrounding views and fields, some including medieval ridge and furrow, or continuing to reflect 18<sup>th</sup> century Parliamentary enclosure patterns. Surviving remnants of historic orchards within the village also provide tangible evidence of its yeoman past, shown in Section 7, Fig.20.

The established, formal landscape of Flore Park contributes to the sense of greenery and seclusion at the western end of the village between the church and the mill, in what is believed to be the earliest part of the settlement, offering further potential for new archaeology as detailed in Sections 6 and 7, and at Fig.9.

As described in the Architectural Analysis at Section 8, the village contains a high concentration of architecturally and historically significant buildings within its historic core. The village's characteristic historic street pattern of finger-like lanes has survived well, and the coherence of its vernacular building materials, including Marlstone, Ironstone and local brick, substantial areas of cob walling and a lively mixture of roofing materials all contribute greatly to the special architectural interest of Flore's built form. The village contains a number of both designated and non-designated assets which contribute to its character.

The Appraisal has recognised several non-designated assets which provide a particular contribution to the conservation area's character and have therefore been included on the Local List of assets of special architectural or historic interest.

Analysis was undertaken of risks to the special interest and character of the conservation area, and sites have been highlighted at Section 10.1 which would benefit from enhancement schemes. The Management Plan at Section 11 provides further information regarding identified "Threats" to the character of the conservation area and sets out policies for its preservation and enhancement based on those threats.

For the reasons detailed above, the boundary for Flore Conservation Area has been designated; alongside buildings added to the Local List.

The Conservation Area and Local List Map below at Fig.39 shows both the boundary and the location of buildings included on the Local List. These are set out in full at Section 10.3 of this Appraisal.

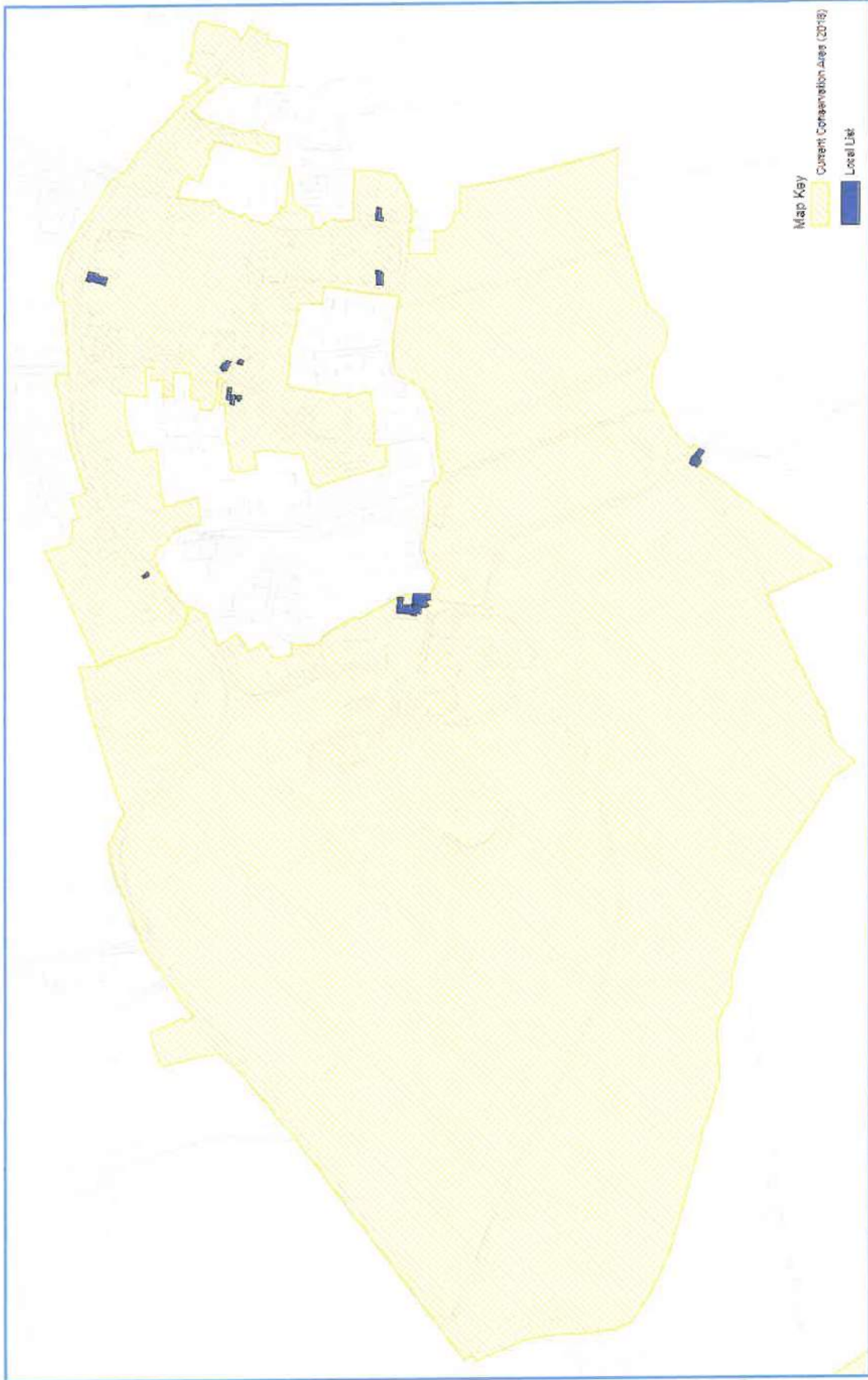


Figure 39 The Conservation Area and Local List Map, showing the boundary for Flore and buildings included on the Local List. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

## 11 Management Plan

The Conservation Area Appraisal is used to determine planning decisions, inform matters of enhancement, and during appeal processes.

The following Management Plan sets out potential threats to the character of the conservation area and how these threats might be mitigated through appropriate policy recommendations. Below are detailed the planning controls which would come into force as the result of conservation area designation, and help to preserve and enhance their special historic and architectural interest.

### 11.1 Planning Controls

Within a conservation area, permission is needed to:

- Demolish a building with a volume of more than 115 cubic metres. There are a few exceptions. Further information can be obtained from Daventry District Council.
- To demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere
- To carry out works to trees which have a trunk diameter of 75mm or over at 1,5 metres above ground level. This includes felling, pruning, topping and lopping.

Permitted development rights are removed with respect to the following, where permission must be sought (this is not an exhaustive list):

- Cladding the exterior of a building with render, stone, timber, tiles or plastic, etc;
- Side extensions;
- Rear extensions of more than one storey;
- Installation of satellite dishes and radio antennae which are visible from a relevant highway.

It is advised that guidance should be sought from Daventry District Council before the undertaking of any works if you suspect they might require planning permission.

Information regarding planning fees can be found online at:  
[http://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf).

The unlawful undertaking of any works within a conservation area is a criminal offence and could lead to enforcement action being taken.

### 11.2 Threats and Recommendations

The following section details threats to the conservation area and policies recommending appropriate action. Responsibility for relevant action with regards to the recommendation may rest with a number of stakeholders, including the County, District, Parish and Town Councils as well as private owners and developers.

#### Threat 1: Impact on archaeology

Several sites of archaeological importance spanning several thousand years have been identified in Flore parish, including some unique to the county. The area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. Development proposals have the potential to have a detrimental impact on these remains.

#### Recommendation 1:

Development which involves below ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken.

#### Threat 2: Impact on Trees

There is a high number of TPOs within the conservation area, including the prominent grouping at Flore Park. Trees within the conservation area are protected under Section 211 of the Town and Country Planning Act, requiring

permission for works including topping, lopping, pruning and felling.

Trees contribute greatly to the character and setting of the conservation area and there should be a presumption in favour of their retention.

The appraisal has identified an orchard in the north of the village which was previously not including in local documentation; this orchard contributes to the visual and historic amenity of the village.

### Recommendation 2

Development proposals should have regard for the contribution of trees throughout the conservation area as well as their effect on its setting.

The Appraisal has identified individual trees and tree belts which are significant to the character of the conservation area in Section 7.

Trees, where felled should be replaced with appropriate species. New development should include appropriate landscaping in keeping with the character of the local area.

The trees identified in the orchard north of High Street are recommended to be protected through Tree Preservation Orders.

### Threat 3: Ridge and furrow

Several areas of ridge and furrow have been identified surrounding the village.

These areas directly contribute to the visual and historic interest of the village, and are indicative of continuous agricultural practice.

Development has the potential to have detrimental effects on these remains.

### Recommendation 3

Development proposals should have regard to the importance of ridge and furrow to the character of the village and its setting. Identified areas of ridge and furrow should be preserved and enhanced through positive development.

### Threat 4: Inappropriate Development

Both piecemeal and large scale development have the potential to detrimentally affect the character of the conservation area and its setting.

### Recommendation 4

Development proposals should have regard to the established form, scale, design and materials used within the conservation area as highlighted in this appraisal and other planning documents.

Development will normally be supported provided it preserves and enhances the character of the local vernacular.

### Threat 5: Cob walls

There are several rare surviving examples of the use of cob in Flore, mainly in free standing walls. This material greatly contributes to the local vernacular character and its significant in its rarity.

### Recommendation 5

Cob walls identified within this appraisal should be preserved and enhanced wherever possible. Unidentified cob walls will also make a contribution through their survival, and should be retained where they are identified through development.

### Threat 6: Areas which would benefit from enhancement

Several areas have been identified within the appraisal as potentially benefitting from enhancement schemes of various types.

These areas currently detract from the character of the conservation area.

### Recommendation 6

Opportunity should be sought to undertake enhancement schemes in line with the recommendations in the appraisal as and when they become available.

## Sources

This document was produced with reference to:

British Strategic Stone Survey, English Heritage

Department of Communities and Local Government  
(2012) National Planning Policy Framework

Historic England (2016) Conservation Area  
Designation, Appraisal and Management

Historic England (2016) Local Heritage Listing

Historic England (2008) Conservation Principles,  
Policies and Guidance

Historic England (2015) The Setting of Heritage  
Assets: Historic Environment Good Practice Advice  
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Northamptonshire Historic Environment Record

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## Internet Sources

[www.british-history.ac.uk](http://www.british-history.ac.uk)

[www.daventrydc.gov.uk](http://www.daventrydc.gov.uk)

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

[www.historicengland.org.uk](http://www.historicengland.org.uk)

This document was also produced with assistance  
from Flore Parish Council and Flore History Society.

## Further Information

Information regarding conservation areas can be  
found on our website at:

[www.daventrydc.gov.uk/ConservationAreas](http://www.daventrydc.gov.uk/ConservationAreas)

Information regarding local history can be found at  
the Northamptonshire Record Office or  
Northamptonshire Libraries.

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[www.daventrydc.gov.uk/ConservationAreas](http://www.daventrydc.gov.uk/ConservationAreas)

Email: [heritage@daventrydc.gov.uk](mailto:heritage@daventrydc.gov.uk)

> On 10 May 2021, at 11:07, Tracey Sandy <[REDACTED]> wrote:

> Dear Georgie

> I have now had the opportunity to look through your premises licence application. We have no issues with what you are proposing and the hours you have applied for.

> Attached are the more officially worded conditions we would like you to consider having attached to your premises licence. Please let me know whether they are agreeable or whether you have any questions or queries. Once we have agreed them I will let your local authority know and they will be added to your future operating schedule.

> I look forwards to hearing from you.

> Kind regards,

> Sandy

> -----Original Message-----

> From: [REDACTED]

> Sent: 28 April 2021 10:24

> To: Liquor Licensing <Liquorlicensing@northants.pnn.police.uk>

> Subject: Premises License - Flore House

> Dear Sirs,

> Please find attached a copy of my premises licence for Flore House.

> I have submitted this to Daventry District Council today.

> Many thanks.

> <hr /><p><span style="font-family: verdana, geneva; font-size:

> 8pt;"><span style="color: #000000;">NORTHAMPTONSHIRE POLICE - Visit us

> at</span><a href="http://www.northants.police.uk"

> data-safereirecturl="https://www.google.com/ur?hl=en-GB&pq=http://

> /www.northants.police.uk%2520&source=gmail&ust=150780745745700

> O&usg=AFQjCNFBN44IDNuQfdx\_BexS1AaKz\_rWAA">http://www.northants.pol

> ice.uk </a></span><br /><span style="font-family: verdana, geneva;

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