



# Planning Policy Committee

A meeting of the Planning Policy Committee will be held in the Jeffrey Room, The Guildhall, Northampton on Wednesday 16 March 2022 at 6.00 pm

## Agenda

1.	<b>Apologies for Absence and Notification of Substitute Members</b>
2.	<b>Declarations of Interest</b> Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
3.	<b>Minutes</b> (Pages 5 - 8) To confirm the Minutes of the Meeting of the Committee held on 16 December 2021.
4.	<b>Chair's Announcements</b> To receive communications from the Chair.
5.	<b>Canons Ashby Conservation Area</b> (Pages 9 - 110)
6.	<b>Article 4(1) Directions for conservation areas in Flore, Weedon, Everdon, Little Everdon, Kilsby, Pitsford, Staverton and Welford</b> (Pages 111 - 184)
7.	<b>Great Houghton Parish Council Neighbourhood Plan</b> (Pages 185 - 214)
8.	<b>Upper Nene Valley Gravel Pits Special Protection Area Mitigation Strategy</b> (Pages 215 – 235)

<p><b>9.</b></p>	<p><b>Urgent Business</b></p> <p>The Chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.</p>
<p><b>10.</b></p>	<p><b>Exclusion of the Press and Public</b></p> <p>In respect of the following items the Chairman may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt information (information regarded as private for the purposes of the Local Government Act 1972) would be disclosed to them: The Committee is requested to resolve: "That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) of business on the grounds that if the public were present it would be likely that exempt information under Part 1 of Schedule 12A to the Act of the descriptions against each item would be disclosed to them"</p>

Catherine Whitehead  
Proper Officer  
8 March 2022

**Planning Policy Committee Members:**

Councillor Rebecca Breese (Chair)	Councillor Matt Golby (Vice-Chair)
Councillor Adam Brown	Councillor Phil Bignell
Councillor Stephen Clarke	Councillor Jonathan Harris
Councillor Jamie Lane	Councillor Kevin Parker
Councillor Wendy Randall	Councillor Cathrine Russell

**Information about this Agenda**

**Apologies for Absence**

Apologies for absence and the appointment of substitute Members should be notified to [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk) prior to the start of the meeting.

**Declarations of Interest**

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item

## **Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates**

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

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### **Queries Regarding this Agenda**

If you have any queries about this agenda please contact Ed Bostock, Democratic Services via the following:

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

Or by writing to:

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

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**Planning Policy Committee**

Minutes of a meeting of the Planning Policy Committee held at Jeffery Room, the Guildhall on Thursday 16 December 2021 at 6.00 pm.

Present

- Councillor Rebecca Breese
- Councillor Adam Brown
- Councillor Matt Golby
- Councillor Phil Bignell
- Councillor Stephen Clarke
- Councillor Jonathan Harris
- Councillor Jamie Lane
- Councillor Wendy Randall

Apologies for Absence: Councillor Kevin Parker  
Councillor Cathrine Russell

Officers Richard Wood, Interim Head of Planning and Climate Change Policy  
Jim Newton, Assistant Director - Growth, Climate and Regeneration  
Theresa Boyd, Solicitor

**1. Appointment of Chair and Vice-chair**

**RESOLVED:**

- i) That Councillor Rebecca Breese be appointed Chair of the Planning Policy Committee.
- ii) That Councillor Matt Golby be appointed Vice-Chair of the Planning Policy Committee.

**2. Declarations of Interest**

None advised.

**3. Chair's Announcements**

The Chair welcomed members to the inaugural meeting of the Planning Policy Committee.

**4. Deanshanger Village Design Statement**

Consideration was given to the report of the Planning Policy & Conservation Manager regarding the Deanshanger Village Design Statement. The report was outlined to the Committee and the process explained. The draft design statement was submitted to

South Northants Council Planning Policy Committee in November 2020 where a six week consultation exercise was agreed. Concerns had been raised through the consultation regarding zone 1, and the objectors' comments had been appended to the committee report.

John Hodder of Opus Partnership LLP addressed the Committee, and asked that the recommendations were not approved.

The Planning Policy & Conservation Manager explained that following the consultation exercise, some amendments had been made to the proposals, including in response to some of Mr Hodder's concerns. Some development would be permitted in the 'character areas' and there was a degree of flexibility in this area.

In response to a question from Councillor Johnathan Harris, the Planning Policy & Conservation Manager explained that good practice regarding sustainability would be encouraged in any new developments. The Design Statement could not be prescriptive but general reference was included.

Councillor Matt Golby noted the considerable achievement for the community to carry out such a comprehensive piece of work.

Councillor Stephen Clarke proposed that the recommendations in the report be accepted. The proposition was seconded by Councillor Phil Bignell.

The recommendations submitted in the report were agreed.

**RESOLVED:**

That the Planning Policy Committee:

- a) Notes and welcomes the significant progress in making the DVDS by the Deanshanger community,
- b) Note the response to the public consultation on the Deanshanger VDS,
- c) Accepts the recommended modifications in respect of the Deanshanger VDS,
- d) Approves the adoption of the Deanshanger VDS, modified in accordance with recommendation (c) above, as a Supplementary Planning Document (SPD),
- e) Agrees that delegated authority be given to the Interim Head of Planning and Climate Change Policy to make further minor editorial changes to the VDS to address any factual and typographical errors and to reflect the fact that the document will be in its intended final form.

**5. Homes in Multiple Occupation (HiMO) Policy Review**

The Assistant Director Economic Growth and Regeneration outlined the report. The review of the HiMo policy position had been requested at Council. Carrying out a review via a Task and Finish Panel would allow flexibility to bring in expertise from inside and outside of the Council and to engage with other agencies.

Enforcement with regards to HiMOs came under two different remits - Planning and Licensing.

The review would be structured to initially gather evidence, understand the current policy, consider options and then make recommendations going forward.

Councillor Adam Brown would Chair the Task Panel and advised that the Group would be cross party and would report back to the Planning Policy Committee. Discussions would be held with Group Leaders as to the best composition of membership, and whether a larger Northampton based membership would be beneficial due to the larger number of HiMOs in the town.

Councillor Wendy Randall queried whether the review would cover what happened to people once moved on from HiMOs where modern slavery issues and the Police were involved. Councillor Brown considered that would be outside the remit of the Panel.

Councillor Jonathan Harris nominated Councillor Sally Beardsworth to join the Panel. The Chair noted that Councillor Cathrine Russell had also expressed an interest.

Councillor Adam Brown would approach members for names to join the Panel, the meetings of which would be held remotely.

The recommendation submitted in the report were agreed.

**RESOLVED:**

That the Planning Policy Committee

1. establishes a Member working group, to:

- a) investigate the current rules concerning HiMO;
- b) consider good practice from other similar local authority areas;
- c) consider expert advice, to evaluate options for a way forward;
- d) review the current rules, in light of evidence gathered, and suggest any amendments to the Planning Policy Committee for its formal consideration; and
- e) endorses the relevant portfolio holder, Councillor Adam Brown, as Chairman of the Member working group

6. **Urgent Business**

The Committee received a presentation from the Assistant Director Economic Growth and Regeneration regarding the aggregation of the Planning Teams.

The meeting closed at 7.20 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_

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# WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

16 March 2022

Rebecca Breese, Strategic Planning, Built Environment & Rural Affairs

Report Title	Canons Ashby Conservation Area
Report Author	Anna Wilson, Heritage Policy Assistant, anna.wilson@westnorthants.gov.uk

## Contributors/Checkers/Approvers

West S151	Martin Henry	Approval email received 21/01/2022
Director	Stuart Timmis	Email sent 20/01/2022
Communications Lead/Head of Communications	Becky Hutson	Approval email received 14/02/2022
Legal	Theresa Boyd	Approval email received 18/02/2022

## List of Appendices

### Appendix A – Draft Canons Ashby Conservation Area Appraisal and Management Plan 2022

#### 1. Purpose of Report

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To seek agreement to consult on the draft Canons Ashby Conservation Area Appraisal and Management Plan (2022).

#### 2. Executive Summary

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- 2.1 The report contains background information on the process of reviewing the Canons Ashby Conservation Area and the requirements regarding public consultation on the draft Canons Ashby Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD), which includes information about proposed changes to the conservation area boundary, proposed candidates for the local list, and proposals for an Article 4(1) Direction (appendix A).

### **3. Recommendations**

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- 3.1 It is recommended that the Planning Policy Committee:
- a) Agrees that public consultation be undertaken on the draft Canons Ashby Conservation Area Appraisal and Management Plan SPD (appendix A), which includes proposed changes to the conservation area boundary
  - b) Agrees that public consultation be undertaken on proposed Article 4(1) Direction controlling development with regards to:
    - Alteration of windows
    - Alteration of doors
    - Alterations to roofing
    - Alterations to porches
    - Addition of roof lights or skylights.

### **4. Reason for Recommendations**

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To accord with the council's Consultation and Engagement Framework, the Statement of Community Involvement (SCI) for the Daventry area and Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local authorities to hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

### **5. Report Background**

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The council has a statutory duty under the 1990 Planning (Listed Building and Conservation Areas) Act to review its conservation areas. Canons Ashby was first designated as a conservation area in 1976 and was last reviewed in 1997. It has no up-to-date conservation area appraisal and management plan. As such, this is the first opportunity in some time to review the architectural and historic interest of the conservation area and assess whether the boundary is fit for purpose.

The current conservation area boundary (1997) covers the whole village, excluding recent agricultural buildings at South West Farm and Lodge Farm. It includes Canons Ashby House, its gardens and parkland, which are designated as a Registered Park and Garden, as well as several areas of enclosed pasture to the west and south of Hill View Cottages and two areas of pasture on the northeast side of the Preston Capes road. A large area of the conservation area is also designated as a scheduled monument. It is proposed to amend the conservation area boundary in two areas so that it aligns with the boundary of the Registered Park and Garden; first to include an area of archaeological remains relating to a 16<sup>th</sup> century garden to the southeast of Hill View Cottages; secondly to include a narrow wooded area on the west side of the lane to Preston Capes. It is proposed to exclude a narrow strip of land, which lies in a field on the northeast side of the lane to Preston Capes, from the conservation

area. This would bring the conservation area boundary into alignment with that of the scheduled monument.

A draft conservation area appraisal and management plan has been prepared for Canons Ashby Conservation Area. Public consultation on the draft appraisal is now required in order to allow stakeholders to provide their views and to inform the document, as well as to meet the requirements of the 1990 Planning (Listed Building and Conservation Areas) Act and the council's statement of community involvement.

Following the consultation exercise a further report would be made to Planning Policy Committee. This report would set out the responses received and suggest any changes resulting from the consultation and recommendations. Should committee decide to continue with the proposal, the new conservation area boundary would then be formally designated. The council would then need to consider whether the character or appearance of the area would be affected by future development. The relevant policies in the West Northamptonshire Joint Core Strategy and Settlements & Countryside Local Plan would apply, together with policies in the National Planning Policy Framework. The conservation area appraisal and management plan would be adopted as an SPD and would be a material planning consideration, helping to apply relevant policies.

Certain permitted development rights would also be more restrictive and additional controls would apply with respect to works to, or felling of, trees.

The draft appraisal and management plan identifies a proposal to include buildings in the council's local list of buildings and sites. This list contains buildings and sites which do not meet the criteria for listing by Historic England but are of sufficient local importance that they warrant policy protection. At this stage, draft entries for Canons Ashby are proposed but this could change following the consultation exercise.

The appraisal identifies certain features as being of particular importance to the character of the conservation area. Some of these, however, could be changed under national permitted development rights. The appraisal and management plan therefore contains initial proposals for a non-immediate Article 4(1) Direction. Such Directions can be used to remove permitted development rights for prescribed matters where this is considered necessary to protect local amenity or the well-being of the area. In this case, the proposal would be to remove permitted development rights that relate to matters of particular importance to the character of the area. This would not prevent such changes being made, but they would require planning permission.

There is a formal procedure for making an Article 4 Direction. At this stage it is proposed that public consultation is undertaken on the principle of introducing an Article 4 Direction and the results of that consultation will be reported back to Planning Policy Committee.

A draft conservation area appraisal and management plan has been prepared for Canons Ashby, following an initial meeting held online with residents. It is suggested that a six-week consultation period now be undertaken, including a public meeting held in such a way that the risks of Covid-19 are minimised.

## **6. Issues and Choices**

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- 6.1 Conservation area status and an adopted appraisal and management plan, which has the status of an SPD, adds weight to the consideration of non-designated heritage assets in decision making. It also provides detail for applicants and decision makers on the special interest of the conservation area as a designated heritage asset. The proposed conservation area boundary for Canons Ashby and the draft appraisal and management plan has been produced with the aim of providing proportionate and effective means of protecting the special architectural and historic interest of Canons Ashby for the benefit of present and future generations. Public consultation on the proposed boundary and the draft appraisal would help to inform the document and enable it to proceed to the next stage in the process, which would be its consideration for adoption as an SPD.
- 6.2 The alternative option would be not to agree to the public consultation on the draft Canons Ashby Conservation Area Appraisal and Management as an SPD.
- 6.3 Not agreeing to the commencement of the public consultation would prevent the proposed changes to the conservation area boundary being made and the conservation area appraisal and management plan proceeding for adoption as a supplementary planning document. This would leave the council without valuable tools with which to protect and enhance the special architectural and historic interest of Canons Ashby.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

- 7.1.1 There could be some minor costs for printing documents, but it is envisaged that this could be met within existing budget.

### **7.2 Legal**

- 7.2.1 SPDs are defined by the Planning and Compulsory Purchase Act 2004. The detailed requirements for SPDs and their adoption are provided by the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

7.2.3 Directions made under Article 4 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (No. 596) (as amended) require planning permission to be obtained for works which would otherwise be permitted development.

### 7.3 **Risk**

There are no significant risks arising from the recommendations in this report.

### 7.4 **Consultation**

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires of local authorities that they hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

A presentation publicising the review and inviting initial questions from residents took place online on Thursday 18<sup>th</sup> November 2021 and was attended by local residents.

The next stage would include a formal consultation on proposed changes to the conservation area boundary and the draft conservation area appraisal and management plan. It is therefore recommended that the draft document is consulted on for a minimum of six weeks during which time a public meeting will be held to inform stakeholders (residents, interested parties, statutory consultees).

The Covid-19 pandemic necessitates a different approach to consultations. Firstly, a decision will need to be taken as to whether or not it is appropriate, having regard to any Government advice at the time, to commence the consultation. The public meeting would be held in a way that minimises the risks to staff and the public. It is normal practise to have hard copies of documents available at the council offices and libraries, as well as having them available online. Access to these buildings may be limited, therefore it might be necessary to offer the availability of free copies delivered to households on request (it is assumed that most households would be happy to read the document online).

### 7.5 **Consideration by Overview and Scrutiny**

No comments from Overview and Scrutiny.

### 7.6 **Climate Impact**

The assessment and up to date designation of the conservation area should not have any material consequences for climate change. Specifically, under the proposed Article 4(1) Direction, proposals for energy conservation measures and renewable energy devices could still come forward but would be judged in the balance with any adverse impacts on the village's character.

## 7.7 Community Impact

7.7.1 Consulting on the draft appraisal would not have any negative implications regarding crime and disorder.

7.7.2 The proposed course of action should not have any perceptible differential impact on people with different protected characteristics with the possible exception of disability. Accordingly, the consultation materials will be provided in alternative formats if required.

## 7.8 Communications

The document has been checked for accessibility. Support will be provided by the Communications and Consultation Team to maximise engagement with the formal consultation process.

## 8. Background Papers

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- [Department of Communities and Local Government \(2021\) National Planning Policy Framework](#)
- [Planning \(Listed Building and Conservation Areas\) Act 1990](#)
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 with amendments](#)

# Canons Ashby Conservation Area Appraisal and Management Plan



**Consultation  
Draft 2022**

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## Introduction

### 1.1 Why has this document been produced?

West Northamptonshire Council is currently undertaking reviews of existing conservation areas within the Daventry area and assessing the designation of new conservation areas where appropriate. The Canons Ashby Conservation Area was designated in 1976 and last reviewed in 1997. This review provides an opportunity to set out the architectural and historic interest of the Canons Ashby Conservation Area, to aid the sensitive management of change with regard to the historic environment. Hence, this document has been produced to inform that review, and is published alongside the boundary of the conservation area.

A public online meeting was held on 18 November 2021 to inform this draft document. Advice on how to comment is set out in Section 1.4 below.

### 1.2 What status will this document have?

It is intended that, following consultation, this document will be adopted as a Supplementary Planning Document. As such it will be a material planning consideration in the determination of future planning decisions.

### 1.3 What is the purpose of this document?

Conservation area appraisals identify and describe the features which contribute to the special architectural or historic interest of a conservation area. As a Supplementary Planning Document, the appraisal is a 'material consideration' in the determination of planning decisions, and as such the information contained within the document should be used to manage change in a manner sensitive to the character and appearance of the conservation area.

A Management Plan for the conservation area has also been produced, which can be found at Section 11. The appraisal identifies both positive elements of the conservation area and those under threat. Recommendations have been provided in the Management Plan to address any specific issues identified in the appraisal and to guide the future management of the conservation area.

This appraisal has been produced in accordance with current guidance from Historic England *Conservation Area Appraisal, Designation and Management 2019*, as well as national and local policy and legislation.

### 1.4 How do I comment on this document?

Any comments on this document or the proposed conservation area designation should be made in writing no later than \_\_\_\_\_ (late representations will not be accepted).

Comments can be made:

by completing a questionnaire which can be accessed via the website [West Northamptonshire Council Conservation Areas web page](#) ;

by email to [heritage.ddc@westnorthants.gov.uk](mailto:heritage.ddc@westnorthants.gov.uk);

by letter to Anna Wilson, Heritage Policy Assistant, West Northamptonshire Council, Lodge Road, Daventry, NN11 4FP.

### **1.5 How is this document structured?**

The appraisal begins with an introduction to conservation areas and background policy and legislation at Section 2. Details of the conservation area boundary can be found in Section 3, followed by details of the proposed boundary changes at 3.1. A Summary of Special Interest for the conservation area is set out in Section 4. Section 5 provides information on the location of the conservation area and its wider landscape context, whilst Section 6 contains a brief explanation of the historic development of the conservation area including historic mapping. A spatial analysis is set out in Section 7, including examination of the contribution of important green spaces, areas of archaeological potential, views and an open space analysis.

Following on from this, Section 8 provides details on local architectural styles, materials and building forms, including boundary treatments. Section 9 expands on this, setting out design guidelines within the conservation area.

Section 10 sets out opportunities to enhance the character and appearance of the conservation area, based on the findings of the review. This includes proposals for Article 4 Directions and proposed candidates for the Local List.

A Management Plan is set out in Section 11. This plan takes forward the findings of the appraisal and sets out threats and corresponding recommendations to aid future management of the conservation area.

Sources, further reading and information as well as copyright details can be found following the Management Plan.

A list of all designated heritage assets in the conservation area can be found at Appendix A.

### **1.6 Who is this document intended for?**

This document is intended for anyone with an interest in development which may affect the character or appearance of the Canons Ashby Conservation Area. This includes, but is not limited to, homeowners, developers, statutory undertakers, planning officers and inspectors.

# 1 Policy and Legislation

## 2.1 What is a conservation area?

A conservation area can be defined as an

**“...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”.**

Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990.

These areas contain features and characteristics which make them unique, locally distinctive, historic places. Conservation areas can take many and varied forms; those in the Daventry area are largely centred on rural villages, but also include several historic parks, the Grand Union and Oxford Canals, Daventry Town Centre, and the Daventry Reservoir.

## 2.2 Why do we designate conservation areas?

Conservation areas protect our nation’s distinct, local heritage. West Northamptonshire Council has an obligation to assess and designate areas of special architectural or historic interest as conservation areas. In undertaking this duty, the council must then pay special attention to the desirability of preserving or enhancing the character or appearance of designated conservation areas. The intention of conservation area designation is not to stop

development, but rather to manage change in a way which preserves rather than erodes the qualities which make it special.

The National Planning Policy Framework (2021, paragraph 190) also encourages West Northamptonshire Council to provide a positive strategy for conservation, allowing for,

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural and economic benefits that conservation of the historic environment can bring; and
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- the opportunities to draw on the contribution made by the historic environment to the character of a place.

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

Whilst living or working in a conservation area means some extra planning considerations, these exist to care for the historic or architectural features which contribute to a place’s special character. Conservation area controls are most likely to affect owners who wish to undertake works to the outside of their building or trees on their property.

## Demolition

If you wish to demolish a building within a conservation area you will need planning permission.

## Trees

If you wish to cut down, top or lop any tree over 75mm in diameter at 1.5m above ground, you must inform West Northamptonshire Council six weeks before work begins. This allows the authority to consider the contribution the tree makes to the character of the area and if necessary create a Tree Preservation Order to protect it.

## Other works

Some works within conservation areas require planning permission:

- Cladding the exterior of a house;
- Any side extensions or rear extensions of more than one storey;
- Alterations to roofs, including dormer windows;
- The installation of satellite dishes and antennae;
- Demolition or erection of walls, gates and fences over 1m in height adjacent to a public highway.

Some other minor works remain as 'permitted development' within conservation areas. Advice on Permitted Development can be sought from the council's Development Control department.

Where such changes would harm local character the council can introduce special controls, known as Article 4 directions, which

withdraw particular permitted development rights. The result is that planning permission is required for these changes.

West Northamptonshire Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See Section 10.2 for more information.

If you are considering undertaking work to your property and are unsure about whether it requires permission, please contact West Northamptonshire Council at [planning.ddc@westnorthants.gov.uk](mailto:planning.ddc@westnorthants.gov.uk). Please note that works may also require Listed Building Consent.

## Energy Efficiency and Heritage

Improving energy efficiency forms part of the wider objective to achieve sustainable development, and most historic buildings can accommodate improvements when a good balance is struck between maximising energy benefits and minimising harm to the historic environment in accordance with current best conservation practice. Often small changes can make a difference.

Bear in mind that some alterations may require planning consent and works to listed buildings will require Listed Building Consent in most cases.

## 2.4 Further Information

Further information regarding conservation areas can be found on our website at [Conservation Areas - West Northamptonshire Council](#). For advice relating to development within conservation

areas, please contact the council's Development Management department via

Email: [planning.ddc@westnorthants.gov.uk](mailto:planning.ddc@westnorthants.gov.uk) or

Telephone: 0300 126 7000

Information and advice for those living and working within conservation areas can also be found on the Historic England website at:

[Living in a Conservation Area | Historic England](#)

If adopted, the conservation area appraisal and management plan will have the status of a Supplementary Planning Document.

### **3. Summary of Conservation Area Boundary (1997)**

The current conservation area boundary, reviewed in 1997, is shown in Figure 1.

Beginning in the lane that leads to Eydon, the boundary follows a fence on the southwest side of two large mill ponds in a north-westerly direction and then continues along the edge of a wooded area. Eventually the conservation area boundary turns northeast, east and then southeast, still following the boundary of the wood, enclosing it and four earthwork dams which are part of what would have been a series of five mill ponds. These features are also included within the Canons Ashby Registered Park and Garden and the Scheduled Monument designations.

The boundary then turns northeast once again and crosses the lane that runs towards Preston Capes. It continues in a straight line across the middle of an enclosed area of pasture until it meets the hedgerow boundary of that enclosure. Here it turns towards the southeast and follows a line parallel to the enclosure boundary but 27m to its north until it meets the hedgerow boundary of another enclosure. Here it turns northeast and follows that boundary, including the enclosure in the conservation area, until it reaches the lane to Adstone. After following the lane southwest for 106m, the boundary turns south along a hedge, including the field on its west side in the conservation area. The boundary turns east and then south to include an area containing medieval fishponds, the Church of St. Mary, The Woodyard and Hill View Cottages.

Crossing the road Banbury Road, the boundary then turns southwest and follows the field hedge towards South West Farm, including the field on its north side and the farmhouse in the conservation area. At the southeast end of the field the conservation area boundary turns north along a watercourse and meets the lane where it first began.

Within the boundary of the conservation area there are several designated heritage assets; Figure 2 shows the Grade II\* Registered Park and Garden of Canons Ashby House (National Heritage List for England NHLE ref 1000488), which includes the formal gardens and the parkland. This is now managed by the National Trust. Figure 3 shows the scheduled monument (NHLE ref 1015534) which includes the earthworks of the medieval shrunken settlement, the site of the priory and the fishpond dams; and Figure 4 shows listed buildings within the conservation area. Details of the various designations are also set out in Appendix A.



Figure 1: Map showing the current conservation area boundary (1997)

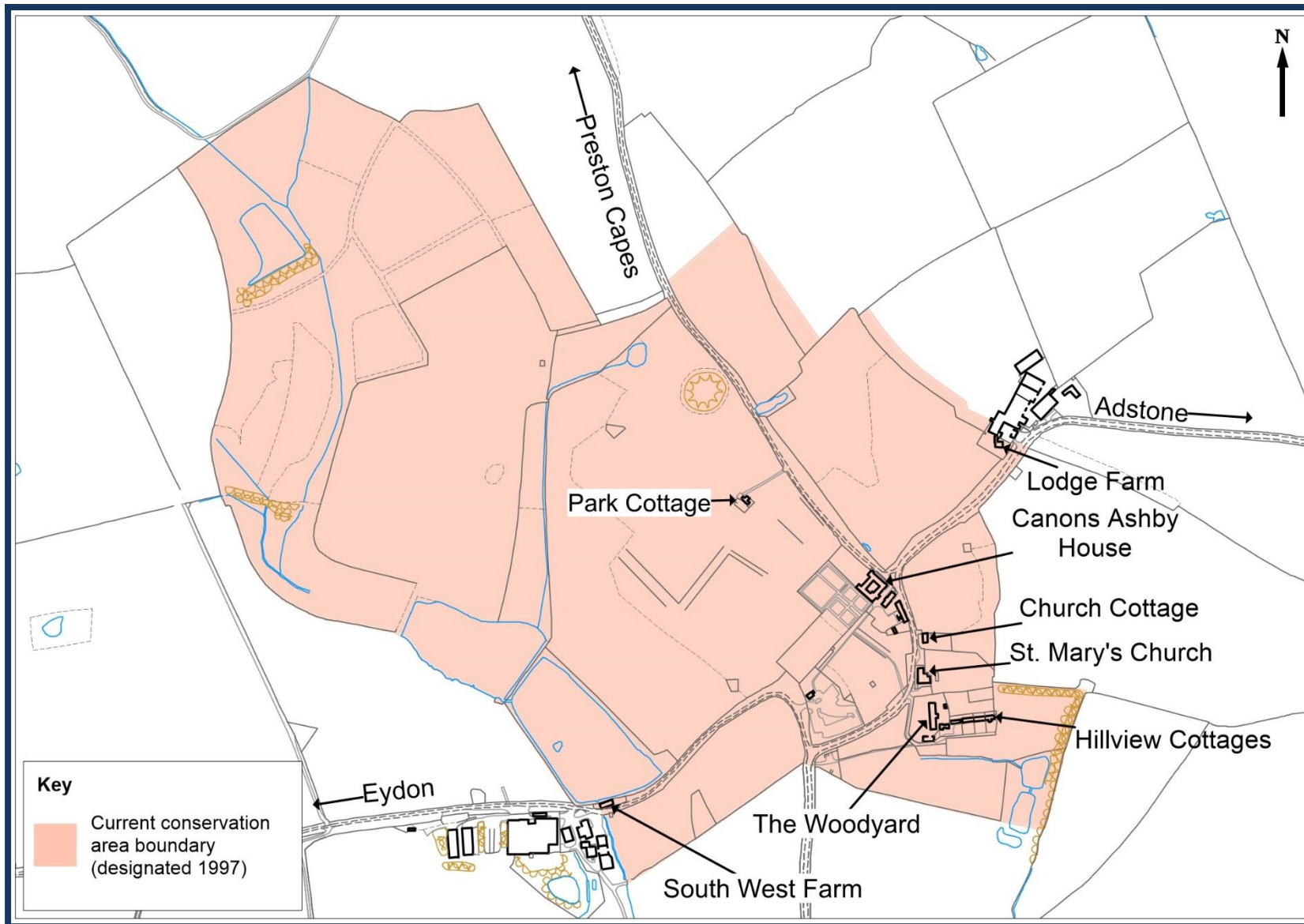


Figure 2: Map showing the current conservation area boundary (1997) and the registered park and garden designation

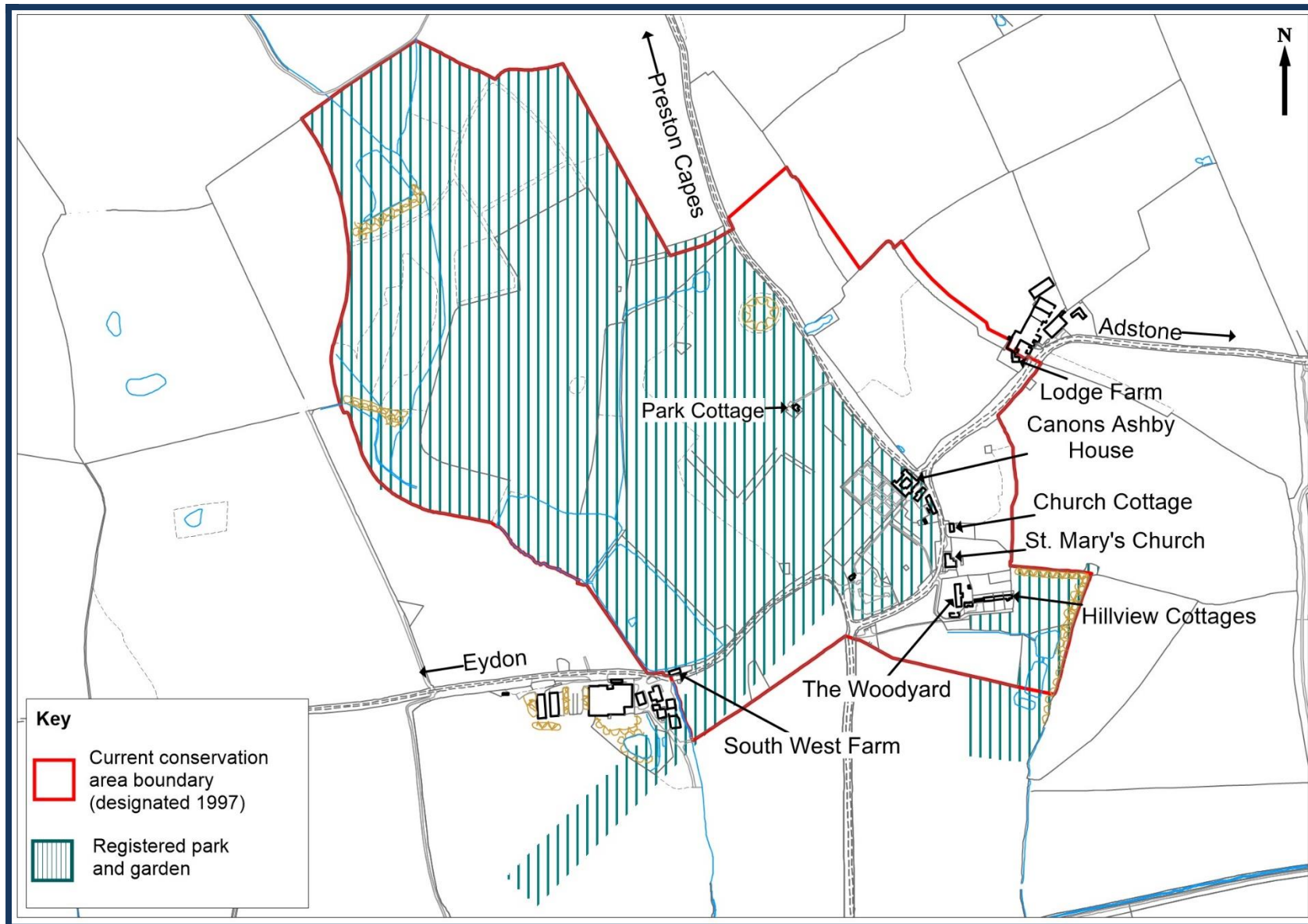


Figure 3: Map showing the current conservation area boundary (1997) and the area of the scheduled monument

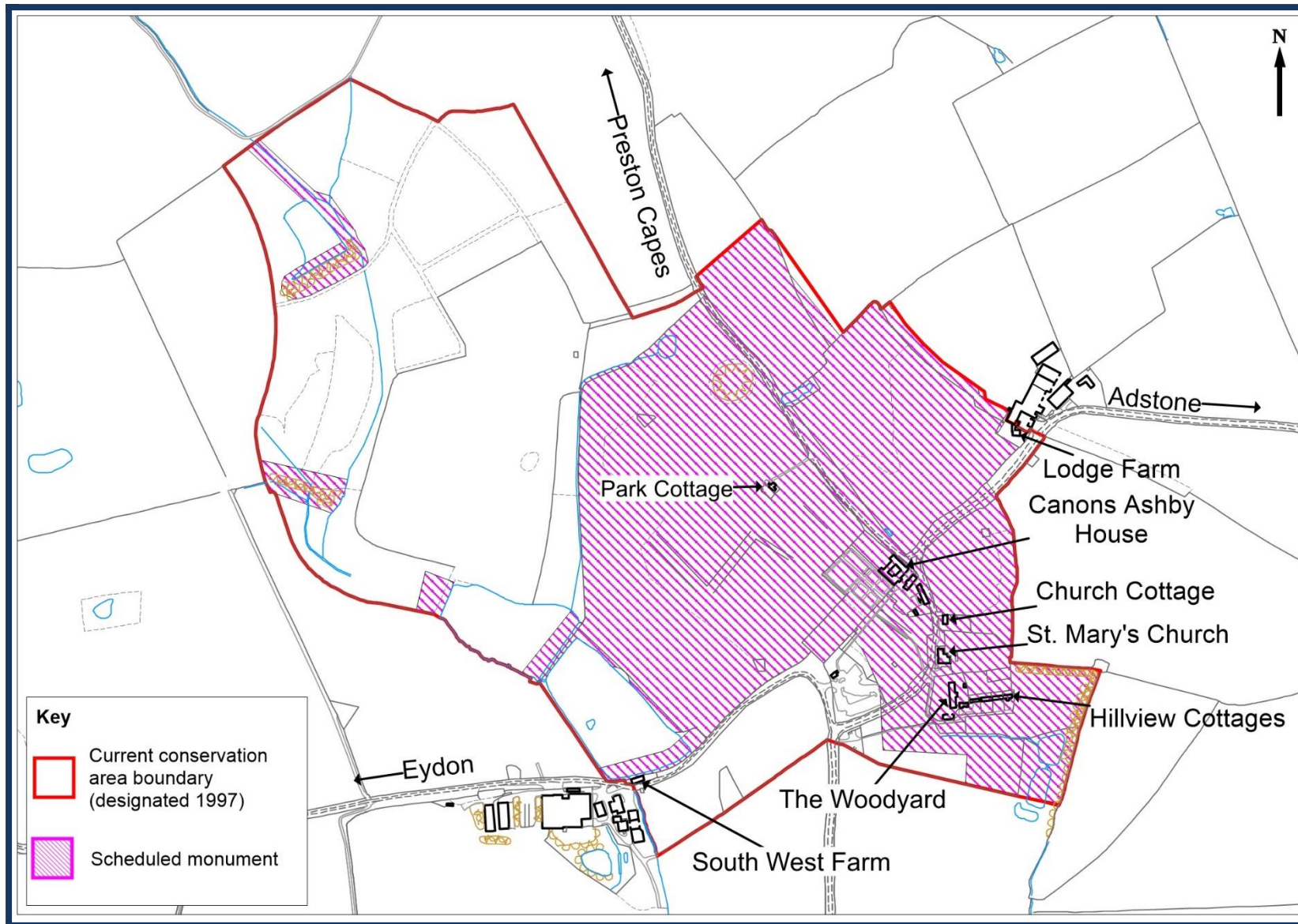
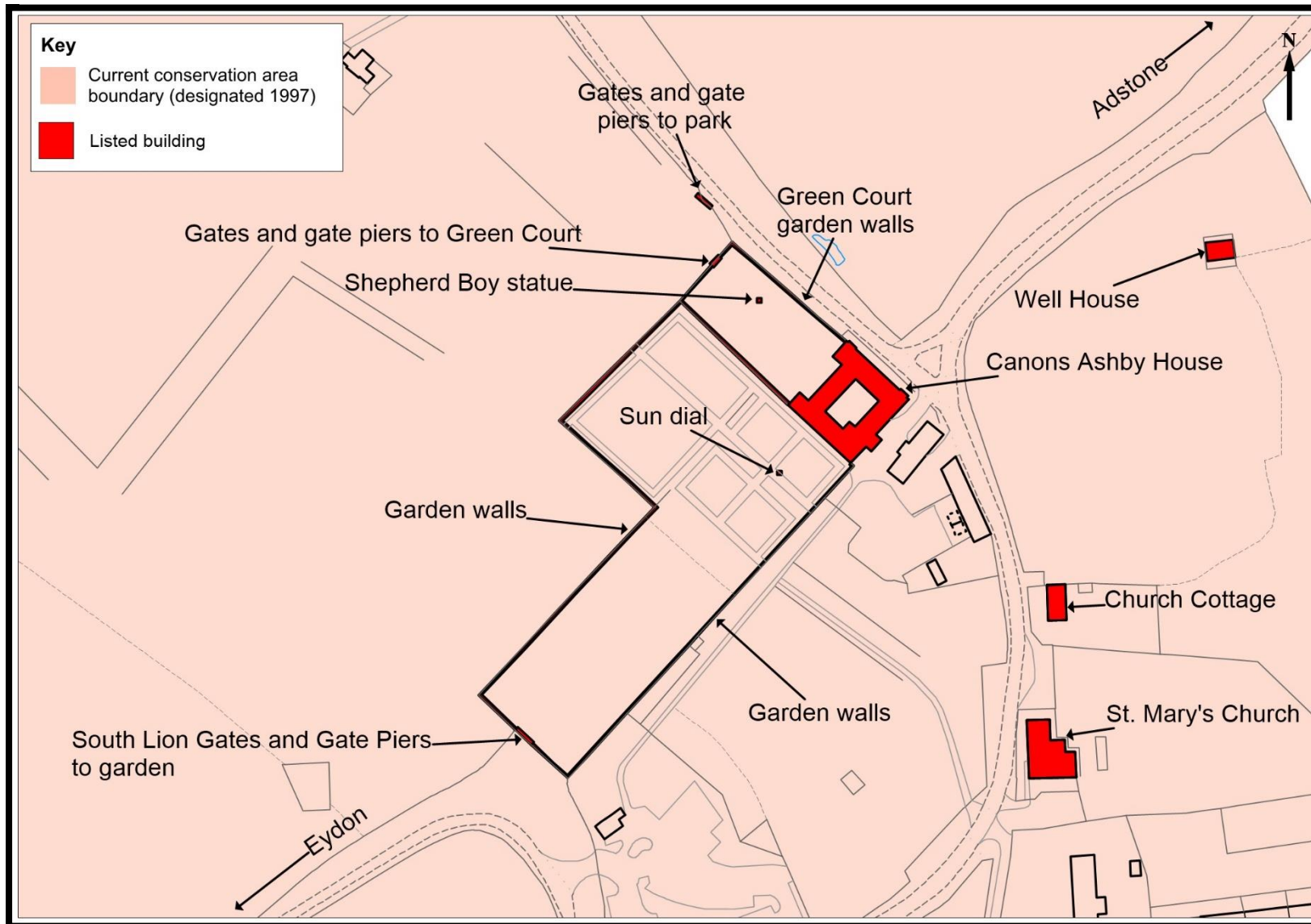


Figure 4: Listed buildings within the conservation area



### 3.1 Proposed boundary 2022

The current conservation area boundary (last reviewed in 1997) includes Canons Ashby House and the Registered Park and Garden in which it is situated. The village of Canons Ashby is also included, as are the archaeological remains of the medieval settlement and the site of the medieval priory, which are designated as part of the scheduled monument. The special architectural and historic interest found in the conservation area at the time of its designation in 1997, include examples of vernacular architecture, and the presence of designated and non-designated heritage assets.

The proposed boundary changes are show in Figure 5.

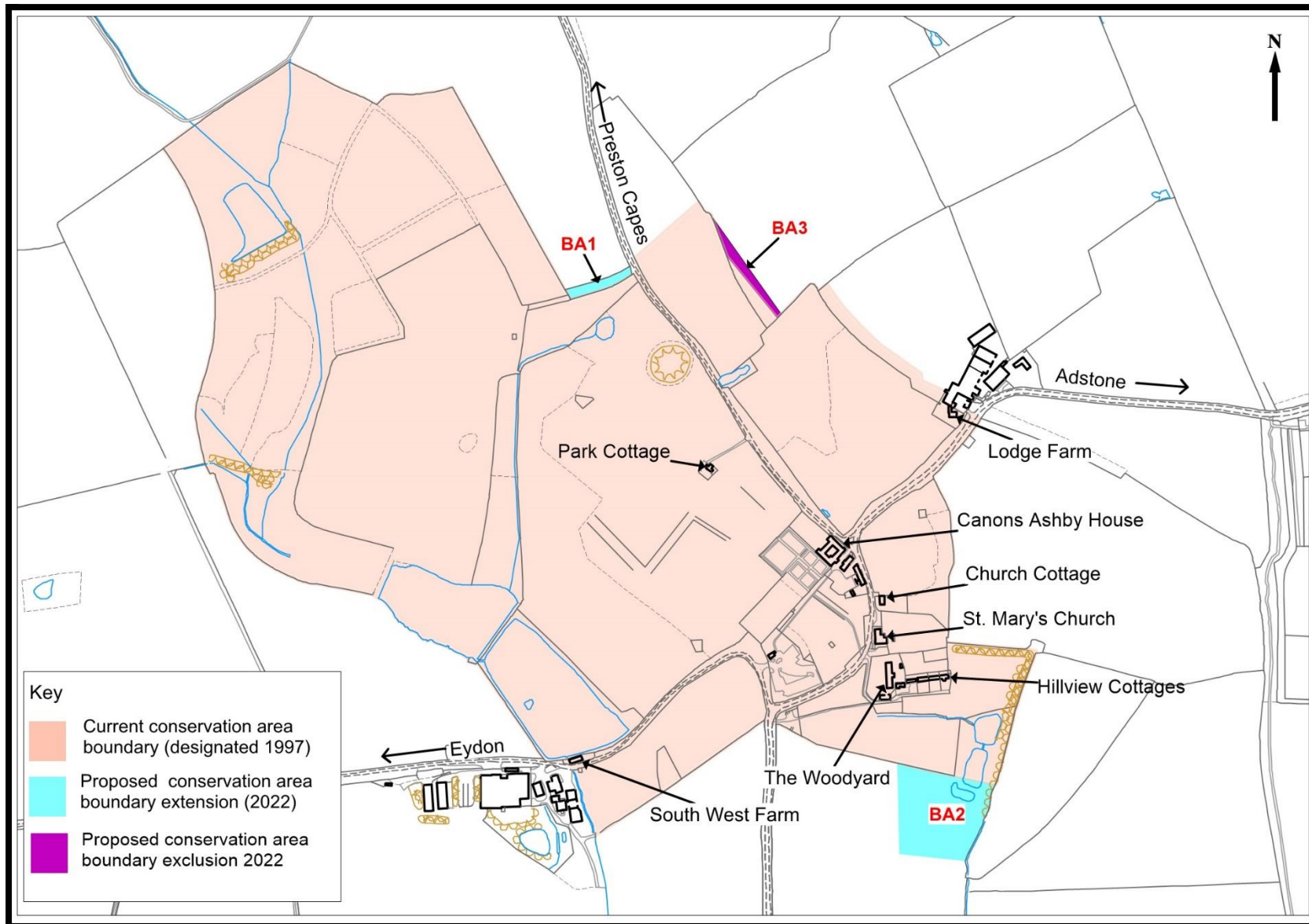
It is proposed to amend the conservation area boundary to:

- Include a small, lightly wooded area on the west side of the Preston Capes road (BA1). This area is included within the Registered Park and Garden designation. It adjoins other wooded areas within the parkland of Canons Ashby House that are part of the designation. Therefore, in order to have a consistent approach to the wooded areas within the Registered Park and Garden it is proposed to include this area also.
- Include an area to the south of Hill View Cottages (BA2). The current conservation area boundary includes the most northerly of three ponds and most of the middle pond but excludes its southern end as well as a third pond to the south. This proposed extension includes the three ponds in

their entirety. They probably originated as medieval fishponds but later became features of the 16<sup>th</sup> century garden that existed in this area. The extension would also incorporate an earthen bank south of the ponds that survives as an upstanding earthwork and is probably a continuation of the 'Canons Walk'. This elevated walkway was also a feature of the 16<sup>th</sup> century garden and much of it is already included in the current conservation area boundary. The proposed extension therefore has archaeological potential in relation to these features and provides consistency with the boundary of the designated Registered Park and Garden.

- Exclude a narrow strip of land to the northwest of Lodge Farm so the conservation area boundary is on the same alignment as the scheduled monument in this area (BA3).

Figure 5: Map showing the current conservation area boundary and proposed extensions



## 4 Summary of Special Interest

Special architectural or historic interest can manifest in a variety of forms. Current guidance from Historic England sets out types of special interest which have led to designation, including;

- Areas with high numbers of designated heritage assets, and a variety of architectural styles and historic associations
- Those linked to a particular industry or individual with a particular local interest
- Where an earlier, historically significant, layout is visible in the modern street pattern
- Where a particular style of architecture or traditional building materials predominate
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those on the Historic England Register of parks and gardens of special historic interest.

The special interest of the Canons Ashby Conservation Area derives from the following key characteristics:

- The various heritage assets within Canons Ashby and its surrounding landscape, many of which survive as upstanding archaeological earthworks, buildings and landscape features, provide a detailed insight into the

development of the settlement over a period of a thousand years and a tangible link to the village's past

- There is a high number of heritage assets that are statutory designations on the National Heritage List for England (NHLE). They comprise twelve listed buildings, including St. Mary's Church and Canons Ashby House which are both listed at Grade I; the scheduled monument (NHLE UID 1015534) that includes the remains of a medieval castle motte, medieval settlement, ridge and furrow cultivation, medieval priory site, a 16<sup>th</sup> century garden, parts of the landscape park and a series of five dams; Canons Ashby Registered Park and Garden (Grade II\*, NHLE UID 1000488) (see Appendix for details)
- There are several non-designated heritage assets which contribute to the historic character of the conservation area through their vernacular character and use of characteristic building materials such as ironstone
- Archaeological field work, including partial excavation of the medieval castle motte and the priory site, and a survey of the 16<sup>th</sup> century garden earthworks, has provided additional information about these sites but there is further archaeological potential, including buried deposits
- The use of the local geology, ironstone, as the predominant building material gives the conservation area a coherent character
- There are many individual, groups and avenues of trees that contribute to the parkland and the designed landscape character of the conservation area. Trees also play an

important part in softening the built environment and enhancing the rural character of the village

- There are many important views through the conservation area, particularly of St. Mary's Church, Canons Ashby House and its gardens, and the parkland. Several avenues of trees within the parkland channel views towards eyecatchers, for example, Park Cottage. St. Mary's Church is a landmark building that dominates the centre of the village. The tower, with its distinctive pinnacles at each corner, is visible in numerous views towards and through the conservation area (see Section 7.3)
- There are only a small number of dwellings in Canons Ashby and the dispersed nature of the village accentuates its rural character and its origins as a larger medieval village which subsequently became depopulated.
- Canons Ashby House was the home of the 19<sup>th</sup> century antiquary and archaeologist Sir Henry Dryden, who is well known for his archaeological and architectural drawings of buildings and features from Britain and Europe.



## 5 Location and Settlement Context

Canons Ashby is located on the western edge of West Northamptonshire, approximately 8 miles due south of Daventry and 15 miles southwest of Northampton. The conservation area lies within the West Northamptonshire Uplands Environmental Character Type<sup>1</sup> and within Historic Landscape Character Area 6<sup>2</sup>, which in this area of the county takes the form of broad hills and high ridges, giving the landscape a character of rolling hills and sheltered valleys.

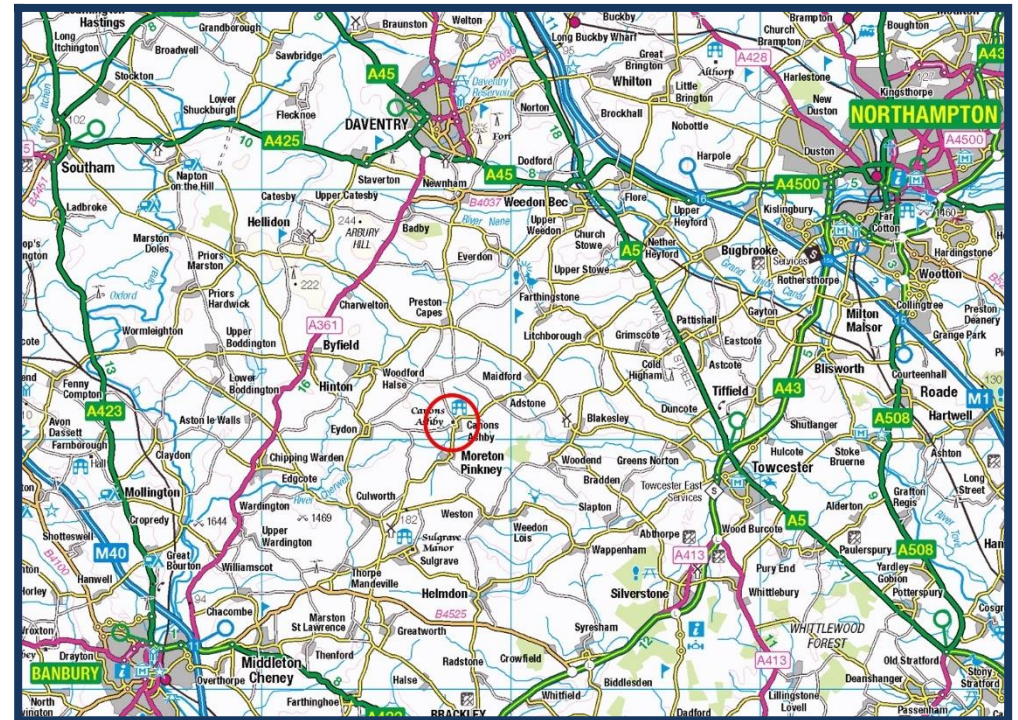
Canons Ashby sits at a height of 160m OD on a south-facing slope. The countryside to the southwest falls away into the valley below where the stream course has been dammed to create several large pools. To the north of the village the land continues to rise gently to a height of 170m.

The underlying geology comprises Lias Group Clays, which are capped by Marlstone Rock and Northampton Sand Formations, which are the source of the ironstone that forms the principal building material in the village.

The conservation area includes almost all the buildings in the village except agricultural buildings at South West Farm and Lodge Farm. It extends to include much of the registered park and garden designation ([CANONS ASHBY, Canons Ashby - 1000488 | Historic England](#)), the earthworks of the shrunken medieval settlement to

the north of the Preston Capes road and the site of the medieval priory, both of which form part of the scheduled monument designation ([Canons Ashby: the remains of a medieval monastery, castle, settlement and fields, post-medieval houses, gardens and park, and a series of five dams, Canons Ashby - 1015534 | Historic England](#)).

Figure 6: Map showing the location of Canons Ashby



<sup>1</sup> Environmental Character Assessment and Key Issues  
<http://nrnpenvironmentalcharacter.org.uk/>

<sup>2</sup> Historic Landscape Character Assessment  
<http://nrnpenvironmentalcharacter.org.uk/>

## 6 Historical Development

Lying just outside the conservation area, to the west of the Preston Capes road, several ditches and an enclosure have been recorded on an aerial photograph, indicating a possible settlement site, although the date of occupation is unknown<sup>3</sup>.

Further to the south, and situated within the current parkland of Canons Ashby House, is more evidence of early occupation in the form of a large grass-covered mound. It may represent the remains of an early fortification, possibly the remains of an 'adularine' motte and bailey castle dating to the 12<sup>th</sup> century<sup>4</sup>. Archaeological excavation of a section of the mound was undertaken in 2014 and certainly supports this theory. It is thought that during the 18<sup>th</sup> century the sides of the mound were altered to give it a hexagonal shape, the top was reduced in height and trees were planted as part of the landscaping works for the parkland<sup>5</sup>.

The village itself, known early in its history as 'Ashby', is recorded in the Domesday survey of 1086. It was a relatively small settlement at this time, having 9 villagers, 3 smallholders and 4 slaves<sup>6</sup> but continued to grow until the founding of the priory in the mid-12<sup>th</sup> century. It reached the peak of its size in the 14<sup>th</sup> century when there were 41 households and the poll tax was paid by 82 people.

<sup>3</sup> Northamptonshire Historic Environment Record (Monument no. 688)

<sup>4</sup> Canons Ashby Parkland Plan, Cookson and Tickner Landscape Architecture (2013, reviewed 2019)

Figure 7: Earthwork mound, possibly a medieval motte in the parkland at Canons Ashby House



However, during the late 15<sup>th</sup> century the population began to decline as a result of a move towards a pastoral economy and the enclosure of arable land for the grazing of sheep, in this case by the Augustinian priory, which had been established during the mid-12<sup>th</sup> century. Documentary evidence indicates that by 1455-56 only 22 properties remained in the village, a 50% reduction in the size of

<sup>5</sup> National Heritage List for England [Canons Ashby: the remains of a medieval monastery, castle, settlement and fields, post-medieval houses, gardens and park, and a series of five dams, Canons Ashby - 1015534 | Historic England](#)

<sup>6</sup> [Home | Domesday Book \(opendomesday.org\)](#)

the settlement from 100 years previously. The process of enclosure continued into the late 15<sup>th</sup> century, when three houses were destroyed and 24 people were evicted as a result of the enclosure of 100 acres of land <sup>7</sup>.

The remains of the village survive as well-preserved earthworks on the east side of the Preston Capes road within Parkers Close and New Piece. Crofts and tofts, as well as several building platforms, can be seen with a hollow way running roughly north to south along the eastern edge of the settlement. The earthworks also continue in a strip adjacent to the Adstone road as far as Lodge Farm and may represent a later extension to the village. Although the visible earthworks only survive on the east side of the Preston Capes road, there may have been further tenements on the west side, which have been masked by post-medieval landscaping for the park. Documentary evidence from the 16<sup>th</sup> century indicates that there was at least one farm standing on this side of the road. In addition, it is unlikely that the 41 properties recorded in 1344-45 could fit within the area of the surviving earthworks<sup>8</sup>. Both the settlement earthworks and the possible motte form part of a larger area that is designated as a scheduled monument (NLHE UID 1015534).

It is possible that the road layout that is seen today was slightly different during the medieval period. For example, the road leading out of the village towards Preston Capes may have been on a

different alignment; the archaeological earthworks show an awkward step in the road layout and the modern road cuts the ridge and furrow (see Figure 8). In addition, the Adstone road may, during the medieval period, have formed a crossroad running through or adjacent to the present garden of Canons Ashby House to join with the hollow way that runs southwest towards Eydon. This is supported by the fact that it is unlikely that a main road would have run through the monastic precinct as it does today. The medieval route was probably diverted during the 16<sup>th</sup> or 17<sup>th</sup> century as part of the laying out of the house and its gardens.

The Augustinian Priory, founded in the mid-12<sup>th</sup> century, was constructed to the south of the village. It was small, housing no more than thirteen canons. The present Church of St. Mary is what remains of the priory church, which was shared with the village. When the priory was occupied, the church extended much further to the east, having five bays and a chancel. The greater part of the nave was demolished after the Dissolution leaving two bays of the nave and the tower, the latter being an addition to the building in the mid-14<sup>th</sup> century. The priory buildings, such as the cloisters, cells and refectory were all situated on the south side of the church and have been partially excavated.

Lying to the north of the church within The Orchard is a well house known as the Norwell, which may have supplied the priory with water, and later Canons Ashby House. The well house structure is

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<sup>7</sup> An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire, RCHME (1981), p34-37

<sup>8</sup> 'Canons Ashby, Northamptonshire: An Archaeological Report', Foard, G.R. 1982, p.1-3

built from coursed, squared ironstone and has an arched doorway with a roof of stone and is probably of 16<sup>th</sup> century date. It is a Grade II listed building (NHLE UID 1075308).

Shortly after the Dissolution of the Monasteries in the 1530s, the priory and its estate eventually passed to Sir John Cope, who initiated the dismantling of the priory buildings. It is thought that he converted the Prior's lodgings into a house, which was eventually demolished in 1669. Two arms of a moat surviving as an earthwork, situated just south of Hill View Cottages, are probably associated with this house, as are further earthworks to the southeast that are probably the remains of pleasure gardens. The earthworks comprise a linear earthwork with a ditch on either side that is interpreted as a raised walk-way from which the gardens could be viewed. The area also includes a circular earthen mound which is thought to have been a prospect mound, again a location from which to view the whole gardens from an elevated position. Another feature within this area is a series of three medieval fishponds that were re-used as a feature of the later gardens<sup>9</sup>. Together, these features represent a rare example of a post-Dissolution garden that survive as visible earthworks.

Following the ownership of Sir John Cope, parts of the estate then passed to the Dryden family and it was on this part of the estate that John Dryden built Canons Ashby House in the mid-16<sup>th</sup> century, incorporating parts of Wylkyns Farm, which form the northwest and

east wings of the present house. He also added the Tower House, which forms the southwest part of the present house. The tower contained domestic rooms and the adjoining block contained two large rooms at both ground and first floor level. In the late 16<sup>th</sup> century, John Dryden extended the farmhouse eastwards by one bay and in doing so connected it to the tower house with a two-storey range containing a hall at ground level and a gallery at first floor level. This created a building with a symmetrical H-plan with a brick façade, which was an early use of brick as a building material in Northamptonshire. Further extensions in the late 16<sup>th</sup> or early 17<sup>th</sup> century gave the house its courtyard plan.<sup>10</sup>

It was in the early 18<sup>th</sup> century that Edward Dryden drastically changed the appearance of the house, re-facing the south elevation to create a fashionable, symmetrical façade with rows of sash windows. The west range was also made more orderly by blocking some existing windows and adding sash windows. The existing, off-centre doorway was blocked and a large central doorway with a baroque surround was added. This formed the principal entrance to the house until c. 1840, through a gateway from the Preston Capes road into the park, along a short driveway and then into the Green Court.

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<sup>9</sup> National Heritage List for England (NHLE) List entry UID 1015534 [Canons Ashby: the remains of a medieval monastery, castle, settlement and fields, post-medieval](#)

[houses, gardens and park, and a series of five dams, Canons Ashby - 1015534 | Historic England](#)

<sup>10</sup> Historic Building Recording at Canons Ashby House (2017), MOLA

Figure 8: Survey produced by the Royal Commission for Historic Monuments of England, 1981, showing archaeological features surviving as earthworks

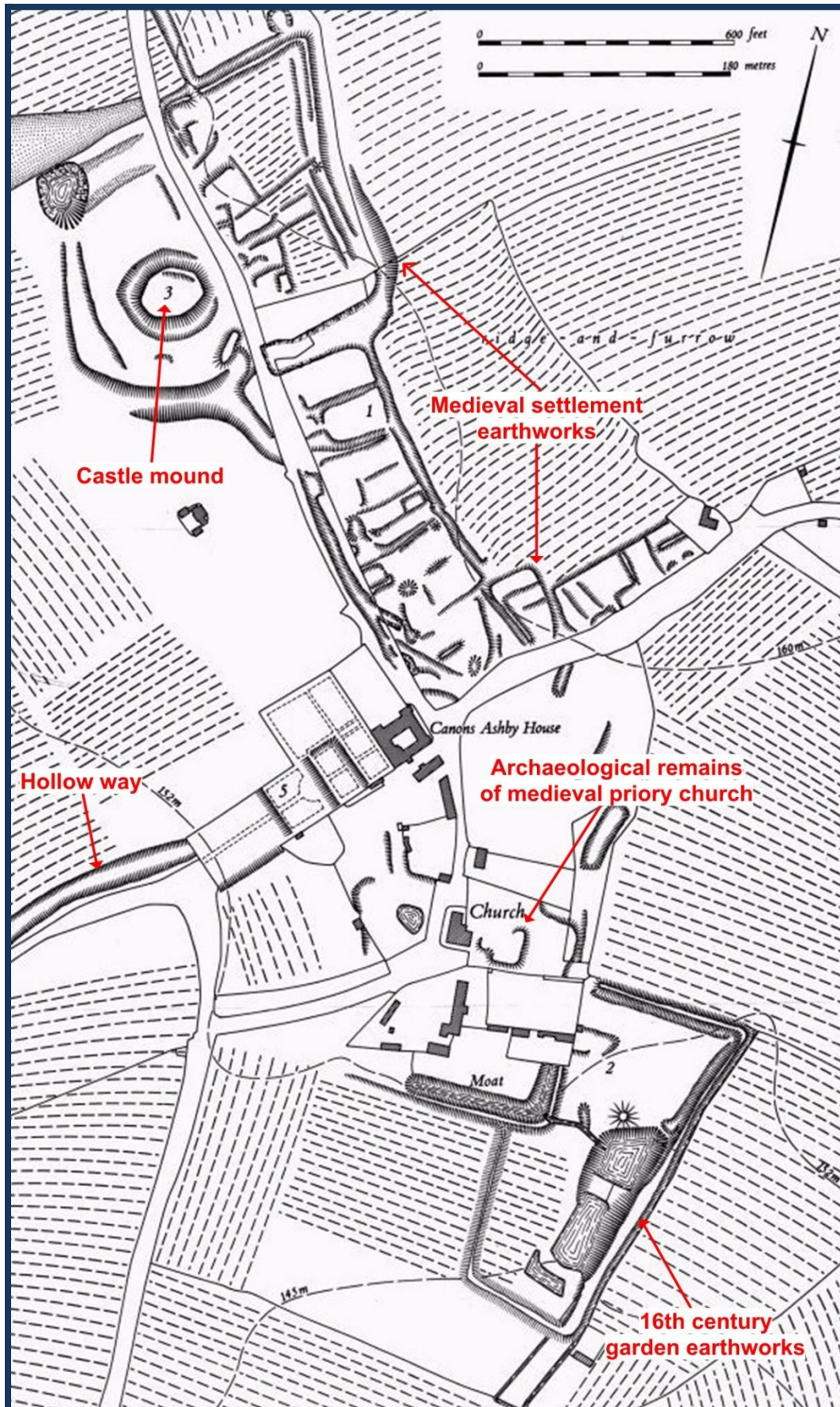


Figure 9: The south elevation of Canons Ashby House and formal gardens



Figure 10: Early 18<sup>th</sup> century baroque-style entrance and earlier blocked doorway



Between 1708 and 1710, Edward Dryden also laid out the formal gardens that can be seen today in order to provide a suitable setting for the house. The main gardens on the south side of the house were designed in a series of four terraced gardens with a central axial path leading from the entrance in this side of the house to a central gateway at the southern end of the garden, via a splayed flight of stone steps. Of the little documentary evidence relating to the design of the gardens, a 1711 survey refers to them as the 'best garden', 'upper garden', 'lower garden' and 'the little one below'. They are thought to have been designed <sup>11</sup> in the style of George London (d.1714) and Henry Wise (d.1738).

Lying to the northwest of Canons Ashby House and its formal gardens there is a small parkland measuring approximately 1km by 700m. Presumably it was laid out at the same time as the gardens c.1710. Much of the parkland has ridge and furrow earthworks running roughly from northeast to southwest, representing an area of the open fields cultivated by inhabitants of the village prior to emparkment. The northern-most area of the park is wooded but the central and southwestern areas are largely open pasture with mature specimen and parkland trees. At the southwest edge of the park there is a series of four large fishponds separated by a series of dams. It is thought these may have originated in the medieval period as monastic fishponds or mill ponds and were later adapted

<sup>11</sup> National Heritage List for England (NHLE) List entry UID 1015534 [Canons Ashby: the remains of a medieval monastery, castle, settlement and fields, post-medieval](#)

[houses, gardens and park, and a series of five dams, Canons Ashby - 1015534 | Historic England](#)

to create a more ornamental feature of the landscape park. A mill may have stood at the south end of the second pond<sup>12</sup>.

Also within the park, and situated approximately 150m northwest of Canons Ashby House is Park Cottage. The part of the building with the pointed roof was constructed in the early 18<sup>th</sup> century and its original use was as a deer larder. It was later converted into a gamekeeper's cottage with several single-storey extensions being added in 1867. A line of lime trees runs from just outside the entrance to the Green Court in a north-westerly direction and draws the eye towards the cottage.

Figure 11: Park Cottage, formerly a deer larder



Other designed landscape features, in the form of avenues of trees, exist elsewhere in the registered park and garden. A second avenue runs southeast from east of the formal gardens and frames the church. A third, double avenue of lime trees, recently replanted by the National Trust, runs southwest from the gates at the bottom of the garden through part of Lower Sehego. This replaced a double avenue of elms, which is depicted on the 1884 Ordnance Survey map, that continued for approximately 700m.

There has been little development within the conservation area in recent years. In two locations at its edge some large agricultural buildings have been constructed at South West Farm and northeast of Lodge Farm.

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<sup>12</sup> Northamptonshire Historic Environment Record

Figure 12: Extract from the 1884 Ordnance Survey map showing key historic features

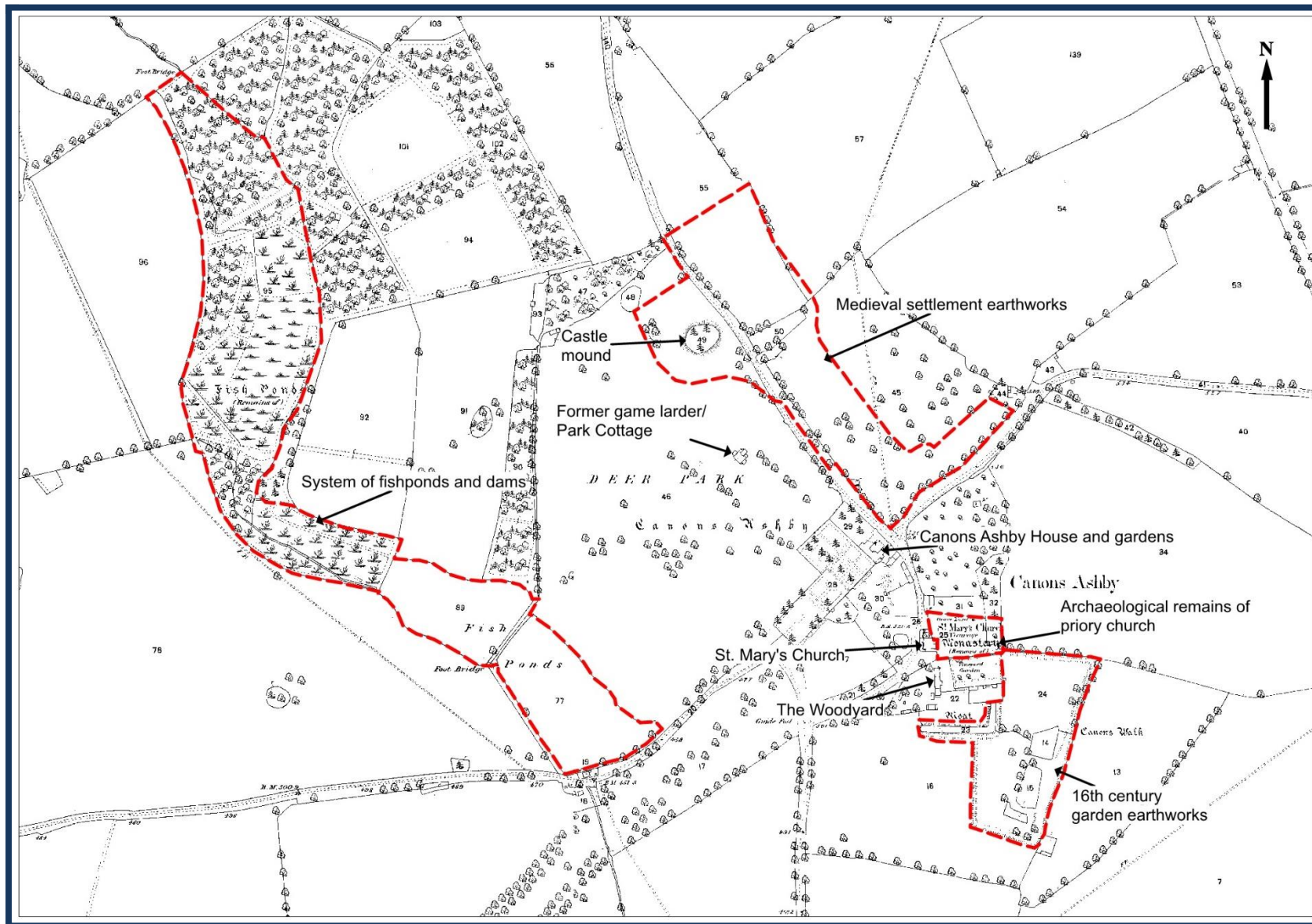




Figure 13: Extract from the 1900 Ordnance Survey Map showing key historic features

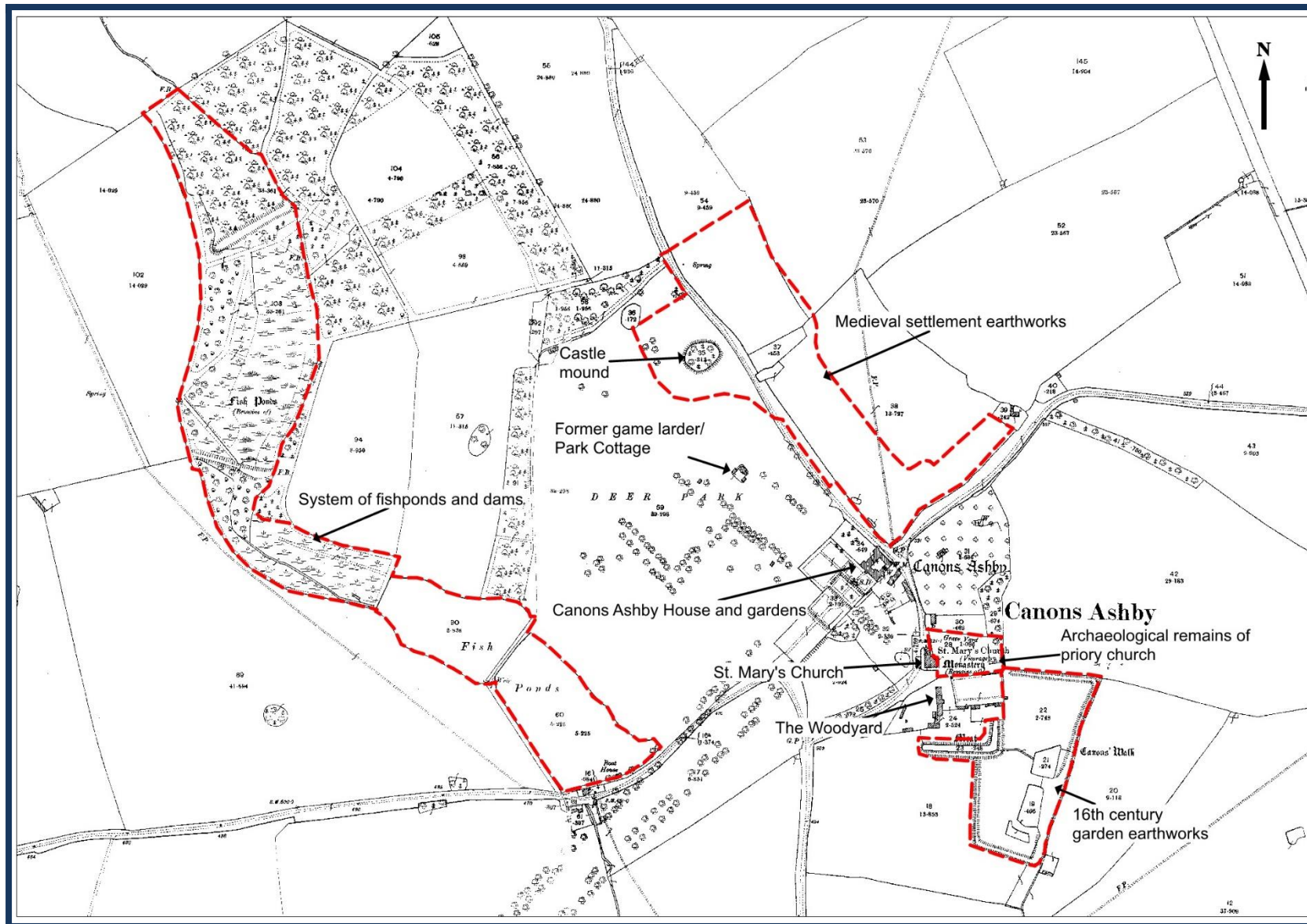


Figure 14: Contemporary mapping showing key historic features

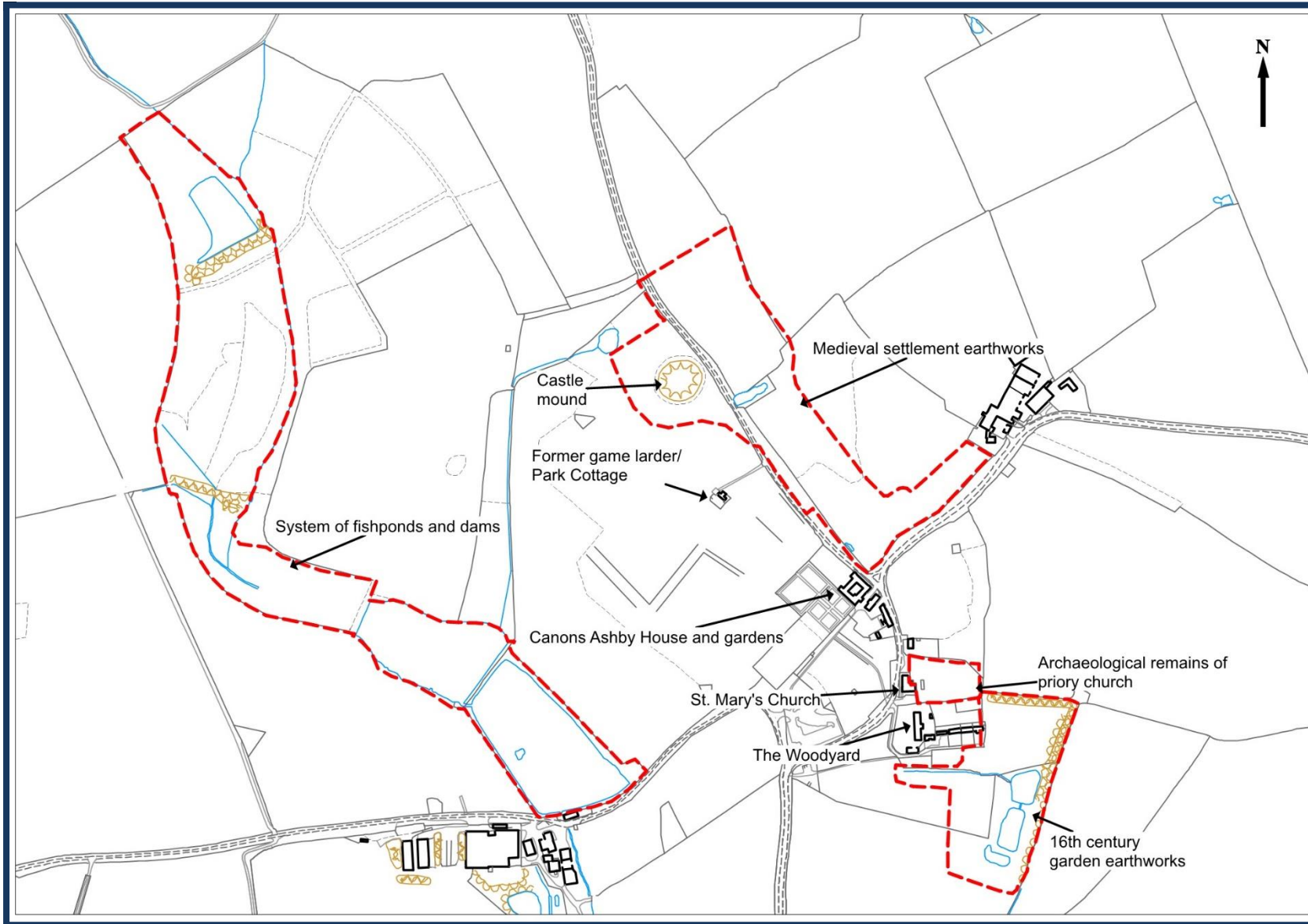
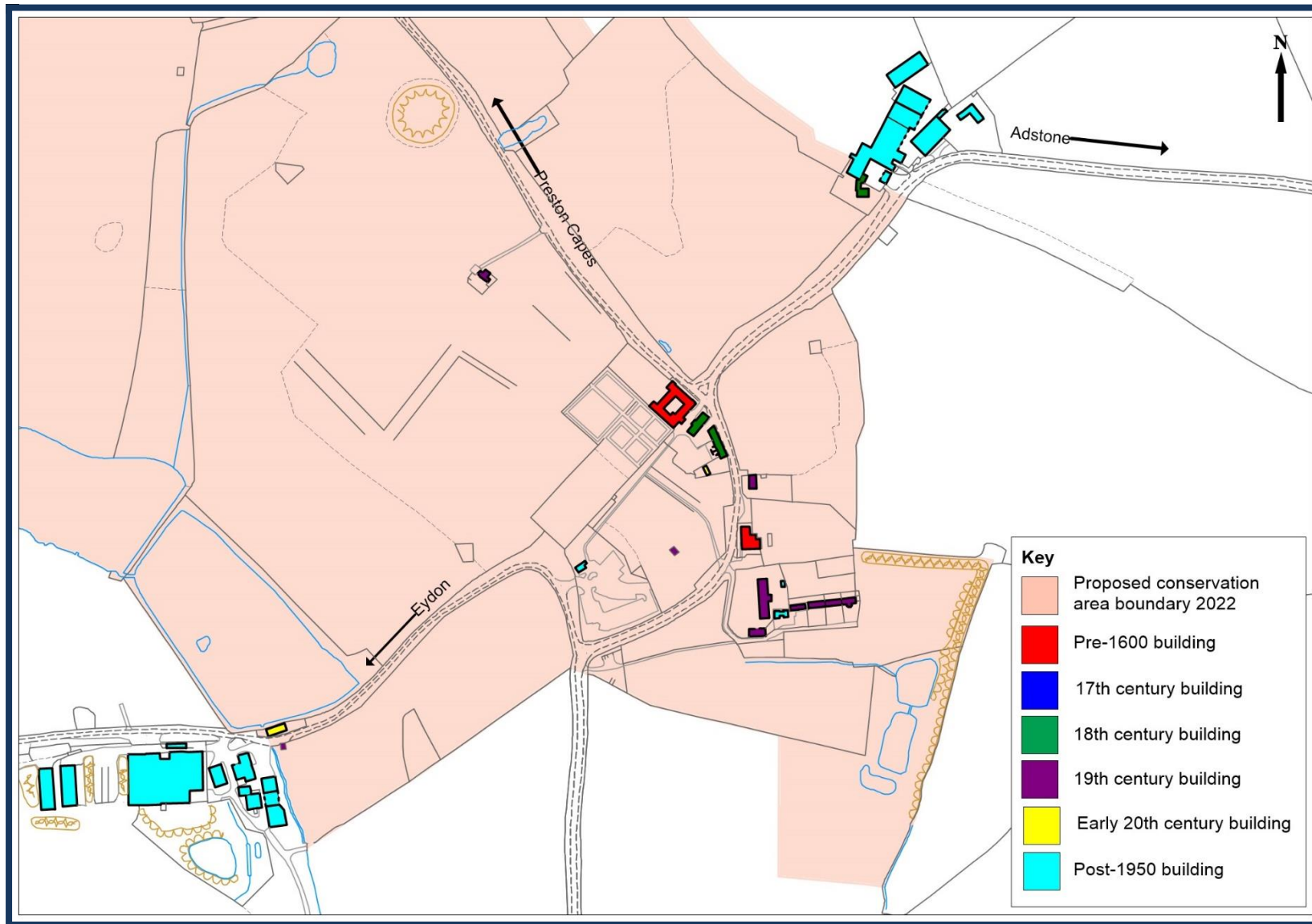


Figure 15: Map showing probable building ages within the proposed conservation area and its immediate surroundings



## 7 Spatial Character

Settlement character is not only formed by the buildings within a conservation area; but also the spaces between those buildings and other features of interest. This could include settlement layout, green infrastructure, trees, open spaces, the public realm, and views. The contribution of these “spatial” features to the character and appearance of the conservation area is set out below.

### 7.1 Spatial Character Summary

- The village of Canons Ashby is situated on high ground which gently falls away to the south, down to a small valley where several dams have been created to form a series of large ponds.
- Canons Ashby Conservation Area has a tranquil, rural character created by the dispersed layout of the village and the area of parkland to its northwest.
- The approaches to Canons Ashby, particularly along the Preston Capes and Eydon roads, are along narrow lanes with hedges either side that contribute to the rural and remote character of the village
- As the conservation area is entered along the Preston Capes road there are views into the parkland and of Canons Ashby House itself which create the impression of a high status and designed landscape
- There are only a few buildings within the conservation area and they are well-dispersed, with the only concentration being to

the south of St. Mary’s Church, which gives the impression that this area forms the centre of the village

- There are many open spaces within the conservation area formed by parkland, enclosed pasture, paddocks and an orchard. These enable views through and outwards from the conservation area as well as enhancing the setting of the village’s historic buildings and other heritage features
- Archaeological remains of the shrunken medieval settlement, castle motte, fishponds and 16<sup>th</sup> century garden layout, in the form of earthworks, provide visible evidence of how the village developed. They provide a tangible link to the past
- There are several footpaths within and around the edges of the conservation area that date back to at least the 19<sup>th</sup> century and may be considerably older, having been used as prominent routes between Canons Ashby and surrounding villages
- There are many important views within, from and towards the conservation area (see Section 7.3). The tower of St. Mary’s Church, with its distinctive pinnacles at each corner, is a feature of many of these views
- Trees make a significant contribution to the character of the conservation area. There are currently no Tree Preservation Order Trees within the conservation area but there are individual and groups of trees that make an important contribution to the rural and parkland character and setting of the conservation area (see Figure 17). They contribute to the visual amenity of the village and soften the built environment. Ornamental and parkland trees are an important feature of the designed landscape gardens and parkland of Canons Ashby House. As well as clumps, woodlands and individual parkland

trees, some of which are several hundred years old, there are avenues of trees that channel views. Several of these avenues have been replanted by the National Trust in recent years based on documentary evidence of the historic layout of the designed landscape, for example the double elm avenue running southwest from the southwest end of the formal gardens. There is a significant number of veteran trees, some of which are in decline but nonetheless are historically and ecologically important and which contribute to the sense of time depth of the village and parkland.

## 7.2 Areas of Archaeological Potential

Archaeological interest can be both remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures.

Evidence of past settlement remains in Canons Ashby contributes to the special historic interest and setting of the conservation area; the archaeological remains enhance the legibility of the development of the settlement and have the potential to yield further evidence of the area's history.

### **Potential archaeological deposits within the conservation area include:**

AP1: The site of the shrunken medieval village, medieval castle motte, medieval priory, 16<sup>th</sup> century house and gardens, and Canons Ashby House and gardens.

AP2, 3, 4, 6 and 7: A series of medieval fishponds and dams.

### **Potential archaeological deposits on the fringes of the conservation area include:**

AP5: The possible site of a watermill.

AP8: Cropmarks of undated ditches and enclosures visible on aerial photographs indicate the site of a possible settlement.

AP9: Site of possible windmill mound.

Areas of archaeological potential which make a particularly strong contribution to the immediate setting of the conservation area will be considered for inclusion within the boundary as per Historic

England advice. Not all areas can reasonably be included within the conservation area. The exclusion of areas from the boundary does not reduce their positive contribution to the setting of the conservation area through their historic interest nor preclude the possibility of that area yielding significant archaeological evidence which may enhance our understanding of the past.

Figure 16: Areas of archaeological potential within and on the edge of the conservation area

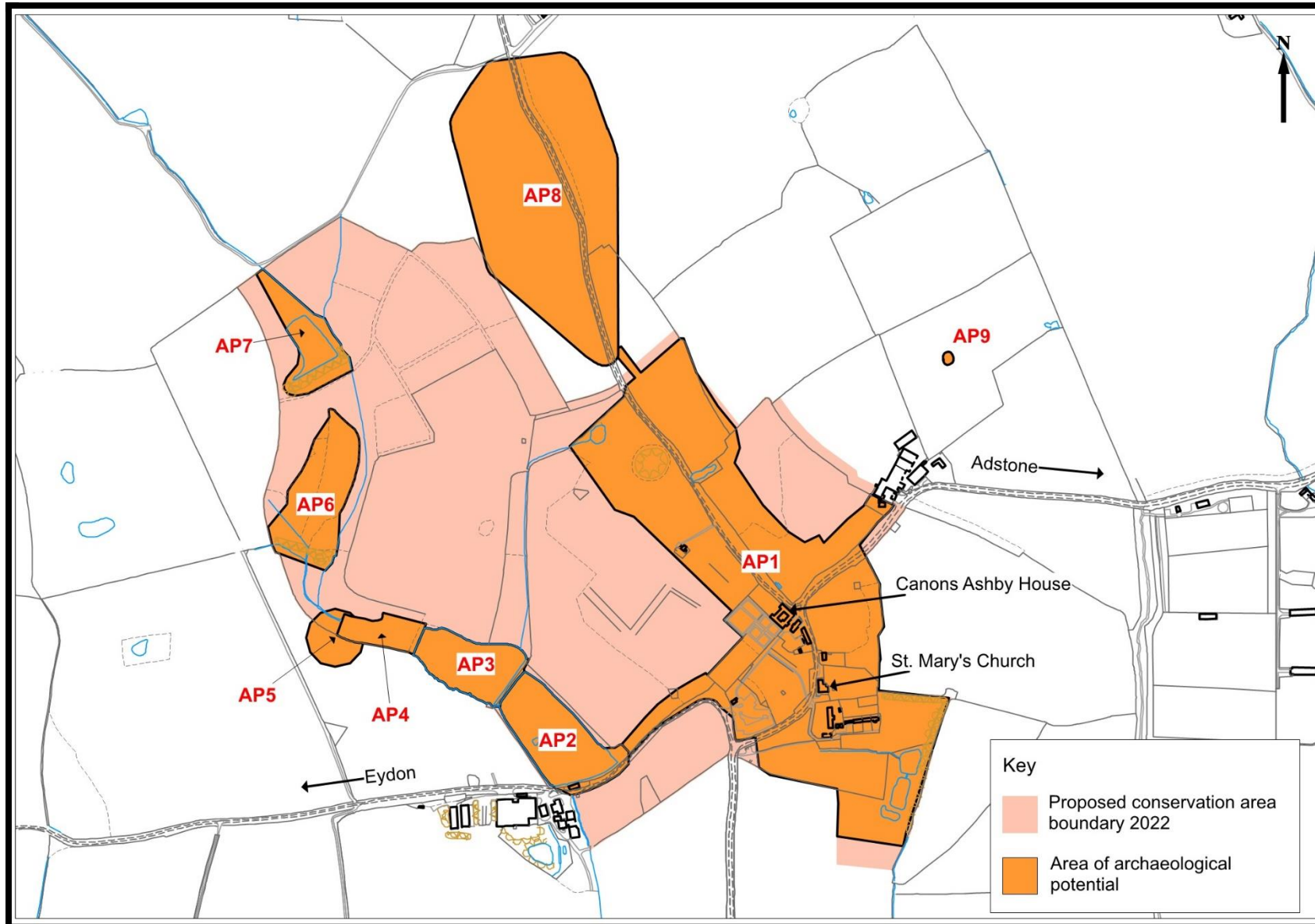
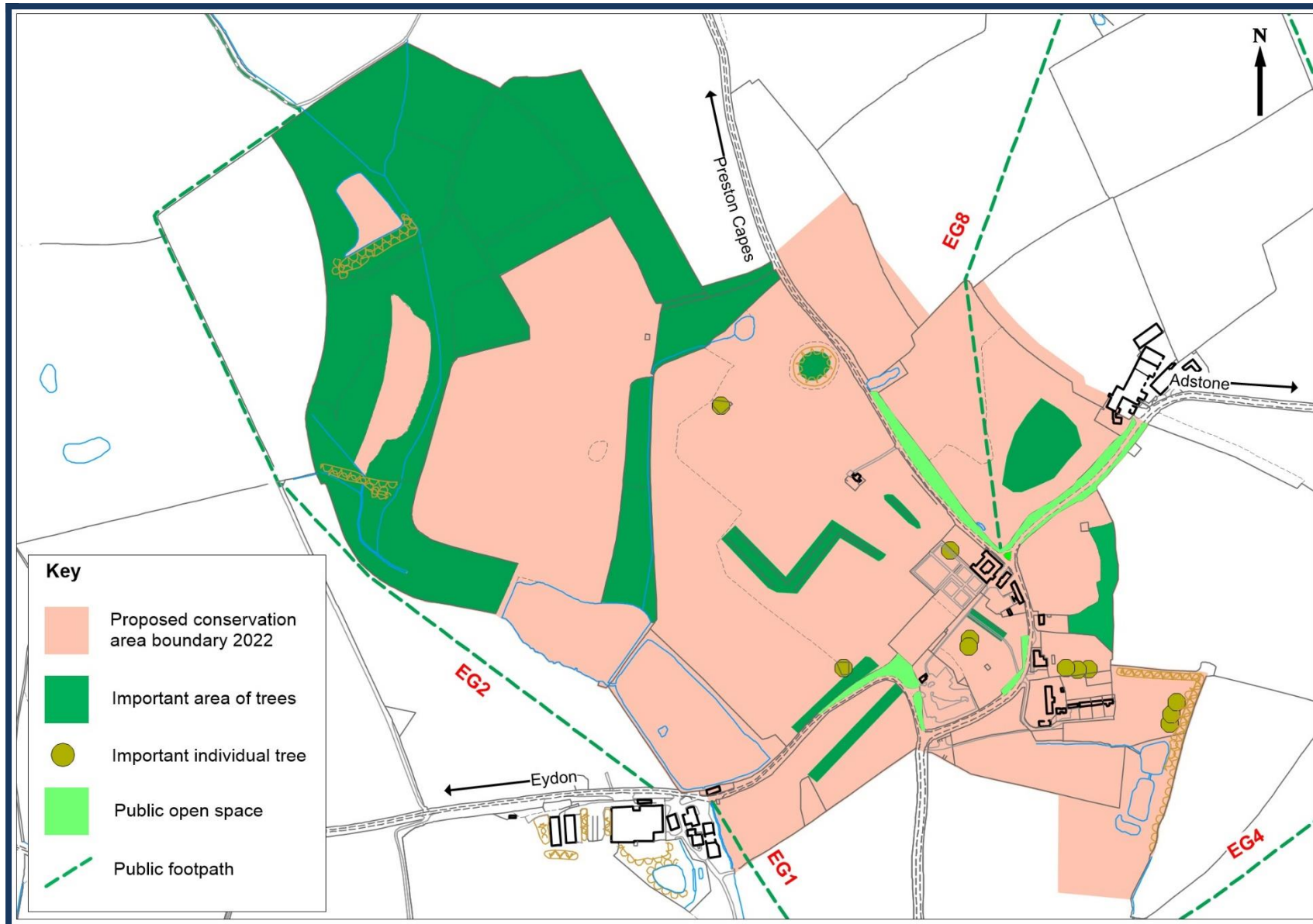


Figure 17: Map showing important public footpaths and important areas and individual trees in and around the edges of the conservation area





### 7.3 Views and Vistas

Views and vistas impact upon and contribute to how the conservation area is experienced, both within the boundary and from outside the designation. Views of the surrounding landscape from Canons Ashby are also an important consideration for the setting of the conservation area.

As well as the overall contribution of the surrounding landscape, individual features can create particular interest within views. This is particularly the case within the gardens at Canons Ashby House, for example the views northeast and southwest along the central axis of the garden with the Lion Gates as the focal point at one end and the house itself at the opposite end.

Both long and short views highlight the landmark buildings within the conservation area, namely Canons Ashby House and St. Mary's Church. The church in particular is a prominent feature in many views, both long and short, especially its tower which rises up above the tree cover. Various long views out from the conservation area to the surrounding countryside highlight its rural setting.

Figures 18 and 19 identify those views that are particularly important and the photographs show examples of these views. The omission of a particular view from the map does not preclude its significance.

#### **Important views within the conservation area:**

#### **V1: Looking northeast towards Canons Ashby House from the park**

The view towards Canons Ashby House from just outside the garden boundary wall and from within the park takes in the southwest elevation of the house with its central tower and the formal gardens on its southwest and northwest sides.

#### **V2: Looking through the Grade II listed Lion Gates towards Canons Ashby House**

From the Eydon road there is a view of the Grade II\* listed Lion Gates, through the gardens along the central walk-way, which terminates with a view of the house and its central tower.

#### **V3: Looking southwest from the top terrace of the garden at Canons Ashby House**

This view from the top terrace of the gardens looks down the central pathway towards the Lion Gates and to the rolling hills of the surrounding countryside. It highlights Canon Ashby's rural setting.

#### **V4: The view southeast through the gateway into gardens at Canons Ashby House**

From the parkland there is a view through the early 18<sup>th</sup> century gateway, whose piers are surmounted by urns, to the formal gardens. The eye is drawn along the gravel path through the gardens towards the tower of St. Mary's Church, which is the focal point of the view.

#### **V5: Looking northwest through the Green Court**

Standing outside the entrance to the northwest wing of Canons Ashby House, the eye is drawn along between two lines of clipped

yew trees to the Grade II listed statue of the Shepherd Boy and the gateway into the park behind.

**V6: View northwest through the upper terrace gardens**

From this location there is a view across the gardens to the impressive Cedar of Lebanon tree.

**V7: The view across the northwest towards Park Cottage**

From just outside the gateway to the Green Court, looking northwest, there is a view along a line of trees towards Park Cottage, a former game larder that was subsequently converted into residential dwelling. It is a distinctive building with an unusual roof design.

**V8: Looking west from within the parkland**

Looking westwards are views of the ridge and furrow earthworks within the park as well as the variety of parkland trees. From the elevated position near to the Preston Capes road, there are long views through the park to the rural landscape beyond.

**V9: View of possible motte earthwork and parkland**

As the conservation area is entered from the Preston Capes road there are views of the possible motte earthwork within the parkland, which shows its profile, as well as the parkland character of the land in which it is situated.

**V10: View of the house and entrance gateway from Preston Capes road**

From the road there is a view of the north elevation of Preston Capes House and the Grade II listed gateway that was formerly the main entrance into the park and to the house through the Green Court.

**V11: Views from footpath EG8 across medieval earthworks**

From the footpath there are views across the earthwork remains of the medieval shrunken settlement and ridge and furrow, part of the scheduled monument, which are a reminder of the age of Canons Ashby as a settlement.

**V12: The view south to St. Mary's Church along the main road through the village**

Views along the road highlight the church as a landmark building within Canons Ashby. They also highlight the small and dispersed character of the settlement, with the paddock called Sehego Nob and the orchard on either side of the road. Church Cottage also features in this view, built from ironstone and with the church, boundary wall to Canons Ashby House and its outbuildings, helps to create a coherent character.

**V13: Looking north along the main road through the village**

This is a view of the St. Mary's Church with the paddock on the opposite side of the road which highlights the church's prominence as a building in the village.

**V14: Looking towards the northeast elevation of Canons Ashby House from the road junction**

From the point where the Preston Capes road and the Adstone road meet there is a view of the northeast and southeast elevations of Canons Ashby House. The respective elevations have a contrasting appearance in terms of their materials and detailing, which provides a sense that the building developed over a span of time.

**V15: Looking south from footpath EG8**

On approaching Canons Ashby along this footpath there is a view of the northeast brick elevation of Canons Ashby House with the church tower behind.

**V16: Looking northeast from footpath EG1**

This view looks up the slope from footpath EG1 towards Canons Ashby House and St. Mary's Church, both of which are visible through the trees.

**V17: The view across the paddock towards the church**

The view east across the paddock with the church dominating the view, highlights the open and loose-knit character of the settlement, as well as the importance of this open space to the setting of the Grade I listed building.

**V18: Looking northwest along an avenue of trees towards one of the gateways to the gardens of Canons Ashby House**

The eye is drawn along the avenue of lime trees towards the gateway in the east wall of the gardens of Canons Ashby House. The view demonstrates elements of the designed landscape and the status of Canons Ashby House within the village.

**V19: Looking west across the site of the demolished area of the medieval priory church**

From this location there are views across the site of the demolished part of the medieval priory church, which is now a small, enclosed area of grassland with the graveyard at its west end. There is a good view past four yew trees of the rear of the church at the top of the slope. There are also views of the tall 16<sup>th</sup> century garden wall, which forms the southern boundary.

**V20: Looking east across the parkland towards Canons Ashby House**

There are views looking across the ridge and furrow within the parkland towards Canons Ashby House standing at the top of the slope. The view highlights the changing land use types that the landscape has undergone through time.

**Important views towards the conservation area:**

**V21: The View northeast from footpath EG2**

This view looks across the southern-most medieval fishpond into the parkland and up the slope to Canons Ashby House, with the rendered central tower providing a focal point. The pinnacles of the tower of St. Mary's Church are visible protruding from the top of the treeline. The view highlights the spatial relationship between the fishponds, parkland, the house and the church.

**V22: Looking north from footpath EG2 towards parkland**

This view looks across one of the fishponds at the edge of the registered park and garden towards an open area of the parkland

which is screened by woodland when looking towards it from other locations. The view highlights the parkland character of the landscape and the ample tree-cover and the tranquil nature of this area of the landscape.

#### **V23: The view northeast from footpath EG1**

There is a view towards the conservation area in which the church tower is visible emerging from the trees. The view also takes in the trees in the parkland and it highlights the verdant character of the conservation area. Where there is a gap in the tree cover, there are views of the ridge and furrow earthworks running through the parkland.

#### **V24: The view west from footpath EG4**

From this footpath there are views of Hill View Cottages, The Woodyard and the tower of St. Mary's Church, with its distinctive pinnacle tower protruding from the trees.

#### **V25: The view southwest from the Adstone road**

Looking southwest from the Adstone road, just south of Lodge Farm, there are views through the trees of the tower of St. Mary's Church, which gives the sense that the village is about to be entered.

#### **V26: Looking southeast into the conservation area from the Preston Capes road**

As the road is traversed there are short views into the fields on the east side of the road where there are well-preserved earthworks of the medieval settlement and ridge and furrow cultivation. This gives a sense of the age of Canons Ashby as a settlement.

### **Important views outwards from the conservation area:**

#### **V27: The view northeast from footpath EG8**

In the foreground ridge and furrow earthworks provide a visual link to the village's agricultural past. From this location there are also long views of the rural landscape in which Canons Ashby is located, which illustrate its remoteness.

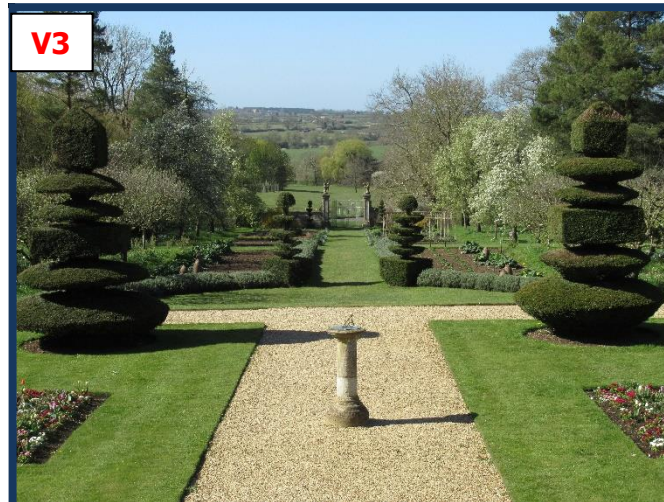
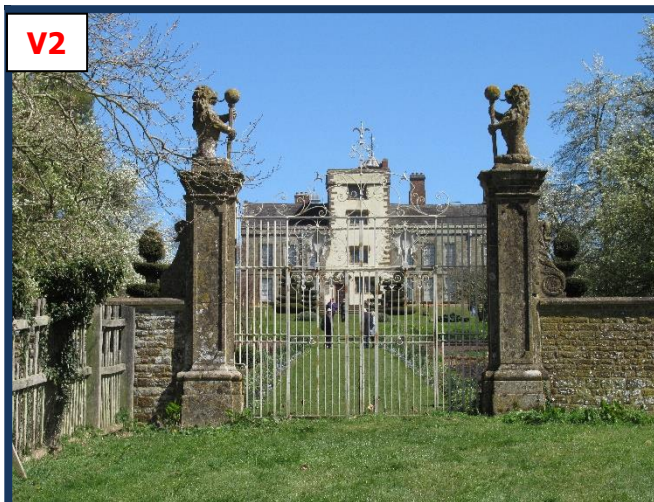
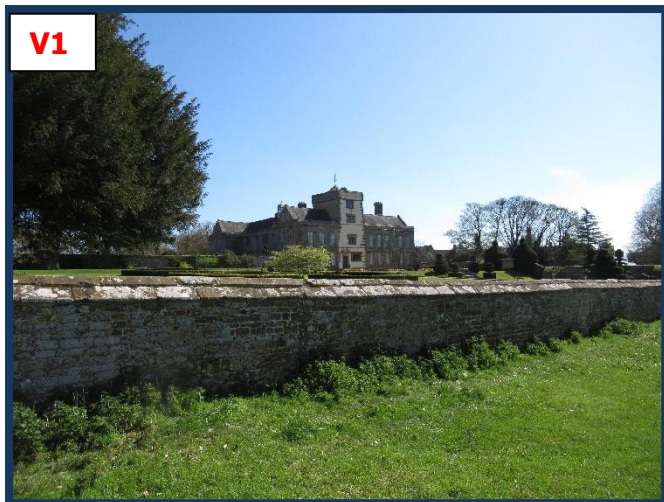
#### **V28: The view southeast from the Adstone road**

There are long views towards the southeast from this location which highlight the rural setting of Canons Ashby and the undulating countryside to the east of the village, which contrasts with the flatter topography to the north.

#### **V29: The view east from the churchyard**

From the churchyard there are views east to the open countryside with the impressive wall of the 16<sup>th</sup> century walled garden associated with Sir John Cope's house in the foreground. The view illustrates the rural character of Canons Ashby and the changing use of land within the village over time.

Figure 18: Important views within, towards and from the conservation area













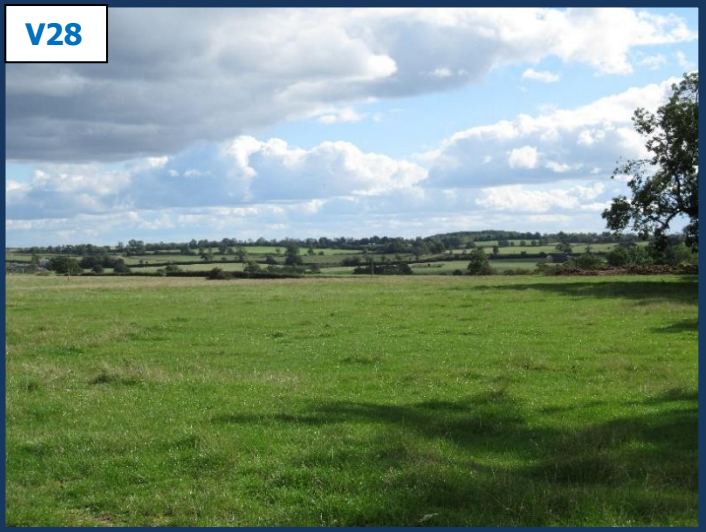
V25



V26



V27

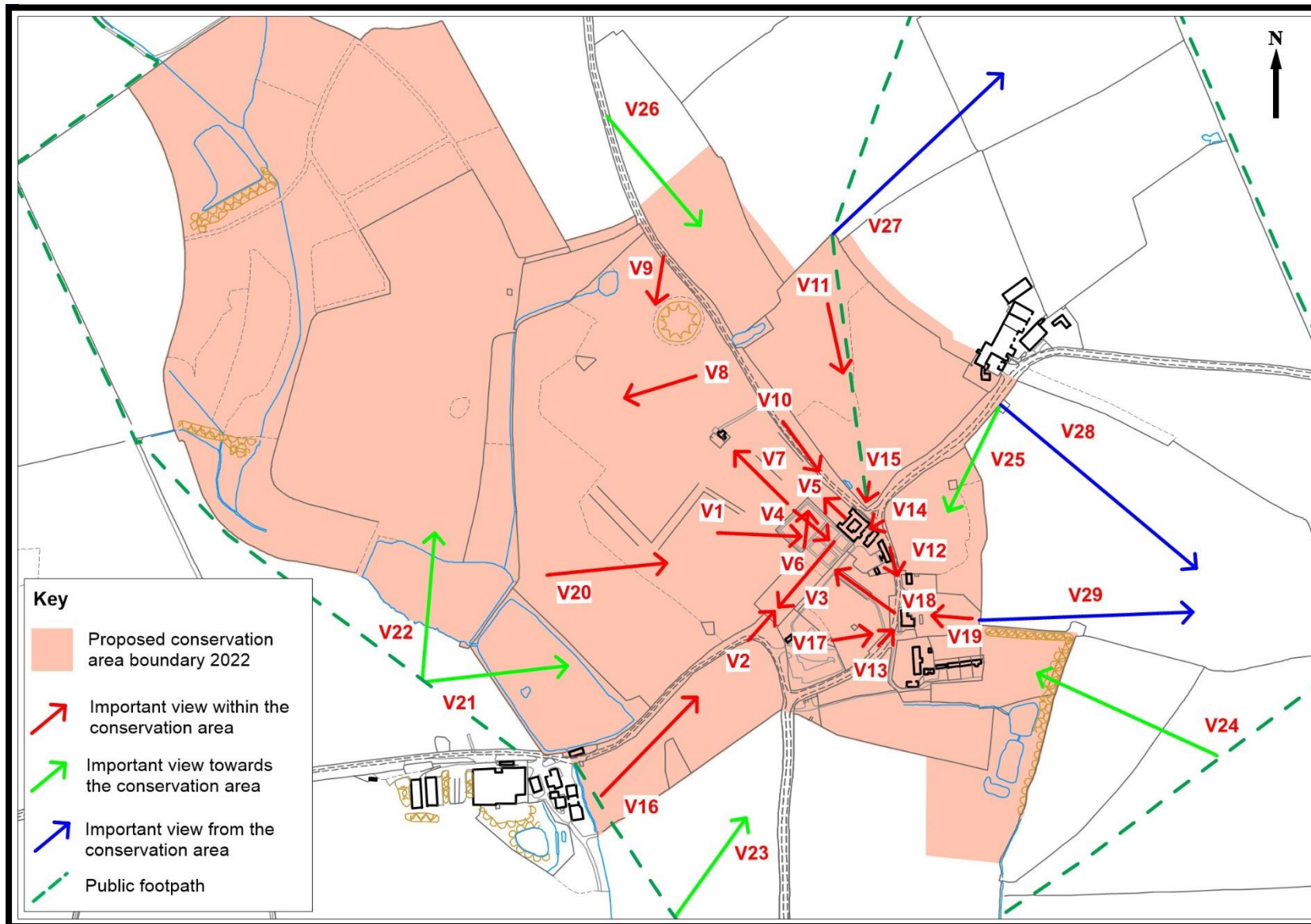


V28



V29

Figure 19: Map showing important views within, towards and from the conservation area



## 7.4 Open Space Analysis

Open space analysis is a method used to assess the contribution of open space to the character and appearance of the conservation area<sup>13</sup>.

The rural nature of the majority of the Daventry area is such that landscape often makes a significant contribution to the character and appearance of conservation areas within it.

In 2016, a methodology for analysing the contribution of landscape within Craven District was formulated by Historic England.<sup>14</sup> This methodology has been employed to assess the contribution of open spaces to the Canons Ashby Conservation Area.

Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries). The analysis considered open space inside and outside the conservation area boundary, where it formed its immediate context.

Fieldwork was combined with an analysis of historic mapping and other secondary sources.

From this, the following factors were taken into account in

assessing the contribution of open space to the character and appearance of the conservation area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the boundary of the conservation area (for example, there are many long views from within conservation areas to the wider landscape that are fundamental to their character and appearance)
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside (and sometimes at considerable distance from hills and raised ground)

The following categories have been used to assess the contribution of open space to Canons Ashby Conservation Area and are mapped in Figure 21:

**Purple:** Open space that makes a significant contribution to the character and appearance of the conservation area.

**Pink:** Open space that makes a moderate contribution to the character and appearance of the conservation area.

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<sup>13</sup> Alan Baxter Ltd (2016) Craven Conservation Areas Project: Potential Conservation Area Designations August 2016

<sup>14</sup>[https://www.cravendc.gov.uk/media/1818/craven\\_ca\\_appraisals\\_introduction\\_august\\_2016.pdf](https://www.cravendc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf)

**Brown:** Open space that makes no or negligible contribution to the character and appearance of the conservation area.

Areas of open space that make a significant contribution to the setting of the conservation area may not necessarily be located within its boundary. In some instances, this contrasts with other open spaces that also make a significant contribution and are within the conservation area. This is because these spaces also contain features that contribute to the conservation area's historic character in addition to its setting.

Areas adjacent to the conservation area boundary that are either inaccessible or not visible from a public space at the time of the appraisal have not been included in the Open Space Analysis. This does not preclude the possibility that they make a positive contribution to the setting and/or character of the conservation area.

#### **OS1: Enclosed pasture (Parkers Close and New Piece) on the east side of the Preston Capes Road**

This area of pasture makes a **significant** contribution to the character and setting of the conservation area. Much of the area contains earthworks of the shrunken medieval settlement and is part of the larger scheduled monument designation. The most northerly quarter of OS1 has ridge and furrow earthworks within it and is outside the scheduled area. The earthworks within OS1 make an important contribution to knowledge of how the settlement has developed over time. In the southeast third of the open space there

are a number of trees, which gives it a parkland character. There are views into this open space and of the archaeological earthworks from the Preston Capes road which highlight the rural character of the conservation area and the age of the village (see Section 7.3, View 26). The earthworks can also be viewed when walking across the southern part of the open space (View 11) on the public footpath EG8, which also adds to the amenity of the conservation area.

#### **OS2 and OS3: Enclosed pasture on the east side of Preston Capes Road**

These two pasture fields make a **significant** contribution to the character and setting of the conservation area. They contain ridge and furrow earthworks and, as such, provide evidence of past land use in relation to the medieval settlement, which lay immediately to the west. The public footpath EG8 travels through OS2 and enables long views to the surrounding countryside, highlighting the remote location of the village (see Section 7.3, View 27). As an open space, OS2 and OS3 contribute to the peaceful character of the conservation area and highlight its rural setting.

#### **OS4: Large area of pasture east and south of the Adstone road**

This area of pasture makes a **significant** contribution to the character and setting of the conservation area. The open nature of this land enables important views across it from the Adstone road. The first is of the tower of St. Mary's Church, a landmark building within the village and the surrounding countryside. The second is the long view to the rolling countryside beyond the village (see Section 7.3 Views 25 and 28). This area of pasture also forms the

immediate setting of several other heritage designations in addition to the conservation area; the Grade I listed church to its west and part of the scheduled monument to its west and south.

#### **OS5: An area of pasture east of Hill View Cottages**

This area of pasture makes a **significant** contribution to the character and setting of the conservation area. Its open character enables views of the church tower and other buildings in the village from footpath EG4 (see Section 7.3, View 24). As well as forming the immediate setting of the conservation area it also contributes to the peaceful, rural setting of the scheduled monument.

#### **OS6: Three areas of pasture to the south of Hill View Cottages**

Three areas of pasture that make a **significant** contribution to the character and setting of the conservation area. They contribute to the peaceful, rural atmosphere of the village on its south side. Parts of the north third of this area are included within the Registered Park and Garden and the scheduled monument designations for the earthwork remains of the 16<sup>th</sup> century garden. The open space is, therefore, also of importance to the setting of both designated heritage assets in addition to the conservation area. Footpath EG4 crosses the southern enclosure and adds to the amenity of the area.

Figure 20: Looking east across the earthworks of the 16<sup>th</sup> century garden within OS6



#### **OS7: An area of pasture to the southwest of South West Farm**

An area of pasture that makes a **significant** contribution to the character and setting of the conservation area. The open space enables views from footpath EG1 back towards the village, the parkland of Canons Ashby House and the church tower, which highlights the verdant character of the conservation area (see Section 7.3, View 23). Through a gap in the tree cover there are also glimpses of the ridge and furrow earthworks within the park. This area of pasture also contributes to the peaceful, rural

character of the conservation area and enhances the setting of the Registered Park and Garden.

**OS8: An area of pasture north of South West Farm**

An area of pasture that makes a **significant** contribution to the character and setting of the conservation area. The open character of the land and its elevated position enable important views from footpath EG2 which highlight the spatial relationship between the fishponds, parkland, the house and the church (see Section 7.3, View 21). The agricultural land use contributes to the serene character of the conservation area and the registered park and garden.

**OS9: An area of parkland under permanent pasture within the registered park and garden**

An area of pasture that makes a **significant** contribution to the character and setting of the conservation area. The pasture is surrounded almost entirely by woodland but there are views into this open space from footpath EG2 (see Section 7.3, View 22). The pasture forms the backdrop to this view across the lake and contributes to the peaceful atmosphere of the conservation area. Within this area of pasture there are ridge and furrow earthworks relating to the former open field system of agriculture that existed prior to the emparkment. It lies within the Registered Park and Garden.

**OS10: An area of parkland between the Preston Capes road and the lakes to the west**

An area of parkland under permanent pasture that makes a **significant** contribution to the character and setting of the conservation area. This area is part of the designated registered park and garden and the scheduled monument. There are numerous important views within, through and from the parkland that incorporate archaeological earthworks of the medieval castle motte, ridge and furrow cultivation and hollow ways relating to the medieval settlement to the northeast and give a sense of the changing use of the landscape and the time depth of the conservation area. A variety of individual trees and several avenues of trees give this open space its parkland character (see Figure 17). The open nature of the parkland enables views of Canons Ashby House and long views out to the surrounding countryside, particularly to the southwest, which highlights the rural setting of the conservation area (see Section 7.3, Views 7, 8, 9 and 20).

**OS11: The orchard south of the Adstone road**

The orchard makes a **significant** contribution to the character of the conservation area. This area lies within the scheduled monument designation. Earthworks within this area may be related to the medieval settlement, which lies immediately to the north on the opposite side of the Adstone road, and there is potential for further buried archaeological deposits as suggested historic OS maps evidence showing post-medieval buildings. A stone-built well house, probably of 16<sup>th</sup> century date, which is Grade II listed, stands towards the north end of the area. There has been replanting of orchard trees in the southern third of the space, which

contributes to the rural setting of the Grade II listed Church Cottage and Grade I listed St. Mary's Church to the south and Canons Ashby House (Grade I listed) to the west.

#### **OS12: Open space to the rear of St. Mary's Church**

A small open space, which includes the churchyard, that makes a **significant** contribution to the character and setting of the conservation area. In addition to the churchyard, the open space immediately to its east has within it the archaeological remains of the priory church and it lies within the area of the scheduled monument. Footpaths through this space lead to the east where views look past the 16<sup>th</sup> century walled garden wall and out to the countryside (see Section 7.3, V29), thus reinforcing the rural setting of the conservation area. Being immediately east of the rear of the church, the space also contributes to the setting of the listed building.

#### **OS13: Open space between Canons Ashby House and St. Mary's Church (Sehego Nob)**

A paddock known as Sehego Nob on the south side of Canons Ashby House that makes a **significant** contribution to the character and setting of the conservation area. The paddock lies within the registered park and garden designation and the area of the scheduled monument. There are views through this area of both Church Cottage and St. Mary's Church, which highlight the loose-knit character of the village (see Section 7.3, View 17). Within the paddock stands a stone barn. As a vernacular building it is typical of the rural character of this working estate, being built from ironstone, with a slate roof, a timber plank door and timber lintels above the window openings. Also within the paddock there is an avenue of trees that channels views towards a gated entrance into

the formal gardens of Canons Ashby House (View 18), demonstrating elements of the designed landscape and the status of Canons Ashby House within the village. The space contributes to the setting of these Grade I and II listed buildings. It also provides a peaceful, rural atmosphere in the centre of the village. Footpaths leading through the open space add amenity value.

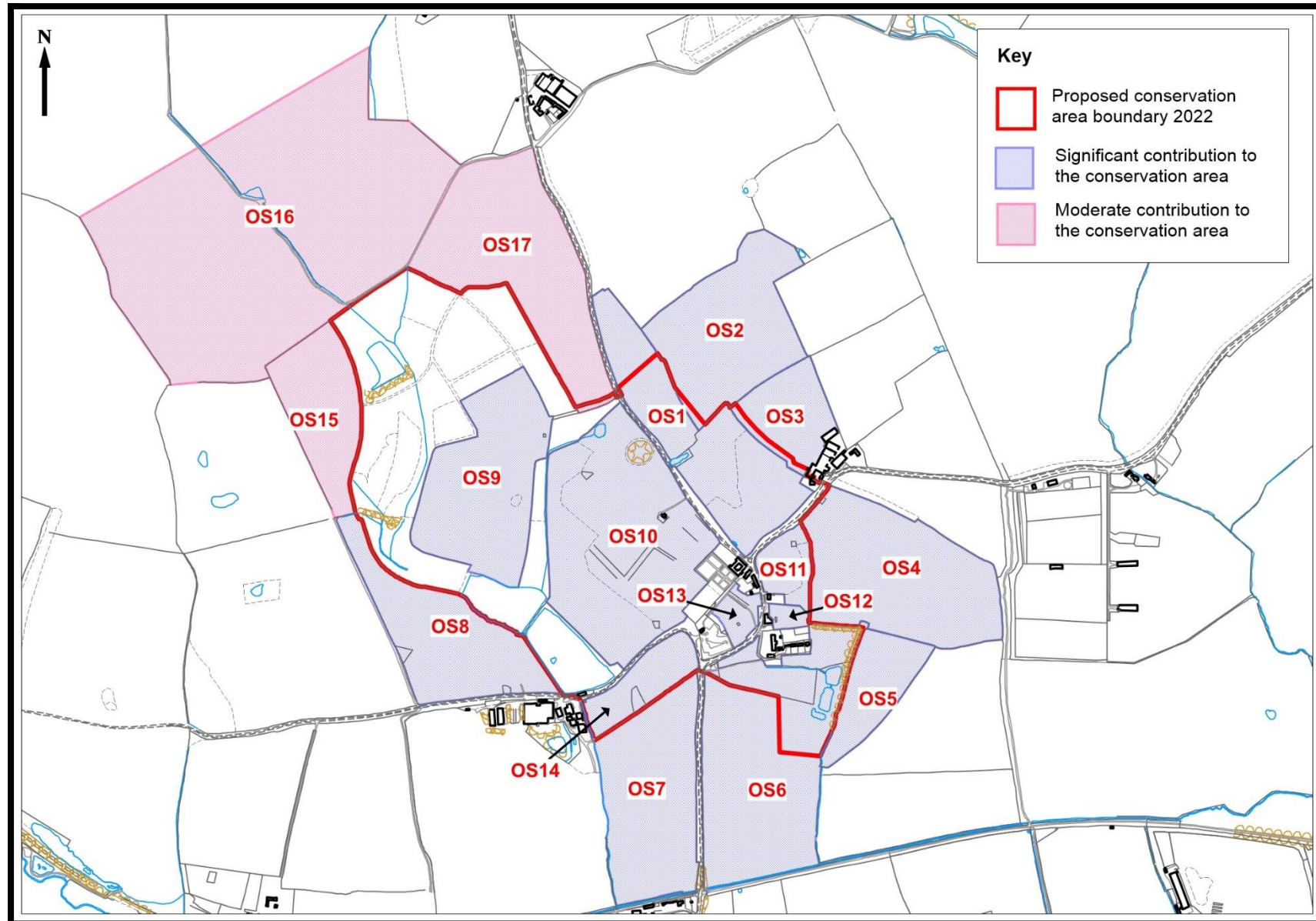
#### **OS14: Enclosed pasture (Lower Sehego) south of the Eydon road**

An area of pasture known as Lower Sehego that makes a **significant** contribution to the character and setting of the conservation area. Much of this area is within the Registered Park and Garden. The open space enables views northeast from footpath EG1 towards the Lion Gates with Canons Ashby House beyond, as well as the tower of St. Mary's Church emerging from the tree line (see Section 7.3, View 16). A recently planted avenue of trees gives this area its character of a designed landscape.

#### **OS15, 16 and 17: Three arable fields to the northwest of the conservation area**

Three arable fields bordering the wooded northwest part of the conservation area that make a **moderate** contribution to the character and setting of the conservation area. They enhance the rural and peaceful character of the conservation area and are experienced as the conservation area is approached along the Preston Capes road and as footpath EG2 is traversed. The rural character of these spaces in the immediate vicinity of the conservation area boundary extends outwards into the wider countryside.

Figure 21: Map showing the open space analysis for Canons Ashby





## 7.5 Public Realm and Other Features of Value

The public realm can be defined as the space around and between buildings that are publicly accessible, including streets and open spaces. In addition to the public realm having the potential to contribute to the character, appearance and amenity of the conservation area, it often includes specific features that also make a contribution and should be retained. Positive aspects of the public realm and features of value within the Canons Ashby Conservation Area include the following:

- The wall-mounted letter box opposite the church which carries the letters 'GR' signifying that it dates to the reign of King George V (1910-1936)
- The small triangular green at the junction of the Banbury and Preston Capes roads, and wide grass roadside verges throughout much of the conservation area which contribute to the rural character of the village (see Figure 17)
- There are few road signs, telegraph poles and an absence of street lighting columns, which keeps street clutter to a minimum and enhances the rural character of Canons Ashby
- There are no pavements within the village, which enhances its rural character.
- The golden gravelled surfaces to paths and courtyards around Canons Ashby House and its ancillary buildings and the cobbled edges to courtyards, entrances and paths.



Figures 22-24 clockwise from top left: King George V letter box; triangular grass verge at junction; golden gravel and cobbled surfaces

## 8 Architectural Character

Architectural form is a key aspect of the character and appearance of the conservation area. Set out below is a summary of building types and materials; including the characteristics of the form of the built environment within the conservation area; and pictorial examples of common materials, form and detailing, set out in the “palette” in Section 8.4.

### 8.1 Building Types and Materials

Canons Ashby’s buildings date largely to between the 16<sup>th</sup> and 19<sup>th</sup> centuries, with the exception of the Church of St. Mary which was first built in the 13<sup>th</sup> century.

Apart from Canons Ashby House and the church, most other buildings within the conservation area are in domestic use and are of vernacular character. These buildings are constructed from squared ironstone or ironstone rubble and the consistent use of this material gives the conservation area its coherent character. The use of brick is minimal, but it is conspicuous in the northeast façade of Canons Ashby House, which is largely constructed from dark red and burned brick (see Section 8.5, image J) and which is one of the earliest examples of the use of brick in Northamptonshire<sup>15</sup>. The brick façade is a prominent feature as the conservation area is approached along the Preston Capes road and Banbury Road. Elsewhere, the use of brick is restricted to a small outbuilding

adjacent to the Eydon Road and the chimneys of Church Cottage, The Woodyard and Hill View Cottages.

Most of the existing cottages appear originally to have been built for the Canons Ashby estate and this is evident from some of the architectural detailing such as the stone arched lintels above doors and windows at Hill View Cottages and South West Farm. They can also be seen at Church Cottage, although the door and window openings were subsequently altered to take stone mullion windows and door surrounds with four-point arches. These alterations are attributed to Henry Dryden (1863).

Most of the domestic buildings in the conservation area date to the 19<sup>th</sup> century, which accounts for the lack of thatch to be seen in the village. Roofing materials within the conservation area are either slates or clay tiles. Two buildings, the former stables at Canons Ashby House and Park Cottage, have roofs with decorative patterns created by using fish scale roof tiles (see Section 8.5, image K). Other decorative architectural features include stone coped gables and kneelers, for example at Lodge Farmhouse and Church Cottage (See Section 8.5, photograph M).

There are several examples of former outbuildings that have been converted to new uses, for example the former coach house to Canons Ashby House now houses the National Trust shop. Across the courtyard, the stables have been converted into a café. Both buildings retain their original plan form and some of their original

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<sup>15</sup> MOLA (2017), Historic Building Recording at Canons Ashby House

openings, for example the wide arched doorway into the former coach house. Retention of these original features contributes to an understanding of their history and former uses.

The Woodyard on Banbury Road is a former barn that has retained its large arched, central doorway as a large window. The original windows, a series of small, narrow openings, have also been retained, thus preserving its character as a former agricultural building. Within the parkland, Park Cottage has retained its distinctive tower-like structure with pointed roof from its previous use as a deer larder.

Figure 25: The Woodyard, Banbury Road



Figure 26: Park Cottage, a converted former deer larder



Figure 27: The Coach House (now National Trust shop and toilet facilities)



Canons Ashby House itself is a high-status building constructed in the 16<sup>th</sup> century with later additions in the 17<sup>th</sup> and 18<sup>th</sup> centuries, which resulted in plan form developing into four ranges around a central courtyard. Built largely from the characteristic ironstone with limestone dressings, it also uses brick, as mentioned previously, and the northwest elevation and the tower in the southwest elevation are rendered. Neither brick nor render is used widely within the conservation area. As expected, the house displays many examples of architectural detailing that reflect its status. There are many examples of stone mullion and transom windows with leaded lights (see Section 8.5, image C), some with stone hood moulds, and in the southwest elevation there are 12-pane timber sashes with plain surrounds and keystones (see Section 8.5, image A). In the northeast and southeast elevations there are also canted bay windows.

From the early 18<sup>th</sup> century, the main entrance to the building was in the northwest elevation (see Figure 29). It has a ten-panelled double-leaf door within a moulded stone frame. This is flanked by Doric pilasters that support a plane frieze, an inflected cornice and a broken pediment. Within the pediment there is a lead cartouche.

On vernacular buildings within the conservation area, timber plank doors are the most common type and are often set within a stone surround with a four-centred arch or have a timber lintel above (see Section 8.5, image G).

Window types that are prevalent in the conservation area include stone mullion windows (see Section 8.5, image D), often with

leaded lights and sometimes with stone moulded hoods above. Timber casement windows are also used in vernacular buildings and can be seen at Hill View Cottages with arched stone lintels.

Figure 28: 18<sup>th</sup> century entrance in northwest elevation



## 8.2 Scale and Massing

With the exception of Canons Ashby House, St. Mary's Church and The Woodyard, the other buildings within the conservation area are modest in size. They are either of two storeys or one storey with the use of attic space to create an upper level. Several single-storey buildings exist but are limited to outbuildings, or two which have subsequently been converted for other uses, namely the former coach house and stables at Canons Ashby House. The house itself is largely of two storeys except for the northeast range, which has three storeys, and the tower, which is of four storeys.

St. Mary's Church and Canons Ashby House are on a much larger scale in terms of floor plan and height and the church, in particular, dominates the conservation area. In both cases this is also due to their proximity to the road, which makes them highly visible, in contrast to most other buildings which are screened by hedges and trees. Other buildings are set back with gardens separating them from the road frontage, South West Farm in Eydon Road being the only exception amongst the smaller buildings.

Most buildings tend to be situated in large plots and/or separated from neighbouring buildings by open spaces, giving the village its spacious and dispersed character. Except for Lodge Farm, buildings are located with their principal elevations fronting onto the highway.

Buildings within the conservation area are all detached except for the terrace known as Hill View Cottages.

Figure 29: Church Cottage



Figure 30: Hill View Cottages



### 8.3 Boundary Treatments

There are several types of boundary treatment within the conservation area that make a significant contribution to its character. These are mapped in Figure 37.

Tall, coped, stone walls are a feature of the conservation area, particularly those within the grounds of Canons Ashby House. They enclose the formal gardens, are constructed from coursed squared ironstone and are Grade II listed.

Figure 31: Listed walls within the grounds of Canons Ashby House



Another significant and substantial ironstone wall is that which forms the southern boundary with the area to the rear of the church. It is thought to be part of the 16<sup>th</sup> century walled garden associated with Sir John Cope's house. The wall is included in the description of the scheduled monument.

Figure 32: Wall of the 16<sup>th</sup> century walled garden

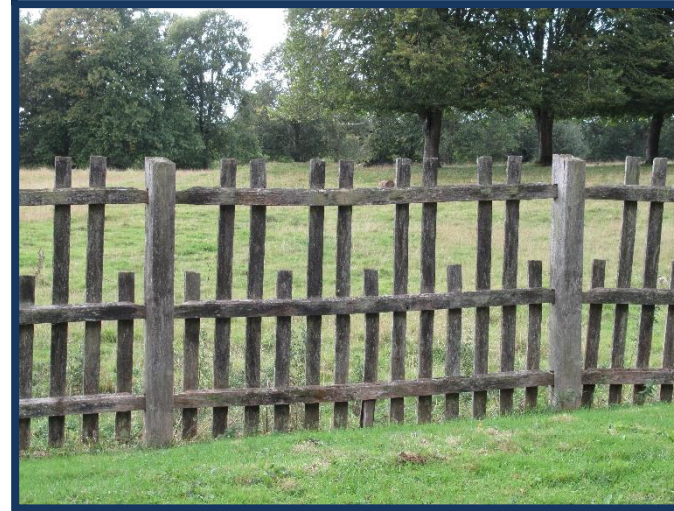


Elsewhere, walls are lower but nevertheless play an important part in creating a coherent grouping of ironstone buildings. This is particularly the case in the area of the church where walls either side of the road are constructed from ironstone.

Figure 33: Ironstone wall on the west side of Banbury Road through the centre of Canons Ashby



Figure 34: Timber deer park fencing



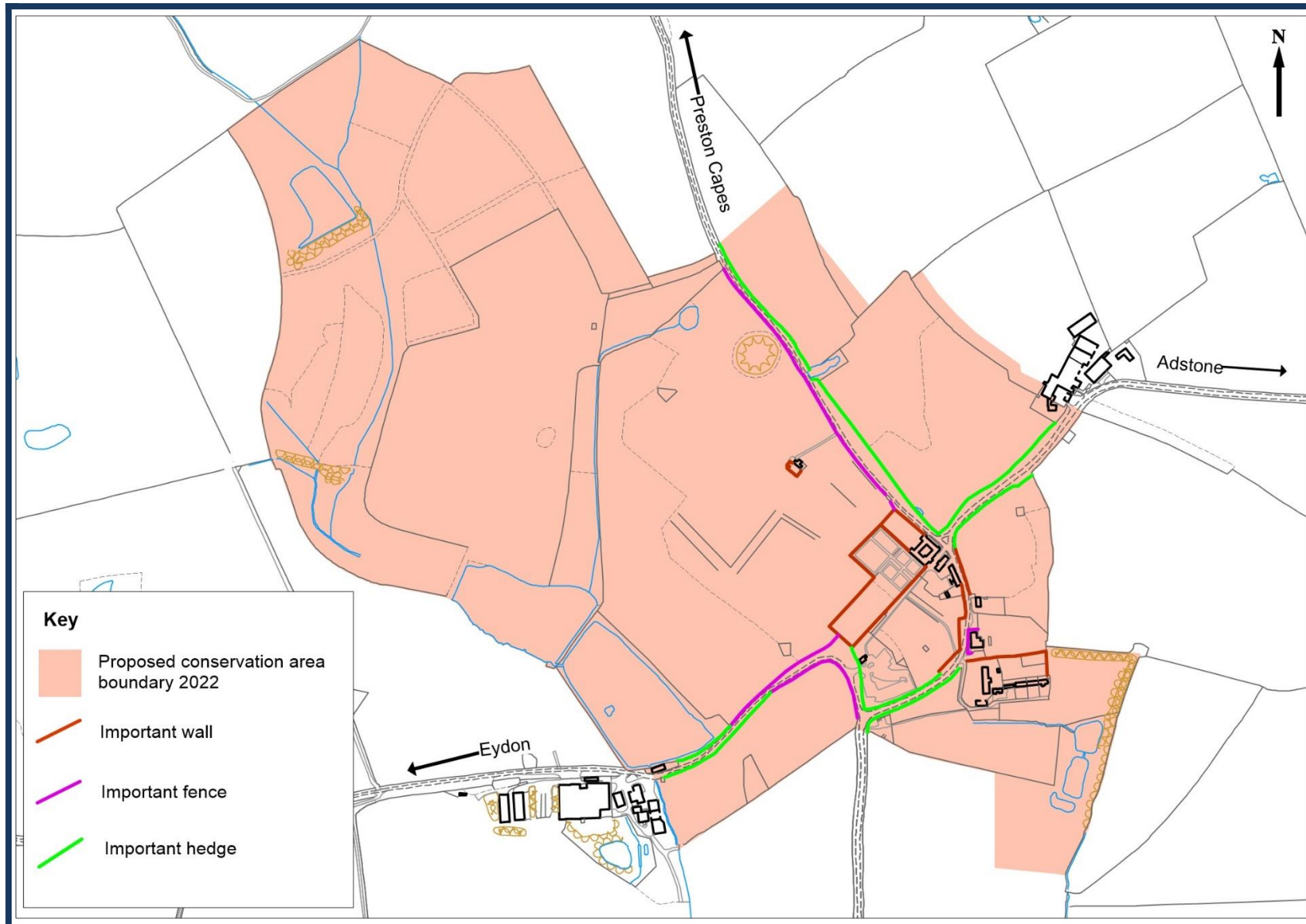
Several boundary treatments contribute to the parkland character of the conservation area and take the form of timber deer park fencing, which forms the east and south boundaries of the park; and metal estate fencing on the south side of the Eydon road and at the church.

Hedges also form several boundaries within the conservation area, particularly on the east side of the Preston Capes road, the north side of the Adstone road, and either side of parts of the Eydon road. They soften the built environment and enhance the rural character of the village.

Figure 35: Metal estate fencing



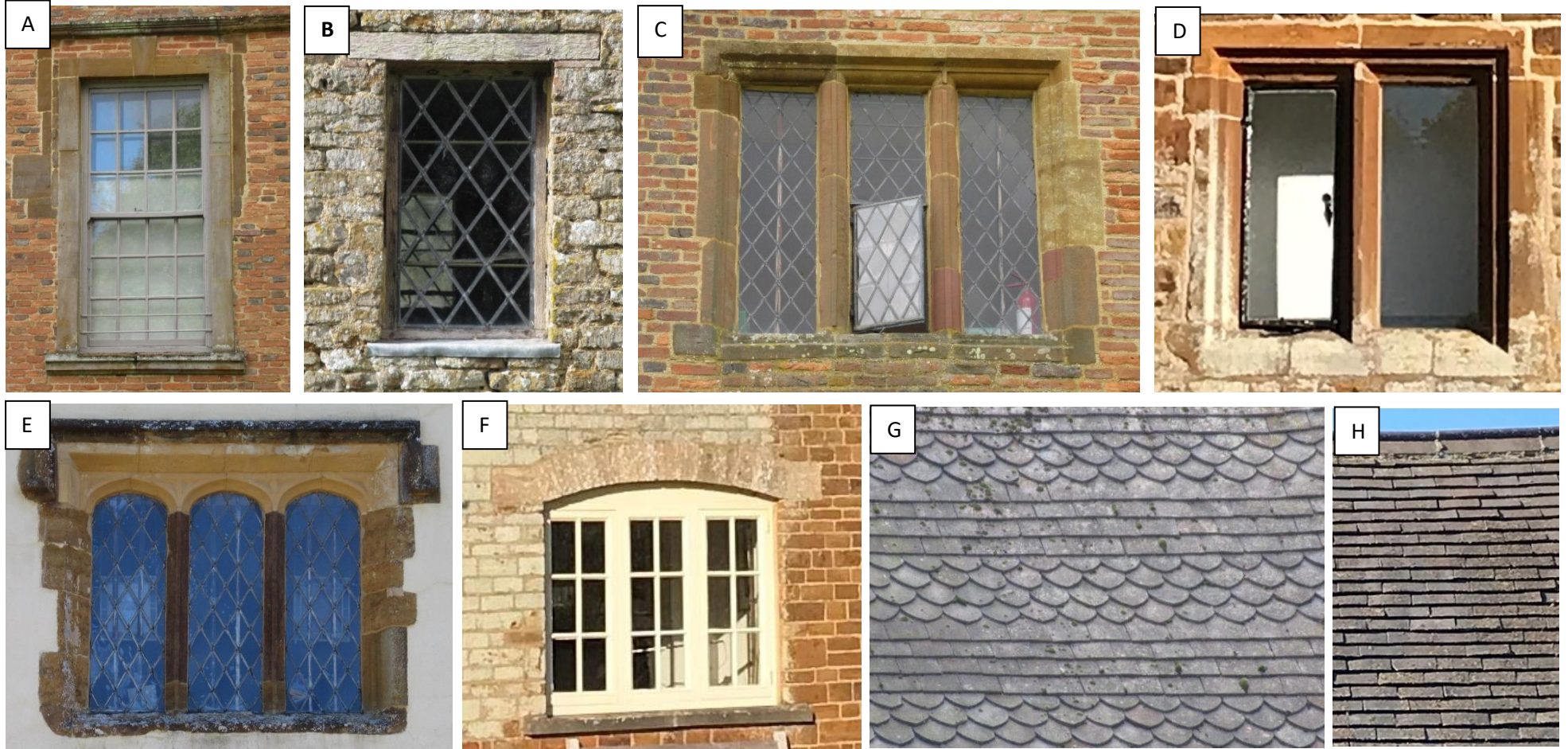
Figure 36: Important boundary treatments in the conservation area

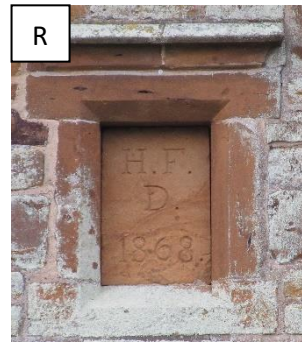
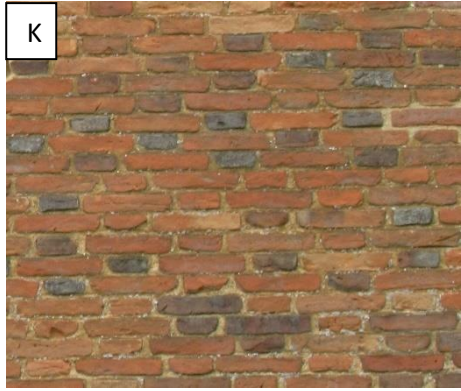




## 8.4 Palette

Figure 37: A selection of images showing typical materials, surfaces, boundary treatments and fixtures which form a representative palette within the Canons Ashby Conservation Area.





## 8.5 Loss of Character

Incremental alterations to historic buildings and the public realm, or larger scale development within a conservation area, can have a detrimental effect on its historic character and integrity.

In Canons Ashby Conservation Area there are some instances where alterations or developments have resulted in a loss of character.

There is an example where historic timber or metal window frames have been replaced with uPVC frames. This is detrimental to the visual appearance of historic buildings and the wider street scene because the style of windows is often not in keeping with the date of the building and uPVC windows have thick frames. Replacement with uPVC frames also equates to a loss of the building's historic fabric. This is also true of changes to lintels and sills.

Not only can the replacement of building fabric have a detrimental effect on historic character but additions to buildings can also have this effect. In Canons Ashby the addition of features such as satellite dishes and sky lights also detract from the historic character of individual buildings.

## 9 Design Guidance

Advice should always be sought from West Northamptonshire Council before commencing any works. The following policies set out key design principles. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice<sup>16</sup>.

### 9.1 Alterations and Extensions

There will be a presumption against proposals for alterations and extensions which adversely affect the character of the conservation area or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing. New development, including extensions, should respect the appropriate pattern of historic plot formation.

### 9.2 Scale

Additions to existing buildings or new development will generally not exceed two storeys, and the ridge line should respect the ridge line of adjacent buildings.

Ridge lines are typically varied across the conservation area, and new development should seek to be sympathetic to this style. The open spaces within the conservation area that lie between buildings give it its dispersed settlement character. Development within these open spaces should be resisted.

In most cases, buildings are set back from the street frontage with their principal elevation facing the highway. New development should respect this and where possible reflect this aspect of the conservation area's spatial character.

New development should not impede important views through, from or towards the conservation area, including those of St. Mary's Church and Canons Ashby House.

### 9.3 Materials

A variety of materials, such as ironstone, limestone, red brick, Welsh slate and clay tiles greatly contribute to the area's character and development must be sensitively designed with this in mind.

Most properties within Canons Ashby Conservation Area are built using ironstone but the use of dark red brick also features. See Section 8.5, photographs G - L for examples of typical materials used within the conservation area.

The retention of cobbled areas at the entrances to Canons Ashby House and within the courtyard, as well as the use of golden gravel to surface paths, yards and the car park, enhances its historic character. These materials should be used to maintain existing, and surface new paths, yards and parking areas.

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<sup>16</sup> Northamptonshire Countryside Design Guide (CPRE) [Publications | CPRE Northants](#)

Rendering and painting of external walls can detract from the visual amenity and uniformity of the street scenes and should be avoided. Exterior walls should not be clad, painted or rendered.

Masonry paints are often not acceptable for use on buildings which pre-date 1919 as they can have a damaging effect on stone and brickwork. In these cases it is more appropriate to use a lime-based render or lime wash.

Pointing on historic buildings should be subservient and done using an appropriate grade of lime mortar, avoiding ribbon or strap style.

#### **9.4 Detailing**

Some of the vernacular historic buildings in Canons Ashby have arched stone lintels above windows and doors (see Section 8.5, photograph F). Other buildings have flat timber lintels above windows (photograph B), although they are not common. They can be seen in several agricultural and outbuildings associated with Canons Ashby House and above windows in the Pebble Courtyard at the house itself. Flat stone lintels with key stones (Section 8.5, photograph A) can also be seen at Canons Ashby House. Stone hood moulding above windows is used at Church Cottage, Lodge Farm and Canons Ashby House. Several buildings also have stone kneelers and stone coping to the gables (Section 8.5, photograph M) and date stones on their front or side elevations (photographs R, S and T).

More elaborate detailing is usually reserved for the larger, higher status buildings. For example, Canons Ashby House has a stone

string course between the ground and first floors, decorative drain pipes and a cornice above the first floor.

The features mentioned above contribute to the character of Canons Ashby and should be retained. New development should use appropriate designs in order to be sympathetic to the existing form within the conservation area with the careful use of detailing according to status.

#### **9.5 Windows**

There is a variety of historic window styles within the conservation area but perhaps the most prevalent are stone mullion windows, often with leaded lights (Section 8.5, photographs C, D and E). At Canons Ashby House there are also examples of canted bay windows and Georgian timber sash windows (photograph A). Vernacular buildings tend to have timber casement windows with narrow glazing bars, either with timber lintels or arched stone lintels above (Section 8.4, photographs F).

These different styles enhance the historic character of the individual buildings and aid interpretation of the village's architectural development.

Traditional windows and window openings should be retained, maintained and repaired as far as possible. Dormer windows and roof lights are generally not acceptable on the front elevations of historic properties and if used on rear elevations should be designed so that they are in proportion with the building and do not dominate the roof slope. Roof lights should be fitted flush to the roof line.

If replacement of traditional windows is necessary, they should be:

- Sensitive to the original style
- Generally, either timber sash or metal or timber double casement
- If painted, window frames should be either white or where possible a relevant sensitive colour based on the originals
- Original brick, stone and timber lintels should be retained and every care taken not to damage them if the windows are being replaced and segmental arches should not be replaced with flat lintels
- If it is necessary to replace lintels, replacements should be like-for-like in terms of their design and materials
- UPVC is generally not an appropriate material for use in an historic property.

## 9.6 Doors and Porches

Traditional doors within the conservation area tend to be of timber plank style (Section 8.5, photograph G). Many have door surrounds with either stone or timber four-pointed arches, such as Church Cottage, Lodge Farm and The Woodyard (Section 8.5, photographs N and Q). Door openings with four-pointed arches can also be seen at Canons Ashby House but there are also two entrances created in the early 18<sup>th</sup> century in the northwest elevation and at the base of

the tower that have classical entablature, including moulded stone surrounds, Doric columns and broken pediments. The doors themselves are solid timber panelled doors (see Figure 10 above).

Former non-domestic buildings, such as The Woodyard and the coach house at Canons Ashby House have wide door openings with arched stone lintels. At The Woodyard this opening is now a large window. These openings add to the non-domestic character of the buildings and should be retained.

Porches are uncommon in the conservation area with just one example at South West Farm. It has a pitched, tiled roof and an arched doorway to match the limestone arched lintels above windows.

There will be a presumption against uPVC as a material for doors. Porches should not detract from or overwhelm the visual amenity of the relevant building elevation or the uniformity of the street scene, and be appropriately proportioned and scaled.

## 9.7 Roofing

Historic buildings within the conservation area have roofs either of Welsh slates or clay tiles (see Section 8.5, photographs G and H). Roofing at Park Cottage and the former stables at Canons Ashby House incorporate fish scale slates to create decorative patterns (photograph G). Welsh slate has a distinctive quality and finish. It has a matt surface and a muted grey colouring with blue and/or purple tones. Alternatives often have a darker grey/black colour and a shiny finish, which results in a very different appearance.

Traditional roofing materials such as Welsh slate and clay tiles should be retained wherever possible.

Ridgelines should be carefully designed so as not to obscure views of historic buildings or surrounding countryside. Modern development should seek to sit subservient to historic properties rather than dominating them.

### **9.8 Setting**

There will be a presumption against developments which negatively affect the setting of the conservation area, particularly if they affect views into, out of and through the conservation area.

The location of Canons Ashby towards the summit of a south-west facing slope provides long panoramic views particularly to the southwest and east, through the parkland to the surrounding countryside. It also enables views towards the conservation area in which the tower of St. Mary's Church is a prominent feature. These views are made possible by open spaces within the conservation area and the loose-knit settlement pattern.

Where possible, the open spaces that enable these views and those out to the wider rural setting of the village should be retained. Development, including visitor facilities such as parking areas and buildings, should not detract from the built form of the village or from both long and short views of key buildings, particularly St. Mary's Church and Canons Ashby House. The open space between the church and the house, known as Sehego Nob, is particularly important in this respect.

### **9.9 Trees**

The conservation area is well furnished with trees of differing varieties, including individual parkland trees, clumps, woodlands and those which form avenues leading to and from Canons Ashby House. They contribute to the amenity of the village and its rural character as well as the character of the parkland. Important trees should be replaced where felling takes place, so as to conserve the green setting and amenity of the conservation area and to maintain features of the designed landscape. Where replanting or new planting takes place regard should be given to the impact on both upstanding and buried archaeological remains. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected. A large extent of the conservation area is designated as a scheduled monument and because tree planting involves below-ground excavation, it is likely that scheduled monument consent will be needed.

### **9.10 Public Realm**

The public realm should enhance the character of the conservation area. 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 whilst properly taking account of public safety.

Public realm features that make a positive contribution to the character and amenity of the conservation area should be maintained. In Canons Ashby this includes the wall-mounted

letterbox in Banbury Road. Minimal signage within the village is also a positive characteristic that should be maintained.

Satellite dishes should not be placed on the principal 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 streetscape.

Any new development should seek to ensure that measures are taken so that large waste bins are not visible to the street, including back land.

There are wide grass verges and no pavements throughout much of the conservation area. Most of the verges are not delineated by kerb stones, which gives them an informal character and this contributes to the rural character of the village. Formalising the edges of grass verges with kerb stones or introducing pavements should be resisted.

Paths and yard surfaces around Canons Ashby House and gardens should be maintained using cobbles and/or golden gravel and any repairs or construction of new paths should use these materials.

### **9.11 Development and Built Form**

Any future development should aim to enhance the character of the conservation area.

Any new built form should be concentrated within the existing village. It should balance current highway standards with the

historic character of the conservation area with regards to road widths, the number and widths of pavements, surfacing, street lighting and signage.

Unless there are opportunities for the sympathetic re-use of existing buildings, for example traditional/historic buildings, new development in the open countryside should be avoided. Should there be reuse of traditional/historic buildings, careful consideration must be given to issues such as vehicular and pedestrian access and the urbanising influence of highway requirements.

Any new built form should be small-scale and incorporate a mix of building types i.e. detached, semi-detached or terraced, to reflect the variety seen in Canons Ashby. Buildings and their layout should be designed in such a way as to create varied rooflines.

Future development should respect the plot size, layout and building alignments that characterise the particular part of the conservation area where development is proposed. For example, plots tend to be relatively small at Hill View Cottages in contrast to other residential buildings elsewhere in the conservation area. Infill development in the open spaces within the village, which form part of its rural, peaceful, and dispersed character, should be resisted.

Individual buildings should be designed to reflect the building materials and detailing evident within the conservation area, for example, stone hood moulding above windows, timber lintels or stone arched lintels; the use of ironstone for individual buildings; appropriately designed doors, door surrounds, windows and porches. Roof materials should closely match either Welsh slate or



clay roof tiles, which are the predominant roofing materials in the conservation area.

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 to assess the extent and significance of any remains which may be affected by proposals. A large extent of the conservation area is designated as a scheduled monument and development which involves below-ground excavation will need scheduled monument consent.

Further policy advice on development can be found in the [Settlements and Countryside Local Plan \(Part 2\) for Daventry District 2011-2029](#).

## 10 Opportunities for Enhancement

### 10.1 Local List

Certain buildings, structures and sites make a particularly positive contribution to the character and appearance of the conservation area or its setting and are therefore worthy of recognition in the planning process.

In response to this, West Northamptonshire Council is producing a "Local List" of locally special buildings, structures or sites, which provides those assets included on the list with appropriate consideration. The Local List differs from statutory "Listed Buildings" in that an asset's inclusion on the Local List does not confer any further planning controls. Rather, being included on the Local List provides weight to the asset's retention, should it be at risk.

Local List candidates are judged by criteria assessing their age; condition and quality; rarity; group value; and historic associations.

Entries on the Local List within Canons Ashby are as follows:

**Lodge Farmhouse:** this is an 18<sup>th</sup> century building with an L-shaped plan (the north wing is probably a later addition to the original building). The building is constructed from squared ironstone with a roof of Welsh slates, with clay tiles used on the north wing. Lodge Farmhouse is a prominent building as the conservation area is entered from the direction of Adstone, being situated on its own and away from other buildings in the village. As

such, it sets the tone of the conservation area as one that has buildings of architectural quality. Lodge Farmhouse displays stone mullion windows with leaded lights, a doorway with a four-point arch and stone coped gables and kneelers.

**The Woodyard:** Constructed from materials characteristic of the conservation area, ironstone and slate, at particular times of the year The Woodyard is a prominent building as the village is entered from the direction of Moreton Pinkney. As it stands directly to the south of St. Mary's Church it forms an important part of the setting of the Grade I listed building. It is architecturally distinctive within the conservation area, being the only converted agricultural building, and is easily recognisable as such with what was a large, arched central doorway (now a window), and small window openings.

**Barn south of Canons Ashby House:** A small 19<sup>th</sup> century ironstone barn standing in the paddock to the south of Canons Ashby House. Due to its position, standing alone in the large paddock south of the house and west of St. Mary's Church, the barn is highly visible in the centre of the village from Banbury Road. It displays materials and designs for doors and windows that are typical of the local vernacular architecture and the rural character of the estate. The building makes a visual contribution to the grouping of historic buildings within the centre of the village, which also includes St. Mary's Church, Church Cottage, the boundary walls of the gardens of Canons Ashby House and the boundary wall of the paddock. It therefore contributes to the setting of these structures, three of which are statutory listed buildings.

**Park Cottage:** Park Cottage stands in the parkland of Canons Ashby House, approximately 130m northwest of the house. It was first built as a deer or game larder in the early 18<sup>th</sup> century, being a tower-like structure with a distinctively-shaped pointed roof. Either side of the 'tower' there are single-storey projections with pitched roofs. It's not clear whether these are part of the original building or whether they were added in the 19<sup>th</sup> century when Sir Henry Dryden extended the building and had it converted to a game keeper's dwelling, giving it its T-shaped plan. Park Cottage is a distinctive building that has had a clear connection with the running of the Canons Ashby estate and parkland throughout much of its history. The eye is drawn to the building by a line of trees that runs towards it from the gates into the formal gardens of the house. Built from ironstone and Welsh slate, materials typical of other buildings in Canons Ashby, Park Cottage contributes to the coherent character of the conservation area.

**Barn northwest of Park Cottage:** A small stone barn of 19<sup>th</sup> century date that is situated in the northwest area of parkland at Canons Ashby House. It is constructed from ironstone with a course of red bricks under the eaves and a clay tile roof. The barn stands in isolation in the northwest area of the park and it is similar in size and design to the barn that stands between Canons Ashby House and the church. It displays materials and designs for door and window openings that are typical of the local vernacular architecture and the rural character of the estate.

### Images of local list candidates

Figure 38: Lodge Farmhouse



Figure 39: The Woodyard



Figure 40: Barn south of Canons Ashby House



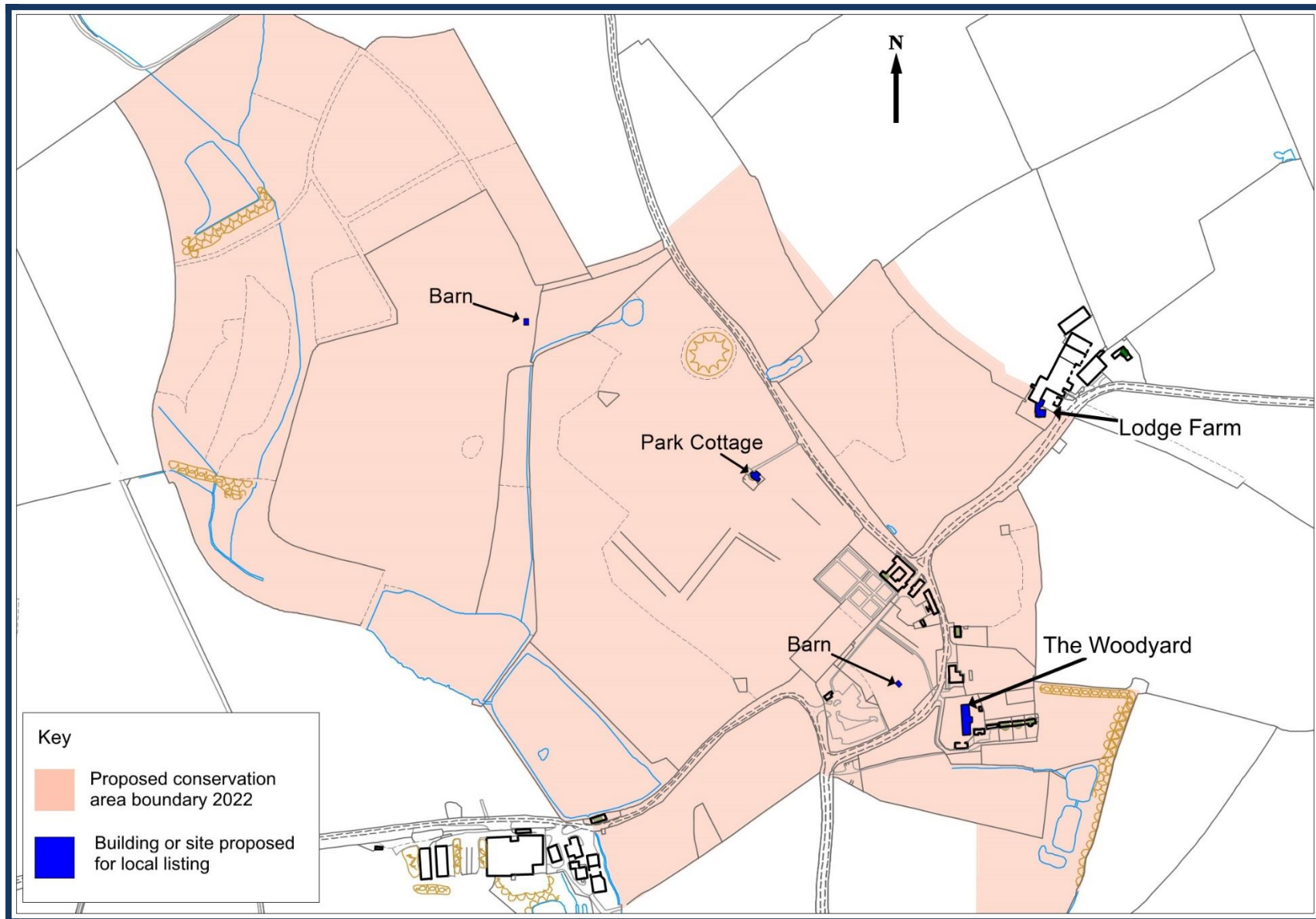
Figure 42: Barn northwest of Park Cottage



Figure 41: Park Cottage



Figure 43: Buildings proposed for local listing in Canons Ashby



## 10.2 Article 4 Directions

Certain “permitted development” rights are automatically withdrawn as the result of conservation area designation, meaning that planning permission is normally required to undertake particular works (see Section 2.3). However, many works, such as the replacement of windows, doors or the painting of the exterior of a property are not controlled through conservation area designation and remain permitted development. Over time, these works can have a significant effect on the character and appearance of a conservation area which may cause harm to its special interest. In order to preserve the character of a conservation area the council may choose to remove certain permitted development rights through the placement of an **Article 4(1) Direction**. The result of an Article 4(1) Direction is that permitted development rights are withdrawn and planning permission is required to undertake certain works.

The placement of an Article 4(1) Direction is a separate process to conservation area designation. Certain Article 4(1) Directions are being explored as the result of this appraisal and are detailed below.

Subject to the outcome of the consultation on this appraisal, detailed proposals will be prepared and further consultation, including directly with the properties concerned, will be undertaken.

<b>Permitted Development Rights to be withdrawn</b>	<b>Location</b>
<p>Alteration or replacement of windows and doors</p> <p>Construction, replacement or removal of porches or canopies</p> <p>Alterations to roofing material</p> <p>Addition of roof lights or skylights</p>	<p><u>Banbury Road</u> Lodge Farm, The Woodyard, 1-3 Hill View Cottages, Park Cottage</p> <p><u>Eydon Road</u> South West Farm</p>

### 10.3 Public Realm Enhancements

Specific aspects of the public realm within Canons Ashby currently detract from the character and appearance of the conservation area and would benefit from sensitive redesign in the future, if possible.

These are as follows:

- Although the number of telegraph poles and their overhead lines within the conservation area are minimal, they do detract from views of individual buildings and the street scene as a whole. Should the opportunity arise to replace them with below-ground transmission lines this would enhance the conservation area
- Some historic walls, in particular the stone wall that forms the boundary between Banbury Road and the paddock northeast of the National Trust carpark are partially covered with vegetation. This obscures them from view and could also be damaging to their fabric. Vegetation should be removed and further growth controlled so that the walls contribute to the historic character of the conservation area and their fabric is not damaged.
- A short section of the 16<sup>th</sup> century walled garden wall, which is visible from the open space behind the churchyard, has suffered some damage. The outer face has collapsed, exposing the interior rubble core. The damaged section should be repaired so that further collapse of the wall does not occur.
- Several properties have satellite dishes attached to their front elevations which detract from the historic character of the individual buildings and the street scene. Existing satellite dishes should be placed in a location that is not visible from the street frontage or removed if they are not in use. Should the

owner or occupier of a property wish to install a new satellite dish or antennae this will require permission.

Figure 44: Damage to 16<sup>th</sup> century wall





## 11 Management Plan

Local planning authorities have a duty placed on them under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to draw up and publish proposals for the preservation or enhancement of conservation areas.

Conservation area appraisals undertaken within the Daventry area help to identify threats to the character of the conservation area and opportunities for enhancement, which can then be developed into Management Plans which seek to address these issues through recommendations.

The following threats to the character and appearance of the Canons Ashby Conservation Area have been identified through the appraisal. Each Threat is accompanied by a Recommendation which should be used to guide future management and address key issues.

### 11.1 Threats and Recommendations

#### **Threat 1: Inappropriate development**

Piecemeal and large-scale development, both on the fringes of the village as well as within the conservation area boundary, has the potential to harm the character of the conservation area as well as its setting. Development has led to the erosion of some historic character (see Section 8.5 – Loss of Character), the gradual effect

of which is a threat to the general character and appearance of the conservation area.

**Recommendation 1:** 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 should preserve and enhance the character of the local vernacular.

Open spaces within the village help to create its dispersed settlement pattern and infilling in these spaces should be avoided.

Loss of walling, fencing and hedges that have been identified as making a positive contribution to the character and appearance of the conservation area should be avoided.

There are important long, panoramic views of the rural landscape from within the landscape park and gardens of Canons Ashby House, from the open space to the east of St. Mary's Church, and from Banbury Road. Views along Canons Ashby' lanes are also an important contributor to the historic character of the village. Development that interrupts or detracts from these views would be detrimental to the character and amenity of the conservation area and should be resisted.

#### **Threat 2: Threat to the character and appearance of the conservation area through the loss of traditional features of value**

The character of Canons Ashby is greatly enhanced by the presence of traditional architecture and the survival and maintenance of historic features of value, such as historic open spaces and

vernacular buildings, which directly contribute to its historic interest and significance. A review of the village has identified some threats to traditional features and historic fabric, such as the replacement of traditional fenestration with modern UPVC counterparts (see Section 8.5). The piecemeal loss of traditional features that contribute to the historic or architectural interest of the conservation area forms a threat to its overall character and appearance and should be discouraged.

Individual buildings and structures that make a positive contribution through their architectural or social value are also at risk from gradual or wholesale loss. These buildings and structures may be deemed non-designated heritage assets (neither listed nor scheduled); the loss of these assets forms a significant threat to the character and appearance of the conservation area.

**Recommendation 2:** Development proposals should have regard to the design principles set out in Section 9 of this document in order to preserve the architectural interest of the conservation area. Through the appraisal process, the council will explore the use of Article 4(1) Directions which remove permitted development rights, in order to preserve or enhance the character and appearance of the conservation area. See Section 10.2 of the Appraisal for more details.

Work to listed buildings will require consent in most cases.

Heritage assets which make a particular contribution to the character and appearance of the conservation area will be recognised through the Local List. Recognising the contribution

made by these assets allows them to be appropriately preserved and re-used, securing their long-term future. The council will seek to adopt and maintain a Local List of local special buildings and structures for Canons Ashby. Once adopted a Local List becomes a material consideration in the determination of planning decisions. See Section 10.1 of the Appraisal for more details.

### **Threat 3: Impact on Trees**

Trees make an important contribution to the rural and historic character of Canons Ashby. Individual trees, clumps, avenues and woodlands perform an important role in creating the character of the historic parkland and the gardens of Canons Ashby House. They form an important aspect of views within and towards the conservation area, helping to soften views of the built environment. Avenues of trees within the parkland channel views towards the house, St. Mary's Church and Park Cottage. They are important for the biodiversity of the area.

There are currently no individual tree preservation orders or tree preservation order areas within the conservation area. Inappropriate or incremental loss of individual trees or groups of trees risks harming the historic, parkland character of the conservation area and its setting, and having a damaging impact on the biodiversity of the area.

**Recommendation 3:** Under Section 211 of the Town and Country Planning Act 1990 permissions are required to carry out works to trees over a certain size within a conservation area. This includes topping, lopping, pruning and felling.

Regard should be given to the contribution made by trees throughout the conservation area. In particular for the contribution they make to the historic interest of the conservation area through their use in the designed landscape park and garden, their ecological and amenity value, and their effect on its setting. Should individual trees or groups of trees be lost, they should be replaced. New planting should use appropriate species and respect historically significant planting positions and schemes.

#### **Threat 4: Impact on archaeology**

Canons Ashby has been inhabited for many centuries. It is recognised that evidence for past occupation survives as both extant and buried archaeological remains within the modern settlement and on its fringes (see Section 7.2).

In addition to the medieval settlement earthworks, archaeological remains of the medieval priory and the archaeological site of the 16<sup>th</sup> century gardens, the area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. A large part of the area is designated as a scheduled monument (National Heritage List for England UID 1015534).

Damage to archaeological earthworks could be caused by allowing livestock to graze in those areas where earthworks exist. Livestock can cause the loss of grass cover and/or trampling which leads to erosion, damage and disfigurement to archaeological earthworks and an irreversible loss of the resource and the information it holds.

Planting of new trees risks damaging archaeological earthworks and below-ground archaeological deposits.

Development proposals have the potential to have a detrimental impact on archaeological remains, which also forms a threat to the historic interest and subsequent character and appearance of the conservation area.

**Recommendation 4:** Archaeological earthworks should be monitored regularly for signs of erosion. Where erosion is taking place, livestock should be removed to allow grass to regenerate. Larger erosion scars will need careful repair with turves or soil but archaeological advice should be sought prior to repairs being undertaken. The impact of livestock can be minimised by re-siting water troughs and regularly moving mobile feeders, adjusting stock levels in sensitive areas, and removing livestock from these areas during wet conditions.

Where replanting or new planting of trees takes place regard should be given to the impact on both upstanding and buried archaeological remains. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected.

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 to assess the extent and significance of any remains which may be affected by proposals.

Any works within the area of the Scheduled Monument will require Scheduled Monument Consent. Failure to gain consent prior to development could lead to criminal prosecution.

### **Threat 5: Highways**

The potential loss of historic fabric, introduction of modern surfacing, boundary treatments and signage, and delineating verges and green spaces with kerbs, as the result of highways development forms a threat to the character and appearance of the conservation area.

Development that involves alterations to highways, footways and signage can have a dramatic impact on the character and appearance of the conservation area. The nature of narrow and secluded lanes and street pattern, often lined with hedgerows or stone walls, forms an important aspect of the special interest of the conservation area. Historic and traditional materials make a special contribution to this character and can easily be lost.

Furthermore, future development proposals could lead to an increase in traffic which could have a significant effect on the quiet and peaceful character of the conservation area, as well as the physical fabric of buildings and structures that lie close to the highway.

**Recommendation 5:** The highways authority, Northamptonshire Highways, should as far as possible, seek to ensure that works to highways and footways do not negatively detract from the character and appearance of the conservation area.

The introduction of kerb stones between the edge of verges and the highway would result in a loss to the rural character of the conservation area and should be resisted.

Development proposals should have regard to the impact of modern highways standards, traffic levels, signage and parking provision on the historic environment.

### **Threat 6: Public Realm**

The condition of the public realm has a great effect on the quality of the conservation area. Poor maintenance of the public realm, and street clutter, could detract from the character of the conservation area. Areas of the public realm which currently detract from the appearance of the area and are therefore a threat to its character have been identified in Section 10.3.

**Recommendation 6:** Street furniture within the conservation area is minimal. Where possible street furniture should be consolidated and kept to a minimum in order to prevent cluttering of the street space. Street furniture should be maintained to a high standard by all stakeholders. Good design of new street furniture or that which is being replaced should be encouraged to enhance the conservation area.

Proposals should take the opportunity to enhance areas identified as detracting from the character and appearance of the conservation area at Section 10.3 by using designs and materials appropriate to the historic character and appearance of the conservation area.

### **Threat 7: Impact of Visitors**

The function of Canons Ashby House as a visitor attraction creates several potential threats to the character and appearance of the conservation area. Excessive numbers of visitors could cause physical damage to the fabric of historic buildings and spaces that are publicly accessible, and visitor infrastructure such as pathways. This, in turn, could damage the significance and visual amenity of the conservation area.

On busy days the open space between Canons Ashby House and the church (Sehego Nob) is used as an overflow car park. This space forms part of the scheduled monument. Its use for parking risks damaging archaeological earthworks and below-ground deposits. Furthermore, this open space forms the immediate setting of the Grade I listed St. Mary's Church and Canons Ashby House and its gardens. Development of this area to form permanent parking provision would harm the setting of the listed buildings and the character of the conservation area as well as damaging the scheduled monument.

The requirement for visitor facilities such as a shop, toilets and cafe could result in the re-use of historic buildings in a way that was unsympathetic to the character of the conservation area and/or harm to the historic fabric or features of buildings. New buildings for visitor facilities could damage the visual amenity, historic character and setting of the conservation area and other heritage assets were they not to be designed using the appropriate materials, siting and scale (see Section 8.4 – Palette and Section 9 – Design Guidance).

**Recommendation 7:** A balance must be struck between the need to attract visitors to Canons Ashby and making the site accessible in a way that allows them to interact with its heritage without harming the character and special interest of the area.

Where possible, alternative over-flow parking provision should be sought outside of the area of the scheduled monument. Permanent extension of the car park into the open space known as Sehego Nob should be resisted.

Pedestrian routes should be well-maintained and any repairs should use appropriate materials. Should the creation of new routes be considered, regard should be given to the physical impact their construction and use will have on buildings, archaeological sites and the natural environment. They should be designed and sited so they do not have a negative impact on the visual amenity of the conservation area.

Visitor orientation signage and interpretive panels should be kept to a minimum and positioned carefully to ensure they are not visually intrusive.

Should existing historic buildings be re-used and converted for visitor facilities, any development should ensure buildings maintain their historic character through the retention of historic features and building fabric and the use of appropriate materials.

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[Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk)

[Home | Domesday Book \(opendomesday.org\)](https://opendomesday.org)

[Northamptonshire's Environmental Character & Green Infrastructure Suite \(rnrpenvironmentalcharacter.org.uk\)](https://rnrpenvironmentalcharacter.org.uk)

[Canons Ashby - Daventry - Parks & Gardens \(parksandgardens.org\)](https://parksandgardens.org)

[Canons Ashby | National Trust](https://nationaltrust.org.uk)

## Further Information and Contact Details

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

[Conservation areas | West Northamptonshire Council \(westnorthants.gov.uk\)](https://westnorthants.gov.uk)

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

For advice relating to development within conservation areas, please contact the council's Development Management department via

Email: [planning.ddc@westnorthants.gov.uk](mailto:planning.ddc@westnorthants.gov.uk) or

Telephone: 0300 126 7000.


Information and advice for those living and working within conservation areas can also be found on the Historic England website at:

[Living in a Conservation Area | Historic England](#)



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## Appendix A: Listed Buildings, Registered Park and Garden and Scheduled Monuments



List Entry Number	Name	Grade	National Heritage for England web page	Image
1075304	Canons Ashby House	I	<a href="#">CANONS ASHBY HOUSE, Canons Ashby - 1075304   Historic England</a>	





List Entry Number	Name	Grade	National Heritage for England web page	Image
1298861	Canons Ashby, Gates and Gate Piers to Park	II	<a href="#">CANONS ASHBY, GATES AND GATEPIERS TO PARK, Canons Ashby - 1298861   Historic England</a>	
1367449	Canons Ashby House, Gates and Gate Piers to Green Court	II*	<a href="#">CANONS ASHBY HOUSE, GATES AND GATEPIERS TO GREEN COURT, Canons Ashby - 1367449   Historic England</a>	


List Entry Number	Name	Grade	National Heritage for England web page	Image
1075306	Canons Ashby House, Walls Running from Lion Gates to South to South East Corner of House	II	<a href="#">CANONS ASHBY HOUSE, WALLS RUNNING FROM LION GATES TO SOUTH TO SOUTH EAST CORNER OF HOUSE, Canons Ashby - 1075306   Historic England</a>	
1075305	Canons Ashby House, Walls Running from North West Corner of House to Green Court Gates	II	<a href="#">CANONS ASHBY HOUSE, GARDEN WALLS RUNNING FROM NORTH WEST CORNER OF HOUSE TO GREEN COURT GATES, Canons Ashby - 1075305   Historic England</a>	


List Entry Number	Name	Grade	National Heritage for England web page	Image
1187120	Canons Ashby House, South Lion Gates and Gate Piers to Garden	II*	<a href="#">CANONS ASHBY HOUSE, SOUTH LION GATES AND GATEPIERS TO GARDEN, Canons Ashby - 1187120   Historic England</a>	
1343564	Canons Ashby House, Garden Walls Running from South West Corner of House to Lion Gates to South including Gate and Piers	II	<a href="#">CANONS ASHBY HOUSE, GARDEN WALLS RUNNING FROM SOUTH WEST CORNER OF HOUSE TO LION GATES TO SOUTH, INCLUDING GATE AND GATEPIERS, Canons Ashby - 1343564   Historic England</a>	

List Entry Number	Name	Grade	National Heritage for England web page	Image
				
1054047	Canons Ashby House, Sundial on Middle Terrace of Garden	II	<a href="#">CANONS ASHBY HOUSE, SUNDIAL ON THE MIDDLE TERRACE OF GARDEN, Canons Ashby - 1054047   Historic England</a>	

List Entry Number	Name	Grade	National Heritage for England web page	Image
1343563	Canons Ashby House, Statue of Shepherd Boy in Green Court	II	<a href="#">CANONS ASHBY HOUSE, STATUE OF SHEPHERD BOY IN GREEN COURT, Canons Ashby - 1343563   Historic England</a>	


List Entry Number	Name	Grade	National Heritage for England web page	Image
1343563	Canons Ashby Registered Park and Garden	II*	<a href="#">CANONS ASHBY HOUSE, STATUE OF SHEPHERD BOY IN GREEN COURT, Canons Ashby - 1343563   Historic England</a>	


List Entry Number	Name	Grade	National Heritage for England web page	Image
				


List Entry Number	Name	Grade	National Heritage for England web page	Image
1015534	Canons Ashby Scheduled Monument: the remains of a medieval monastery, castle settlement and fields, post-medieval houses, gardens and park, and series of five dams	-	<a href="#">Canons Ashby: the remains of a medieval monastery, castle, settlement and fields, post-medieval houses, gardens and park, and a series of five dams, Canons Ashby - 1015534   Historic England</a>	 <p data-bbox="1464 826 2069 898">16<sup>th</sup> century gardens (stew pond with Canons Walk earthwork in the background)</p> <p data-bbox="1464 927 1980 954">Moat earthwork south of Hill View Cottages</p>




List Entry Number	Name	Grade	National Heritage for England web page	Image
				<p data-bbox="1464 293 2116 363">Medieval settlement earthworks northwest of Preston Capes road</p> 

List Entry Number	Name	Grade	National Heritage for England web page	Image
				<p data-bbox="1464 292 1984 320">Earthwork of possible motte in the parkland</p>  <p data-bbox="1464 863 1951 892">Northern-most mill pond dam earthwork</p>

List Entry Number	Name	Grade	National Heritage for England web page	Image
1075308	Well House Approximately 250m N of the Church of St. Mary	II	<a href="#">WELL HOUSE APPROXIMATELY 250 METRES NORTH OF CHURCH OF ST MARY, Canons Ashby - 1075308   Historic England</a>	

List Entry Number	Name	Grade	National Heritage for England web page	Image
1075307	Church Cottage	II	<a href="#">CHURCH COTTAGE, Canons Ashby - 1075307   Historic England</a>	

List Entry Number	Name	Grade	National Heritage for England web page	Image
1187152	Church of St. Mary	I	<a href="#">CHURCH OF ST MARY, Canons Ashby - 1187152   Historic England</a>	



# WEST NORTHAMPTONSHIRE COUNCIL

## PLANNING POLICY COMMITTEE

16<sup>th</sup> March 2022

### Rebecca Breese – Planning, Built Environment and Rural Affairs

Report Title	Article 4(1) Directions for conservation areas in Flore, Weedon, Everdon, Little Everdon, Kilsby, Pitsford, Staverton and Welford.
Report Author	<b>Rhian Morgan, Heritage Policy Officer</b> <b>Rhian.Morgan@westnorthants.gov.uk</b>

### Contributors/Checkers/Approvers

West MO (for West and joint papers)	Catherine Whitehead	Approval email received 08/03/22
West S151 (for West and joint papers)	Justin Price Jones	Approval email received 08/03/22
Other Director/SME	Communications	Approval email received 08/02/22

### List of Appendices

**Appendix A – Responses to 2020 consultation**

**Appendix B – Responses to 2021 consultation**

#### **1. Purpose of Report**

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To consider the responses to the consultation exercise on the draft Article 4(1) Directions for conservation areas at Flore, Weedon, Everdon, Little Everdon, Kilsby, Pitsford, Staverton and Welford and implement the outcomes.

#### **2. Executive Summary**

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- 1.1. The report sets out the recommendations for Article 4(1) Directions in the conservation areas at Flore, Weedon, Everdon, Little Everdon, Kilsby, Pitsford, Staverton and Welford. It includes details of how the statutory consultation was undertaken, the results of the consultation and the proposed resulting actions (Appendices A and B).

#### **3. Recommendations**

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3.1 It is recommended that the Cabinet:

- a) Confirms the Article 4(1) Directions for the conservation areas at Flore, Weedon, Little Everdon, Everdon, Staverton, Welford, Pitsford and Kilsby as amended with the changes set out in appendices A and B.

#### **4. Reason for Recommendations**

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- 4.1 The proposals accord with legislation and the Council's planning policies.
- 4.2 The proposals will provide the Council with the tools to preserve and enhance the heritage of Flore, Weedon, Everdon, Little Everdon, Kilsby, Pitsford, Staverton and Welford, which contribute to the historic character of the West Northamptonshire area. Without these tools the special historic interest of the village may be harmed or lost.
- 4.3 The proposals are consistent with previous decisions made to confirm Article 4(1) Directions in other conservation areas.

#### **5. Report Background**

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- 5.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review existing conservation areas and make new designations from time to time. West Northamptonshire Council is in the process of undertaking reviews of its existing conservation areas, including in the former Daventry District geographic area, and designating new conservation areas where appropriate. Conservation areas are designated to protect local heritage, and certain permitted development rights are removed within conservation areas to facilitate this objective. However, not all permitted development rights are removed through designation.
- 5.2 Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended makes provision for Local Planning Authorities to issue Directions to remove specific permitted development rights, known as "Article 4 Directions". Typically, these are used as a planning tool to protect the character and appearance of conservation areas.
- 5.3 As each conservation area appraisal has been prepared, potential candidates for article 4 directions have been identified. These candidates have been consulted upon as part of the consultation on the appraisal, this enabled the public to have an early opportunity to become more familiar with article 4 directions and the specific proposals identified through the appraisals. Any comments on these proposals have been formally reported to and considered by the former Daventry District Council (DDC).



- 5.4 In the case of the article 4s the subject of this report, DDC’s Strategy Group considered reports on the conservation area appraisal consultations and then, at its meeting on 10<sup>th</sup> September 2020, and 28<sup>th</sup> May 2020 in the case of Welford, resolved to further consult on the proposed article 4 directions.
- 5.5 The grouping which is the subject of this report was first consulted on in September-November 2020, following an initial tranche of Directions confirmed in February 2020.
- 5.6 In order to be put in force in perpetuity, the directions were required to be confirmed by council by 12<sup>th</sup> September 2021. Unfortunately, this deadline was not met, and so a decision was made by Cabinet on 14<sup>th</sup> September 2021 to hold a second consultation.
- 5.7 This second consultation was undertaken between 28<sup>th</sup> September and 9<sup>th</sup> November 2021, and is now complete. They were made with immediate effect, and as such in order to remain in force, the directions are required to be confirmed by council by Tuesday 29<sup>th</sup> March 2022.

## **6. Issues and Choices**

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- 6.1 Alongside conservation area status and an adopted Appraisal and Management Plan, article 4 directions help to protect local heritage. In particular, the directions allow further consideration to be given on a case-by-case basis to types of development otherwise permitted in conservation areas. Over time, the incremental effect of these types of development can be potentially harmful, and as such, erode the special interest of our conservation areas.
- 6.2 The alternative options would be not to ‘confirm’ the article 4(1) directions, thus allowing incremental changes to take place without appropriate monitoring.
- 6.3 Not ‘confirming’ the proposed Article 4(1) Direction would leave the Council without valuable tools with which to protect and enhance the special architectural and historic interest of this village.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

- 7.1. Confirming Article 4 directions would have no material financial effects. Minor costs for sending out communications will be covered from existing budgets.

### **7.2 Legal**

- 7.2.1 Confirming the Directions would support the preservation and enhancement of conservations areas through the planning system in West Northamptonshire, as part

of the provisions set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### 7.3 Risk

7.3.1 There are no material risks foreseen in the confirming of the Article 4(1) Directions.

7.3.2 Not endorsing the confirmation of the Article 4(1) Directions would be likely to weaken protection for heritage in the conservation areas and thus increase the risk of loss of special interest.

### 7.4 Consultation

7.4.1 The proposed Article 4 Directions for Weedon Bec, Flore, Everdon, Little Everdon, Staverton, Kilsby, Welford and Pitsford have been subject to two formal consultation periods, the first beginning at 10am Monday 28<sup>th</sup> September 2020 and concluding at 5pm Monday 9<sup>th</sup> November 2020, and the second beginning at 10am Tuesday 28<sup>th</sup> September 2021 and concluding at midnight Tuesday 9<sup>th</sup> November 2021.

7.4.2 Statutory consultation regulations, as set out in Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, were complied with constituting:

- Local advertisement
- Site displays in no fewer than two locations within the area to which the direction relates
- Serving notice on the owner and occupier of every part of the land to which the direction relates
- Notifying the County Council
- Notifying the Secretary of State

7.4.3 The former Daventry District Council also informed the relevant Parish Councils and ward members. It is normal practise to have hard copies available at specified deposit points, however, because of the pandemic, this facility was not made available in the first consultation, instead, the Council posted hard copies free of charge on request. During the second consultation, hard copy deposits were made at the library in Daventry and the WNC offices on Lodge Road. Postal hard copies were also available free of charge.

### Responses to the 2020 Consultation

The responses to the consultation are set out at Appendix A.

7.4.4 19 responses to the 2020 consultation were received.

7.4.5 Weedon Parish Council submitted an objection to the Direction in Weedon. Everdon Parish Council submitted their support for the Directions in Everdon and Little Everdon.

7.4.6 Several residents expressed objections to the proposals in Weedon Bec.

One respondent from Weedon has suggested the addition of Crown Cottage to the Direction, which was not included as it was thought to be listed alongside its neighbour. In this instance, it is considered that removing permitted development rights would be in line with the approach taken in the rest of the conservation area. Adding this property to the Direction would require another consultation in the same manner as that which has already taken place. This would delay the confirmation of the Direction, and so it will be more effective to make a new Direction for Crown Cottage, removing the same permitted development rights. This would be subject to a separate report to committee.

7.4.7 One resident in Flore suggested extending the Article 4 Direction to cover domestic lighting, however this is not controlled through the planning system.

7.4.8 One respondent from Welford raised the issue that the slate roofing for which the property had been included in the Direction is no longer in situ. As such, it is recommended that it be removed from the Direction for Welford.

7.4.9 One resident of Pitsford identified a minor typographical error in the Direction. This minor error also appears in some of the other Directions, this will be corrected in the final versions.

7.4.10 Several respondents requested further information relating to the process of submitting a planning application, and what timescales and fees would apply.

7.4.11 The responses from the Ministry of Housing, Communities and Local Government did not request any changes.

7.4.12 Historic England did not request any changes.

**Responses to the 2021 Consultation**

7.4.13 There were five responses to the 2021 consultation. Full comments and officer responses can be viewed at appendix B.

7.4.14 One respondent requested that No.44a High Street be removed from the Flore direction, as it is a granny flat annexed to No.44 High Street, which is already covered by the direction. It is not usually the policy of the Council to place heritage directions on flats, and coupled with the fact that it is annexed to No.44, which is included within the direction, it is suggested No.44a be removed from the direction.

7.4.15 A respondent from Little Everdon requested more information on why three properties in the conservation area were covered by the direction.

7.4.16 A respondent identified that one address in the Pitsford direction, which was included on the map of the properties covered in the direction, was not listed in the address schedule. This typographical error will be rectified in the final document.

7.4.17 One respondent objected to the Weedon direction, and one respondent objected to the Welford direction.

7.4.18 The response from the Department for Levelling Up, Housing and Communities did not request and changes.

7.4.19 Historic England did not request any changes.

## 7.5 Suggested modifications

7.5.1 If the Council decides it wishes to confirm the Directions, it will need to decide if it wishes to amend any of the Orders. In response to the representations received, the following potential amendments to the orders have been identified:

7.5.2 For the Directions relating to Weedon Bec, Flore, Everdon, Little Everdon, Kilsby and Pitsford:

- In the first paragraph of Schedule One of the direction replace 'of' with 'or' as follows:

"The enlargement, improvement or other alteration of a dwelling house, where any part of the enlargement, improvement or alteration ...".

7.5.3 In addition for the direction relating to Pitsford;

- In schedule 2 clarification is required to state that Pitsford House East and South are included within the Direction, as follows:

'Pitsford House (East and South)'

- In schedule 2 clarification is required to state that Middlesex Cottage is included within the Direction, as follows:

Add new text page 2, paragraph 2: "**High Street** Middlesex House, Middlesex Cottage"

- In schedule 2 clarification is required to state that No.4 Manor Road is included within the direction, as follows:

Add new text page 2, paragraph 2: "**Manor Road** No.4"

7.5.4 For the Direction relating to Welford;

- Remove No.1 The Square, Welford from Schedule 2 of the Article 4(1) Direction, as follows:

"The Square ~~1 The Square~~"

7.5.5 For the direction relating to Flore;

- Remove No.44a High Street from the direction, as follows:

Remove text as follows, page 2 of Flore direction, paragraph 4:

**“High Street**

Nos. 2, 4, 6, 8, 10, 12, 25, 28, 34, 36, 42, ~~44a~~”

7.5.6 If the orders (amended or otherwise) are confirmed by Council, notice of the date of confirmation must be sent to affected owners and occupiers, and a copy of the direction sent to the Secretary of State. The direction would then come into force in perpetuity.

7.5.7 The alternative approaches would be to not confirm the directions, or to confirm some but not others.

**7.6 Consideration by Overview and Scrutiny**

7.6.1 Include any comments received by the Overview and Scrutiny Committee in relation to this report and its recommendations, and any prior consideration of the issues raised, including date/s of meetings where considered.

**7.7 Climate Impact**

7.7.1 The confirmation of the directions is unlikely to have a negative impact on the climate.

**7.8 Community Impact**

7.7.1 It is unlikely that the confirmation of these directions would have any material effect on crime or disorder.

7.7.2 The proposed course of action should not have any perceptible differential impact on people with protected characteristics.

7.7.3 Confirming the directions would assist in conserving the historic character of the villages and contribute to preserving the character of places which make up West Northamptonshire. As such, it would support the well-being of residents and those who work in or visit these conservation areas and the wider area.

**8. Background Papers**

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Department of Communities and Local Government (2019) National Planning Policy Framework

Planning (Listed Building and Conservation Areas) Act 1990

The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) Regulations 2020

General Permitted Development (England) (Order) 2015

Daventry District Council Strategy Group Report 10<sup>th</sup> September 2020



## Appendix A – Responses to consultation 2020

Respondent	Comment	Suggested Response	Suggested Action
All of the Article 4s			
Ministry of Housing, Communities and Local Government	I refer to your email dated 28th September 2020 notifying the Secretary of State that the above-mentioned Direction has been made with immediate effect. You are reminded to advise the Secretary of State about confirmation of the Direction in those circumstances as set out in the regulations. It would also be helpful to know if the Council decides in due course not to confirm the Direction.	Comments noted.  The Directions are in fact non-immediate, which has been clarified.	No change.
S. Patience (Anglian Water)	Thank you for the opportunity to comment on the Article 4 directions relating to existing Conservation Areas.  As these relate to limiting the enlargement or extension of existing dwellinghouses we have no comments to make in respect of these consultations.	Comments noted.	No change.
Everdon and Little Everdon			
Everdon Parish Council	We considered the article 4 directions at out meeting yesterday and were generally in favour of it.	Comments welcomed.	No change.
Flore			
Fiona Miller (Flore)	Could you direction please consider. Installation of <b>Solar Lighting</b> , cheap to	Thank you for your comments. Unfortunately, the installation of domestic lighting is not controlled by	No change.

Respondent	Comment	Suggested Response	Suggested Action
	<p>purchase, simple to install, free to operate- <b>permanently throughout the year!</b></p> <p>Coloured flashing fairy lights all around the garden, censor controlled, instant blinding floodlights. Light pollution that spoils the village atmosphere and inappropriate, out of season in conservation areas.</p>	<p>the planning system and so there are no permitted development rights to be removed.</p> <p>Installation would only be controlled on listed buildings through listed building consent. For further information, please contact the Development Control department- <a href="mailto:planning.ddc@westnorthants.gov.uk">planning.ddc@westnorthants.gov.uk</a>.</p>	
Pitsford			
P Farrell, Berrys (Pitsford)	<p>I am writing to you on behalf of Dr Krishna Kodavali, the proprietor of Toll Bar Cottage as part of the above consultation.</p> <p>Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to review Conservation Areas “...from time to time” – it is acknowledged that Daventry District Council are currently undergoing this process.</p> <p>The 2018 Settlements and Countryside Local Plan (Part 2) for Daventry District Heritage Background Paper Version 2 (HER01) sets out an action plan for the future management of the historic environment of the district which includes a review of each Conservation Area and “non-designated assets that make a</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>



Respondent	Comment	Suggested Response	Suggested Action
	<p>positive contribution to the conservation area are assessed against criteria to form the basis of a local list.”</p> <p>This has been implemented as part of the Pitsford Village Conservation Area Appraisal and Management Plan (Consulation Draft 2018) which identifies several buildings outside the Conservation Area that both:</p> <ul style="list-style-type: none"> <li>- Contribute to the character and appearance of the Pitsford Village Conservation Area</li> <li>- Potential candidates for the local list</li> </ul> <p>This has resulted in the decision to apply an Article 4(1) of the of the Town and Country Planning (General Permitted Development) Order 1995 to Toll Bar Cottage.</p> <p>At present, Daventry District Council have criteria set out below to assess local list candidates:</p> <ul style="list-style-type: none"> <li>• The age of the building</li> <li>• Its condition and/or completeness</li> <li>• The design character and architectural merit</li> <li>• The use of materials</li> <li>• Its scenic value</li> <li>• Access</li> </ul>	<p>Comments noted.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<ul style="list-style-type: none"> <li>• • Viability</li>   <li>• • Historic Association</li> </ul> <p>There is a “short justification for their inclusion” in the Conservation Area Appraisal and Management Plan (below) and no assessment of Toll Bar Cottage against this criterion. Additionally, there is no evidence of how this criterion has been formed. It is suggested that there should be full transparency in this process which has subsequently resulted in the justification of restricting permitted development rights. Harborough Road Toll Bar Cottage – historic property which collected tolls for the turnpike.</p> <p>Historic England’s Advice Note 7 on Local Heritage Listing continually states the need for community engagement in the development of selection criteria. The degree of consultation will increase the weight in preserving the significance of the buildings that are then ratified on the local list.</p> <p>“Local Lists will be more effective if supported by objective criteria and both</p>	<p>An assessment of Toll Bar Cottage was undertaken against the criteria for inclusion on the local list which has been adopted by the District Council. The criteria were produced by the Council, building on work undertaken by the Rockingham Forest Trust using best practice guidance including Historic England’s Advice Note 7 on Local Heritage Listing. Heritage assets are assessed using an assessment form, which can be viewed on the web.</p> <p>In consulting on the Pitsford Conservation Area Appraisal, an initial exhibition was held prior to formal consultation in the Pitsford Village Hall, where information regarding the Local List was publicised. The Local List was then formally consulted on in the Draft Pitsford Conservation Area Appraisal and Management Plan (2018) (and subsequently the information was again available through a second consultation which focussed on a further proposed extension to the conservation area boundary). It is not the Council’s policy to inform individuals via post of the conservation area proposals, instead the review is publicised using digital methods, including the Council’s website, the Parish Council’s website and</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>criteria and content have been tested through public consultation.”</p> <p>The Appraisal and Management Plan contains initial proposals for an Article 4(1) Direction, which the Council state will “remove permitted development rights that relate to matters of particular importance to the character of the [conservation] area.”</p> <p>Again, there is no assessment other than the description above as to how Toll Bar Cottage contributes to the setting of the Conservation Area and therefore its development managed by removal of permitted development rights.</p> <p>Although the Council may be of the opinion there has already been some early consultation as part of the Conservation Area review process, Toll Bar Cottage sits one mile outside the Conservation Area, undoubtedly away from the Pitsford settlement in the open countryside. The review did not include the extension of the Conservation Area boundary this far and there has been no separate consultation for buildings to be included on the local list. Therefore this direct contact from Daventry District Council is the first awareness the</p>	<p>local social media channels, the posting of posters in the area and press releases.</p>	

Respondent	Comment	Suggested Response	Suggested Action
	<p>owners have of their home being considered as a building on the local list and subject to an Article 4(1) Direction, irrespective of the latter this would be a material consideration to any future development plans.</p> <p>The National Planning Policy Framework cites that "...the use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the well-being of the area."</p> <p>It is not clear that an Article 4(1) on the isolated Toll Bar Cottage, located outside of the Conservation Area, for which no full assessment or explanation has been set out as to its inclusion on the local list is warranted to protect the local amenity. We would ask that the Council share its decision making process which has concluded in Toll Bar Cottage on the local list and contributing to the setting of the Pitsford Village Conservation Area, resulting in imposing an Article 4(1) Direction.</p>	<p>Article 4 Directions are being proposed for assets on the Local List to protect their historic or architectural interest, and Toll Bar Cottage has been assessed against the adopted criteria and met the threshold for inclusion. Although candidates for the Local List are being explored through the conservation area appraisal process, assets do not need to be within the conservation area to merit being included on the Local List. Extending the conservation area to Toll Bar Cottage was not considered to be an effective way of managing development, whereas Local Listing and the use of Article 4 Directions is an appropriate method. The assessment form which sets out the criteria and scoring for Toll Bar Cottage can be made available,</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
		however it is not current practice to publish all assessment forms.	
Mr and Mrs Cebak	<p>We are the owners of Gardeners Cottage and we oppose it being subjected to an Article 4 Direction.</p> <p>We do not agree that Gardeners Cottage merits any special consideration and have previously stated this during the “Pitsford Conservation Area Appraisal and Management Plan Consultation”.</p> <p>Government planning guidance states that an Article 4 directive should only be used in those exceptional circumstances where the exercise of permitted development rights would harm local amenity, the historic environment or the proper planning of the area.</p> <p>We do not believe Gardeners Cottage meets these exceptional circumstances for several reasons:-</p> <ul style="list-style-type: none"> <li>• The property lies well outside the village conservation area.</li> </ul>	<p>Comments noted.</p> <p>Comments noted.</p> <p>In this circumstance, Gardener’s Cottage was identified through the Pitsford Conservation Area Appraisal (2019) and added to the (former) Daventry District Council Local List. Article 4 Directions are used to protect the historic environment both within conservation areas, and outside conservation areas where dealing with assets which are identified as locally special.</p> <p>Article 4 Directions can be used to restrict permitted development rights to protect the historic environment, including for assets on a Local List. Paragraph 13 of Historic England’s Local Heritage Listing Advice Note 7 states “Where changes do not require planning permission, an authority may</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<ul style="list-style-type: none"> <li data-bbox="517 676 1025 938">• The property is not prominent and is not accessible to the general public or visible from any public areas. It is situated at the end of a long private drive to which the general public have no right of way or access.</li> <li data-bbox="517 1070 1039 1332">• The property is surrounded by modern newly built houses, some of which have only recently been granted planning permission. Gardeners Cottage was never afforded any special consideration as part of the planning of this area.</li> </ul>	<p data-bbox="1066 280 1760 584">consider whether the exercise of permitted development rights would undermine the aims for locally listed heritage assets. In cases where it would, authorities may consider the use of an Article 4 Direction (in tandem with the local listing process) to ensure any permitted development is given due consideration.” These measures do not require the asset to be within a conservation area.</p> <p data-bbox="1066 676 1749 740">Having historic significance does not rely on visibility or public access.</p> <p data-bbox="1066 1066 1749 1327">The Article 4 Direction which is suggested may cover Gardener’s Cottage recognises its local importance and would therefore restrict its demolition. The construction of new build properties around Gardener’s Cottage would not necessarily detract from its historic interest, and therefore have been deemed acceptable in planning terms.</p>	<p data-bbox="1805 676 1951 703">No change.</p> <p data-bbox="1805 1066 1951 1093">No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<ul style="list-style-type: none"> <li data-bbox="517 323 1025 352">• The property is not particularly old.</li> <li data-bbox="517 756 1025 1054">• The property has been extensively renovated the last 50 years with none of the original features remaining. These renovations included extending the property by around 40%, raising &amp; replacing the roof and replacing all windows &amp; doors.</li> <li data-bbox="517 1187 1025 1326">• A large area of the original external stonework is no longer visible because it has been rendered over with mortar.</li> </ul>	<p data-bbox="1066 323 1783 699">As was noted at the time of the conservation area appraisal, Gardener’s Cottage is noted on the 1<sup>st</sup> edition OS mapping as the locally known “Little Pitsford” prior to the later development of Middlesex House on Ride Lane by Pickering Phipps, which dates it to the mid-19<sup>th</sup> century at the latest, and more likely from its architectural styling it dates to the 18<sup>th</sup> century. Whilst the age of an asset can play a key role in its significance, it is not the only factor taken into account in assessing candidates for the Local List.</p> <p data-bbox="1066 756 1783 1054">Whilst some alterations may have been made to the property during the 20<sup>th</sup> century, the overall historic character of the property has been well-maintained, and it has retained its historic agricultural quality. The windows appear to have been replaced with good quality and sensitive casements, including the retention of a limited number of small historic openings and detailing such as lintels and sills.</p> <p data-bbox="1066 1187 1783 1369">Gardener’s Cottage contains architectural interest as part of the local vernacular, as well as historic interest as part of the area on Ride Lane known as “Little Pitsford” which also includes Middlesex House. The property has been visited to assess any changes which</p>	<p data-bbox="1805 323 1962 352">No change.</p> <p data-bbox="1805 756 1962 785">No change.</p> <p data-bbox="1805 1187 1962 1216">No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<ul style="list-style-type: none"> <li data-bbox="517 555 1032 675">• The property is not exceptional and has no special historical connection to the village.</li>   <li data-bbox="517 866 1032 1257">• The property is one of several similar properties in the village and so it is not unique. The majority of these properties lie within the protected conservation area. It would seem unreasonable therefore to apply directives to the few properties of this type that lie outside the conservation area.</li> </ul>	<p data-bbox="1066 276 1780 507">have been made and it was noted that the principal elevation (that which fronts onto Ride Lane) has not been rendered and does not appear to have been altered since the direction was proposed. See comments above relating to historic development of Gardener’s Cottage.</p> <p data-bbox="1066 555 1780 778">Gardener’s Cottage is indeed representative of vernacular character in the nearby conservation area, as well as contributing to the character of Ride Lane. Demolition is already controlled within the conservation area, which is the primary objective of the Article 4 Direction relating to Gardener’s Cottage.</p> <p data-bbox="1066 866 1682 938">See response above relating to Local List assets outside of conservation areas.</p>	<p data-bbox="1803 555 1960 587">No change.</p> <p data-bbox="1803 866 1960 898">No change.</p>



Respondent	Comment	Suggested Response	Suggested Action
	<p>We also oppose the details of the Article 4 Direction which states:-</p> <p>“The Direction applies to development consisting of: The enlargement, improvement of other alteration of a dwelling house, where any part of the enlargement, improvement or alteration would affect the principal elevation”</p> <p>This would appear to remove our permitted development rights to extend our house. We think this is unreasonable and that this detail should be removed from the Direction.</p> <p>We note that this detail was not mentioned during the original “Pitsford Conservation Area Appraisal and Management Plan Consultation”.</p> <p>The original consultation only proposed removing Demolition from the permitted development rights and this is clearly documented in the adopted Pitsford CAAMP (page 44):-</p> <p>“Withdrawn PD Rights - Demolition (Article 4 Direction outside the Conservation Area) - Gardener Cottage, Ride Ln”.</p>	<p>Under the Article 4 Direction extensions would only be restricted on elevations which front a highway. The only elevation of Gardener’s Cottage which fronts a highway is arguably its principal elevation, and extensions from this elevation are already restricted through the provisions of the General Permitted Development (England) Order 2015. Hence the Article 4 Direction does not further restrict permitted development rights in this case. The Article 4 Direction primarily seeks to preserve Gardener’s Cottage as an asset and therefore restricts permitted development rights relating to its demolition.</p>	<p>No change.</p>
<p>R. Crichton (Pitsford)</p>	<p>Thank you for your letter of 28 September 2020 advising my and I as owners of</p>	<p>Comments noted.</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>Pitsford House West of the making of the above Direction in respect of our property. On behalf of my wife and myself I wish to make the following representations in respect of the Direction:-</p> <ol style="list-style-type: none"> <li>1. The drafting of Schedule One appears to be defective in that the wording “improvement of other alteration” is nonsensical and presumably as the Direction is executed under seal it will require to be formally amended.</li> <li>2. The Direction appears to apply blanket restrictions in respect of General Permitted Development Rights with regard to all of the properties identified in Schedule Two of the Direction. This is in direct conflict with the representations and assurances set out by the Council during its consultation in connection with its proposed revisions to the Pitsford Conservation Area and in the adopted Pitsford Village</li> </ol>	<ol style="list-style-type: none"> <li>1. Thank you for bringing this to our attention. This typographical error will be amended in the final Direction.</li> <li>2. Only development comprised within Class A of Part 1 of Schedule 2 to the Order (General Permitted Development) (England) 2015 is restricted. The alteration or replacement of windows is contained within this Class as the alteration of a dwellinghouse which would affect a principal elevation or elevation which fronts a highway, waterway or open space. The wording of the Direction refers specifically to the provisions of the Order itself, and the wording cannot be altered. The conservation area appraisal provides guidance relating to what kinds of development may be harmful, in</li> </ol>	<p>Page 1, Schedule 1, paragraph 1 “...improvement or<del>f</del> other alteration...”</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>Conservation Area and Management Plan 2019 (“the Plan). In the Plan the Council states that “as part of the appraisal the removal of certain permitted development rights are then identified in the Plan on a property by property basis. In the case of Pitsford House West the proposals extend to windows and doors but the limited measures set out in the Plan are not applied in the Direction.</p> <p>3. There is obviously a close correlation between local listing and article 4 Directions and the blanket and extensive nature of the Direction seems to go against the spirit of the assurance given by the Council in the Plan that “local listing does not impose further inherent planning controls but provides weight for their retention in planning decisions should the asset</p>	<p>this case being the replacement of windows and doors.</p> <p>3. It is correct to say that Local Listing does not bring with it inherent planning controls, as it is not a statutory list. The proposals for Article 4 Directions relating to local list candidates were not hidden. The conservation area appraisal also clearly sets out the proposals for Article 4 Directions in section 9.1 which details the proposed restricted rights and the associated locations.</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>in question become subject to development proposals”. Blanket restrictions in the form set out in the Direction are effectively a form of statutory listing.</p> <p>4. In the plan the main structure of what was formerly Pitsford House is identified as a key building in Figure 10 and presumably that structure is now subject to local listing. However the map attached to the Direction and published on your website excludes a significant portion of that building despite the fact that it is an integral part of the structure sharing the same architectural features as much of the remainder of Pitsford House. Schedule Two of the Direction includes Pitsford House West and Pitsford House but the Article 4 proposals set out in the Plan make no reference to Pitsford House in its entirety. All of this points to a fundamental inconsistency in the</p>	<p>4. The Pitsford Conservation Area Appraisal (2019) does refer to the entirety of Pitsford House (East, West and South) in its proposals for Article 4 Directions at section 9.1. Schedule 2 of the Direction makes reference to Pitsford House and Pitsford House West. Pitsford House should be followed by “(East and South)” and this will be amended in the final Direction. The polygon on the map covers the entirety of Pitsford House (West, East and South), and the owners/occupiers of each were notified of the proposed Direction via post.</p>	<p>Pitsford Article 4 Direction, page 2, Schedule 2, add text: “Pitsford House (<u>East and South</u>)”</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>Councils appraisal and a lack of clarity in relation to the application of the Direction which needs to be addressed.</p> <p>5. In the Plan the owners of the relevant properties are assured by the Council that “the making of Article 4 Directions is a separate process which will follow the conservation area appraisal requiring focussed consultation with the properties concerned”. My recollection is that this reassuring message was also relayed by the Council at its presentation in Pitsford Village Hall on 20 November 2018. I believe that the Council should have consulted individual owners before making a Direction in order to explain more about its proposals in advance of taking statutory measures. In my view the making of a Direction imposing blanket changes and</p>	<p>5. The proposals were introduced through the conservation area appraisal (2018-19), at which time information was requested from a number of residents relating to Article 4 Directions. The Council duly provided advice to those who had queries. The advice at the time was that there would be a separate consultation, which has now been undertaken. This consultation provides an opportunity for residents to view the proposals again (which have not changed since their first introduction in the conservation area appraisal) to ask questions and formally provide comments which can then be presented to Council through a transparent process. The Directions have not yet been brought into force, which, if confirmed, will not occur until 28<sup>th</sup> September 2021.</p> <p>The six week timescale given is over and above the statutory limit set out in the General Permitted Development Order 2015. It is</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>simply seeking representations within a strict time limit does not represent a meaningful attempt to consult.</p> <p>6. My concerns about the process adopted by the Council are strengthened by the Q &amp; A's provided with the notification. There is no explanation as to why the Council has sought to pass legislation in advance of the promised consultation and why it has apparently made a Direction in terms which do not accord with The Plan. There is no information provided in relation to the process for dealing with representations.</p> <p>Finally I wish to question why the Council thought that this matter was of such importance and urgency that it decided to embark on the process in the midst of an unprecedented and worsening national emergency. The current circumstances could clearly make engagement and</p>	<p>appreciated that residents take the time to provide comments.</p> <p>6. As noted above, the consultation has taken place and provided the opportunity to seek information and provide formal comments. The proposals in the Direction have not been altered from those within the conservation area appraisal. Please see comments above.</p> <p>It is understood that this consultation has been undertaken during unprecedented circumstances, however it is also not possible to put all work on hold indefinitely. The Council has fulfilled all statutory requirements for this consultation as well as increasing the time limit for comments from the</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	discussion much more problematic for those involved some of whom may be facing difficult issues because of the pandemic.	statutory level, and more responses have been received compared to previous Article 4 consultations.	
Staverton			
Patricia Brown	<p>May I ask on what criteria you've categorised various properties in the village and left out swathes of other properties? I'm aware of our illustrious PM's mandate to build 'til we drop but I do not see why villagers in the same village should be left out as prey for developers. Our meagre, so called amenities are shared by all, but obviously some properties will benefit from a ring fence security to protect them from any future development either on their adjoined land or neighbours land etc. I find this offensive.</p>	<p>An Article (4)1 Direction is a common planning tool used in conservation areas. Not all types of development within a conservation area require planning permission. An Article 4(1) Direction removes permitted development rights for particular types of development and brings in a requirement for planning permission to be sought before that development takes place. The purpose is not to prevent development from taking place but to ensure that it is managed so that individual buildings and the conservation area retain their historic character. They are generally placed on buildings which have retained traditional features and materials, or where the placement of an Article 4 Direction is expedient to preserving the wider character of the area. The buildings included in the Staverton Article 4(1) Direction were identified as retaining particular traditional features during fieldwork undertaken in 2019/2020 as part of the wider review of the conservation area. Some historic buildings in Staverton are not included in the Article 4(1) Direction because they have listed building status, meaning that there are already planning controls in place.</p>	No change.

Respondent	Comment	Suggested Response	Suggested Action
	<p>I would appreciate your comments regarding future plans regarding this so called conservation programme and what ring-fence tenure is offered for inclusion.</p> <p>Having watched and in some instances been active against the dire planning approvals taken by Daventry DC and town council regarding housing developments, schooling etc in Daventry over several years, and following legal advice, I now seek written confirmation to protect all that I hold dear, both for my family and fellow villagers of Staverton.</p> <p>As you know we live in turbulent times and to that end a good fighting stance is required to prevent a swallowing up of our countryside, so having exposed areas is not</p>	<p>The Staverton Conservation Area Article 4(1) Direction would remove permitted development rights for the following:  The enlargement, improvement or other alteration of a dwelling house, where any part of the enlargement, improvement or alteration would affect the principal elevation or any elevation that fronts a highway, waterway or open space;  Any alteration or addition to the roof of a dwelling house.  For example, this could include works such as changes to windows, doors, roofing materials, addition of skylights etc.</p> <p>Proposed development in areas of open land would most likely require planning permission and if so would be subject to the policies in the National Planning Policy Framework the West Northamptonshire Core Strategy and the Settlements and Countryside Local Plan 2020 and. The Staverton Conservation Area Appraisal and Management Plan, as a supplementary planning document, would be a material consideration in determining such planning applications.</p> <p>More information about Article 4(1) Directions can be found here</p>	<p>No change.</p> <p>No change.</p>



Respondent	Comment	Suggested Response	Suggested Action
	<p>a good defence. We are either a conservation village or we are not. This needs clarification and further explanation before these areas become “loopholes”.</p>	<p><a href="https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/article-4-directions-and-heritage/">https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/article-4-directions-and-heritage/</a></p>	
Weedon			
<p>Ann Ranshaw (Weedon)</p>	<p>We object most strongly to the imposition of Article 4 Directions on our property in Weedon Bec for the following reasons:</p> <p>1 Our house demonstrates quite clearly that Weedon householders respect their traditional older homes and there is no need for additional regulation.</p> <p>Our house was derelict and uninhabitable in the early 1970’s. It has been brought back to life by 3 sets of careful owners who have made internal and external alterations none of which required any sort of planning permission.</p> <p>It has been a reasonably affordable home to 11 people (including 5 young people) throughout 50 years of changes. None of the alterations made have detracted from</p>	<p>Comments noted.</p> <p>1. Article 4 Directions are placed on individual properties where features of value have been identified which contribute to the character of the conservation area or its setting. In the case of properties added to the Local List, these properties make a positive contribution to local heritage, and the setting of the conservation area and therefore an Article 4 Direction is proposed to help preserve that character. There is evidence that a number of properties within the conservation area have had positive features replaced by insensitive alternatives, which has been done without the need for planning permission. It is not possible</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>the traditional feel or look of the property as evidenced by it being placed on the Local List when Conservation Areas were made in Weedon.</p> <p>This history is typical of many older houses in Weedon. There is absolutely no evidence that any of the properties selected for Article 4 Directions is likely to undergo alterations or development that is inappropriate to their setting in the village. There is therefore no justification for the imposition of Article 4 conditions; the legislation is being misused by the District Council.</p> <p>2 We, and the other properties selected, will be disadvantaged by the District Council proposals. We face having to apply for planning permission at a cost of £200+ for minor changes; a fee which other properties in the village of similar age, style and situation, will not incur. We face higher costs for minor changes and replacement because of the more detailed specifications that the District Council are choosing to impose.</p>	<p>to predict what changes may be proposed in the future even if previous development decisions have been sensitive to the historic environment, and an Article 4 Direction allows for closer management of future changes.</p> <p>2. The basic householder planning application fee is £206 (which covers planning applications made as the result of the presence of an Article 4 Direction). Where positive features have been identified which contribute to the character of local heritage, an Article 4 Direction aims to preserve those features, and in turn the local historic environment such as a property on the local list or within a conservation area. If proposals to make changes to positive features constitute like-for-like change they are not likely to require</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>Higher cost of replacement is a disincentive to maintaining property in good order and the installation of everyday energy saving measures which the government encourages us to embrace.</p> <p>When we come to sell, buyers will be deterred from buying an older house with a low energy rating if they can do little to improve it.</p> <p>Our property will be less marketable than similar older properties because of the restrictions imposed yet we will not have the market kudos of being a Historic England Listed Building or being situated within a Conservation Area.</p> <p>3 A property opposite us, also earmarked for Article 4 regulation, is already visibly in a poor state of repair. The occupant is in an older person and we have recently become aware that she suffers from acute anxiety. The District Council's proposals have affected her mental health and increased her fears. Like us, it is likely that her home</p>	<p>planning permission. This encourages the retention and repair of features of value, whilst also allowing some control over proposals which seek to make stylistic or material changes through the planning application system. The positive features which the Direction seeks to preserve, such as fenestration, are unlikely to require frequent upgrade, particularly if they are maintained and repaired to a good standard. Maintenance and repair of existing features would not require planning permission.</p> <p>There are many ways in which the energy efficiency of a property can be increased without the need for planning permission, whilst also maintaining a property's character, such as through loft insulation.</p> <p>There is no evidence to suggest that an Article 4 Direction makes properties less marketable.</p> <p>3. As noted above, where development proposals constitute like-for-like development, planning permission is unlikely to be required. Also, there is no evidence that an Article 4 Direction will lower the value of a property.</p> <p>The Council offers grants and small loans to help people with small scale repairs or improvements to make a home more suitable or safer. The provisions</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>is a way of meeting the expenses of old age. We cannot see how it can be right for a District Council to devalue what is to many their most important source of security in later years.</p> <p>4 The regulations are being imposed retrospectively and, while we are invited to respond to this consultation it is evident that the imposition of Article 4 Regulations is virtually done deal as an implementation date is already stated. The District Council has no right to act in this way and it is surely no coincidence that this money-making exercise is being deployed at a time when council coffers are under strain.</p> <p>5 The District Council is discriminating against us and the other 14 properties proposed for Article 4 Directions. There is more than enough regulation under ordinary planning policy that is common to all householders to cover inappropriate alteration.</p>	<p>are subject to qualifying criteria, including a means test, and more information can be found in the Private Sector Housing Assistance Policy. Enquiries should be directed to the Care and Repair Team at the District Council.</p> <p>4. The Council is required by law to state a <i>potential</i> implementation date under the regulations contained in Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015. When Article 4 Directions were first explored and identified in Weedon Bec, there was no charge for planning applications made as the result of the presence of an Article 4 Direction. The fees now charged have only been introduced by central government since their proposal through the conservation area appraisal.</p> <p>5. There is evidence within the conservation area that piecemeal insensitive development has occurred, including the removal of traditional fenestration for example. Within conservation areas and for locally listed buildings, many minor development works remain “permitted development” and an Article 4 Direction is a</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>Your proposals are an affront and insult to owners of older properties and show a distrust for ordinary householders by imposing discriminatory regulation as an easy way of making money to support a planning department that does not listen to residents and consistently fails to act to monitor and enforce breaches of ordinary planning regulations.</p>	<p>common tool to allow better management of the historic environment. The properties covered by the proposed Article 4 Direction all retain features of value which contribute to the character and appearance of the conservation area, or to locally listed buildings, hence their individual identification. The proposals are objectively made in order to preserve or enhance the character of the conservation area.</p>	
<p>Fiona Thomas</p>	<p>I have read that DDC plan to impose Article 4 directions on 15 properties in the Weedon Bec.</p> <p>While I am not one of the householders affected, I wish to register my disgust and dismay at these proposals.</p> <p>Why do DDC think the implementation of Article 4 is fair and democratic or even beneficial to the village? On the Historic England website it states the government has issued guidance on how and when Article 4 directions should be considered. It says that local authorities should consider making Article 4 directions only in exceptional circumstances where the exercise of permitted development rights would harm local amenity, the historic</p>	<p>Comments noted.</p> <p>Article 4 Directions are a common tool used within conservation areas nationwide, in order to protect the historic environment. There is evidence within Weedon Bec of the piecemeal effects of the exercising of “permitted development rights” such as the replacement of traditional fenestration and doors with inappropriate modern alternatives which gradually erode the historic character and appearance of the area, harming the historic environment in this case. Individual properties have been identified as making a particular positive contribution to the character of the conservation area, or as entries on the local list for the retention of features of value. In these cases, the exercising of “permitted development rights” could</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>environment or the proper planning of the area. Please can you tell me what evidence you have of the 'exceptional circumstances' in Weedon.</p> <p>Repairs will be delayed or even worse ignored, as extra money to pay for the planning permission and potentially different building materials will need to be found and earned. People don't just have £206 sitting around in their bank account. This is essentially 'dead money' a tax, it has to be paid but there is no physical benefit. The current householders (and future ones) bought the house because they loved the character, quirks and charm of their older property. They want to look after and preserve it as it is their home and investment.</p> <p>Article 4 could have a knock on effect to local businesses as jobs won't be booked in so they are earning less.</p>	<p>lead to the loss of these positive features, and further impact on the character of the area.</p> <p>Repairs are not controlled under the planning system as they do not constitute development.<sup>1</sup> The good practice of maintaining and repairing historic buildings commensurate with their significance is encouraged by the Council.</p> <p>In circumstances where development proposes to remove features of positive value and replace them with alternatives which are not sensitive to historic character then planning permission will be required to make changes. This allows some control over works which are carried out, in order to protect and benefit the historic environment.</p> <p>Article 4 Directions do not intend to stop all development from happening, rather to steer development so that it is sensitive to the historic environment. Where proposals preserve or enhance this character and appearance, works are more likely to be given consent.</p>	<p>No change.</p>

<sup>1</sup> Repairs to listed buildings will require listed building consent in most cases.

Respondent	Comment	Suggested Response	Suggested Action
	<p>Article 4 will effect the resale of property. Why would you buy a property that comes with a mandatory price tag and restrictions on renovations. It's hassle without the kudos of a listed building.</p> <p>There is also a mental health aspect. Article 4 has already brought stress and anxiety to householders in the village. You are imposing unplanned expenditure on householders. Many people have been hit financially by Covid -19 restrictions and you are now layering the stress and cost of getting planning permission to do house maintenance and renovations on top of this. Please also consider people find form filling and dealing with planning a very daunting and stressful exercise.</p> <p>In summary, I can't understand why DDC are pushing ahead with this. Where is the evidence that these 15 houses are under threat from random renovations and that Weedon needs this kind of protection?</p>	<p>There is no evidence to suggest that the presence of an Article 4 Direction affects property resale.</p> <p>As noted above, the Council offers grants and small loans to help people with small scale repairs or improvements to make a home more suitable or safer. The provisions are subject to qualifying criteria, including a means test, and more information can be found in the Private Sector Housing Assistance Policy. Enquiries should be directed to the Care and Repair Team at the Council. Assistance and advice for completing planning applications can be sought from the Council's Development Control team.</p> <p>The properties have been identified due to the presence of features of value which have been retained and contribute to the character and appearance of the conservation area or the character of a locally listed property. It is not that they are directly under threat, but that an Article 4 allows the proactive preservation of features of value through the planning process.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
Catherine and Peter Worth (Weedon)	<p>Further to your letter regarding a very small number of houses being singled out for “Conservation Status” we must add our voice to those that feel this is a step too far.</p> <p>We fully understand the need for conservation areas and also the need to place “ listings or Grades” on houses of an historic or of national interest but the list of 15 houses that come under the proposed Town and County Planning Order 2015 in no way falls within these parameters. The whole idea is ludicrous and unfairly places additional burden upon the owners of the 15 houses so proposed.</p> <p>The property in which we reside is old yes but of historic value no! It is surrounded by old council houses of no beauty at all and these can be altered and decorated in any way whatsoever with no recourse to the aesthetics of the area or the village. They can put in PVC double glazing and doors and assist in all our efforts to reduce climate change but as we and other proposed properties have wooden framed windows and doors we are penalized from</p>	<p>Comments noted.</p> <p>The properties have been identified due to the presence of features of value which have been retained and contribute to the character and appearance of the conservation area or the character of a locally listed property.</p> <p>As noted above, it is the individual properties which have been identified as locally special. Nearby modern development does not detract from the presence of historic features of value, nor reduce the need for their conservation.</p> <p>The presence of an Article 4 Direction does not stop all development occurring, and many changes can be made to a property to increase energy efficiency under government initiatives without the need for planning permission, whilst sustaining historic character. Advice on this has been published by</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>



Respondent	Comment	Suggested Response	Suggested Action
	<p>helping to reduce both climate change and our energy consumption.</p> <p>We have always in our lives both in business and private strived to always find the positive in any actions we or others take but we can see no benefit to us or the local community in this proposal at all.</p> <p>As an example of the extra burden to be placed upon us, the District Council or County Council whichever, has a propensity to spray salted grit on the road outside our house and as our frontage is directly onto the road much salt, spray and slush during the winter months comes into contact with the front of our house, which is constructed of Northamptonshire stone, is readily attacked by the salt leading to erosion of</p>	<p>Historic England and is available on their website.<sup>2</sup> There is evidence to suggest that the use of materials such as uPVC, as compared to modern high-standard wooden alternatives, can increase the levels of carbon dioxide released into the atmosphere over the life cycle of the window or door reducing levels of sustainability and energy efficiency.<sup>3</sup></p> <p>Article 4 Directions allow some control over the management of change to the historic environment, and feeding into the proactive strategy for its preservation.</p> <p>Where proposals would constitute maintenance or repair, planning permission would not be necessary as this does not constitute development. The Town and Country Planning (General Permitted Development) (England) Order 2015 stipulates that under Class A- enlargement, improvement or other alteration of a dwellinghouse “Development is permitted by Class A subject to the following conditions- a) the materials used in any exterior work (other than materials used in the construction of a</p>	<p>No change.</p> <p>No change.</p>

<sup>2</sup> [www.historicengland.org.uk](http://www.historicengland.org.uk)

<sup>3</sup> <https://www.bwf.org.uk/wp-content/uploads/Life-Cycle-Assessment-Report-1.pdf>

Respondent	Comment	Suggested Response	Suggested Action
	<p>the stone. Now a simple solution to this problem would be to put a cement screed along the front of the house which not “pretty”, but one we must consider soon, to retain the integrity of the building. However if the proposal were to go through we are convinced that any restoration to the outside would have to be in Northamptonshire stone and be at least 20 -30 times more expensive.</p> <p>Please use your very best efforts to stop this madness. Fifteen houses out of the whole village is farcical and seems to be one of those schemes drawn up on the back of a cigarette packet.</p>	<p>conservatory) must be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse;”<sup>4</sup> Hence, any works to the exterior of the building are already required to be of similar appearance, regardless of the presence of an Article 4 Direction.</p> <p>The comments regarding the activities of salt spreading on the highway have been passed on to colleagues in the highways team.</p> <p>Comments noted.</p>	<p>No change.</p>
<p>Anthony McCrae</p>	<p>I think the DDC is acting in an unfair way. It is not resonable to demand a fee from one party &amp; not from another when both are making similar requests. From a personal point of view I am not too concerned about what ever DDC decide.</p> <p>I have no intention to make any changes to 1 South Street &amp; I have no intention to sell the property I will move when nature decides.</p>	<p>Article 4 Directions are placed only on individual properties, rather than a blanket approach, based on the identification of features of value which contribute to the character of the conservation area and subsequently merit preservation. Hence, not all properties within a conservation will necessarily be identified to be covered by the Direction.</p>	<p>No change.</p>

<sup>4</sup> Paragraph A.3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Respondent	Comment	Suggested Response	Suggested Action
Mrs E. Barwood	<p>I refer to your correspondence of 25th September 2020 informing me that Daventry District Council has made a Direction under Article 4(1) for properties in the Weedon Bec. I own two of these properties (No 67 (Jakeman's Cottage) and Pump Cottage on Queen Street) and rent them out to tenants.</p> <p>I am strongly against this Direction and believe it to be against the interests of individual property owners, owner occupiers, tenants and the community as a whole. My objections are that the Direction is inappropriate both in content and timing.</p> <p>Specifically, the Direction is inappropriate because:</p> <ul style="list-style-type: none"> <li>• It will increase the costs of home improvements for hardworking families in the area, as they would now have to submit planning applications (supply drawings and specifications, use special materials</li> </ul>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Where proposed development works preserve the character of existing features through like for like development, there is usually no need for planning permission. Where works are necessary to make a home more suitable or safer and residents require financial assistance, the Council offers grants and small loans to help people with small scale repairs or improvements. The provisions are subject to qualifying criteria, including a means test, and more</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>and pay fees). This seems particularly inappropriate as we are entering a Covid-19 induced recession when many families are facing a drop in income and unemployment.</p> <ul style="list-style-type: none"> <li>• It will provide a disincentive to improve and maintain properties in the area because the cost of doing so will become greater. This could lead to a deterioration in the appearance of buildings in the area and a reduction in the value of house prices in Weedon.</li> </ul>	<p>information can be found in the Private Sector Housing Assistance Policy. Enquiries should be directed to the Care and Repair Team at the Council.</p> <p>Repairs are not controlled under the planning system as they do not constitute development.<sup>5</sup> The good practice of maintaining and repairing historic buildings commensurate with their significance is encouraged by the Council. Historic materials, such as timber windows and doors are far easier to maintain and repair, as opposed to modern alternatives such as composite or uPVC which require wholesale replacement and have a generally shorter life expectancy.<sup>6</sup> Advice on the maintenance and repair of historic features can be found on Historic England's website.<sup>7</sup></p> <p>In circumstances where development proposes to remove features of positive value and replace them with alternatives which are not sensitive to historic character then planning permission will be required to</p>	<p>No change.</p>

<sup>5</sup> Repairs to listed buildings will require listed building consent in most cases.

<sup>6</sup> <https://www.bwf.org.uk/wp-content/uploads/Life-Cycle-Assessment-Report-1.pdf>

<sup>7</sup> [www.historicengland.org.uk](http://www.historicengland.org.uk)

Respondent	Comment	Suggested Response	Suggested Action
	<ul style="list-style-type: none"> <li>• It will lead to a fall in the value of properties to which this Direction is applied. Research shows that investors have stopped buying C3 properties in the hope of achieving C4 status. The proposed change to properties in Weedon will dampen the value of property there. Inevitably this will have a knock-on effect on other properties in the immediate area not included in this Direction.</li> <li>• It will lead to tenants in these properties having to pay higher rents due to the increased costs of property maintenance.</li> <li>• In general, research indicates that authorities that have made Article 4(1) Directions have seen planning applications increase in their authority by around 50-100 per</li> </ul>	<p>make changes. This allows some control over works which are carried out, in order to protect and benefit the historic environment.</p> <p>There is no evidence that Article 4 Directions lead to a fall in property value. The Article 4 Directions being proposed do not restrict changes of use from C3 (dwellinghouses) to C4 (houses in multiple occupation) which would remain permitted development through the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. Development works associated with changes of use may require planning permission, and advice should be sought from the District Council's Development Control team.</p> <p>As noted above, maintenance is not controlled by the planning system, and so increases in costs cannot be inferred.</p> <p>It is not possible to predict how many applications may be made as the result of the making of an Article 4 Direction, but it is unlikely that 50-100 applications will be made as the result of confirming the Article 4</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>year.</p> <p>Can you assure me that Daventry District Council is able to soak-up this additional workload without additional costs to ratepayers?</p> <ul style="list-style-type: none"> <li>• Daventry District Council are using legislation, primarily intended to limit the ‘studentification’ of areas through HMOs, for a different purpose. This misuse has important financial consequences for owners and occupiers in difficult economic times.</li> <li>• Daventry District Council may well face claims for financial compensation, which I understand can be made in Article 4(1) circumstances. (See Section 108 of the Town and Country Planning Act, 1990.)</li> </ul>	<p>Direction for Weedon Bec. If this number of applications were to be made, it would result in an increased workload for each DDC case officer equivalent to one extra application every two months.</p> <p>The Council intends to monitor applications in order to be able to deal with applications promptly and effectively. It is expected that any increase will be dealt with using existing resource.</p> <p>Whilst Article 4 Directions are used elsewhere to restricted changes of use such as houses in multiple occupation (Use Class C4), it is not true to say that this is their main function.</p> <p>Article 4 Directions were created with conservation areas and the historic environment in mind, as is shown by the direct referral to them in the legislation. Therefore, it cannot be said that their use within a conservation area and for local list properties does not constitute a “misuse”.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>Are Daventry District Council able to afford the cost of such potential claims against them?</p> <p>Government guidance to planning authorities says that local authorities should consider making Article 4 Directions only in exceptional circumstances. It is my belief that these do not exist in Weedon and therefore the Direction is wholly inappropriate.</p>	<p>As there is a time delay on the enforcement of the Article 4 Directions for 12 months from their making, it is not possible to make a claim for compensation against the Council. Hence, there should be no cost implications.</p> <p>Article 4 Directions are used to protect the historic environment both within conservation areas, and outside conservation areas where dealing with assets which are identified as locally special. Hence, their use in these cases is considered appropriate.</p>	<p>No change.</p> <p>No change.</p>
Mary Graves (Weedon)	<p>We requested the reasoning behind this in relation to our property and were pointed in the direction of the “Weedon Conservation Area Appraisal and Management Plan 2018”.</p> <p>The only specific reference to 24 Oak Street we could see in this document was with regards to windows: “Victorian fixed casement windows with six or eight lights are common in smaller cottages such as Nos.22-28 Oak Street” Our property consists of modern UPVC windows, would replacing an existing UPVC</p>	<p>Comments noted.</p> <p>Where historic fenestration has been replaced with modern uPVC alternatives, the Council would encourage any future planning applications to</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>window be deemed as causing harm to the character and appearance of the area? There are many Victorian cottages throughout the village of Weedon Bec with similar characteristics to ours, our property does not appear any more significant in terms of architectural or historic interest. We feel our property is being unfairly singled out for extra regulation and we are being discriminated against compared to other homeowners of similar properties.</p> <p>You have provided contradicting information regarding fees for applications as a result of the presence of an Article 4 Direction. In your "Frequently Asked Questions" letter you advise that "Planning Applications related to Article 4 Direction do incur fees", however the information provided on your website states "There are no fees for an application made as the direct result of the presence of an Article 4 Direction."</p> <p>Imposing an Article 4 Direction:</p> <ul style="list-style-type: none"> <li>Effectively erodes our rights as homeowners to be able to make</li> </ul>	<p>consider the reinstatement of historic materials such as timber. No.24 Oak Street has been included on the Local List as part of the grouping of Nos.22-28 Oak Street. They have been added due to their group value to the street scene, which also includes No.19 Oak Street (Shoemaker's Cottage). As such, the permitted development rights with regards to altering windows have been proposed to be withdrawn.</p> <p>Thank you for bringing this to our attention. This error has been identified and corrected. The regulations were changed in 2019 when fees were introduced at the normal householder rate.</p> <p>The Article 4 Directions removes permitted development rights but does not intend to stop all development from occurring, rather aiming to help</p>	<p>Website has been amended to rectify this .</p> <p>No change.</p>



Respondent	Comment	Suggested Response	Suggested Action
	<p>even minor changes/improvements/repairs to our properties. Specifically, changes which do not affect the aesthetic appearance of the house or local area.</p> <ul style="list-style-type: none"> <li>• Will impose additional costs on us.</li> <li>• Have an adverse effect to the intention, with people reluctant to carry out simple maintenance tasks due to the infringement rules and removal of permitted development rights.</li> <li>• Would place unreasonable restrictions on residents and potentially have a negative impact on the desirability of the properties affecting the future marketability and value.</li> </ul> <p>Government guidance to planning authorities says that local authorities</p>	<p>the management of change to the historic environment.</p> <p>Where a planning application is required there is a householder fee of £206.</p> <p>Maintenance and basic repairs are not controlled by the planning system as they do not constitute development. The good practice of maintenance and repair is encouraged.</p> <p>There is no evidence to suggest that Article 4 Directions result in lowered value or marketability.</p> <p>Article 4 Directions are used to protect the historic environment both within conservation areas, and</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>should consider making Article 4 Directions only in exceptional circumstances. We believe that these do not exist in Weedon and that the Direction is totally unnecessary.</p> <p>Existing mainstream planning controls are adequate to protect the character and appearance of the village.</p> <p>For the above reasons we strongly object against this Direction.</p>	<p>outside conservation areas where dealing with assets which are identified as locally special. Hence, their use in these cases is considered appropriate.</p> <p>Comments noted.</p>	<p>No change.</p>
Weedon Bec Parish Council	<p>Weedon Bec Parish Council objects most strongly to the imposition of the proposed Article 4 Regulations on 15 properties in Weedon Bec.</p> <p>Whilst appreciating the desirability of protecting heritage assets we are of the view that the Conservation Areas plan and ordinary planning regulations go quite far enough to protect our village.</p>	<p>Comments noted.</p> <p>Within conservation areas many aspects of minor development such as domestic alterations and extensions remain permitted development. Over time, the exercising of these rights can have a detrimental effect on the character and appearance of the conservation area, and Article 4 Directions are common planning tool which allow the District Council to assess proposed changes on a case by case basis, and to steer development so that it is sensitive to the historic environment. Furthermore, Article 4 Directions can also help to protect the historic environment through their use to preserve the</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>The Department for Communities and Local Government Planning Portal states that removal of permitted development rights under Article 4 applies only ‘...where the character of an area of acknowledged importance would be threatened.’ There is no evidence that owners of the 15 properties now nominated for Article 4 regulation, have made or are likely to make, any alterations to their properties that threaten the ‘acknowledged importance’ special locality of Weedon Bec.</p> <p>1. Over years of changes of ownership, older properties now selected for the imposition of Article 4 Regulations have had minor alterations made, none of which has caused offence or been detrimental to the street scene. Article 4 regulations were introduced to be applied in localities where rapid and inappropriate development was impacting on a historic or valued locality or Conservation Area.</p>	<p>character of locally listed buildings, as is noted in Historic England’s Local Heritage Listing Advice Noted 7 (paragraph 13).</p> <p>Article 4 Directions have been proposed where features of value have been identified (such as fenestration) which contribute to the character of the conservation area, or in the case of Local List assets in order to preserve the significance of the asset through careful management of change. There need not be an immediate threat, however there is evidence from across the conservation area showing that many properties have experienced these incremental changes and historic features have been replaced with modern, unsympathetic alternatives.</p> <p>1. As noted above, there are many examples within the conservation area where permitted development rights have been exercised and historic features replaced with unsympathetic alternatives. This takes place incrementally over time, and those properties which are proposed to be covered by the Article 4 Direction have retained features which make a positive contribution.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>There is no evidence in Weedon Bec that any such threat exists so the use of Article 4 regulations in the way proposed is draconian is not within the intent of the legislation.</p> <p>2. The selection of properties to be covered by the Article 4 proposals seems entirely subjective. No evidence is presented as to the criteria used. There are many older properties in Weedon similar to those selected which contribute to the ‘traditional’ ambience of the village and which are equally part of the traditional street scene yet they have not been selected Why are such properties omitted?</p> <p>3 There is inconsistency in the selection of properties included. For example, Crown Cottage in Upper Weedon, part of a range of traditional buildings, linking Fern Hollow Farm (Historic England listed) to Pump Cottage (Local List plus Article 4 proposed) has not been selected for inclusion. Crown Cottage is not listed yet it joins Fern Hollow Farm to Pump Cottage. It is</p>	<p>2. The properties which are proposed to be covered by the Article 4 Direction were identified through the conservation area appraisal process. A number of these are entries on the Local List, and criteria for their selection were agreed by the District Council as part of the conservation area review programme. As such, only properties which retain features of value have been identified, rather than their general contribution as part of the conservation area.</p> <p>3. According to the Council’s mapping system Crown Cottage is listed alongside Fernhollow Farm, hence it was not included in the original proposals for a Direction. From further research, the property has been confirmed as not being listed. This will be altered on the internal mapping system.</p> <p>Crown Cottage contributes positively to the</p>	<p>No change.</p> <p>Amend GIS mapping for Listed Buildings accordingly.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>virtually the same in size and appearance to Pump Cottage, yet it has been omitted from the Article 4 list. We cannot understand why should one cottage be singled out for Article 4 Directions when its almost identical neighbour in the same range is omitted?</p> <p>4. One of the properties on the Local List and now selected for Article 4 Regulation, has had what the District Council would term 'non-traditional' windows fitted since it was included in the Local List. It remains on the Local List and it is now being selected for additional Article 4 Directions. The windows are not offensive, are of a much-improved standard of insulation and do not restrict light like the previous wooden small pane glazing. They have received complements from local residents (including a local District Councillor) but</p>	<p>range of buildings in its form and scale and the use of vernacular materials, similarly to Pump Cottage. Extending the Article 4 Direction to Crown Cottage would be in line with the use of the Article 4 Direction in Weedon Bec. Adding the property to the existing direction would require the consultation to be run again, which would delay the potential confirmation of the direction. As such, it is recommended that a separate direction be created for Crown Cottage in line with the direction for the Weedon Bec Conservation Area, and that this then be consulted upon.</p> <p>4. Article 4 Directions do not intend to stop development completely. It is not clear from the response which property is being referred to or what is meant by non-traditional, but it is possible that the changes have preserved the character of the property.</p>	<p>No change to existing direction. The Council will seek to make a separate direction relating to Crown Cottage.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>under Article 4 regulations, would not be viewed by the District Council as strictly 'traditional'. This seems to make a nonsense of the selection process and highlights the lack of a proper evidence base.</p> <p>6. One of the properties selected, has had imitation 'Georgian' porch with Doric columns added, probably in the late 20C, to a plain brick vernacular building of much greater age. We are puzzled as to how a porch, which is clearly not at all typical of the locality, can be considered traditional and worthy of Article 4 listing. Elsewhere in the village ordinary planning permission has been granted for porches on similar traditional brick houses without objection and with no detriment to the street scene. Owners of similar properties now selected for Article 4 Directions will not be able to add any sort of porch visible from the street. Please explain these inconsistencies.</p> <p>7. It is the frequent experience of residents that regulations proposed by the District Council's Planning Strategy, such as these for Article 4 Direction, are interpreted and</p>	<p>6 (sic).The proposed Article 4 Directions are not intended to stop all development from occurring, and the restrictions cover both the construction and demolition of porches, in order to preserve features of value, and does not mean that construction of porches will not be permitted. Again, it is not exactly clear which property is being referred to here, however No.50 Queen Street (which is a Local List candidate and proposed to be covered by the Article 4 Direction) does have a substantial porch with Doric columns, which contributes positively to the character of the Georgian villa.</p> <p>7.In determining planning applications, the Council must take account of national and local policy which encourages sustainable development and promotes positive action against climate change. In the first</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>applied by officers in the District Council’s Planning and Development Control departments in an over strict manner with little regard to the needs of modern family living. For example, energy costs are high. Government policy encourages householders to reduce energy consumption yet installation of modern plastic framed double glazing with a ‘traditional’ look will not meet with approval. The alternative of near conservation grade ‘sash or small pane windows’, which we are advised the District would require, is expensive; a cost that the owners will not have bargained for when they purchased the property.</p> <p>Surprisingly, several of the properties scheduled for Article 4 Directions already have a variety of styles of ‘faux’ small pane modern plastic windows already in situ. When these needing upgrading to more modern energy standards the owners will be required to install wooden frames. This</p>	<p>instance, there are many ways in which the energy efficiency of a home can be improved without the need for development, such as the installation of insulation, door and window draft excluders (small brush excluders) or secondary glazing, and even simple measures such as closing thick curtains or shutters can have a dramatic impact.<sup>8</sup> As noted above, modern uPVC windows can have an unintended negative impact both financially and with regards to climate change.<sup>9</sup> Furthermore, modern plastic alternatives are rarely able to achieve the visual quality of historic timber fenestration or doors and can have a big impact on historic character.</p> <p>As noted above, one property which has uPVC fenestration has been included in the direction due to its local listing and group value to the street scene. Many changes can be made to a property to increase energy efficiency under government initiatives without the need for planning permission, whilst sustaining historic character. Advice on this has been</p>	<p>No change.</p>

<sup>8</sup> Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures | Historic England

<sup>9</sup> <https://www.bwf.org.uk/wp-content/uploads/Life-Cycle-Assessment-Report-1.pdf>

Respondent	Comment	Suggested Response	Suggested Action
	<p>will be more expensive to meet the higher standard of energy conservation and ‘traditional’ requirements under Article 4. Owners are quite likely not to have budgeted the additional the cost of such additional requirements plus the £206 cost of making a special application. They may well be left with little choice but to neglect repair work both devaluing their homes an incurring the cost of less energy efficiency. Why should those selected for Article 4 regulation be so penalised?</p> <p>8. Solar panels will not be permitted on a roof facing the street, ‘highway, waterway or open space’ Central Government energy policy encourages people to adopt energy saving measures. In many older properties the public frontage on to the street is the only one of sufficient size to accommodate solar panels. Not only does this stipulation go against national and local environmental policy but it discriminates against those</p>	<p>published by Historic England and is available on their website.<sup>10</sup> There is evidence to suggest that the use of materials such as uPVC, as compared to modern high-standard wooden alternatives, can increase the levels of carbon dioxide released into the atmosphere over the life cycle of the window or door reducing levels of sustainability and energy efficiency.<sup>11</sup> Furthermore, with simple, routine maintenance, timber fenestration and doors have a projected lifespan which greatly exceeds guarantees on uPVC alternatives, meaning that their overall cost is often less than that of uPVC replacements.</p> <p>8.The Article 4 Directions proposed for Weedon Bec do not propose to restrict the installation of solar panels as this is already controlled through the provisions of the General Permitted Development (England) Order 2015. More information on this can be viewed on the government’s Planning Portal website- Planning Permission: Solar equipment mounted on a house or a block of flats or on a building within the curtilage   Solar panels   Planning Portal.</p>	<p>No change.</p>

<sup>10</sup> [www.historicengland.org.uk](http://www.historicengland.org.uk)

<sup>11</sup> <https://www.bwf.org.uk/wp-content/uploads/Life-Cycle-Assessment-Report-1.pdf>



Respondent	Comment	Suggested Response	Suggested Action
	<p>house owners selected for Article 4 regulation.</p> <p>9. The market value of the properties selected for Article 4 regulation will be adversely affected. House hunters looking for an affordable older property will not want a one where small every day changes trigger the additional cost of a planning application.</p> <p>Houses subject to Article 4 will not have the kudos of being a Listed building for which better off people are willing to pay.</p> <p>When it comes to selling, houses subject to Article 4 Directions will not be as attractive as almost identical neighbouring properties and will be more difficult to sell. Long standing or elderly owners selling to downsize or fund retirement will find their plans thwarted by this retrospective regulation that the District Council is proposing.</p> <p>In summary, the imposition of Article 4 Directions amounts to a discriminatory tax</p>	<p>9. There is no evidence to suggest that property prices are adversely affected by the presence of an Article 4 Direction.</p> <p>Comments noted.</p> <p>As noted above, there is no evidence to suggest that Article 4 Directions affect property marketability.</p> <p>The properties have been selected through the conservation area appraisal and local listing process,</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>on those householders selected. It is furthermore an unjust tax as the selection of properties is inconsistent and without proper evidence.</p> <p>There is however, every evidence that owners of the properties selected for Article 4 regulation value their homes and the local environment and make every effort to fit in to the local street scene in the same way as owners of the many very similar 'traditional' houses in the village which are not selected, but remain subject to ordinary planning regulations.</p> <p>Article 4 regulation is neither necessary nor appropriate in Weedon Bec; Householders affected are distressed by the potential additional costs and the clear implication that the District Council does not trust them to act sensibly in making minor changes to their property.</p>	<p>due to the retention of feature of value which can be protected through the management of an Article 4 Direction.</p> <p>It is clear that previous development choices have preserved the character of the properties, which is why they have been identified as making a contribution to local character. Article 4 Directions are put in place for long term management for the life of the property, in order to steer future development.</p> <p>All applications will be dealt with in accordance with national and local policy and legislation as well as other material considerations including the range of guidance available like Conservation Area Appraisals and National Planning Practice Guidance. The development which is proposed to be restricted is not that which will be undertaken frequently, and maintenance and repair can continue without the need for planning permission.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>The exercise puts the District Council in an extremely poor light and reaffirms the prevalent local view that the Council is incapable of working in partnership with local people.</p>	<p>The Council has sought to engage with the community and parish council throughout the work. Officers and members of the former District Council have met with parish council representatives to discuss the conservation area designation and article 4 proposals, and has held exhibitions in the village to provide an opportunity for the local community to see material and discuss any concerns with council officers. The proposals have also been subject to informal consultation at the conservation area appraisal stage, and now a formal consultation has also been undertaken.</p>	<p>No change.</p>
<p>Spencer and Judith Allnat (Weedon)</p>	<p>I have for many years been a member of the Georgian Group, and indeed lived in several Georgian Houses, so am not opposed to conservation. The considerable restoration work carried out on Pembroke House, including stonework, windows and roof have been carried out by us using quality materials and builders, in the main Leatherlands.</p> <p>When we purchased Pembroke House, the porch had a 1970's flat tarmac (leaking) roof no stone pillars just breeze blocks and used ill fitting glass and doors, more suitable to a commercial building. The house had very little to recommend itself</p>	<p>Comments noted.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>visually and had most of the original features removed inside and out.</p> <p>The stone porch you now see, was carried out by a specialist stone mason at my direction and has a hidden steel and concrete ring-lintel to stabilise the doorway; as the 1970's closed porch which was very poorly constructed had introduced dry rot into the fabric of the house and in particular the oak lintel over the front door. All the stone used including sills and porch are of Bath stone which matches the original stonework of the sills and facings exactly.</p> <p>The beautiful round top sash window on the west side elevation was not here either. I prepared drawings for it based on the mouldings of the original Georgian windows that remained and in the appropriate proportions. The outside of Pembroke House was in a very sorry state when we arrived, with the above features totally absent.</p> <p>Given the foregoing it seems to me that we have proved ourselves perfectly able to not</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>It is clear that the property has been maintained and features of value both preserved and enhanced.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>only preserve the character but improve it under the present rules, and cannot but feel rather harshly treated to be singled out with the imposition on us in our retirement of extra fees and paperwork, with its incipient delays over and above the normal, for any work we may need to carry out to maintain Pembroke House in the manner already indicated.</p> <p>I am no longer able to do the maintenance work I have done in the past, such as repairing the perimeter walls etc. I notice also that many older properties in the village and in particular around the green here at Upper Weedon that are of the same period or earlier than Pembroke House, are not on the list, so I would like you please to explain the criteria that is being applied and why we are on the list whilst others are not.</p>	<p>Hence, it has been identified for the Local List and proposed Article 4 Directions in order to maintain its positive character for the future. The work undertaken has had a positive impact, and under current permitted development rights many of those features which have been preserved or enhanced could be replaced without any controls. An Article 4 Direction will encourage their retention and maintenance in future development decisions.</p> <p>Maintenance is not covered by the planning system, and so this can continue (whether by the owners of a property or by external professionals) without the need for planning permission. Age is not the only factor taken into account. In considering those properties which may be subject to an Article 4 Direction, we identify features of value which make a positive contribution to the character and appearance of the conservation area. Local List candidates are subject to specific criteria (and a scoring threshold which must be met) which are:</p> <ul style="list-style-type: none"> <li>• Age</li> <li>• Condition</li> <li>• Architectural merit</li> <li>• Materials</li> <li>• Group value</li> <li>• Viability</li> <li>• Historic association</li> </ul>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>If we are singled out because we have maintained our home and indeed restored the Georgian features that set it apart and add qualitatively to the environment, it means that past neglect is now being rewarded. Which of course has self evidently been the case during the thirty plus years or so that we have lived here. Especially as regards doors and windows. To know the basis of the decision to single our home out in this way, is essential to any intelligent discussion or debate of the issues involved. Even our ability to maintain Pembroke House for the remainder of our years here now comes into question. I can foresee some of us not being able to afford the increased costs and as a result letting things go surely detrimental to your aims.</p> <p>Finally, I would also like to know how your proposals will affect an application for Grade 2 listing. We look forward to hearing from you.</p>	<p>As noted above, maintenance is not controlled by the planning system, and good maintenance is encouraged. Assumedly, as many of the features of value have been well-maintained they are not likely to require frequent replacement. Furthermore, if like-for-like replacement were proposed, it is not likely that planning permission would be necessary as this would preserve the character of the building.</p> <p>It is normally the policy of the Council not to place Article 4 Directions on a listed building, as changes are already substantially controlled by the listed building consent system.</p> <p>Further information as to the stage that the application for listing has reached has been sought from the respondent. No further information has been</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
		provided. Advice from Historic England officers has suggested that, currently, new listings are focused on strategic projects around England and that individual applications are unlikely to be a priority. As such, it is recommended that the Article 4 Direction remain as proposed with regards to No.50 Queen Street. Should the building be listed in the future, then the matter could be revisited.	
Philip Ayres	<p>The letter you delivered to us eludes to a process of needing to apply to DDC for permission to undertake any work to the external fabric of our house or the curtilage but has scant detail about how or what this would entail.</p> <p>Please will you provide an explanation of the process I would be expected to adhere to, the timelines this would take and include any associated costs (if applicable) I would be expected to pay. There is no mention of any costs in the letter you issued to us but I have been led to believe there would be some and could be prohibitive.</p> <p>As an example, if I wanted to repaint my front door please explain to me all the</p>	<p>Comments noted.</p> <p>The process of making a planning application is now normally handled online through the Planning Portal- Applications   Planning Portal. Householder applications are normally dealt with within eight weeks of validation of the application. Householder applications attract a fee of £206.</p> <p>If the repainting is in the same colour, then planning permission is not needed. Maintenance is not</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>steps you would expect me to follow and what obligations DDC would have (including SLA's you work to) to ensure I am not unfairly prejudiced in being able to maintain my own property.</p>	<p>controlled by the planning system. If it was proposed to be a different colour, then you may need to submit a planning application which can be done online. If your house is within the conservation area, then in determining the application the Council would be required to assess whether the proposals would preserve or enhance the character and appearance of the conservation area.</p> <p>There are no Service Level Agreements for this as such, however, householder applications are usually determined within 8 weeks.</p>	
Welford			
<p>Timothy Fuller and Jennifer O'May</p>	<p>We would like to register our objection to the council placing Welford into Conservation Village status with <u>no consultation in advance</u> (at least we were not aware of any and did not receive a letter) and to the subsequent Article 4 Direction (which has been the subject of a consultation letter).</p>	<p>A public consultation on proposals for the Welford Conservation Area boundary and accompanying Appraisal and Management Plan was carried out between January 20<sup>th</sup> and March 2<sup>nd</sup> 2020 and the time limit for formal objections to the conservation area consultation has now elapsed. The public consultation was publicised on the former District Council's website, in the Welford Bugle, notices were put on all the village notice boards and it included a public exhibition held in the village hall, which was well-attended. A Statement of Consultation can be found on the Council's website at <a href="https://www.daventrydc.gov.uk/living/planning-">https://www.daventrydc.gov.uk/living/planning-</a></p>	<p>No change.</p>



Respondent	Comment	Suggested Response	Suggested Action
	<p>Planning restrictions should carefully balance a wider community view with the rights of the land/property owner to develop their property. I believe that the concept of a Conservation area is to protect streets and surrounds from inappropriate development. I can understand extra layer of Conservation village status for particularly beautiful and unspoilt villages. Of course, important buildings are already protected by 'listed status'.</p> <p>To be candid, Welford has already had many developments and over the years has become a mixed bag. If Welford is to be a Conservation village nearly every village in the county should become one. In other words this is planning control overreach. In the circumstances we object to the imposition of additional planning regulations, bureaucracy and cost.</p>	<p>policy/conservation-areas/ All addresses within the conservation area were sent a letter confirming the designation of the conservation area.</p> <p>Conservation area status is not necessarily reserved for 'beautiful and unspoilt villages' but rather those places that display a particular architectural and/or historic character which makes them unique and locally distinctive. Welford's special architectural and historic character and the reasons for its designation as a conservation area are set out in the Welford Conservation Area Appraisal and Management Plan, which can also be viewed using the link above.</p> <p>Although a number of areas within Welford have been developed in recent years, there are several streets and groupings of buildings where there has been relatively little change, for example High Street and parts of West End. These areas have retained their historic and architectural character but small, incremental changes to individual buildings can have a detrimental effect on the overall historic character of the village. The purpose of the Welford Article 4(1) Direction, which is the subject of the current public consultation, is to prevent the loss of such features by removing particular permitted development rights. Its</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
		purpose is not to prevent development from taking place but rather to steer it so that historic features or materials that contribute to the historic character of an individual building, and to the conservation area as a whole are, where possible, retained.	
Ian Ransom	<p>I wish to strongly register my disagreement with this infringement of my Civil Liberties.</p> <p>For two years my house was subject to excessive vibration caused by lorries and farm tractors and trailers crashing through ill repaired roads.</p> <p>This was finally repaired this year after countless sleepless nights.</p> <p>These lorries and Tractors still continually flout the Speed Limits at the north end of the village.</p> <p>I was also led to believe that Car Transporters were banned from this village but these still pass through with regular monotony.</p>	<p>Whilst sympathetic to the issues you are experiencing with traffic using High Street, it is not within the remit of this consultation to address this, but your comments have been passed on to colleagues in the highways team. . If damage is occurring to parked vehicles, residents may wish to consider contacting the police and/or the company of the vehicle that caused the damage with evidence of the vehicle(s) involved.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>In essence this is not a picturesque rural idyl this is a rat run for traffic coming from the A14.</p> <p>I have lost count of the amount of times mine and my neighbours cars have been hit by passing traffic outside. Multiple wing mirrors and even a full bumper being ripped off.</p> <p>Perhaps if your planners had insisted on a south bound exit for the A14 to the M1 we would not be experiencing this excessive traffic.</p> <p>Due to the pollution and damage caused by these lorries my house currently needs the rendering repaired and painted.</p> <p>Because of delays in building works due to Covid the chances of getting this carried out in the near future is negligible.</p> <p>Why the person living at Number 3 the Square is allowed to do this, without</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>The purpose of the proposed Article 4(1) Direction is not to prevent you from carrying out the specified works to your property but to require you to apply for planning permission to do so. This will help to ensure that particular features of buildings within the conservation area that have been identified as contributing to its historic character are, where possible, retained.</p> <p>Article 4 Directions are targeted to preserve or enhance the character and appearance of conservation areas through the protection of features</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>begging for permission, but the other three residents are not is a mystery to me!</p> <p>When I moved into this house there was no discussion about these draconian measures being inflicted upon us and I believe that there is no need for them now.</p> <p>It is ludicrous that the first we see is a note on a post when having our rights removed!</p> <p>I am not sure who told you Number 1 had a slate roof but they are incorrect. So can I take it that I can be removed from these measures?</p>	<p>of value (such as traditional forms of windows or roofing) through the planning system, so that their alteration or removal can be assessed on a case-by-case basis. Hence, not every property in Welford will be covered by the Direction. The proposals were formulated as part of the Welford Conservation Area Appraisal which was undertaken in 2019/20. As such the Article 4 Direction could not have been publicized prior to this.</p> <p>Letters were sent to all affected households, including No.1 The Square.</p> <p>Your property, along with a number of others, has been chosen to be included in the Article 4(1) Direction because it was thought to have a slate roof, which is a characteristic of the village. It has been brought to our attention that this is not the case, and as such the property will be removed from the Direction. On the more general point regarding rendering and painting, conservation area status removes permitted development rights for rendering or cladding a property (hence why a neighbouring property is not included in the Article (4)1 Direction because their property is within the conservation area). It does not remove the permitted development right to paint the exterior of a property,</p>	<p>No change.</p> <p>Remove No.1 The Square, Welford from the Article 4(1) Direction. Welford Article 4 Direction, page 4, Schedule 2, remove text: “The Square <del>1 The Square</del>”</p>

Respondent	Comment	Suggested Response	Suggested Action
		<p>however. Therefore, this has been included in the Article 4(1) Direction with the aim of conserving buildings with decorative brickwork or stone buildings, which can be seen in various parts of Welford. For properties like yours that are already rendered/painted, if future works are carried out using like-for-like materials planning permission may not be required. Because every building is different, this would need to be checked prior to works being undertaken with the Council's Planning Department, which can be contacted on <a href="mailto:Planning@daventrydc.gov.uk">Planning@daventrydc.gov.uk</a> or 01327 871100.</p> <p>Subject to the consultation, the earliest that the Article 4(1) Direction would come into force would be 28<sup>th</sup> September 2021.</p> <p>All properties to which the proposed Article 4(1) Direction applies were sent a written letter through the post informing them of the proposals and the public consultation.</p>	

## Appendix B – Responses to consultation 2021

Respondent	Comments	Suggested Officer Response	Suggested Action
<b>All conservation areas</b>			
Department for Levelling Up, Housing and Communities	I refer to your email of 28th September with attachments notifying the Secretary of State that immediate and non-immediate Directions relating to the above locations were made on 28th September 2021. You are reminded to advise the Secretary of State about confirmation of these Directions in those circumstances as set out in the regulations. It would also be helpful to know if the Council decides in due course not to confirm these Directions.	Comments noted.	No change.
<b>Flore Conservation Area</b>			
G J Blundell	Please note High Street Flore , property listed as 44a is only a Granny Flat adjoining the main house :44 High St.	Thank you for providing this information. As usual policy is not to place Article 4 Directions on flats such as these adjoined to dwellings, it is suggested that 44a High Street be removed from the direction.	Remove text as follows, page 2 of Flore direction, paragraph 4:  <b>“High Street</b> Nos. 2, 4, 6, 8, 10, 12, 25, 28, 34, 36, 42, 44a”
<b>Little Everdon Conservation Area</b>			
Charles Coaker	I am the owner, or am responsible for the management of, all the properties listed in Schedule	Comments noted.	No change.

	<p>Two with the exception of The Cottage.</p> <p>I entirely accept your wish to maintain the visual appearance of Tathams and Lower Yard. However Nos 1-2 New Cottages are post war mainly, built with reclaimed materials, and the Bungalow was probably built in the 1960's and is completely devoid of architectural merit.</p> <p>There is no intention to alter or enlarge any of these properties but I am concerned that with the increasing emphasis on improving insulation to meet carbon neutral targets you are condemning these properties to failing on this front by not allowing any form of double glazing. All three properties have thermally inefficient casement windows and would benefit from double glazing.</p>	<p>Comments noted.</p> <p>The article 4 directions are not put in place to completely halt development, rather, they allow decisions which may affect the character of the conservation area to be considered on a case by case basis. There are very few buildings within the Little Everdon Conservation Area, and Nos.1-2 New Cottages and The Bungalow show the evolution of the estate land in the 20<sup>th</sup> century. As such, development which affects them could have an impact on the overall character of the conservation area. It is not necessarily the case that planning permission would not be</p>	<p>No change.</p> <p>No change.</p>
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	<p>I would like my concerns noted so that if, in the future, the properties are forced to meet better EPC ratings, the ability to improve the thermal insulation of the windows is considered. It should be noted that they face a lane which is a dead end with only one property beyond so they are hardly in the glare of the public gaze.</p>	<p>given to alter the existing windows for example, but having the direction in place allows their design and materials to be considered in light of the conservation area designation.</p> <p>Comments noted. Should any more information be required about historic buildings and current EPC rating guidance, please contact our planning department at <a href="mailto:planning.ddc@westnorthants.gov.uk">planning.ddc@westnorthants.gov.uk</a>.</p>	<p>No change.</p>
<p><b>Pitsford Conservation Area</b></p>			
<p>David Armitage</p>	<p>With regard to the order under Article 4(1), we note that Middlesex House and Collyweston House are included in the order, but not Middlesex Cottage. Middlesex Cottage is attached to Collyweston House, and the rear aspect of Middlesex Cottage is an integral part of the street scene on the High Street. I suggest that consideration should be given</p>	<p>Thank you for this information. The Council is aware that the property is split into three residences, and all three are intended to be covered by the direction, as is shown in the map which can be viewed at the end of the direction. As the building was historically known only as “Middlesex House” before being split, this is therefore how it was referred to in the schedule of addresses in the direction.</p>	<p>Add new text page 2, paragraph 2:</p> <p><b>“High Street Middlesex House <u>Middlesex Cottage”</u></b></p>



	<p>to include the rear of Middlesex Cottage in the Article 4(1) order. The attached photo clearly shows the three relevant properties seen from the High Street.</p>	<p>The omission of Middlesex Cottage from the schedule of addresses is an error which will be corrected in the final version of the direction.</p> <p>The Council can confirm that Middlesex House, Middlesex Cottage and Collyweston House were all sent notification letters to inform them of the direction's publication.</p>	
<b>Weedon Conservation Area</b>			
Philip Ayers	<p>I raised objections to the proposed imposition of being obligated to adhere to unfair restrictions during the consultation in 2020 but it seems the these been pushed through anyway, as you have ensured has happened in most areas across the district. It was clear from the outset that this was a fait-a-complete no matter who or what objections were raised. I still don't feel any of the queries I raised last year have been adequately responded to.</p>	<p>Your comments to the consultation which took place in autumn 2020 were received and logged as part of the consultation responses. As per my email of 7<sup>th</sup> April 2021, we experienced delays in publishing the report due to other work priorities. Since that time, it has not been possible to present the responses to Council, and so a further consultation is being undertaken. This process is set out in the letter sent to you notifying you of the consultation.</p>	No change.

	<p>The most unfair aspect of this directive is potential financial impact myself and other homeowners will be expected to shoulder that we did not expect when we purchased our properties and the impact this may have on resale value and market appeal when we come to sell. You have still not answered the question of what charges we will expect to pay so I will spell the question out for avoidance of doubt - Do we have to submit a planning application for every piece of work that has a visual impact (even if it's like for like) at the full cost of £206 each time? This should be a simple 'yes' or 'no' but you have refused to answer.</p> <p>I consider it would be reasonable that we should only be asked to consult with the council for approval to conduct maintenance work on our houses where if any other</p>	<p>Regarding your other queries, the current cost of a householder planning application is still £206. If you are conducting “like-for-like” work, this normally doesn’t class as development and therefore wouldn’t require a planning application. This would, in most cases, require an identical design, as well as materials and finishes, so a timber casement window would need to be replaced with a timber casement window of the same design and finish, for example. If multiple changes are proposed, such as to windows <i>and</i> doors <i>and</i> roofing, it is possible to combine proposals into one application, therefore saving multiple fees.</p> <p>It is always advised that contact should be made with our planning department before undertaking any work, to ensure all conditions are being met (not just those imposed by a conservation area or Article 4</p>	<p>No change.</p> <p>No change.</p>
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	<p>homeowner whose property does not sit on the list were to wish to complete the same works they would not need to seek permission from the council. This should be at no cost to the homeowner or you will be financially penalising myself and many others unfairly for purchasing properties possible many years or even decades before this scheme was dreamt up.</p>	<p>Direction, but general planning conditions also). There is no evidence to suggest that being in a conservation area or having an Article 4 Direction affects marketability or sale values of properties. Maintenance of properties is important, and good, timely and appropriate maintenance is encouraged so that fewer wholesale replacements of historic fabric are necessary. Maintenance usually does not class as development either, and so does not require the submission of a planning application.</p>	
<b>Welford Conservation Area</b>			
<p>Tim Fuller and Jeni O'May</p>	<p>We are pleased about the second consultation because we were not aware of the first and were surprised to be informed of the new regulations.</p> <p>Planning control is a balance between the rights of the home owner to do what they like with their own house and plot versus the views of the wider community. We already have</p>	<p>For clarification, the current consultation is with regard to an Article 4(1) Direction and not the conservation area designation, which came into place on 23<sup>rd</sup> July 2020 following a 6-week public consultation held between January and March 2020. An earlier public consultation regarding the Article 4(1) Direction took place in October/November 2020, at which</p>	<p>No change.</p>

	<p>strong planning and building controls including listed status. Welford has very mixed housing stock and is not very a pretty village.</p> <p>We believe that further planning restrictions in the form of conservation area status are not warranted in Welford and we do not support them.</p>	<p>point notification was sent by letter to all affected properties. The respondent's property is not a statutory listed building and, therefore, is not subject to the additional planning controls that listed building status confers. The building is on the council's local list, which identifies buildings and sites that are of local significance. Local list status does not confer additional planning controls. Instead, when changes to a locally listed are proposed through a planning application they are assessed against the council's policies on non-designated heritage assets and with reference to the Welford Conservation Area Appraisal and Management Plan (2020) which is a supplementary planning document. Article 4(1) Directions remove permitted development rights for particular types of minor development and are a common planning tool in conservation areas. They aim to protect features that contribute to the distinctive historic character of the area and concern types of development that</p>	
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		<p>effect the external appearance of a building. They do not prevent development from taking place but introduce the need for a planning application so that the stipulated types of development can be managed in a way that is sensitive to the historic environment.</p> <p>Welford Conservation Area has a distinctive character, which is described in the Welford Conservation Area Appraisal and Management Plan (2020). The Article 4(1) Direction will provide the council with additional planning tools with which to preserve and enhance its special character.</p>	
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# WEST NORTHAMPTONSHIRE COUNCIL

## PLANNING POLICY COMMITTEE

16 MARCH 2022

**PORTFOLIO HOLDER FOR PLANNING, BUILT ENVIRONMENT AND RURAL  
AFFAIRS: COUNCILLOR REBECCA BREESE**

<b>Report Title</b>	Great Houghton Parish Council Neighbourhood Plan
<b>Report Author</b>	Amanda Jacobs, Senior Planning Policy Officer <a href="mailto:amanda.jacobs@westnorthants.gov.uk">amanda.jacobs@westnorthants.gov.uk</a>

<b>Contributors / Checkers / Approvers</b>		
<b>S151</b>	Martin Henry, Executive Director Finance	2 March 2022
<b>Other Director/SME</b>	Stuart Timmiss, Executive Director Place, Economy & Environment	3 March 2022
<b>Legal (Solicitor)</b>	Justin Price Jones, Planning Lawyer	2 March 2022
<b>Communications Lead/Head of Communications</b>	Craig Forsyth, Marketing and Communications Manager	2 March 2022

### List of Appendices

**Appendix A** – Proposed Decision Statement including Table 1, Examiner’s recommended modifications, further editorial changes to the Great Houghton Neighbourhood Development Plan and actions to be taken

## **1. Purpose of Report**

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- 1.1. For members to consider the recommendations of the Independent Examiner following the examination of the Great Houghton Neighbourhood Development Plan (GHNDP) and to seek approval to put the plan to referendum.

## **2. Executive Summary**

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- 2.1 The report summarises the process which has been followed to produce the GHNDP and presents the outcomes of the independent examination, including the Examiner's recommendations.

## **3. Recommendations**

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- 3.1 It is recommended that Planning Policy Committee:
- a) Notes and welcomes the significant progress in making the GHNDP by Great Houghton Parish Council.
  - b) Accepts the Examiner's recommended modifications in respect of the GHNDP.
  - c) Accepts the Examiner's recommendation that the GHNDP, as modified in accordance with recommendation (b) above, should proceed to a referendum of voters within Great Houghton Parish.
  - d) Approves the proposed decision statement set out in Appendix 1, subject to recommendations (b) and (c) above and any necessary factual alterations.
  - e) Agrees that delegated authority be given to the Interim Head of Planning and Climate Change Policy to make further minor editorial changes to the GHNDP to address any factual and typographical errors and to reflect the fact that the document will be in its intended final form.
  - f) Agrees that the costs of the referendum be met from the existing budget for neighbourhood planning.

## **4. Reason for Recommendations**

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- 4.1 In order for a Neighbourhood Development Plan (NDP) to be "made" (adopted) the Neighbourhood Planning (General) Regulations 2012 (SI 2012 No. 637) require the council to make a decision on the Examiner's recommendations before agreeing to send it to referendum.

## **5. Report Background**

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- 5.1 The Localism Act 2011 introduced three types of neighbourhood planning including Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build.

- 5.2 Neighbourhood Development Plans (“NDPs”) is a plan making power allowing local communities to shape development in their area. When “made” (or adopted), NDPs form part of the development plan alongside the Council’s Part 1 and Part 2 Local Plans.
- 5.3 The Neighbourhood Planning Regulations 2012 set out the statutory process a qualifying body (QB) (a parish council, town council or forum) must follow when preparing a NDP or order, following designation of a neighbourhood area.
- 5.4 A draft NDP is drawn up and consulted on by the QB and then submitted to the local planning authority for further formal consultation. This is followed by an examination undertaken by an independent examiner, who makes recommendations. The recommendations can be that the plan should proceed to referendum unchanged, that it should not proceed to referendum or, the usual course of action, that it should proceed to referendum with certain modifications. The local planning authority (West Northamptonshire Council (WNC)) must consider whether to accept the Examiner’s recommendations. In doing so, the council must decide if, with the proposed modifications, the plan would meet the basic conditions and would not contravene convention rights or European Union obligations. The Examiner will also recommend, and WNC will decide, what area should be used for the referendum if one is held; this may be larger than the neighbourhood area if the impacts are important to a wider area.
- 5.5 There would need to be a good reason not to accept the Examiner’s recommendations and the greater the divergence of WNC’s decision is from the recommendations the stronger the justification would need to be.
- 5.6 If a NDP proceeds to referendum, and if it is approved by most of those voting, the council has a duty to have the plan made, at which point it becomes part of the statutory development plan for the council when deciding planning applications. The council must then publish a decision statement explaining what it has done.

## **6. Issues and Choices**

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### **6.1 Plan preparation**

- 6.2 The Great Houghton neighbourhood area which covers the entire Great Houghton Parish, was subject to an application by Great Houghton Parish Council on 6 March 2020 and was approved on 10 June 2020 by Northampton Borough Council Cabinet.
- 6.3 A draft NDP was published by Great Houghton Parish Council for public consultation under Regulation 14 between 9 April 2021 and 28 May 2021. Following submission of the Great Houghton NDP to WNC in August 2021 the plan was published for formal Regulation 16 consultation. The consultation period ran from 13 September 2021 to 25 October 2021. With the agreement of the parish council, the independent Examiner, Chris Collison BA (Hons), MBA, MRTPI, MIED IHBC was appointed to independently examine the plan to see whether it met the basic conditions (see below) and should proceed to referendum.

6.4 NDPs are not tested for their soundness, but are tested to ensure they meet the “basic conditions” set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 which are that:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
- The making of the neighbourhood plan contributes to the achievement of sustainable development.
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

#### 6.5 Examination outcomes

6.6 The Examiner’s report on the NDP was received by WNC on 8 February 2022 and has been published on the council’s website. In his report, the examiner concludes that, subject to a number of modifications, the plan has met all the legal requirements and should proceed to referendum. He noted that the NDP has been underpinned by community support and engagement.

6.7 A schedule of the examiner’s recommendations is set out in Table 1 to the proposed decision statement, which is appendix A of this report. These consist mainly of minor changes that are necessary for clarity and accuracy with a more significant change of note being the deletion of Brackmills Employment Estate Buffer Zone Local Green Space from Policy GHNDP4.

6.8 The recommendations made by the Examiner and the reasons for them are set out in table 1 to the proposed decision statement. It is considered that the recommended modifications (including accuracy changes) should be approved to ensure that the NDP meets the basic conditions. The revised NDP should then proceed to referendum in the Great Houghton Neighbourhood Area (Great Houghton Parish) to determine if local people support it.

#### 6.9 Decision making process

6.10 The council is required to issue its final decision on the NDP within five weeks of the receipt of the Examiners report. In the case of the Great Houghton NDP, the Examiner’s report was received on 8 February 2022. Agreement was sought from the QB (Great Houghton Parish Council) to a small extension of time to allow this decision to be made at Planning Policy Committee on 16 March 2022 with the decision issued on the 17 March 2022. Great Houghton Parish Council agrees with this.

#### 6.11 Referendum

6.12 The referendum should be carried out for Great Houghton Parish. This is recommended by the examiner and there are no reasons to differ from his recommendation. As set out in the proposed

decision statement the date for the referendum is provisionally set for 05 May 2022. Prior to the referendum the suggested changes would be made to the NDP for it to be published as one of the specified documents in respect of the referendum.

6.13 The referendum would follow a similar format to an election. All those registered to vote within the neighbourhood area would be given the opportunity to vote. Voters would be given a ballot paper with the question (the wording of which is specified in the Regulations) "Do you want WNC to use the Neighbourhood Plan for Great Houghton to help it decide planning applications in the neighbourhood area?". Voters would be given the opportunity to vote "yes" or "no".

#### 6.14 Making the Plan

6.15 If more than 50 per cent of those voting in the referendum vote yes then the council is required to make the plan. If the referendum is unsuccessful then the council takes no further action and GHPC would have to decide what it wished to do.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

7.1.1 The council is required to fund the examination and referendum. It is not expected that the cost of the referendum will exceed £3,600. The council receives some financial support from the government to support neighbourhood planning, which is paid into an earmarked reserve.

### **7.2 Legal**

7.2.1 In accordance with the Neighbourhood Planning Regulations 2012 (Regulation 17A) the council is required to consider the report of the independent examiner and decide what actions to take in response to each recommendation. It must also decide what modifications to make, whether to extend the area to which the referendum is to take place, to take the plan to referendum and to 'make' the plan if there is a successful vote.

### **7.3 Risk**

7.3.1 There are no significant risks arising from the proposed recommendations in this report.

### **7.4 Consultation**

7.4.1 Not applicable.

### **7.5 Consideration by Overview and Scrutiny**

7.5.1 Not applicable.

### **7.6 Climate Impact**

7.6.1 The Great Houghton NDP contains policy on climate change (GHNDP3 – Sustainable Design and Construction). Elements of this policy requires development to contribute towards reducing the effects of climate change.

## 7.7 Community Impact

7.7.1 The Great Houghton NDP has been subject to formal and informal consultation in accordance with the Neighbourhood Planning (General) Regulations 2012. A consultation statement was produced by the QB which sets out the consultation and engagement activity undertaken, what comments were received and how the plan responded to these.

## 8. Background Papers

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- 8.1 Great Houghton Neighbourhood Development Plan – Submission Draft - <https://www.northampton.gov.uk/downloads/file/12735/great-houghton-neighbourhood-plan-reg-16-draft>
- 8.2 Report of the Independent Examiner into the Great Houghton Neighbourhood Development Plan, February 2022 - <https://www.northampton.gov.uk/info/200205/planning-for-the-future/2534/great-houghton-neighbourhood-plan>

## Appendix A – Proposed Decision Statement

### Great Houghton Neighbourhood Development Plan Decision Statement Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

#### 1. Summary

- 1.1 Following an independent examination, West Northamptonshire Council (the “council”) now confirms that the Great Houghton Neighbourhood Development Plan will proceed to a Neighbourhood Plan Referendum.
- 1.2 The decision statement and copies of the Great Houghton Neighbourhood Development Plan and its supporting documentation, including the Examiner’s report are available to view on the council’s website at: [West Northamptonshire Council – Submitted Neighbourhood Plans Northampton Area](#)
- 1.3 Hard copies of this decision statement and the modified version of the Neighbourhood Plan are available for inspection at the following locations during normal opening hours:
  - West Northamptonshire Council, Northampton Area Offices, The Guildhall, St Giles’ Square, Northampton, NN1 1DE
  - The White Hart PH, 39 High Street, Great Houghton, Northampton, NN4 7AF

#### 2. Background

- 2.1 Great Houghton Parish Council, as the qualifying body, applied for all of the Great Houghton Parish to be designated as a neighbourhood area on 6 March 2020. The council designated this as a neighbourhood area on 10 June 2020.
- 2.2 The draft Neighbourhood Development Plan was published by Great Houghton Parish Council for public consultation on 9 April 2021 and closed on 28 May 2021.
- 2.3 Following submission of the Great Houghton Neighbourhood Development Plan to the council in August 2021, the plan was published for consultation by the council. The consultation period ran from 13 September 2021 to 25 October 2021.
- 2.4 Following the submission consultation, the council, with the agreement of the parish council, appointed an independent Examiner, Chris Collison BA (Hons), MBA, MRTPI, MIED, IHBC, to review whether the plan met the basic conditions required by the legislation and should proceed to referendum.
- 2.5 Following the examination, the Examiner’s report was completed in February 2022 and made available on the website. The report concludes that, subject to the making of the modifications recommended in his report, the plan meets the basic conditions set out in legislation and should proceed to a referendum.

### 3. Decision and Reasons

- 3.1 The council has made the modifications proposed by the Examiner to ensure the plan meets the basic conditions. Table 1 below sets out these modifications and the actions to be taken in respect of each of them. Recommended changes are illustrated differently in the Decision Statement and are shown in the following way:
- Modifications of wording by the Examiner are shown as underlined or strikethrough for deletions.
  - Where the Examiner has not recommended specific wording and the council has had to interpret the recommendation and identify specific wording, this is double underlined or double ~~strikethrough~~. This includes accuracy changes.
- 3.2 The council has considered whether to extend the area in which the referendum is to take place and concluded there is no reason to extend the referendum area beyond the Great Houghton Neighbourhood Area.
- 3.3 The Examiner has concluded that with the specified modifications the Great Houghton Neighbourhood Development Plan meets the basic conditions and other relevant legal requirements. The council concurs with this view.
- 3.4 To meet the requirements of the Localism Act 2011, a referendum will be held which poses the questions; 'Do you want West Northamptonshire Council to use the Neighbourhood Plan for Great Houghton to help it decide planning applications in the neighbourhood area?'
- 3.5 The referendum will take place on 5 May 2022 and will be held at Parsons Memorial Hall, Leys Lane, NN4 0AN.



**Table 1: Examiners Recommended Modifications and further editorial changes to the Great Houghton Neighbourhood Development Plan and actions to be taken (set out in plan order)**

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
01	Front cover	N/A	<del>Regulation 16 Consultation</del> <u>Referendum Version</u>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
02	P2, Foreword	N/A	The Great Houghton Neighbourhood Development Plan (GHNDP) has reached the <del>particularly important submission consultation</del> <u>referendum stage</u>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
03	P2, Foreword	N/A	<del>Please help to shape the future development of Great Houghton</del> by responding to this <del>consultation.</del>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
04	Para 1.2	N/A	Amend 2 <sup>nd</sup> sentence: <u>The Northampton</u> LPP2 has reached examination stage.	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
05	Para 1.2	N/A	Amend final sentence: The <del>Regulation 16 Draft</del> GHNDP has, therefore, been prepared to take account of the reasoning and evidence informing the emerging <u>Northampton</u> LPP2.	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
06	Figure 1	Amend Figure 1 to show Great Houghton Designated Area with red line instead of clue	None.	To better identify the neighbourhood plan area.	Make the suggested minor modification.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
07	Para 1.4	N/A	Amend final sentence: The GHNDP has now reached the <u>referendum</u> <del>second stage of formal consultation; the</del> <del>Regulation 16 Consultation.</del>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
08	Figure 2	Amend Figure 2 to show correct stage of plan preparation.	Alter all boxes to orange colour except 'Referendum' box which reverts to green.	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
09	Para 1.5	N/A	Delete entire para which includes details of how to respond to the Regulation 16 consultation.	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
10	Para 4.5	N/A	Amend second paragraph: <u>The Northampton LPP2 is progressing through its own preparation process. It was submitted to the Secretary of State in February 2021 and the Examination in Public took place in November 2021. Further details can be found here:</u> <del>and the plan has been submitted to the Secretary of State and the examination hearings will take place shortly</del> <del>(for further information go to</del> <a href="https://www.northampton.gov.uk/info/2002/05/planning-for-the-future/2553/northampton-local-plan-part-2-submission">https://www.northampton.gov.uk/info/2002/05/planning-for-the-future/2553/northampton-local-plan-part-2-submission</a> .	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
11	Para 4.6	N/A	Amend 1 <sup>st</sup> paragraph: The West Northamptonshire Joint Core Strategy (WNJCS) was adopted in December	To ensure it is accurate and factually up to date.	Make the suggested minor modification.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
			2014 and the policies underwent a review in <u>December 2019.</u>		
12	Para 4.6	N/A	<p>Amend final sentence:</p> <p><del>The WNJCS, like the Local Plan Part 2, is also being reviewed, but this review is at a very early stage – an Issues Consultation having been completed</del></p> <p><a href="https://westnorthantsplan.inconsult.uk/WNSPIssues/consultationHome">https://westnorthantsplan.inconsult.uk/WNSPIssues/consultationHome</a>.</p> <p><u>An Options Consultation on the West Northamptonshire Strategic Plan closed on 6 December 2021.</u></p> <p><a href="https://westnorthantsplan.inconsult.uk/WNSPOptions/consultationHome">https://westnorthantsplan.inconsult.uk/WNSPOptions/consultationHome</a></p>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
12a	Para 4.9	N/A	<p>Amend first sentence:</p> <p>In addition, Policy 13 of the emerging Northampton LPP2 that <del>has been submitted to the Secretary of State for examination was</del> <u>examined in November 2021</u> identifies a large site for housing development in Great Houghton – The Green.</p>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
12b	Para 4.10	N/A	<p>Amend first paragraph and remove Policy 41 text.</p> <p>Policy 41 of <u>the emerging LPP2</u> <del>then</del> sets out <u>the requirements for The Green, Great Houghton</u> <del>more detailed planning policy for the site.</del> <u>The final requirements of this Policy are not yet fixed but will need to take account of the Inspector's Post Hearing Note (dated January 2022) which can be found here: <a href="https://www.northampton.gov.uk/info/2002/05/planning-for-the-future/2553/northampton-local-plan-part-2-submission">https://www.northampton.gov.uk/info/2002/05/planning-for-the-future/2553/northampton-local-plan-part-2-submission</a>.</u></p> <p>Remove all text of quoted Policy 41 From: <del>Policy 41 The Green, Great Houghton LAA1098</del> To: <del>Any proposal forwarded for this site should be accompanied by a site specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.</del></p>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
12c	Para 5.1	N/A	Amend first sentence:  This section of the GHNDP sets out the planning policies ( <del>green</del> yellow boxes) to manage development in the Parish of Great Houghton up to 2029.	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
13	P26 - Policy GHNDP1 (para 95 of Examiner's report)	Revise policy as follows:  Replace part a) with: <del>Retain the Green Buffer shown on Figure 20 of Northampton LPP2 (page 21 of this document) for ecological enhancement and by providing new access points from the village should provide opportunities for outdoor, informal recreation, such as walking</del> <u>Provide a clear separation between the development site and Great Houghton by retaining the Green Buffer area (shaded green on the map on Figure 20 of Northampton LPP2, presented on page 21 of the Neighbourhood Plan) for ecological enhancement. As part of an</u>	N/A	To ensure consistency with the emerging Northampton LPP2 and so that the policy is clearly written and unambiguous so it is evident how a decision maker should react to development proposals.	Amend policy GHNDP1 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		<u>anticipated strategic allocation of the LPP2 the area identified for ecological enhancement is expected to include, to an extent yet unidentified, a Suitable Alternative Natural Greenspace (SANG). This will include walking routes, connections to Great Houghton and neighbouring areas, an off-lead dog walking area and protection, enhancement and creation of habitats in line with other policies of the Northampton LPP2</u>			
14	P26 - Policy GHNDP1 (para 99 of Examiner's report)	Revise policy as follows:  Part c) Take into consideration and be sympathetic to the surrounding rural landscape and <u>sensitive to the townscape character of</u> existing small-scale residential development within Great Houghton.	N/A	The term 'townscape' is inappropriate with respect to emerging LPP2 policy and the proposed strategic allocation at The Green, Great Houghton (LAA1098 of the Northampton LPP2).	Amend policy GHNDP1 in accordance with Examiner's recommendation.
15	P26 - Policy GHNDP1 (para 99 of Examiner's report)	Revise policy as follows:  Part d) Include suitable measures to mitigate the impact of <u>any</u>	N/A	To reflect para 111 of the NPPF which states that " <i>developments should only be prevented or refused</i>	Amend policy GHNDP1 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		significant volume of additional traffic generated by the development, particularly along The Green and The High Street, Great Houghton.		<i>on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".</i>	
15a	Para 5.3	N/A	Amend first sentence:  Great Houghton village and the surrounding countryside are the subject of significant development pressure arising <del>from</del> <u>from</u> the need to meet Northampton's strategic development requirements for new employment and housing land.	To amend typo.	Make the suggested minor modification.
15b	Para 5.5	N/A	Amend first 3 sentences of para 5.5:  LPP2 proposes an area of search for an area of ecological enhancement – the area shaded green on Figure 20 of LPP2 (see page 20)= <u>The GHNDP proposes that this is retained as a green buffer area for ecological enhancement and to provide clear separation between the development site and Great Houghton</u> <del>area is identified more formally as a Green Buffer, by protecting this area in this way through planning policy, the separation</del>	To reflect changes to Policy GHNDP1	

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
			<p><del>of Brackmills and The Green (should this allocation be adopted in LPP2) will be strengthened by creating a permanent Green Buffer – criterion a) of Policy GHNDP1. The policy also reflects emerging Northampton LPP2 policy which requires the site to provide a Suitable Alternative Natural Greenspace (SANG), walking routes, off-lead dog walking area, connections and protection, enhancement and creation of habitats. The GHNDP seeks to amplify this by also identifying the area as an area for informal recreation, such as walking.</del></p>		
16	P28 – Policy GHNDP2 (para 102 of the Examiner's report)	<p>Revise policy as follows:</p> <p>In part c) <del>Where consent is needed,</del> encourage the sympathetic location of solar panels to inconspicuous building elevations where they will not have a detrimental impact on the character and appearance of the Conservation Area;</p>	N/A	<p>It is inappropriate for the policy to state "<i>where consent is needed</i>". Modification recommended to make the policy clear to decision maker.</p>	<p>Amend policy GHNDP2 in accordance with Examiner's recommendation.</p>
17	P28 – Policy GHNDP2 (para 104 of the	<p>Revise policy as follows:</p> <p>In part g)</p>	N/A	<p>To reflect paragraph 203 of the NPPF.</p>	<p>Amend policy GHNDP2 in accordance with</p>



Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
	Examiner's report)	Buildings of Local Importance as identified in the Conservation Area Appraisal and other non-designated heritage assets should be conserved in manner appropriate to their significance <u>and in accordance with the scale of any harm or loss proposed</u>			Examiner's recommendation.
18	P31 – Policy GHNDP3 (para 114 of the Examiner's report)	Revise policy as follows:  Replace the first paragraph with: <del>All new development will be expected to respond positively to the key attributes of the neighbourhood area and the key local design features of the village in which it is to be situated.</del>  <u>All new development should be sympathetic to local design features.</u>	N/A	To provide the policy with a clear purpose.	Amend policy GHNDP3 in accordance with Examiner's recommendation.
19	P31 – Policy GHNDP3 (para 111 of the Examiner's report)	Revise policy as follows:  Delete the first sentence of the 2 <sup>nd</sup> para. <del>Development should seek to exceed minimum standards for energy efficiency and resource use and seek to be carbon neutral, thereby</del>	N/A	The opening statement of the second paragraph of the policy is seeking to establish technical requirements, although it is not clear which minimum	Amend policy GHNDP3 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		making a contribution to reducing the effects of climate change.		standards for energy efficiency and resource use are to be exceeded.	
20	P31 – Policy GHNDP3 (para 108 of the Examiner's report)	Revise policy as follows:  Replace part c) after "new habitats" <u>provides nesting and foraging opportunities (e.g. for birds and bats), and encourages pollinators. Overall, a net gain in biodiversity should be demonstrated in line with the National Planning Policy Framework.</u> <del>nesting (e.g. for birds and bats), encourages pollinators and provides foraging opportunities. Overall a net gain in biodiversity should be demonstrated (for major development such net gains in biodiversity will be assessed against Policy 29 of the emerging Local Plan Part 2);</del>	N/A	To ensure consistency with the NPPF and the emerging Northampton LPP2.	Amend policy GHNDP3 in accordance with Examiner's recommendation.
21	P31 – Policy GHNDP3 (para 112 of the Examiner's report)	Revise policy as follows:  Replace 2 <sup>nd</sup> sentence of part f)	N/A	The term " <i>highways for hedgehogs</i> " is imprecise. Modification recommended to	Amend policy GHNDP3 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		It provides highways for hedgehogs by allowing access through boundary walls and fences it provides for access through boundary walls and fences by hedgehogs;		ensure the policy is clearly written and unambiguous.	
22	P31 – Policy GHNDP3 (para 112 of the Examiner's report)	Revise policy as follows:  Delete the 2 <sup>nd</sup> sentence of part k) <del>Future housing development will generally be expected to be no more than two storeys.</del>	N/A	The term " <i>will generally be expected to</i> " is imprecise. Modification recommended to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP3 in accordance with Examiner's recommendation.
23	P31 – Policy GHNDP3 (para 111 of the Examiner's report)	Revise policy as follows:  Delete part n) <del>It is designed to be as water efficient as possible e.g. by incorporating water collection measures.</del>	N/A	Part n) of the policy seeks to introduce technical requirements, which are imprecise.	Amend policy GHNDP3 in accordance with Examiner's recommendation.
24	P31 – Policy GHNDP3 (para 112 of the Examiner's report)	Revise policy as follows:  Revise part p) It includes features to minimise light <u>spillage beyond the development site pollution;</u>	N/A	The term " <i>light pollution</i> " is imprecise. Modification recommended to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP3 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
25	P31 – Policy GHNDP3 (para 113 of the Examiner's report)	<p>Revise policy as follows:</p> <p>Replace part t)</p> <p><del>All new residential development should provide external wall-mounted charging points for plug-in and other ultra-low emission vehicles for each dwelling that is to have a private drive or garage. Where communal car parking is provided this should also contain charging points. Larger homes, such as those with 3 bedrooms or more, should consider providing facilities to charge more than one vehicle at once</del></p> <p><u>It is designed to enable the charging of electric vehicles in safe, accessible and convenient locations. As a minimum:</u></p> <ul style="list-style-type: none"> <li><u>every new dwelling with an associated dedicated car parking space within its curtilage must include ducting to facilitate the future installation of a vehicle chargepoint; and</u></li> </ul>	N/A	Modification recommended to ensure there is sufficient regard to national policy.	Amend policy GHNDP3 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		<ul style="list-style-type: none"> <li>residential development with communal parking areas, should include ducting to facilitate the future installation of vehicle chargepoints.”</li> </ul>			
26	P31 – Policy GHNDP3 (para 112 of the Examiner's report)	Revise policy as follows:  Revise part u) It <del>ensures there is no</del> <u>avoids unnecessary</u> loss of, or damage to, existing trees or woodland. Where trees or woodland cannot be retained they should be replaced preferably on site, where this cannot be achieved suitable offsetting measures to provide replacement should be provided off-site;	N/A	The requirement to ensure no loss of tress is inconsistent with the policy content relating to the replacement of tress. A modification is recommended to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP3 in accordance with Examiner's recommendation.
27	P31 – Policy GHNDP3 (para 110 of the Examiner's report)	Revise policy as follows:  Replace part v) <u>Applicants will be required to demonstrate how green infrastructure is integrated into the development in accordance with the Northampton Green Infrastructure Plan. Applications should</u>	N/A	Modification recommended as the term “ <i>where relevant</i> ” introduces uncertainty, and a requirement for a green infrastructure plan would not be proportionate and would represent a	Amend policy GHNDP3 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		<p><u>demonstrate how the development links to the existing green infrastructure network and how any open spaces and garden areas will be permeable to wildlife.</u></p> <p><del>Where relevant, applicants will be required to produce a green infrastructure plan. This should demonstrate how the development links to the exiting green infrastructure network and how any open spaces and garden areas will be permeable to wildlife</del></p>		burdensome obligation in the case of small scale or minor development.	
28	P31 – Policy GHNDP3 (para 112 of the Examiner's report)	<p>Revise policy as follows:</p> <p>Delete the final sentence: <del>Poor design when assessed against the above criteria will not be supported.</del></p>	N/A	A modification is recommended to avoid repetition of the opening paragraphs of the policy and to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP3 in accordance with Examiner's recommendation.
28a	Para 5.25	N/A	<p>Amend 3<sup>rd</sup> sentence:</p> <p>The GHNDP, through Policy GHNDP3 encourages developers to <u>reduce carbon emissions</u> <del>go beyond the minimum standards in the Building Regulations</del>, so that new</p>	To reflect changes to Policy GHNDP3 opening paragraphs.	Make the suggested minor modification.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
			development in the neighbourhood area makes the move to zero carbon sooner rather than later.		
29	P35 – Policy GHNDP4 (para 122 of the Examiner's report).	Revise policy as follows:  Delete proposed designation <del>GHNDP4/5 – Brackmills Employment Estate Buffer Zone</del>	N/A	It is inappropriate for the Neighbourhood Plan to designate GHNDP4/5 as Local Green Space when the emerging LPP2 allocates a substantial part of that land for employment development.	Amend policy GHNDP4 in accordance with Examiner's recommendation.
29a	Para 5.29	N/A	Remove para 5.29:  <del>In addition, outside the built-up area of the village is the Brackmills Employment Estate Buffer Zone – this land provides a buffer between the Estate and the village, in recent times development has eroded this space, hence the need to ensure it is protected in the future.</del>	To reflect the Examiner's modification to Policy GHNDP4/5 (removal of Brackmills Employment Estate Buffer Zone).	Remove para 5.29.
30	P36 – Figure 5 (para 127 of the Examiner's report).	Present Figure 5 at a greater scale so that the precise boundaries of the designations can be clearly identified, and delete proposed designation GHNDP4/5 from Figure 5.	N/A	To reflect the above change (ID29)	Amend Figure 5 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
31	P39 – Policy GHNDP5 (para 130 of the Examiner's report).	Revise policy as follows:  Amend policy title – Policy GHNDP5 – Protecting <u>Incidental Public Green Spaces</u> <del>Other Open Spaces</del>	N/A	To reflect clarity provided by Great Houghton Parish Council and to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP5 in accordance with Examiner's recommendation.
32	P39 – Policy GHNDP5 (para 130 of the Examiner's report).	Revise policy as follows:  Replace the following in first sentence: Development that would result in the loss of <del>other open spaces within the Village Confines</del> <u>incidental public green spaces within the existing built-up are of the village</u> will be only supported when:	N/A	To reflect clarity provided by Great Houghton Parish Council and to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP5 in accordance with Examiner's recommendation.
33	P39 – Policy GHNDP5 (para 130 of the Examiner's report).	Revise policy as follows:  In part a) replace wording:  Equivalent or better provision is provided elsewhere within a suitable location <del>within the same Village</del>	N/A	To reflect clarity provided by Great Houghton Parish Council and to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP5 in accordance with Examiner's recommendation.



Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		<del>Confines boundary in the built-up area of the village</del>			
34	P39 – Policy GHNDP5 (para 132 of the Examiner's report).	Revise policy as follows:  In part b) replace wording: It can be clearly demonstrated by the applicant that the <del>open green</del> space no longer performs a useful <del>open green</del> space function in terms of the local environment, amenity, or active public recreation use.	N/A	To reflect clarity provided by Great Houghton Parish Council and to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP5 in accordance with Examiner's recommendation.
34a	Para 5.30	N/A	Amend first 2 sentences of para 5.30:  As well as the key green spaces that are suggested for the highest level of protection as designated local green spaces under Policy GHNDP5, the neighbourhood area also has several other important <del>open incidental</del> <u>public green</u> spaces that perform a variety of useful functions. These smaller, <del>often quite</del> incidental open spaces help to make the area a greener place and all add to the quality of life enjoyed by residents and visitors.	To reflect Examiner's proposed modification to Policy GHNDP5.	Amend para 5.30.
35	P41 – Policy GHND6 (para 138 of the Examiner's report).	Revise policy as follows:  In part a) replace text: <del>Maintaining</del> <u>Respecting</u> and enhancing the landscape setting,	N/A	Modification proposed to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP6 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		landscape features, field and settlement pattern of the neighbourhood area			
36	P41 – Policy GHND6 (para 137 of the Examiner's report).	<p>Revise policy as follows:</p> <p>In part b) replace text:</p> <p><del>Seeking to conserve <i>in situ</i> known heritage assets of archaeological value, including "ridge and furrow"</del>  <u>Having regard to the scale of any harm or loss and the significance of the heritage asset, seeking to conserve in situ or by record known heritage assets of archaeological value, including ridge and furrow;</u></p>	N/A	Modification proposed to ensure the policy has sufficient regard to national policy (NPPF para 203) and is clearly written and unambiguous.	Amend policy GHNDP6 in accordance with Examiner's recommendation.
37	P41 – Policy GHND6 (para 135 of the Examiner's report).	<p>Revise policy as follows:</p> <p>In part d) replace text:</p> <p><del>Where new planting and landscaping is proposed it should use native species and be designed in such a way so as to ensure that it is suitable when considered in the wider local landscape, and where appropriate, links to existing woodland and hedgerows</del>  <u>New planting and landscaping should use</u></p>	N/A	Proposed modification to ensure consistency with para 174 of the NPPF.	Amend policy GHNDP6 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		<u>native and other suitable species and be designed in such a way so as to ensure that it is suitable when considered in the wider local landscape, and provides stepping-stones or links to existing woodland and hedgerows;</u>			
38	P41 – Policy GHND6 (para 140 of the Examiner's report).	Revise policy as follows:  In part e) add text: Promote high quality residential design that respects local townscape and landscape character and <del>reflects</del> <u>is sympathetic to</u> local vernacular building styles, layouts and materials;	N/A	Modification proposed to ensure consistency with para 130 of the NPPF.	Amend policy GHNDP6 in accordance with Examiner's recommendation.
39	P41 – Policy GHND6 (para 140 of the Examiner's report).	Revise policy as follows:  In part g) add text: Maintaining and, <u>where practical</u> , improving access to the surrounding countryside; and by:	N/A	Proposed modification to ensure the requirement in Policy GHNDP6 g) is limited to where it is practical.	Amend policy GHNDP6 in accordance with Examiner's recommendation.
40	P43 – Policy GHNDP7 (para 145 of the Examiner's report).	Revise policy as follows:  In first sentence amend text: <del>Where permission is required</del> <u>The</u> change of use or redevelopment of	N/A	It is confusing and unnecessary to for the policy to state " <i>where permission is required</i> ".	Amend policy GHNDP7 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		local community facilities, as listed below, will only be <u>supported</u> <del>permitted</del> 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:		It is intended the Neighbourhood Plan will become part of the Development Plan.  The term " <i>permitted</i> " is inappropriate as material considerations will not be known until the time of determination of a proposal.	
41	P43 – Policy GHNDP7 (para 145 of the Examiner's report).	Revise policy as follows:  In last sentence amend text: Proposals that would enhance the appearance, improve access and accessibility to these facilities will be supported <del>when they are in accordance with other development plan policies and the policies of the GHNDP.</del>	N/A	It is confusing and unnecessary to for the policy to state " <i>when they are in accordance with other development plan policies and the policies of the GHNDP</i> ".  It is intended the Neighbourhood Plan will become part of the Development Plan.	Amend policy GHNDP7 in accordance with Examiner's recommendation.
42	P43 – Policy GHNDP7 (para 145 of the	Modify Figure 6 to identify "The Cemetery" referred to in Policy GHNDP7	N/A	To rectify omission of the Cemetery in Figure 6.	Amend Figure 6 in accordance with

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
	Examiner's report).				Examiner's recommendation.
43	P46 – Figure 7 (para 150 of the Examiner's report).	Modify Figure 7 to identify "The Cemetery" referred to in Policy GHNDP8.	N/A	To rectify omission of the Cemetery in Figure 7.	Amend Figure 7 in accordance with Examiner's recommendation.
44	P47 – Policy GHNDP9 (para 155 of the Examiner's report).	Revise policy as follows:  Amend 1 <sup>st</sup> sentence: Proposals to improve road safety and traffic management throughout the Parish will be fully supported, including:	N/A	It is not possible to demonstrate that proposals are "fully" supported,  Modification proposed to ensure the policy is clearly written and unambiguous.	Amend policy GHNDP9 in accordance with Examiner's recommendation.
45	P47 – Policy GHNDP9 (para 155 of the Examiner's report).	Revise policy as follows:  Amend part b):  <del>Minimising impact, reducing congestion and improving both traffic flow and</del> Improving road safety for motorists and pedestrians along the A428, e.g. in particular at the junction of High Street and the A428.	N/A	The term "eg." introduces uncertainty. The terms " <i>minimizing impact</i> ", "and " <i>improving ... traffic flow</i> " are imprecise and do not provide a basis for the determination of development proposals.	Amend policy GHNDP9 in accordance with Examiner's recommendation.

Recommendation ID number	Page / Para / Policy reference in Submission Version of NDP and para in Examiner's report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
				Modification proposed to ensure the policy is clearly written and unambiguous.	
46	Para 5.41	N/A	Amend 2 <sup>nd</sup> sentence of para 5.41:  Further strategic related development at the Northampton South <del>Site</del> <u>SUE</u> and The Green (if adopted) will generate additional traffic in particular on Great Houghton High Street and at the junction with the A428 Bedford Road at the northern end of the village.	To amend typo.	Make change to para 5.41.
47	Section 6 (paras 6.1 – 6.3)	N/A	Remove all of section 6 from:  <del>6.0 How to comment on this document – West Northamptonshire and national planning policies.</del>	Remove Section 6 which details the Regulation 16 consultation.	Remove Section 6.

# WEST NORTHAMPTONSHIRE COUNCIL

## PLANNING POLICY COMMITTEE

16 MARCH 2022

**COUNCILLOR RESPONSIBLE FOR PLANNING, BUILT ENVIRONMENT AND  
RURAL AFFAIRS – COUNCILLOR REBECCA BREESE**

<b>Report Title</b>	Upper Nene Valley Gravel Pits Special Protection Area Mitigation Strategy
<b>Report Author</b>	Amanda Jacobs, Senior Planning Policy Officer <a href="mailto:amanda.jacobs@westnorthants.gov.uk">amanda.jacobs@westnorthants.gov.uk</a>

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<b>Legal (Solicitor)</b>	Justin Price Jones, Solicitor	3 March 2022
<b>Property</b>	Simon Bowers, Assistant Director Assets & Environment	2 March 2022
<b>Communications Lead/Head of Communications</b>	Craig Forsyth, Marketing and Communications Manager	3 March 2022

### List of Appendices

**Appendix A** – Upper Nene Valley Gravel Pits Special Protection Area (“SPA”) Supplementary Planning Document (“SPD”) - Addendum to the Upper Nene Valley Gravel Pits SPA SPD: Mitigation Strategy: Summary of responses received and Council’s suggested Response and Action.

## **1. Purpose of Report**

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- 1.1. The purpose of this report is to ask members to consider the responses on the draft mitigation strategy (“MS”) for the West Northamptonshire Upper Nene Valley Gravel Pits (“UNVGP”) Special Protection Area (“SPA”) and, subject to the suggested actions set out in appendix A being made, endorse the adoption of the MS.

## **2. Executive Summary**

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- 2.1 Special protection areas (“SPAs”) are protected in UK law by the Conservation of Habitats and Species Regulations 2017 (known as the habitats regulations) and development proposals must not give rise to adverse effects on the integrity of SPAs. If they are likely to, measures must be secured to avoid or mitigate this impact, otherwise the competent authority is obliged to refuse permission in the absence of satisfying exacting derogation tests (see 5.2 below).
- 2.2 The UNVGP SPA was designated in 2011 by the habitats regulations due to its number and type of bird species present, including golden plover and lapwing<sup>1</sup>.
- 2.3 The SPA is split into nine Units with Unit 1 (Clifford Hills Gravel Pits) situated within the boundary of West Northamptonshire. Units 2 to 9 are situated in North Northamptonshire where an MS is already in place (adopted in 2016) to protect units 2 to 9 from recreational impact resulting from housing growth.
- 2.4 This report summarises the process which has been followed to produce the MS for unit 1 of the UNVGP SPA and the responses to the public consultation. Appendix A contains suggested amendments to the MS ahead of its adoption.

## **3. Recommendations**

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- 3.1 It is recommended that the Planning Policy Committee:
- a) Notes the responses to the public consultation on the mitigation strategy;
  - b) Accepts the recommended modifications to the mitigation strategy set out in ‘suggested actions’ in appendix A;
  - c) Approves the adoption of the mitigation strategy, modified in accordance with recommendation (b) above, as an addendum to the UNVGP SPA supplementary planning document; and
  - d) Agrees that delegated authority be given to the Interim Head of Planning and Climate Change Policy to make further minor editorial changes to the mitigation strategy to address any factual and typographical errors and to reflect the fact that the document will be in its intended final form.

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<sup>1</sup> Full details of bird species can be found here: <https://www.northampton.gov.uk/downloads/file/10814/20150801-spa-spd>



#### 4. Reason for Recommendations

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- 4.1 The MS has been produced so that West Northamptonshire Council can protect unit 1 of the SPA from adverse impact from recreational pressure resulting from proposed and windfall housing growth within 3km of unit 1 the SPA.
- 4.2 Protection of the SPA and its qualifying features will not only meet the requirements of the habitats regulations but also help protect the SPA now and in the future so that protected bird species can remain present, and it can be enjoyed by residents and visitors. Adoption of the MS would align with the council's green and clean, environment and wellbeing priority within its Corporate Plan.
- 4.3 Its adoption will allow it to be a material consideration in the determination of planning applications.

#### 5. Report Background

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##### *Regulations*

- 5.1 Local planning authorities have a duty as competent authorities under the habitats regulations to ensure that planning application decisions comply with those regulations.
- 5.2 Development proposals must not give rise to adverse effects on the integrity of the SPA, either alone or in combination with other plans and projects, and if they are likely to, measures must be secured to avoid or mitigate this impact, otherwise the competent authority is obliged to refuse permission in the absence of satisfying exacting derogation tests (the work cannot go ahead or the plan cannot be adopted unless it can pass 3 legal tests and be granted an exception, known as 'derogation'<sup>2</sup>).

##### *Preparation of the draft UNVGP SPA Mitigation Strategy (for unit 1)*

- 5.3 A draft MS was prepared for unit 1 of the SPA which sets out details of measures required to mitigate recreational pressure resulting from residential development allocated within the submitted Northampton Local Plan Part 2 ("LPP2") and any windfall development in West Northamptonshire. The cost of the mitigation measures over the South Northamptonshire and Northampton plan periods is £605,457.83. The MS outlines Strategic Access Management and Monitoring ("SAMM") contributions required to be paid per net additional dwelling within 3km of unit 1 the SPA. The fixed SAMM contribution to be made by each net additional dwelling is £395.34 which will pay for measures to ensure protection of the SPA from recreational pressures.
- 5.4 The mitigation measures to be delivered over the South Northamptonshire and Northampton plan periods to 2029 are:
  - **Suitable Alternative Natural Greenspace (SANG)** to be provided in association with The Green, Great Houghton, which is a proposed allocation in the Northampton LPP2

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<sup>2</sup> <https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site>

- **Interpretation panels and access management** to provide residents and visitors with information about the sensitivity of the SPA and of nearby alternative walking/dog walking routes. Strategic fencing is also expected to be placed at appropriate locations around unit 1
  - **Improvements to identified existing greenspaces** to encourage visitors with dogs to use these less-sensitive areas
  - **Wardens** to help mitigate visitor impacts on unit 1 of the SPA. Their role will be to help educate visitors on the importance of the SPA and the reasons why visitors and dogs must stay on-lead and to access paths. It is expected that wardens will also participate in year-round engagement activities alongside partners who are working to protect the SPA
- 5.5 The mitigation strategy also allows for ongoing monitoring of the measures to ensure they are suitable and to see if further measures are required. A full breakdown of the costs associated with the mitigation measures are contained within the mitigation strategy.
- 5.6 The draft MS was shared with statutory consultees ahead of the formal consultation period and a steering group was formed to identify the measures contained within the MS. The group consisted of statutory consultees, local landowners and bird specialists.

#### *Summary of responses*

- 5.7 The draft MS was subject to a public consultation from 13 December 2021 to 7 February 2022. Seven (7) responses were received which are detailed in appendix A.
- 5.8 Following the close of the consultation, responses were analysed, and modifications are now proposed to the MS prior to its adoption as an addendum to the UNVGP SPA supplementary planning document (SPD). The proposed modifications are contained within appendix A to this report.
- 5.9 Hackleton Parish Council noted that their boundary just about touches the 3km buffer zone and that they were supportive of the purpose and conclusion of the document.
- 5.10 Historic England noted that the mitigation strategy makes no reference to the historic environment but understood that it related only to mitigation against habitat loss in line with the habitats regulations. However, it recommended that when providing measures (as set out in in the MS) such as information panels, that they be informed by an understanding of the historic landscape in which the SPA sits. This would both enhance and enrich the visitor experience.
- 5.11 National Highways noted that Unit 1 of the SPA is situated next to the A45. They do not have any specific comment at this time, but flag that if construction traffic is generated due to implementing measures, the impact on the strategic road network may need to be assessed.
- 5.12 Chadwick Town Planning provided a response relating to the calculation of the SAMM fee. They noted that the fee was incorrect due to the monitoring / funding officer figure being based on a 0.5 full time equivalent role rather than a 0.25 full time equivalent role. They also required clarification on whether the monitoring/funding officer role would be resourced in whole or part by the local authority.

- 5.13 David Lock Associates (“DLA”) supported the MS but required clarification on the conclusions of the Habitats Regulations Assessment for the respective Northampton and South Northamptonshire LPP2s.
- 5.14 The DLA response also referenced the requirements of the (proposed to be amended) emerging Northampton LPP2’s proposed allocation at The Green, Great Houghton (LAA1098). They noted that the mitigation strategy acknowledges that a Suitable Alternative Natural Greenspace (SANG) will be provided as a part of this development, providing its own bespoke mitigation against recreational pressure resulting from this development on the SPA. As a result, The Green, Great Houghton would be exempt from paying a SAMM fee. However, should the SANG not come forward as a part of this development then a SAMM fee would be payable.
- 5.15 The Environment Agency’s response highlighted that unit 1 of the UNVGP SPA is a flood storage reservoir and that any works requiring fencing or similar would require a Flood Risk Activity Permit. Their response set out where to find more details and who to contact in relation to this.
- 5.16 Natural England (“NE”) provided a response related to the MS for unit 1 and to the joint work that is ongoing between West and North Northamptonshire Councils (not the subject of this report). Comments from NE required the MS to reference the mitigation hierarchy, make clear that it deals only with recreational pressure (and not other potential impacts on the SPA), provides clarity on when applicants need to liaise with NE on SAMM contributions and/or bespoke mitigation, and be consistent with the policies contained within the emerging Northampton LPP2.
- 5.17 Overall, respondents were supportive of the purpose of the mitigation strategy. However, the responses raised a number of points where the MS needed to be clarified and/or be strengthened so that guidance for applicants and decision makers was clearer. In response, suggested modifications to the draft MS are contained in appendix A to this report.

## **6. Issues and Choices**

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- 6.1 By adopting the UNVGP SPA MS as proposed to be modified, this will enable the council to carry out its function as competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended).
- 6.2 If the council decides not to adopt the MS (as proposed to be modified), the council would not be able to mitigate against the impacts of residential growth within 3km of unit 1 of the SPA. The effect of this would be that the council would have to refuse planning permission for residential development that would cause significant harm through adverse recreational impacts on the SPA.
- 6.3 It is a requirement of Natural England and the Habitats Regulations that development does not adversely impact the SPA and the MS needs to be in place before the adoption of the Northampton LPP2 to allow for development contained within it to be mitigated.

- 6.4 If the MS were not adopted, this will have direct implications for the adoption of the Northampton LPP2. The Inspector's post hearing note (Exam 40) sets out that it is 'necessary to have the adopted SPD in place prior to the MMs (main modifications) being finalised and consulted upon, as it is likely to have a bearing on the wording necessary to make the relevant parts of the plan legally compliant and sound'.
- 6.5 Additionally, any windfall development within West Northamptonshire, and within 3km of unit 1 of the SPA, would need to be refused if it cannot mitigate against recreational pressure.
- 6.6 As such it would be appropriate to agree to the proposed modifications to the MS and to adopt the MS as an addendum to the UNVGP SPA SPD for West Northamptonshire to allow for residential growth to be mitigated through SAMM contributions and/or bespoke measures.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

- The MS sets out a SAMM contribution to be paid per net additional dwelling that is created within 3km of unit 1 of the SPA. This contribution has been reached through identifying the costs of mitigation measures, including both revenue and capital costs. The measures set out in the draft MS will be funded by developers and will not be a burden on the public purse.
- The mechanism for payment of the SAMM contribution will be through either:
  - A planning obligation under Section 106 of the Town and Country Planning Act 1990; or
  - A contribution through Section 111 of the Local Government Act 1972
- There will be revenue costs associated with resourcing staff. This will need to be considered within any future staffing decisions so that the administering, collection and distribution of funds and the implementation of measures is taken account of. Currently it is envisaged that these measures would form part of a role(s). Assumed oncosts, travel and equipment costs have been included in calculations.
- There will be capital costs associated with the mitigation measures, including installation of interpretation panels, potential fencing and possible works to nearby green spaces. These would also incur capital costs of maintenance over time.
- The revenue and capital costs will be wholly funded through the SAMM contributions and therefore there will be no direct impact on the council's finances.

### **7.2 Legal**

- The council has a specific duty, as competent authority, under the Conservation of Habitats and Species Regulations 2017 (as amended) to mitigate the impact of residential development to

avoid significant impact on the SPA. The compensatory measures included in the Mitigation Strategy would allow the council to protect unit 1 of the SPA to the end of the Northampton and South Northamptonshire LPP2 periods.

- The mitigation strategy will provide clear guidance to applicants ensuring the planning application process and decision making is transparent and open and complies with the local planning authority's duty as competent authority under the Conservation of Habitats and Species Regulations 2017.
- The adopted mitigation strategy SPD will be a material consideration in determining planning applications.
- Adoption of the mitigation strategy SPD across the West Northamptonshire area will ensure cohesive and robust decision making and support policies in the relevant local plans.

### 7.3 Risk

- Not endorsing the adoption of the mitigation strategy would prevent the ability to collect SAMM contributions to mitigate significant harm to the SPA as a result of recreational pressure from residential development. If no mitigation strategy is in place, residential proposals within 3km of unit 1 of the UNVGP SPA would need to be refused. This includes proposed allocations and/or windfall planning applications within 3km of unit 1 within the Northampton and South Northamptonshire areas of West Northamptonshire.
- The consequence of refusing planning applications could lead the council to be unable to meet some of its housing requirements. If the council cannot meet its housing targets contained within its local plans, then it would be harder to refuse more speculative planning applications.
- Furthermore, failure to adopt the mitigation strategy would result in the Northampton LPP2 being found unsound. This would bring further disadvantages such as being unable to adopt the updated policies contained within it on planning matters such as design, placemaking, carbon reduction, housing and employment allocations and the built and natural environment.

### 7.4 Consultation

- Public consultation on the draft mitigation strategy has taken place with statutory and other bodies including:
  - Natural England
  - The Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust
  - A steering group consisting of local tenant farmers, parish councils and ornithological specialists.
  - General public
  - Developers
  - Local businesses and organisations

## 7.5 Consideration by Overview and Scrutiny

- Not applicable

## 7.6 Climate Impact

- If the Planning Policy Committee does not adopt the mitigation strategy for West Northamptonshire, then the UNVGP SPA is at risk of disturbance to protected birds from further recreational impact.
- Statutory bodies including Natural England and the Environment Agency as well as the Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust have been involved in the production of the mitigation strategy.

## 7.7 Community Impact

- The measures contained within the mitigation strategy will impact visitors to Unit 1 of the SPA. The visitors are mainly expected to come from within 3km of Unit 1 of the SPA and will include dog walkers, walkers and other people who use the SPA recreationally. The measures will require the community to adhere to specific rules set out in terms of observing the Countryside Code and build behaviour patterns that help preserve the SPA for the reasons related to its designation, namely over wintering bird species.

## 7.8 Communications

- The document has been checked for accessibility.
- A press release will be prepared to coincide with the adoption of the mitigation strategy.

## 8. Background Papers

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- 8.1 The North Northamptonshire Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document – Addendum to the SPA SPD: Mitigation Strategy  
<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1584>
- 8.2 Visitor Access Study of the Upper Nene Valley SPA (Footprint Ecology, 2014) -  
<https://www.footprint-ecology.co.uk/work/reports-and-publications>
- 8.3 Submitted Northampton Local Plan Part 2 -  
<https://www.northampton.gov.uk/info/200205/planning-for-the-future/2553/northampton-local-plan-part-2-submission>



# **Upper Nene Valley Gravel Pits Special Protection Area (SPA) Supplementary Planning Document (SPD)**

## **Addendum to the Upper Nene Valley Gravel Pits SPA SPD: Mitigation Strategy**

**Consultation Statement  
March 2022**

## Contents

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## Introduction

1. The Upper Nene Valley Gravel Pits (UNVGP) Special Protection Area (SPA) was designated in April 2011 under the Conservation of Habitats and Species Regulations 2017 (as amended) due to the number and types of bird species present.
2. Development proposals must not give rise to adverse effects on the integrity of the SPA, either alone or in combination with other plans and project, and if they are likely to, measures must be secured to avoid or mitigate this impact, otherwise the competent authority (the Local Planning Authority) is obliged to refuse permission in the absence of satisfying exacting derogation tests (the work cannot go ahead or the plan cannot be adopted unless it can pass 3 legal tests and be granted an exception, known as 'derogation'<sup>1</sup>).
3. The UNVGP SPA Mitigation Strategy sets out how recreational impact on the SPA, as a result of residential development, can be mitigated either through bespoke on-site mitigation or through a Strategic Assessment Management and Monitoring (SAMM) contribution to strategic mitigation.
4. The mitigation strategy has been prepared to provide guidance to planning applicants and those involved in the delivery of residential development within 3km of the UNVGP SPA. It expands upon the policies set out in the West Northamptonshire Joint Core Strategy (WNJCS) and the emerging Local Plan Part 2.
5. In accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the draft Mitigation Strategy SPD was subject to an 8-week public consultation period between 13 December 2021 and 7 February 2022.
6. This Consultation Statement provides a summary of representations received and the Council's responses to these representations.

## Consultation Exercise

7. The formal 8-week consultation on the mitigation strategy took place between 13 December 2021 and 7 February 2022. Letters and emails were sent to 653 stakeholders on the West Northamptonshire Planning Policy database, including statutory consultees, councillors, neighbouring authorities and developers.
8. The draft mitigation strategy was available to view in the following locations:
  - a. The Council's website <https://westnorthants.citizenspace.com/>
  - b. Northampton Guildhall and The Forum, Towcester
  - c. The following libraries:

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<sup>1</sup> <https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site>

- i. Northampton Central Library
      - ii. Hunsbury Library
      - iii. Weston Favell Library
      - iv. Abington Community Library
      - v. Wootton Community Library
      - vi. Towcester Library
    - d. Parish Councils and other local venues within 3km of Unit 1 of the UNVGP SPA
      - i. White Hart PH, Great Houghton
      - ii. Hardingstone Parish Council
      - iii. Cogenhoe and Whiston Parish Council
      - iv. Little Houghton Parish Council
9. Details of the consultation were promoted via a press release, the dedicated Citizen Space consultation pages on the West Northamptonshire website and on the Northampton area planning policy pages. Additionally, details of the consultation were published on West Northamptonshire Council's social media.
10. The draft mitigation strategy included 5 questions to help focus responses to the consultation. These were:
- 1) Do you agree with the identified mitigation measures within the draft SPD? If not, please provide details of other mitigation measures that you consider would be appropriate to include.
  - 2) Do you know of any existing, publicly accessible open spaces that could be considered as alternative recreational areas to the SPA?
  - 3) Is the impact of development on the SPA the same across the 3km buffer, and if not, should there be any difference in the level of mitigation required? If you are suggesting there is a difference in impact closer / further away from the SPA, please provide evidence in the form of surveys and / or studies to demonstrate the buffer should be altered.
  - 4) Do you consider the SAMM contribution to be adequate? If not, please state why.
  - 5) Do you have any comments on any other aspect of the SPD not covered by questions 1-4?

## Responses

11. In total seven (7) responses were received via completed online questionnaires, response forms or letters.
12. The consultation responses to the UNVGP SPA Mitigation Strategy raised the following issues:
- a. Changes to the Strategic Access Management and Monitoring (SAMM) fee;

- b. Reference to the historic landscape in which the SPA sits;
- c. Updates to strengthen when project level HRAs and / or bespoke mitigation may be required to reflect emerging policy within the Northampton LPP2;
- d. Reference to the Mitigation Hierarchy set out in National Planning Policy Framework;
- e. Definitions of thresholds used within the mitigation strategy; and
- f. Providing more explicit guidance on when the advice of Natural England should be sought.

13. A summary of responses to the UNVGP SPA Mitigation Strategy consultation, with the Council's response and agreed actions, can be found at Appendix 1.

## Appendix 1: Summary of comments, responses and actions

Reference	Name & Organisation	Summary of comments	Response	Action
MS01	Hackleton Parish Council (HPC)	HPC note that Hackleton Parish just about touches the 3km buffer zone near to Wootton and is supportive of the purpose and conclusions of the document.	Noted.	None required.
MS02	Historic England (HE)	<p>HE provided details of designated heritage assets within 3km of Unit 1 of the SPA including: the motte castle of Clifford Hill (east of the SPA) and the conservation areas of Great Houghton and Little Houghton.</p> <p>HE noted that the SPA Mitigation Strategy makes no reference to the historic environment and relates only to mitigation against habitat loss in line with the Conservation of Habitats and Species Regulations 2017.</p> <p>Proposed works as part of the mitigation measures, such as the provision of information panels, should be informed by an understanding of the character of the historic landscape in which the SPA sits to enhance and enrich the visitor experience.</p> <p>To avoid any unnecessary heritage impacts, any mitigation schemes should seek the views of the Senior Planning Archaeologist, HER Officer and Conservation Officer for West Northamptonshire.</p> <p>HE note that any future development related to mitigation measures for the SPA at The Green, Great Houghton (a</p>	<p>Noted.</p> <p>Noted.</p> <p>Agree - A new paragraph will be included within Appendix 6 of the mitigation strategy so that any measures that do come forward, must be informed by an understanding of the historic landscape within which the SPA sits.</p> <p>Noted.</p> <p>The emerging Northampton LPP2 sets out within policy that development of</p>	<p>None required.</p> <p>None required.</p> <p>Include new paragraph relating to the historic landscape within Appendix 6 of the MS: <u>Any measures that come forward to mitigate recreational impact on Unit 1 of the SPA must be informed by an understanding of the character of the historic landscape in which the SPA sits to enhance and enrich the visitor experience.</u></p> <p>The statutory contacts identified by HE will be consulted when mitigation measures are progressed.</p> <p>None.</p>

Reference	Name & Organisation	Summary of comments	Response	Action
		proposed allocation within the emerging Northampton Local Plan Part 2 (LPP2) ref: LAA1098) should be informed by an understanding of the significance of heritage assets affected including any contribution made by their setting.	The Green, Great Houghton needs to take account of and understand heritage assets and their settings.	
MS03	National Highways (NH)	NH note that West Northamptonshire Council is partnering with North Northamptonshire Council to prepare a combined Northamptonshire Mitigation Strategy for the SPA.  NH do not have any traffic related concerns at this stage. However, due to the SPA's proximity to the A45, any construction traffic during the implementation of mitigation measures may need to be assessed to ensure the safe operation of the strategic road network is maintained.	Noted.	None required.
MS04	Chadwick Town Planning (CTP) for Bastion	CTP noted an arithmetical error in the recommended mitigation measures in Table 2 of Appendix 6 of the draft mitigation strategy. The cost calculated for the provision of a monitoring / funding officer was half of that of the full time cost (£115,500.00) when it should have been a quarter of the full time cost (£64,512.33).  Alongside this identified error, the total cost of mitigation measures was incorrect resulting in an incorrect cost per dwelling SAMP cost.  CTP requested clarity on whether the funding for a monitoring / funding officer <i>could be resourced in whole or in part by or within the local planning authorities</i> (para 13 Appendix 6)	Agree - The Council confirms that incorrect mitigation measure costs and SAMP figures were included in the mitigation strategy.  SAMP contributions will be required to fund the .25fte monitoring / funding officer. It is expected that the new requirement of an UNVGP SPA monitoring and funding officer will form part of a new role as a part of Council reorganisation.	Make changes to Table 2 within Appendix 6 of the mitigation strategy to reflect revised SAMP calculations. Make changes throughout the document to reflect the revised SAMP fee of <del>£428.58</del> <u>£395.34</u> per dwelling  Cost of 0.25fte Monitoring / Funding Officer <del>£115,500.00</del> <u>£64,512.33</u>  TOTAL for Unit 1 <del>£657,445.51</del> <u>£606,457.83</u>  None required.

Reference	Name & Organisation	Summary of comments	Response	Action
MS05	Natural England (NE)	<p>NE notes that this mitigation strategy will complement the existing mitigation strategy for units 2-8 and welcomes the commitment of both West and North Northamptonshire Council in progressing a joint mitigation strategy. NE also the current survey work that is being undertaken to inform the joint mitigation strategy.</p> <p>NE set out their position in that a long-term strategic approach to the management of recreational and development pressure is required to protect the SPA. They state that this is best achieved through a single mitigation strategy that covers the SPA in its entirety.</p> <p>NE note that development surrounding the SPA also has impacts for functionally linked land.</p> <p>NE notes that the mitigation measures, and consequently the SAMM contribution, may need to be revised when new and updated evidence becomes available.</p> <p><b>Specific mitigation strategy (MS) comments</b> The mitigation hierarchy must apply and should be referenced. Additionally, the MS should state that if the impact of a proposal were significantly damaging to the SPA, planning permission should be refused (para 11).</p>	<p>The Council welcomes NE's opinion that the MS for Unit 1 will complement the existing North Northamptonshire MS.</p> <p>The Council welcomes NE's opinion that a single mitigation strategy is the best approach to protect the Upper Nene Valley Gravel Pits SPA. The Council is working with North Northamptonshire, and evidence is currently being gathered to inform the joint mitigation strategy.</p> <p>Evidence in the form of bird and visitor surveys is currently being collated which will help inform this strategy.</p> <p>The Council agrees that revised SAMM contributions and / or bespoke measures may form part of any new mitigation.</p> <p>Agree, reference will be made to the mitigation hierarchy.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>Paragraph 11 (now 12) to include: <u>In line with the National Planning Policy Framework, if harm to the SPA cannot be avoided or adequately mitigated then planning permission will be refused.</u></p>

Reference	Name & Organisation	Summary of comments	Response	Action
		<p>The MS should clarify, or for the avoidance of doubt, remove reference to further mitigation being required in <i>exceptional circumstances</i> (paragraph 12).</p> <p>The MS should be consistent with policies within the emerging Northampton Local Plan Part 2 (LPP2) and any Statements of Common Ground associated with the LPP2, especially in relation to the requirement for a Suitable Alternative Natural Greenspace (SANG) at the proposed allocation at The Green, Great Houghton (LAA1098). Additionally, the MS should be consistent with policies (as proposed to be amended) within the LPP2 that set out that large developments may need project level HRA and/or bespoke mitigation such as SANGs.</p> <p>NE note that the proposed measures within the draft MS are appropriate to mitigate recreational pressure but flag that new evidence is being collected which may highlight the need for other, more appropriate and suitable measures in the future.</p> <p>NE highlighted that areas of green and/or blue infrastructure could be suitable alternative areas for recreation. New development that comes through strategic plans should incorporate high quality green and blue infrastructure.</p> <p>NE note that new evidence would inform any change in approach to the buffer zone around the SPA and the mitigation required.</p>	<p>Agree - Paragraph 12 (now 14) of the MS will be reworded to provide clarity. Likewise, paragraph 29 (now 31) will be amended to remove reference to 'exceptional circumstances'.</p> <p>Paragraph 13 (now 15) sets out that a SANG is required to mitigate the proposed allocation at The Green, Great Houghton. It also sets out that other large-scale developments, that have the scope to deliver bespoke mitigation, will require a project level HRA. The Council will strengthen this paragraph to ensure consistency with Statements of Common Ground and emerging policy within the Northampton LPP2.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>Paragraph 12 (now 14) to remove the final sentence: <del>Further mitigation will be in exceptional circumstances and where Natural England Advise.</del></p> <p>Paragraph 13 (now 15) to be amended to include the following wording: <u>Other large scale developments may need project level HRAs and/or bespoke mitigation such as SANGs. that have the scope to deliver bespoke mitigation, will require a project level HRA and the mitigation identified in that assessment will need to be delivered.</u></p> <p>None required.</p> <p>None required.</p> <p>None required.</p>

Reference	Name & Organisation	Summary of comments	Response	Action
		<p>Paragraph 26 of the draft MS states that by <i>making this contribution [SAMM] will remove the need for developments to mitigate against recreational pressure, undertake project level Appropriate Assessment and speed up the process of approval from Natural England. This would in turn, speed up the determination of these applications.</i> NE note that the SAMM contribution covers recreational pressure only but there maybe other 'urban edge' effects on the SPA (such as lighting, noise etc..). Therefore, legal advice should be sought to ensure this approach is compliant with the Habitats Regulations.</p>	<p>It is agreed that paragraph 26 needs clarification on when SAMM and/ or bespoke mitigation is needed to avoid contradicting paragraph 29. Legal advice has been sought and it is suggested to amend paragraph 26 and merge with paragraph 29.</p> <p>It is also necessary to ensure the MS is clear that it deals with recreational pressure only and not any other potential impacts of development on the SPA.</p>	<p>Amend paragraph 26 and merge with paragraph 29 (now 30).</p> <p>Making the SAMM this contribution will remove the need for developments to mitigate against recreational pressure, <del>undertake project level Appropriate Assessment and</del> speed up the process of approval from Natural England. This would in turn, speed up the determination of these applications. <u>However,</u></p> <p><del>S</del> some housing schemes, when accounting for their scale, <del>or</del> relationship to the SPA <del>or their</del> potential effects (for example <u>changes to bird sightlines, non-physical disturbance or pet predation</u>) may need to provide bespoke mitigation measures in addition to making the financial contribution in order to ensure effective avoidance / mitigation of impacts on the SPA. <u>In particular, <del>W</del> where</u> a development will create 10 or more net additional dwellings it is advised that early dialogue with Natural England take place. Natural England will then advise the Local Planning Authority if mitigation may be dealt with through a fixed SAMM contribution of <b>£395.34</b> <del>428.58</del> per dwelling (index linked with a base date of 2021)</p>



Reference	Name & Organisation	Summary of comments	Response	Action
		<p>Paragraph 29 appears to contradict paragraph 26 and NE recommend paragraph 26 be removed.</p> <p>The SAMM figure needs to reflect that mitigation measures need to be '<i>sufficiently secured and likely to work in practice</i>'.</p> <p>The process flow chart on p12 of the draft MS should include a box noting the Mitigation Hierarchy (relating to above comment).</p> <p>The process flow chart also makes a distinction between 9 or fewer and developments of 10+ residential units. NE would like text within the document clarifying why this distinction is made.</p>	<p>It is agreed that paragraph 26 needs clarification on when SAMM and/ or bespoke mitigation is needed to avoid contradicting paragraph 29. It is suggested to amend paragraph 26.</p> <p>The SAMM figure reflects the cost of measures and monitoring required to mitigate against recreational pressure. These measures have been discussed through the Unit 1 MS steering group, which NE was a part of.</p> <p>The process flow chart will be amended to include reference to the Hierarchy.</p> <p>A footnote will be included to clarify the distinction.</p>	<p>and / or bespoke mitigation. Further mitigation will be in exceptional circumstances and where Natural England advise. If a bespoke process is required because of the potential effects of a development then a project level Appropriate Assessment will be required.</p> <p>Ensure the mitigation strategy is clear throughout, that it deals with recreational pressure only.</p> <p>See above proposed modification.</p> <p>None required.</p> <p>The process flow chart will include a box referencing the Mitigation Hierarchy.</p> <p>A footnote is added at the bottom of the flow chart on page 12: <u>The thresholds of '9 or less' and '10 or more' reflect the</u></p>

Reference	Name & Organisation	Summary of comments	Response	Action
		NE state that, given new evidence is currently being collated, the MS for Unit 1 is better left as a standalone document.	Noted.	<u>NPPF definition of major development.</u>  None required.
MS06	David Lock Associates (DLA) on behalf of Homes England	<p>DLA note that paragraph 9 describes the HRA's undertaken for the respective and separate Northampton and South Northamptonshire LPP2s. They suggest that this paragraph is split to ensure that the conclusions of those HRAs is clear to the reader.</p> <p>DLA support the stance of the mitigation strategy with reference to The Green, Great Houghton being exempt from the SAMM provisions set out due to the site providing a SANG as part of its delivery.</p> <p>DLA consider that paragraph 13 should be amended to reflect the provisions of paragraph 22 and suggest the following wording is added: <u>The form of the SANG and any necessary contributions will be negotiated on a case by case basis in dialogue with Natural England and the Local Authority.</u></p>	<p>Paragraph 9 will be split to provide clarity on the conclusions of the Northampton and South Northamptonshire LPP2s' respective HRAs. The paragraphs will also make it clear that there are no proposed allocations within the South Northamptonshire LPP2 that are within the 3km boundary of Unit 1 of the SPA but any windfall development is still subject to the requirements of the mitigation strategy.</p> <p>Noted</p> <p>It is agreed to amend Paragraph 13 (now 15) to highlight that the form of the SANG will need to be negotiated with Natural England and the Local Authority. However, wording on negotiating contributions are not proposed to be included as the SAMM figure has been calculated based on measures required to mitigate recreational impact. That figure is not negotiable. Site by site negotiations on matters not related to the UNVGP SPA are not relevant to this strategy.</p>	<p>Paragraph 9 of the draft mitigation strategy to be split into 3 paragraphs to provide clarity on Northampton and South Northamptonshire LPP2 HRA conclusions.</p> <p>None required.</p> <p>Paragraph 13 (now 15) to be amended to add the following text: <u>The form of the SANG will be negotiated with Natural England and the Local Authority.</u></p>

Reference	Name & Organisation	Summary of comments	Response	Action
MS07	Environment Agency (EA)	<p>EA highlight that the area of the SPA is a Flood Storage Reservoir and that any works such as fencing or similar would require a Flood Risk Activity Permit</p> <p>Environmental Permitting Requirement for an Environmental permit Under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any proposed activities which will take place:</p> <ul style="list-style-type: none"> <li>• in, over, under or within 8 metres of a main river (16 metres if tidal)</li> <li>• on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)</li> <li>• on or within 16 metres of a sea defence</li> <li>• within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation</li> <li>• in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works</li> </ul> <p>The EA provided details of where to obtain further guidance and advice on their website: <a href="https://www.gov.uk/guidance/flood-risk-activities-environmental-permits">https://www.gov.uk/guidance/flood-risk-activities-environmental-permits</a> including on whether an environmental permit or exemption registration is required and the fee applicable.</p>	Noted.	None.

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