



# Planning Policy Committee

**A meeting of the Planning Policy Committee will be held in the Jeffrey Room, the Guildhall, St Giles Street, Northampton, NN1 1DE on Tuesday 26 April 2022 at 6.00 pm**

## Agenda

<b>1.</b>	<b>Apologies for Absence and Notification of Substitute Members</b>
<b>2.</b>	<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.
<b>3.</b>	<b>Minutes</b> To approve the Minutes of the meeting held on 16 <sup>th</sup> March 2022 (to be added 19.04.22)
<b>4.</b>	<b>Chair's Announcements</b> To receive communications from the Chair.
<b>5.</b>	<b>Newnham Conservation Area (Pages 5 - 76)</b>
<b>6.</b>	<b>Pitsford Neighbourhood Development Plan (Pages 77 - 116)</b>
<b>7.</b>	<b>Progress in Producing and Reviewing Neighbourhood Development Plans (Pages 117 - 124)</b>
<b>8.</b>	<b>Urgent Business</b> The Chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.

<p><b>9.</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  
14 April 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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### **Mobile Phones**

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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:

Tel: 07775 036776

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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# WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

**26 April 2022**

**Rebecca Breese, Strategic Planning, Built Environment & Rural Affairs**

<b>Report Title</b>	<b>Newnham Conservation Area</b>
<b>Report Author</b>	<b>Rhian Morgan, Heritage Policy Officer, Rhian.morgan@westnorthants.gov.uk</b>

## Contributors/Checkers/Approvers

<b>West S151</b>	Martin Henry	Email received 5/4/22
<b>Director</b>	Stuart Timmis	Email received 14/4/22
<b>Communications Lead/Head of Communications</b>	Becky Hutson	Email received 5/4/22
<b>Legal</b>	Theresa Boyd	Email received 13/4/22

## List of Appendices

### **Appendix A – Draft Newnham Conservation Area Appraisal and Management Plan 2022**

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

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To seek agreement to consult on the draft Newnham 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 Newnham Conservation Area and the requirements regarding public consultation on the draft Newnham Conservation Area Appraisal and Management Plan Supplementary Planning Document

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 Newnham 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

### **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. Newnham was first designated as a conservation area in 1976 and was last reviewed in 1998. 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 (1998) covers a large part of the historic settlement, including Church Street, The Green, Manor Lane, Perkins Way, Daventry Road, Badby Road and Weedon Road. There are two small gaps in the designation at School Hill and on Mounts Lane. The conservation area's physical setting includes the grade II listed Newnham Hall and gardens, and the rest of the village is surrounded by open fields.

A draft conservation area appraisal and management plan has been prepared for Newnham 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 Newnham 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 Newnham 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 Newnham 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 Newnham 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 Newnham 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 Newnham.

## **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 22<sup>nd</sup> June 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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- [Ministry of Housing \(2021\) 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](#)

# Newnham Conservation Area Appraisal and Management Plan

**Consultation  
Draft April 2022**



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# 1 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.

Newnham Conservation Area was designated in 1976 and then reviewed and extended in 1998. The current conservation area covers the majority of the village. As it has not been reviewed for over twenty years, this is a good opportunity to assess whether there have been any changes in the conservation area which warrant reducing the boundary, or whether the previous reviews omitted areas which are now considered to merit inclusion within the conservation area in line with current best practice.

An online public session was held to inform this draft document. Advice on how to comment is set out in Section 1.3 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 [www.daventrydc.gov.uk/ConservationAreas](http://www.daventrydc.gov.uk/ConservationAreas);

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

by letter to Rhian Morgan, Heritage Policy Officer, 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. A summary of the special interest of the conservation area can be found on page 11. An introduction to the physical context and topography of the village is found in section 5, and section 6 outlines the historic development of the conservation area, including map progression. Section 7 focusses on the spatial elements of the conservation area's character, including views, the public realm, open spaces and trees. Section 8 provides details of the architectural interest of the conservation area, explaining the typical forms and uses of buildings, as well as vernacular materials and boundary treatments. Design guidance is provided at section 9. Section 10 includes proposals for additions to the local list, as well as details of a proposed Article 4 Direction. A management plan outlining threats to the character of the conservation area and recommendations for addressing these threats through the planning process can be found at section 11.

## 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 Newnham Conservation Area. This includes, but is not limited to, homeowners, developers, statutory undertakers, planning officers and inspectors.

## 2 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 Daventry District 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 (2019, paragraph 185) 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;
- the wider social, cultural and economic benefits which the conservation and enjoyment of the historic environment can bring; and
- the desirability of new development making a positive contribution to the 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 or satellite dishes and antennae;
- Demolition or erection of walls, gates and fences over 1m in height adjacent to a public highway.

Other minor works remain as 'permitted development' within conservation areas, including the replacement of windows and doors.

Where such changes would harm local character the District Council can introduce special controls, known as Article 4 directions, that 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 for more information.

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

## 2.4 Further Information

Further information regarding conservation areas can be found on our website at [www.daventrydc.gov.uk/ConservationAreas](http://www.daventrydc.gov.uk/ConservationAreas). For advice relating to development within conservation areas, please contact the District Council's Development Management department via

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

Telephone: 01327 871100.

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

[www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/](http://www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/).

### 3 Summary of Proposed Changes

#### 3.1 Current Conservation Area Boundary 1998

The map at Figure 2 shows the current conservation area boundary as well as listed buildings. As can be seen, the current boundary is split into two sections, one in the north/east and one in the west.

The north eastern boundary begins at the junction of Weedon Road and Poets Way, and then travels west from there. To the north the boundary takes in Poets Cottage, Garden Cottage, Poets Corner, Elmshurst, Langsend and The Laurels. The boundary follows Weedon Road south west onto Church Street taking in all the properties on both sides of the road down to Manor Lane. All of the properties fronting Manor Lane are included within the boundary, as well as the orchard west of The Nuttery. To the north, Newnham

House, Filey Cottage and Ivy Cottage on Mounts Lane are also within the boundary. On School Hill, the boundary takes in the properties on either

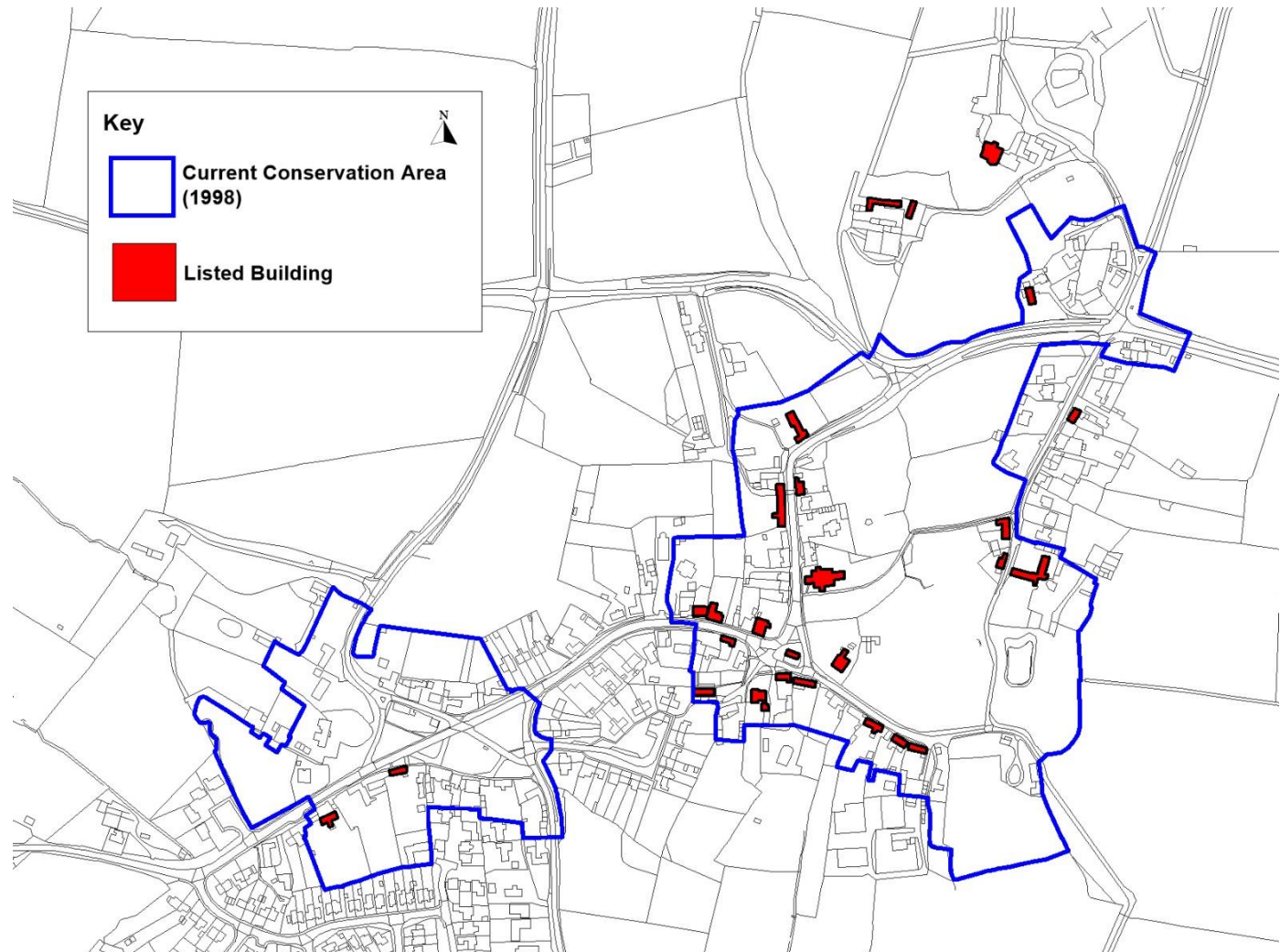


Figure 2 Map of current conservation area

side of the road up to Wheelwright Cottage on the northern side and Pippin Cottage on the southern side (inclusive of these). On Perkins Way, Calbourne, Hill View and Alcombe are within the conservation area, as are Perkins Farm and Dunglass House. There is a break in the conservation area on School Hill, and it begins again at The Green. All properties on the southern side of The Green are included from Wren Cottage to Bibury Cottage. On the northern side Green View, Westfields, Three Trees, The Green, Forge Cottage and Green Cottage are within the conservation area. The conservation area boundary travels north from The Green along Daventry Road including Fern Villa, The Banks, Crabtree Cottage, Plum Tree Cottage, Goodison and Ivy House in the designation. To the south the boundary follows Badby Road including Ivy Lodge and the small paddock on the northern side adjacent to Green View.

The reasons for these extensions are discussed in Section 10.

### 3.2 Proposed Boundary Changes 2022

The map at Figure 3 shows the proposed conservation area, and that at Figure 4 shows boundary changes specifically.

It is proposed to amend the conservation area boundary to include new areas on:

BA1: Mounts Lane

BA2: School Hill

BA3: Badby Road

BA4: Daventry Road

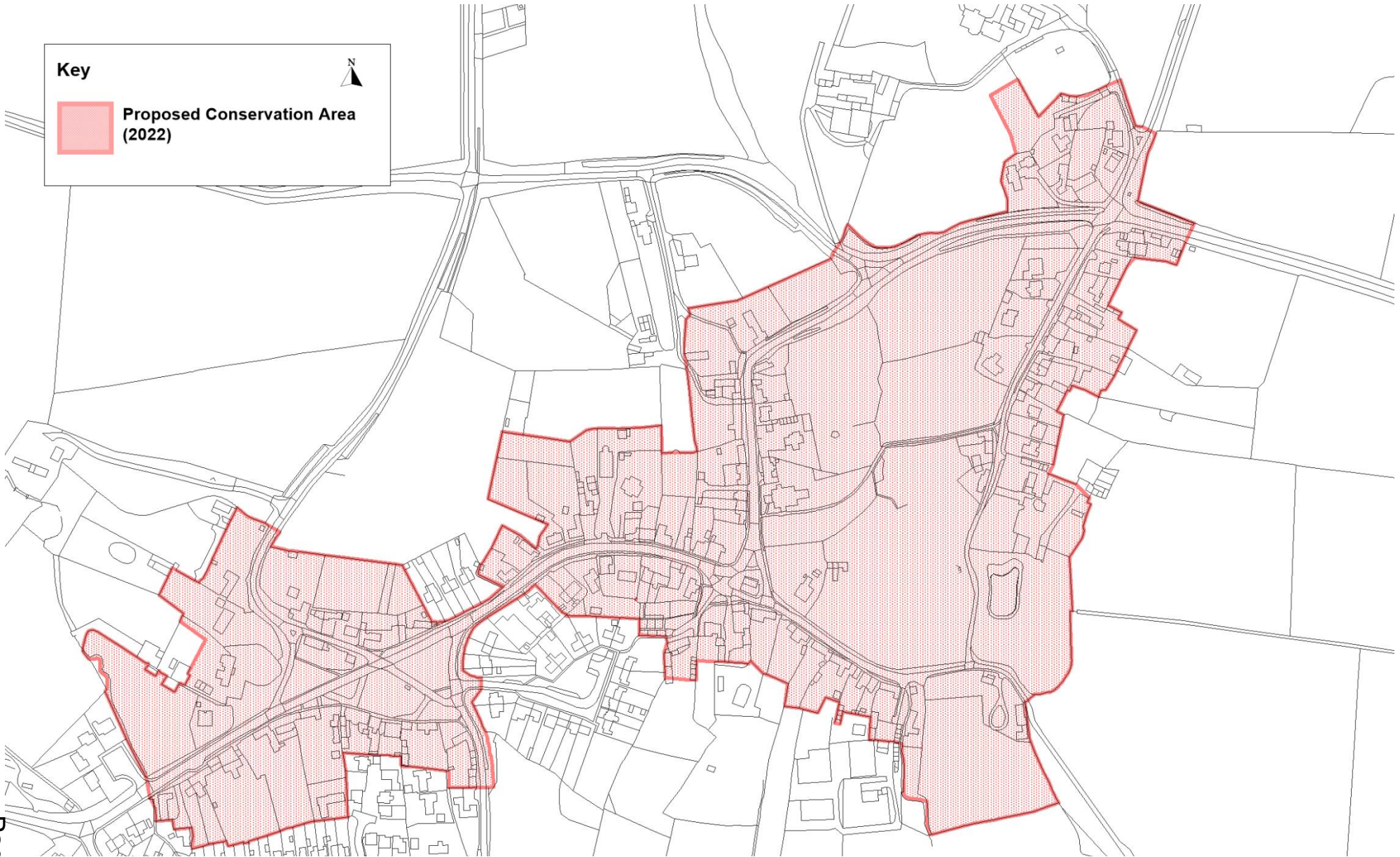


Figure 3 Proposed conservation area.

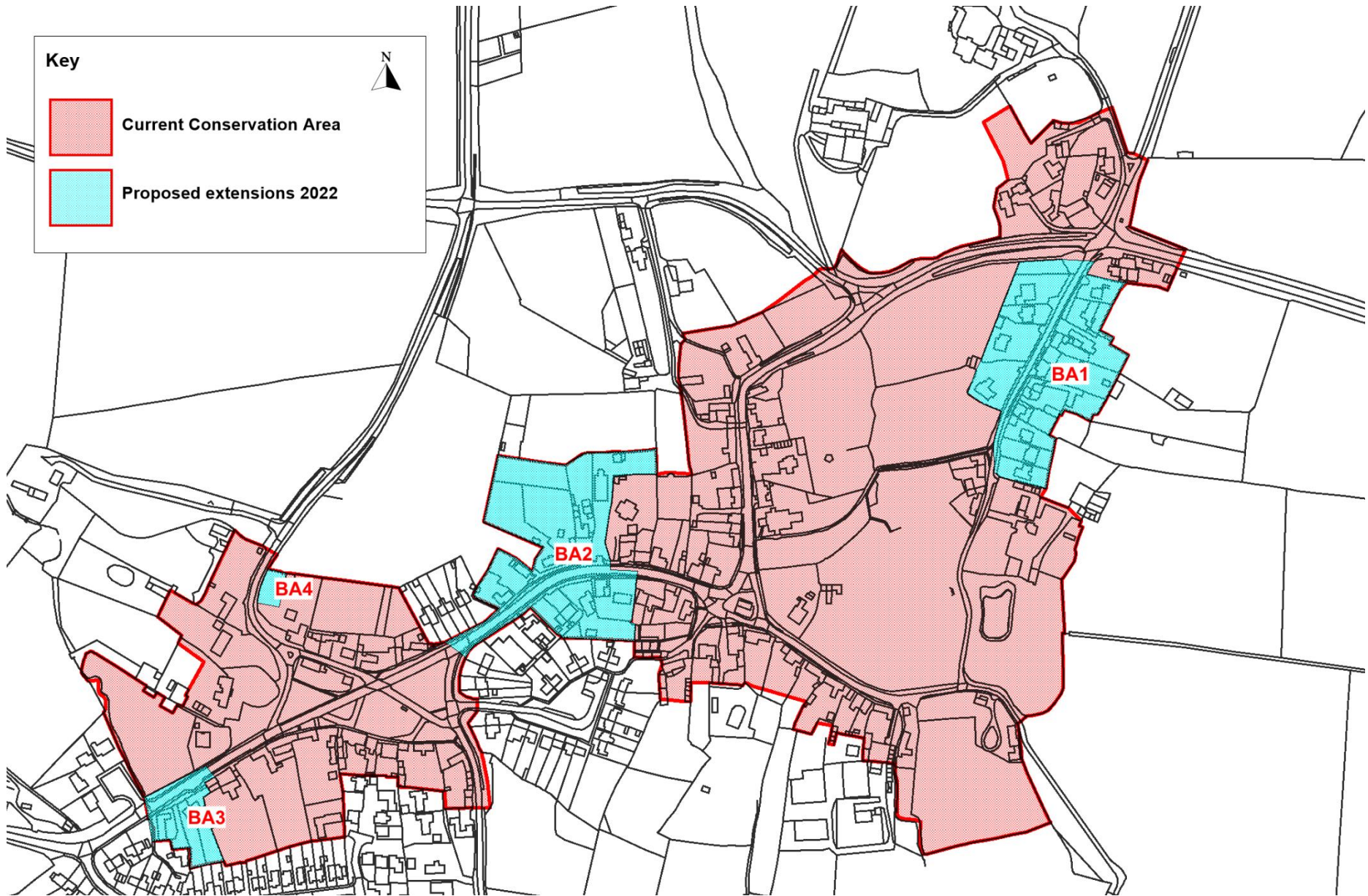


Figure 4 Map showing proposed extensions in blue.

## 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 Newnham Conservation Area derives from the following key characteristics:

- the historic development of the village is clearly legible, both in the current street pattern and areas of archaeological interest. The areas of archaeological earthworks contribute to our

knowledge of how the village has developed over time since at least the medieval period.

- In between Mounts Lane and Church Street there are clear earthworks to the east and south of the church which indicated possible early settlement, including building platforms and a significant hollow-way which may have previously been an additional street.
- A further area of earthworks indicating possible settlement can be found to the east of Mounts Lane, in a similar formation to the existing pattern, including a parallel street and building platforms.
- the remains of a former village green (which is also indicated through documentary evidence) can be seen to the north of Mounts Lane, where there is a small pocket of properties facing into the road network which has wide grass verges and godcakes indicative of the former central green.
- Village greens are a characteristic feature of the village, the main one being The Green, whilst there also exists a small central green at Church Street, on which stands the village war memorial.
- The topography of the village displays how the settlement has been historically laid out, with the Church of St Michael and All Angels being situated in the most prominent position on the high ground, thereby dominating the lower areas around the village greens.
- There are numerous fields around the village which still contain excellent ridge and furrow remains. Ridge and furrow provides evidence of historic farming practice, and the earthwork remains are a visual connection with the village's past.
- The village contains 27 listed buildings, including the grade I listed Church of St Michael and All Angels, and the grade II\* Church

Farmhouse which is thought to be the only known example of a base cruck construction medieval hall in the county.

- The village has a strong vernacular character created by the consistent use of ironstone throughout, as well as slate and thatch for roofing.
- Aside from some small areas of infill, and the developments at Coronation Road and Bradbury Road, the historic centre of the village remains in remarkably similar form to that shown on the estate map of 1764, many of the buildings in the village are known to predate this map. Most of the buildings within the conservation area date from the 17<sup>th</sup>-19<sup>th</sup> centuries.
- There are several model estate cottages (all grade II listed) within the conservation area, specifically on Manor Lane and Perkins Way, which were erected by the Thorton estate in the late 19<sup>th</sup> century and make excellent use of polychromatic brickwork, herringbone detailing and contrasting string courses.
- Boundary walling is also a feature of the conservation area, either in ironstone or polychrome brick.
- Trees and hedgerows make an important contribution to the character of the conservation area, particularly on the approaches to the village, there creating an enclosed and rural atmosphere. The trees on the village green also make a strong contribution to the character.
- Throughout the conservation area, positive features are highlighted through a number of important views, in particular of the church spire, other notable buildings and the countryside surrounding the village.

- The nearby Newnham Hall also contributes to the character of the setting of the village, with a more open parkland character which connects to the village via Mounts Lane and Weedon Road.

## 5 Location and Settlement Context

Newnham is located about a mile south of Daventry town centre. The conservation area covers a large part of the village and is currently split into two areas of designation. The northern part runs in a generally north-south direction focussed along Church Street, Manor Lane, Mounts Lane, Perkins Lane, and part of School Hill. There is a gap in the designation on School Hill, and the southern part covers the area around the Green, Preston Capes Road, Daventry Road and Badby Road. The map at Figure 2 shows the 1998 conservation area. Despite being one of the closer villages to Daventry town centre, the village still has a quiet, rural character. It lies within the Daventry Landscape Character Type 13: Undulating Hills and Valleys<sup>1</sup>, a landscape characterised by rolling hills punctuated by the River Nene, which flows just to the south of the village. The ground in the village rises steeply northwards, with the church or St Michael and All Angels and Newnham Hall occupying the higher ground. Due to the undulating topography and the nature of most of the buildings facing onto the narrow streets or greens, the village has a secluded character.

Fields also surround the village on all sides. Some of these contain evidence of how the historic landscape has developed, including the medieval open field system and ridge and furrow.

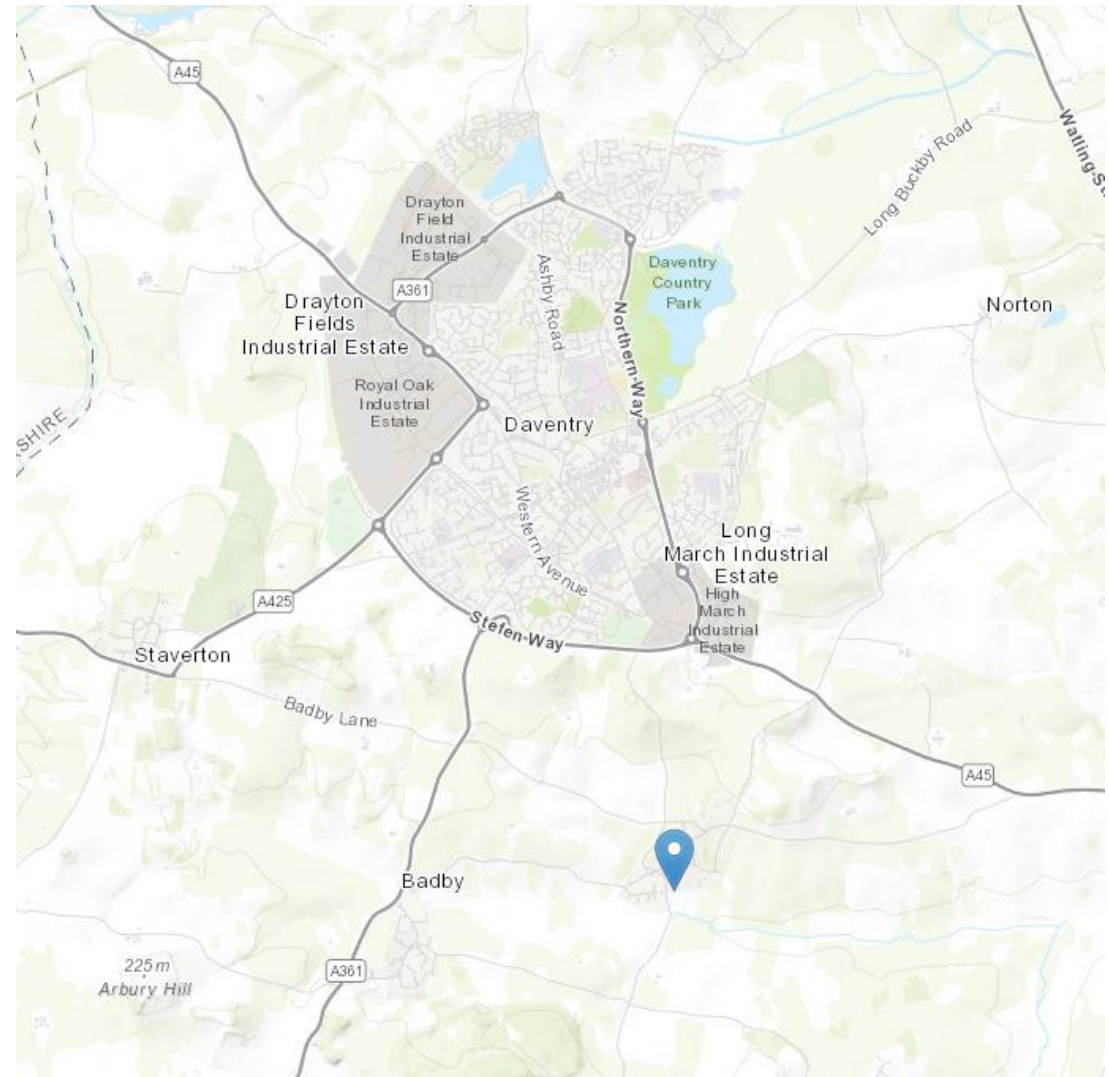


Figure 5 Map showing the location of Newnham (blue pointer) in relation to Daventry town centre.



## 6 Historical Development

The area in which Newnham village would eventually develop was historically part of the manor of Badby, and Newnham itself is first named in a Saxon charter of 1021 describing the boundaries of the parish.<sup>2</sup> The name “Newnham” itself implies that it was a secondary settlement at this time; a “new” community. The current road running over Newnham Hill, south through the village to Preston Capes, was previously known as the Oxford Road and it probably connected the settlers on Borough Hill with the southern part of Daventry District since at least 900AD, when it was mentioned in the local boundary charter.<sup>3</sup> The modern village is likely to have grown roughly along and around that important route, with other lanes connecting the village with nearby settlements including Badby, Preston Capes, Everdon and Weedon, and of course Daventry. From the 12<sup>th</sup> century the manor of Badby, including Newnham, was owned by the Abbot of Evesham until the dissolution of the monasteries in the 16<sup>th</sup> century.<sup>4</sup> The settlement then passed into the ownership of the Knightley family of Fawsley, then in 1634 the manor of Newnham, including some lands in Badby, passed to Thomas Thornton Esq.<sup>5</sup>

The earliest dated domestic buildings in Newnham are from the 17<sup>th</sup> century, with the church of St Michael and All Angels being the oldest

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<sup>2</sup> pg 147 RCHAM

<sup>3</sup> Newnham Past and Present, pg 101.

<sup>4</sup> pg 22 history of northants

<sup>5</sup> <https://discovery.nationalarchives.gov.uk/details/r/5197c9c1-fabd-4e51-a82f-680dbb152c8a>

building in the village, parts of which can be dated to the 13<sup>th</sup> century.<sup>6</sup> Typical features of early-medieval settlement growth can be seen in the village layout today, with several possible theories as to how it developed into its present form. An initial phase of occupation around St Michael and All Angels’ church and the manor house is likely, with further development at this time along the parallel Mounts Lane and the southern Manor Lane creating an oval shaped enclosure with the two high status buildings as a focal point. Archaeological remains in and around the conservation area, including earthworks showing building platforms, terracing, hollow-ways and pit formations, indicate that the medieval settlement may have extended further north and east than the current village extent (see areas AP1-AP3 section 7.2). LiDAR imaging allows us to see these earthworks clearly between Church Street and Mounts Lane, and to the east and south of Mounts Lane and Manor Lane (see Figure 9). Substantial hollow-ways and evidence of building footprints in these locations may be the remains of whole streets which were abandoned prior to enclosure in the 18<sup>th</sup> century. Whilst no physical upstanding building remains survive, the earthworks are clearly visible and show how the village has developed. There is also widespread evidence of ridge and furrow around the village, which can be clearly seen on the ground as well as in LiDAR imagery (see figure 9). Many villages experienced shrinking as the result of the widespread disease in the 14-17<sup>th</sup> centuries, population migration, and clearance due to enclosure.

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<sup>6</sup> [CHURCH OF ST MICHAEL AND ALL ANGELS, Newnham - 1076538 | Historic England](#)



Figure 7 Map showing the village and archaeological earthworks. Source: British History Online.



Figure 8 Map showing the village in 1764 around the time of enclosure. This is the earliest mapped evidence of the village we have. NRO.



Figure 9 LIDAR mapping showing the village earthworks, also shown at figure 6. The extent of ridge and furrow earthworks are also clearly visible on this map.

The Green is likely to be either a medieval planned extension of the village, or it is also feasible that the road network which crosses here created a natural area to settle to the west of the area of settlement around the church. A second, now abandoned area of village green existed to the north of the village at the junction of Mounts Lane and Weedon Road.<sup>7</sup> Archaeological investigation to the north of Newnham Hall has revealed possible medieval closes which appear to have survived until the 19<sup>th</sup> century. Historic mapping shows rows of buildings in this location (see figure 7). The only upstanding remnants of this early area of settlement are Dicks Farm, The Laurels and Poets Corner which both date to at least the 17<sup>th</sup> century (see figure 10). The wide junction of Manor Lane, Weedon Road and Poets Way shows signs of the previous green in this location, with the deep verges and the orientation of Poets Corner into the crossroads. In any event, the two greens in the north and south were joined with the central settlement sometime before the 18<sup>th</sup> century, and likely much earlier than this.<sup>8</sup>

A significant remnant of the medieval village exists at Church Farmhouse (grade I\* listed). It's listing entry has "In roof of main range facing street substantial remains of medieval hall roof comprising base cruck truss cut off just below eaves level and one bay of presumed 2-bay open hall. [sic] Believed to be the only clear example of base cruck construction in the county."<sup>9</sup>

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<sup>7</sup> NRO, Map 3140 Map of Newnham Parish 1764

<sup>8</sup>

<sup>9</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1076540?section=official-listing>

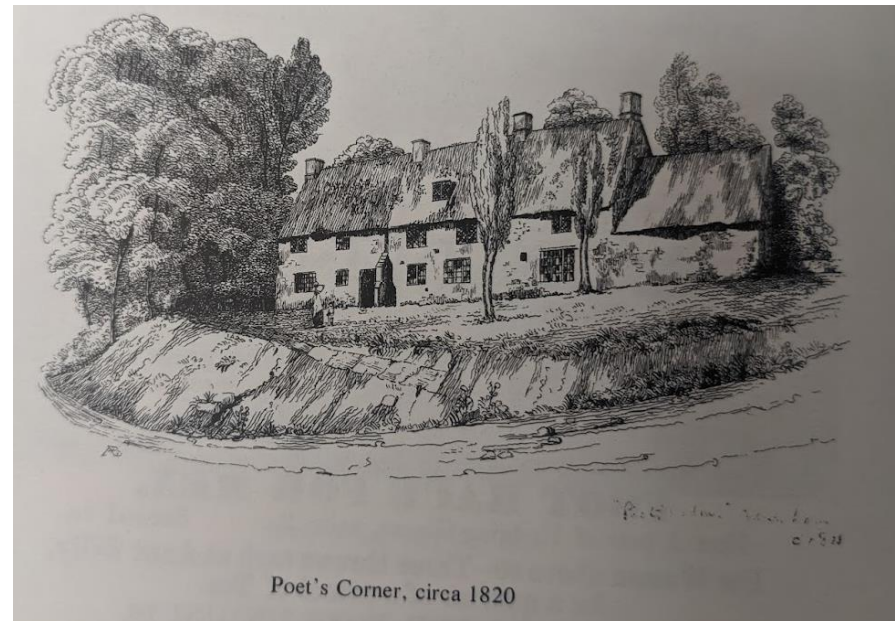


Figure 10 Top; 19th century drawing of Poets Corner. Bottom; Poets Corner today.

We know a reasonable amount about how the village was configured in the 18<sup>th</sup> century due to two surviving maps of the time. John Collis' Map of 1764 shows the village street layout and its surrounding land and lanes, as well as building footprints which helps us to understand the development of the settlement a great deal. What is clear is that numerous buildings which are still standing today are traceable on this map. The majority of the listed buildings within the conservation area date from the 17<sup>th</sup> and 18<sup>th</sup> centuries, and can be seen on this 1764 map. There are a number of other properties on this map on School Hill, The Green, Church Street, Manor Lane and Mounts Lane which appear to have survived to modern day, albeit most likely with alterations. Some type of village boundary is also shown, and the southern extent of the boundary follows the historic footpath from Preston Capes Road through to the fields east of The Nuttery (see Figure 7). This footpath is still in use today.

Ordnance Survey mapping from the mid-late-19<sup>th</sup> century shows that the settlement pattern changed very little during the 1800s. The most notable addition to the village during the 19<sup>th</sup> century was the demolition of the buildings north of Poets Corner and the construction of Newnham Hall, which remains outside of the conservation area. Within the conservation area, some limited development took place during the 19<sup>th</sup> century, including the building of The Cottage, Church Street in around 1857 for Mrs. Elizabeth Key. The 1764 shows a property at this location, and so either parts of it were incorporated or it was demolished to make way for the new house. The Cottage is a good example of the neo-Gothic style popular in the mid-19<sup>th</sup> century, with lancet arch windows used in the house as well as the decorative conservatory. There was a small programme of building undertaken by the Thornton estate in the 1880s, during which they constructed several workers cottages, namely Alcombe,

Cambourne and Hill View on Perkins Way, as well as Trebor and Millhaven on Manor Lane. These are notable for their decorative polychrome brickwork and herringbone detailing. Another 19<sup>th</sup> century addition to the village is the terrace of ironstone dwellings on the eastern side of Mounts Lane, Whilst some historic demolition appears to have taken place along the northern side of School Hill, there is still an ironstone and brick boundary wall running up its length until Highfield House, which is a good example of early Edwardian domestic architecture, and quite unusual in the village.

In the 20<sup>th</sup> and 21<sup>st</sup> centuries there has been some limited development along this School Hill, including Newnham Primary School and two bungalows. At the edge of The Green, Nos.1-6 School Hill and the Coronation Road cul-de-sac were built in the mid-20<sup>th</sup> century. Other than these areas and a small number of modern in-fill properties, the majority of domestic and farm buildings in the village date from the 16<sup>th</sup>-19<sup>th</sup> centuries. Outside of the current conservation area there has been some modern development on the southern side of the village, namely at West Brook, Bradbury Road, Thornton Road and Lady Close.

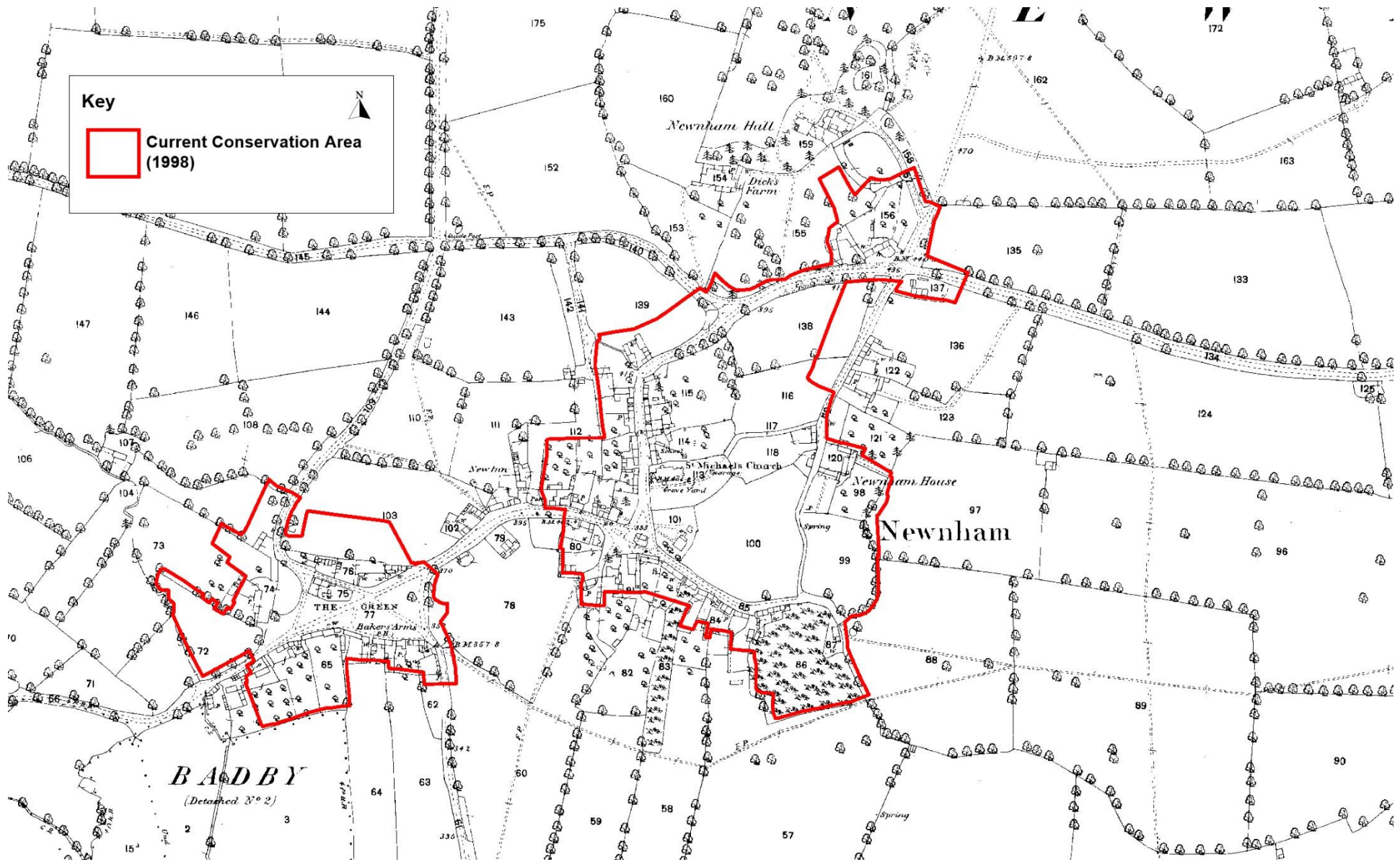


Figure 11 1884 Ordnance Survey Map, with 1998 conservation area shown in red outline.

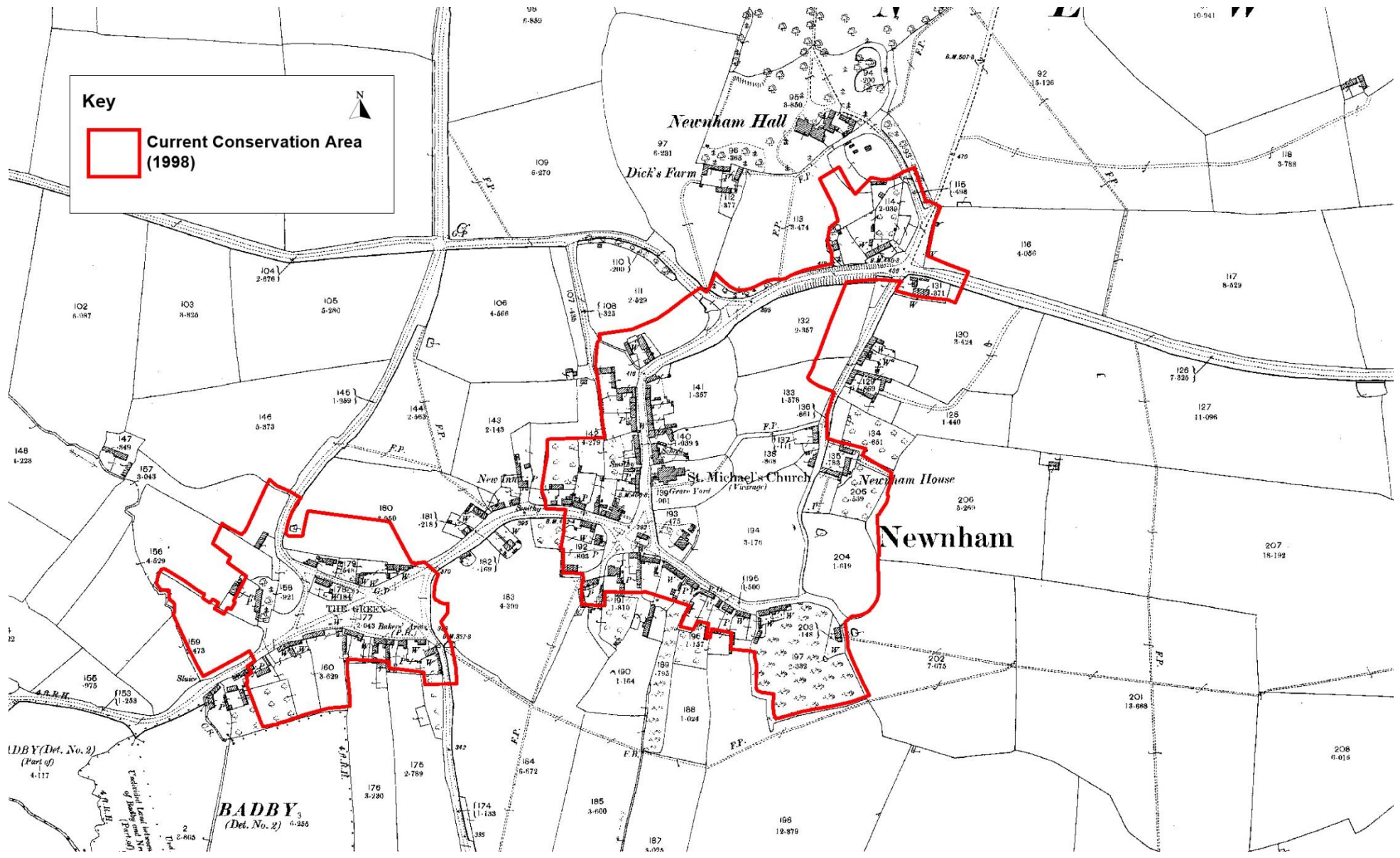


Figure 12 Approx 1900 Ordnance Survey map showing 1998 conservation area in red outline.



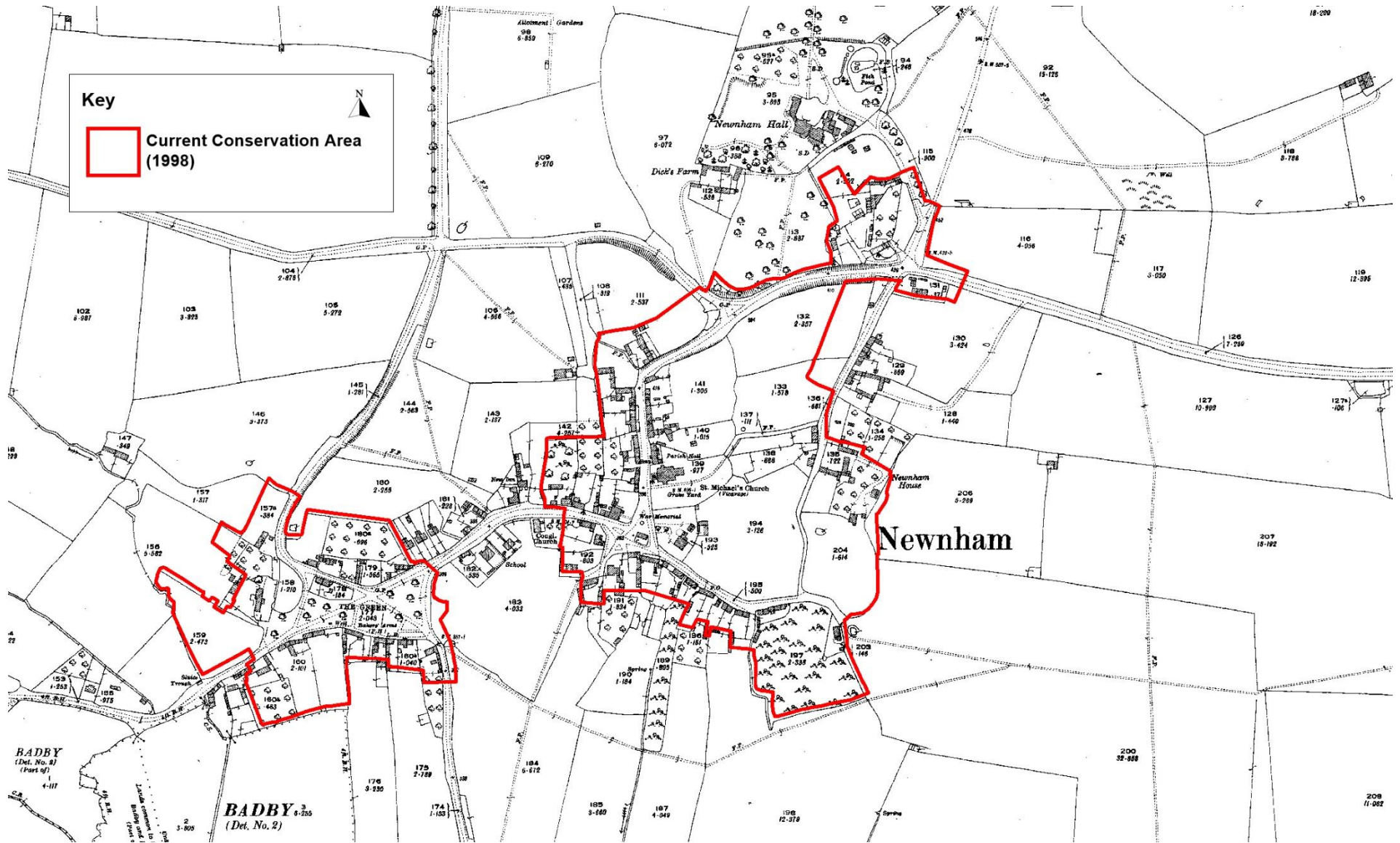


Figure 13 1912 Ordnance Survey map showing 1998 conservation area in red outline.

## 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

Newnham village has a tightly developed character, surrounded by open countryside. Narrow country lanes allow access to the village, several of which likely follow ancient routes through the parish (see section 6). The lanes have an informal character, which contributes to the rural setting of the village. Most are lined with hedgerows and trees, creating enclosure.

The varying topography of the village is an important factor in its character and appearance. The steep descent from Newnham Hill along Church Street enhances the dominance of the church of St Michael and All Angels. Church Street has a very uniform character, with densely packed ironstone buildings creating a strong and continuous frontage on the western side of the road. The eastern side is similar, with the churchyard dominating the lower half of the street, and enclosure being created by the stone boundary walling. At the intersection of Church Street and Manor Lane to the east the road opens out creating a wide space with Manor Cottage on an island in the centre. The buildings face into the space, and the 1764 map shows that Manor Cottage, or a

building in approximately its location, was part of the enclosure with the Manor House, although this may be a mistake on the part of the map’s creator.<sup>10</sup> This may have created a green to its west, now part of the road network. Manor Lane and Church Street following onto School Hill are all similarly densely developed, resuming the feeling of enclosure after the open space at the road junction. Manor Lane has a strong rural character, bounded on the northern side by a low stone wall and hedgerow enclosing the Manor House and church up to Wet Lane/Mounts Lane. Tall trees, and the fact that the lane sits at the bottom of the valley also contribute to the lane’s quiet atmosphere. At the bottom of the lane, a high stone wall runs around the boundary of The Nuttery, providing further enclosure. The direct link with the countryside is also felt at the end of the lane by The Nuttery, where there are extensive views out over the fields east of the village, which contain good evidence of ridge and furrow. A wide depression and the outlines of other earthworks can be seen from Manor Lane in the paddock south east of the church, with an excellent clear view across the open space to the church tower and rear of the Manor House also. This area is used as grazing land, which contributes to the village’s rural character. Mounts Lane can also be reached from Manor Lane via “Wet Lane”, a very narrow informal track bounded on both sides by tall vegetation. Mounts Lane, like the other streets in the village, is lined with properties on both sides, however here there is a mix of detached modern properties on the western side and both detached and terraced pre-20<sup>th</sup> century properties on the eastern side. There is a low stone wall which runs around the rears of the properties on the western side, some of which appear to have replaced earlier dwellings shown on the 1764 map. It opens out at the north onto

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<sup>10</sup> Newnham Past and Present pg.88

the Weedon Road, where there is a dispersed collection of houses around the junction to the south of Newnham Hall, including Poets Corner and The Laurels. However, the architectural style is more varied than on the northern part of Church Street (see Section 8 for more information on architectural interest).

## 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 Newnham contribute to the special historic interest and setting of the conservation area; they 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: Possible medieval building platforms and terracing

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

AP2: Possible evidence of medieval settlement

AP3: Possible evidence of medieval settlement

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 including 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.

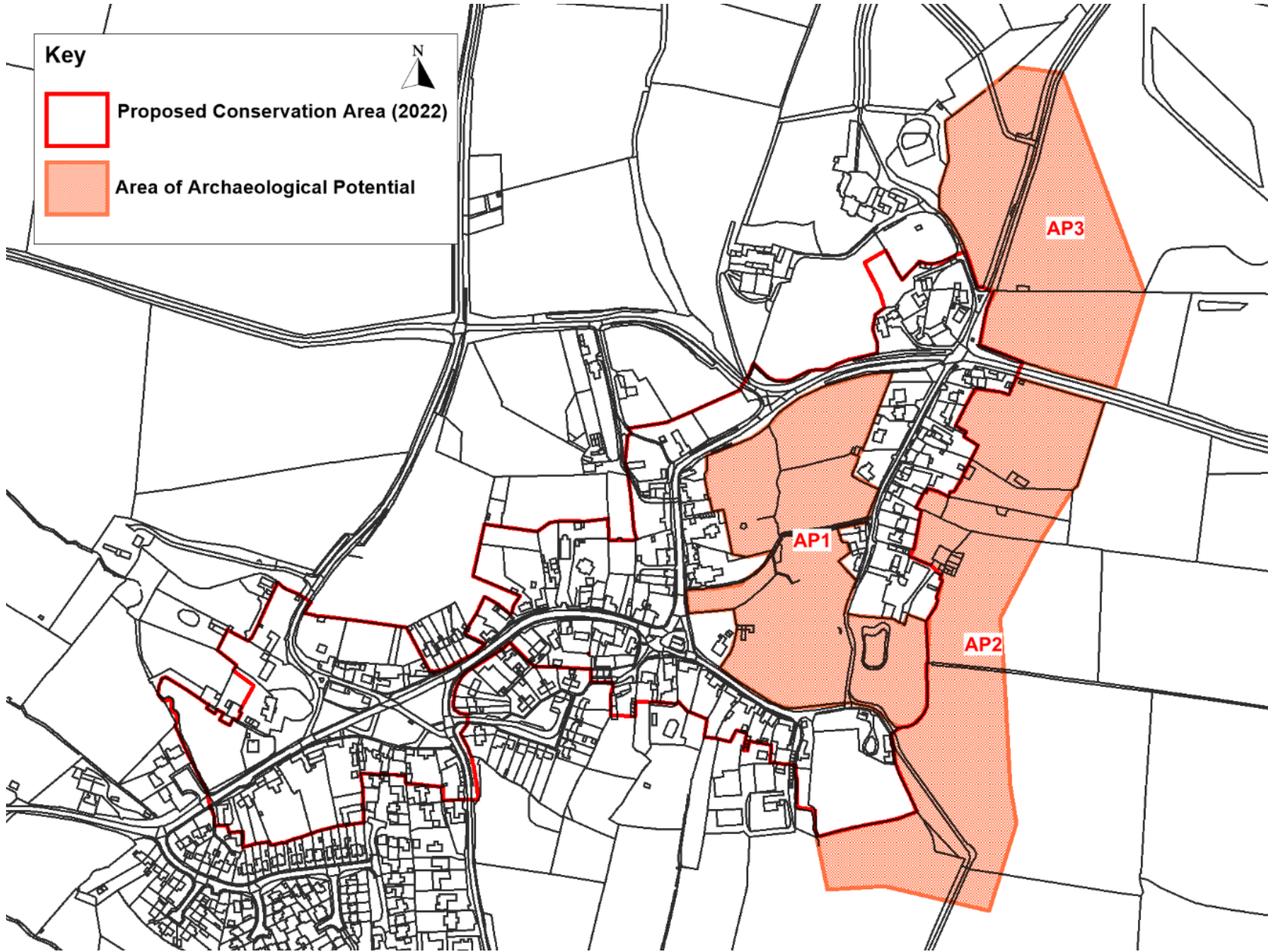


Figure 14 Map showing areas of archaeological interest.

### 7.3 Public Open Spaces

Public open spaces are a feature of the conservation area (see Figure 15). The Green in the south of the village is one of the major public open spaces and is a registered Village Green which provides it with certain protections as an open space. It contributes both to the visual character of the conservation area as a large, open space, and to the legibility of its historical development, being present on maps since the mid-18<sup>th</sup> century, and likely existing since the medieval period. It is bordered by historic properties to the south, west and north, and there are important views stretching through the space. Two more secluded, private spaces are the churchyard and The Nuttery. The churchyard has a tranquil atmosphere, and enclosure is created by a number of trees planted in the area. The Nuttery is a cobnut orchard found on Manor Lane at the rear of the property with the same name. It is managed by the Woodland Trust and has a very secluded character, with numerous avenues through the trees. The area is shown on historic mapping (see Figure 13) to have been an area of orchard for at least 140 years.

### 7.4 Footpaths

There are a number of historic footpaths within the conservation area which have been used to navigate the village and surrounding landscape for many years. Major footpaths include that which travels through from The Green south of Manor Lane and out of the village in the east to Weedon Bec. Another historically led from Mounts Lane, heading north to the A45 and settlements on Borough Hill, a route which was later formalised and became Poets Way. Within the conservation there are also several small footpaths/lanes which connect parts of the settlement, such as Wet Lane and the pathway from Perkins Way to Coronation Road. The

latter previously only led to Perkins Farm and then south towards the corn mill, but was extended in the late 19<sup>th</sup> century for the workers cottages and then connected with Coronation Road in the mid-20<sup>th</sup> century. Numerous parts of the village are connected by footpaths which pass through private land with permissive access, such as the area north of Newnham Hall.

### 7.5 Trees

As can also be seen from section 7.6 Views, trees make a significant contribution to the character of the conservation area and its setting. On most approaches to the conservation area, particularly from the north, trees line the roads creating enclosure and seclusion. These are in some cases hedgerow trees, as well as large specimen varieties, especially around Newnham Hall and Church Street, and the Daventry and Preston Capes Roads. Trees also provide enclosure around the edges of the conservation area, such as to the east of Mounts Lane and south of Manor Lane, creating a layered effect in views into the village. Within the conservation area there are numerous specimen trees including one oak on Badby Road and three sycamores on Church Street which are covered by Tree Preservation Orders. There are several individual trees on The Green which provide strong visual interest. Historic mapping shows these trees on The Green, as well as orchards to the south of The Nuttery, on Badby Road and to the north of properties on Daventry Road. On the Daventry Road there may be some remnant of a fruit tree orchard to the rear of The Banks. At The Nuttery on Manor Lane, the walnut orchard here has survived in similar form and is managed as a Woodland Trust site. There may also be some remnant surviving of the orchard to the south of Ivy Lodge shown on the late 19<sup>th</sup> century maps, although it has certainly been depleted.

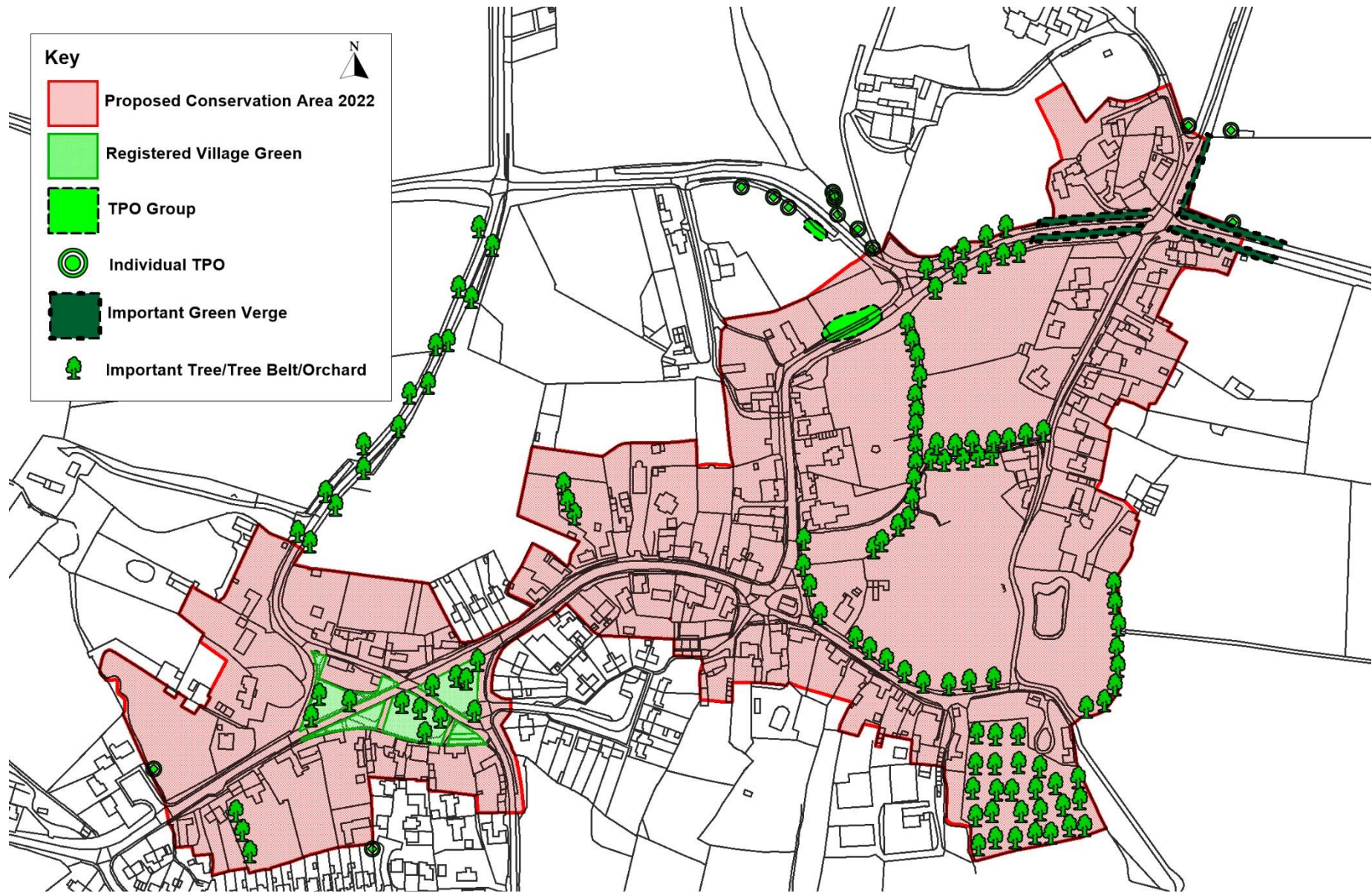


Figure 15 Map showing important green features in the conservation area.

## 7.6 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. Being a compact settlement with varying landform, views of the surrounding landscape 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.

### Views within the conservation area

V1- This is a long, straight view along Church Street which can be observed both north and south, with the church as a central focal point, and Manor Cottage and the Newnham War Memorial as the southern view point. The enclosure of the street is notable at the northern end, whilst the street opens out to the south around the small green.

V2- This is a long view of the church from Mounts Lane which can be glimpsed across an empty plot south of Little Trelawne. The lane is otherwise enclosed with only short views, so this long glimpsed view of the spire is impactful.

V3- This is a winding, enclosed view of the southern end of Mounts Lane leading towards Manor Lane. The view is characterised by trees which create a natural archway framing the lane.

V4- This is a long, clear view of Marriotts House from Manor Lane, across the land to the south of the property. The frontal façade of the house can

be clearly seen, as can the pond and mock-Gothic outbuilding further in the foreground. Both of the buildings are architecturally notable.

V5- This is a long winding view to the south of Newnham Hall on Weedon Road. It is enclosed on all sides by trees and hedging and there are fewer buildings along the road which winds upwards out of the conservation area. This sort of view is characteristic of the approaches to the village.

V6- This is a medium-long view of the church and Manor House from Manor Lane. The view also takes in the pasture land in the foreground, in which can be observed the medieval earthworks of building platforms, as well as a considerable hollow-way through the centre of the field.

V7- This is a short, winding view along Manor Lane, enclosed on the southern side by the tall, stone wall of The Nuttery. It focuses on the properties which line the lane, creating a strong sense of enclosure.

V8- This view north from Manor Lane takes in the medieval settlement earthworks which are visible in the paddocks east of the church. They can be clearly seen, particularly the central hollow-way, contributing to our knowledge of the development of the settlement.

V9- This view takes in the length of Manor Lane, looking both west and east along the row of properties up to where the lane turns at both ends. On the northern side of the lane the view is more open and travels across paddocks towards the church as a kinetic view, whereas to the south the view is enclosed by the houses.

V10- This is a long, emerging view from Perkins Way looking north towards the church spire, which can be seen over the top of Manor Cottage.

V11- This view travels up School Hill looking eastwards, taking in the properties which line its northern side, including Wheelwright Cottage, Stone House and Key Cottage. The properties are particularly prominent in this view due to the rising topography of the lane.

V12- Further west on School Hill, this view also looks eastwards as the lane rises towards Highfield House.

V13- This view looking westwards from the end of School Hill takes in the whole of The Green. In the foreground the view is quite open, but some enclosure is created by the houses which line the northern and southern sides, and the trees situated on The Green make a strong contribution to its character. In particular the view focuses on those properties to the south of The Green, including Bartons and the Romer Arms Pub.

V14- This view is taken from the western end of The Green, and has an open character, and a particular contribution is made by the trees planted on it.

V15- This view looks north across from Pear Tree Cottage towards two properties on the northern side, namely The Banks and The Green.

V16- This view is seen upon entering the conservation area from Daventry Road, which shows a clear view through across The Green to the grade II listed Pear Tree Cottage.

#### **Views out from the conservation area**

V17- This is a long view towards Newnham Hall from the footpath which leaves the conservation area northwards from Weedon Road. The view of the hall's frontage is impressive, and it also takes in the historic hollow-

way which leads from the village, across the pastureland and up to the hall.

V18- This long view out of the conservation area along Weedon Road to the east is characteristic of views outwards into the countryside, characterised by high hedgerows and wide verges which in this case are remnants of the historic village green which was once located at this end of the village.

V19- This is a long, wide view from the southern end of the conservation area adjacent to The Nuttery. It looks out across the ridge and furrow fields in the foreground, and the land dips sharply into the valley providing an impressive vista out across the countryside towards Everdon.

V20- This is a glimpsed view of the countryside south of the conservation area from Church Farm. Due to the rising topography a good view of Everdon Hill can be seen.

V21- This is a characteristic view outwards from the conservation area along Preston Capes Road. The view is enclosed by trees and hedgerows and has a distinctly rural character, linking the village with the countryside.

V22- This winding view along Daventry Road is typical of those views outward into the countryside from the village, lined with hedgerows which provides a clear rural character.

#### **Views in towards the conservation area**

V23- This long view is observed on entering the conservation area along Badby Road from the south west. The view focuses on the frontage of



No.5 Badby Road, the prominent gable of Ivy Lodge further down the lane, and the church spire which can be glimpsed over the houses at a distance.

V24- From the footpath outside of the conservation area to the south there are prominent views of the church spire which dominates the landscape on the hill. This view also allows glimpses of the backs of properties on Manor Lane, providing a layered effect.

V25- From the footpath to the east of the conservation area there is a clear view through the village to the church spire, which dominates the scenery from its elevated position.

V26- Also from the footpath east of the village there is a charming, short view of The Nuttery, a prominent dwelling and adjacent barn which stand at the end of Manor Lane and announces the entrance to the village.

V27- This long, winding view is observed when walking along Poets Way towards the village from the north. The hedgerows and post fencing have a distinct rural character, and the wide verges and godcake adjacent to Poets Corner provide evidence of the green which was once located here.



Figure 16 Views within the conservation area.



V4



V5



V6



V7

Figure 17 Views within the conservation area.



V8



V9-W



V9-E



V10

Figure 18 Views within the conservation area.



V11



V12



V13



V14

Figure 19 Views within the conservation area.



Figure 20 Top level- views within the conservation area. Bottom: views out of the conservation area.



Figure 21 Views out of the conservation area.



V23



V24



V25



V26

Figure 22 Views into the conservation area.





Figure 23 View into the conservation area.

**Key**

- Proposed Conservation Area (2022)
- ➔ View within conservation area
- ➔ View from the conservation area
- ➔ View towards the conservation area
- - - Footpath

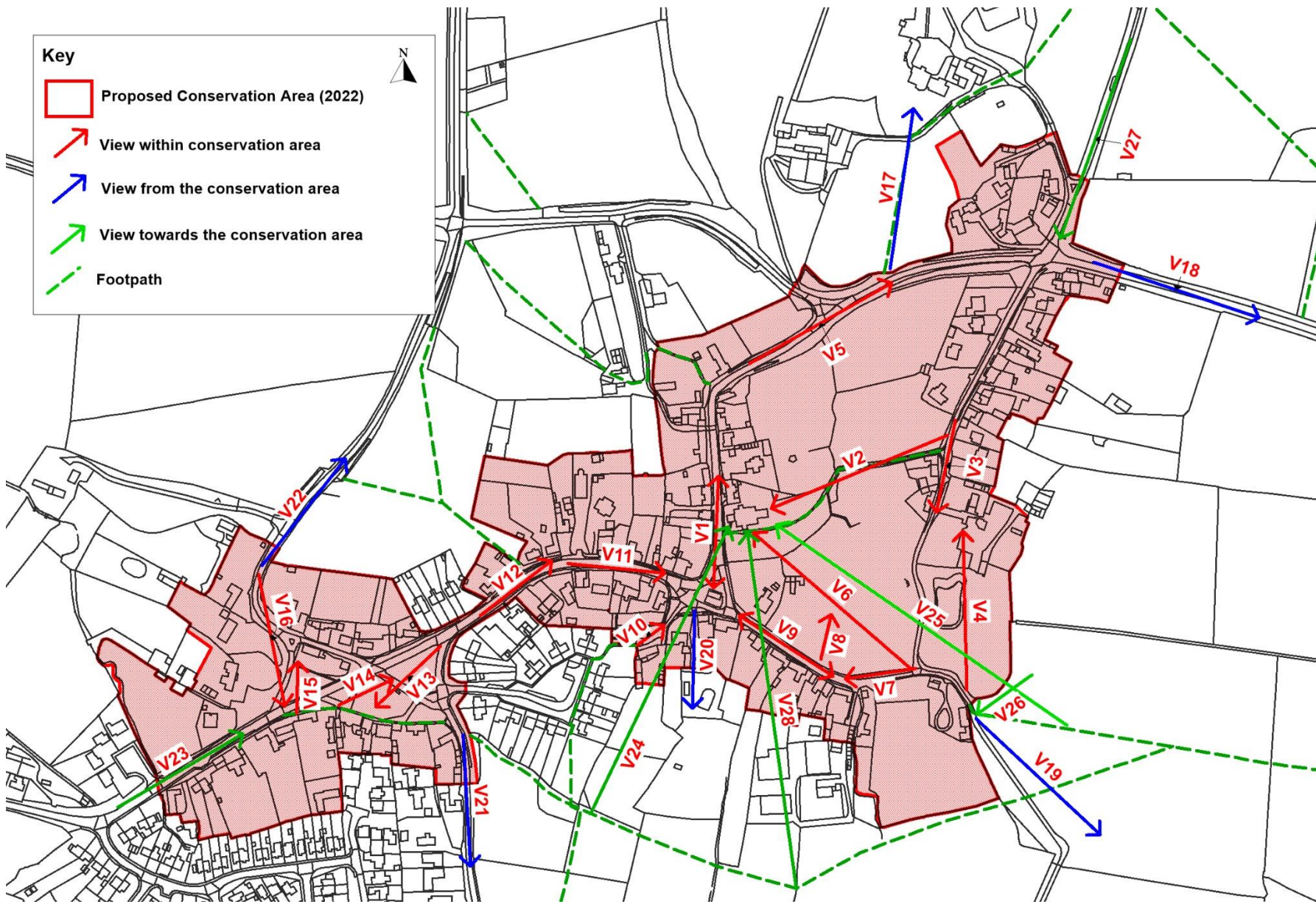


Figure 24 Map showing views within, into and from the conservation area.

## 7.7 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>11</sup>.

The rural nature of the majority of Daventry District 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>12</sup> This methodology has been employed to assess the contribution of open spaces to the Newnham 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 each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements

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<sup>11</sup> Alan Baxter Ltd (2016) Craven Conservation Areas Project: Potential Conservation Area Designations August 2016

<sup>12</sup>[https://www.cravenc.gov.uk/media/1818/craven\\_ca\\_appraisals\\_introduction\\_august\\_2016.pdf](https://www.cravenc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf)

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 scarps)

The following grades have been used to assess the contribution of open space to the conservation area and are mapped in Figure 11:

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

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

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

Areas 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 preclude positive contribution.

**OS1:** This land lies to the south of Newnham Hall directly adjacent to the northernmost part of the conservation area, and makes a significant contribution to its setting. A footpath connects the main road, which is in the conservation area, with Newnham Hall, and a clear hollow way is visible in the field, indicative of the historic use of this route between the

two areas. Across the paddock there are clear views of the hall and Dick's Farm, and the presence of grazing animals creates a rural atmosphere.

OS2: These two pieces of land lie either side of the road leaving the village to the north west, which connects with the Daventry Road. They make a significant contribution to the setting of the conservation area as their open character connects the village with the countryside.

OS3: This area, which is part open paddock, part modern planted woodland makes a significant contribution to the setting of the conservation area. In views north and south on Poets Way, the area is clearly visible and creates an enclosed character upon approach to the village. The woodland also connects the village visually with Newnham Hall which lies adjacent to the conservation area, transitioning from the village to the parkland.

OS4: This area of open pasture on the edge of the conservation area on Weedon Road makes a significant contribution to the setting of the conservation area, as it connects the village with its countryside context. Furthermore, this area historically formed part of an ancient village green, where this section is seen to be open land on the 1764 estate map.

OS5: This area of pasture makes a significant contribution to the setting of the conservation area due to its potential archaeological interest. Archaeological investigation has yielded evidence of past occupation in this area, likely to be a medieval street and former building platforms (although it could be earlier).

OS6: This area of pasture makes a significant contribution to the setting of the conservation area due to the visible evidence of ridge and furrow as well as extensive views outwards towards the surrounding countryside

and views inwards towards landmark buildings such as the church, The Nuttery and Newnham House.

OS7: This area of pasture makes a significant contribution to the character of the conservation area. It lies at the heart of the conservation area, and creates a strong rural atmosphere with impressive views of the church on the high ground. The area also has archaeological interest, with a deep central hollow way and several building platforms being visible from Manor Lane, indicating former occupation of this site and therefore contributing to our knowledge of the history of the village. There are also views of the Manor House across the field from Manor Lane.

OS8: This land to the south of the conservation area makes a significant contribution to its setting, as the open nature of the area allows for excellent long views of the church tower from the footpath which runs along its edge.

OS9: This small area of pasture makes a significant contribution to the character of the conservation area, as it creates a rural atmosphere on the edge of the village connecting through to the fields surrounding it. Furthermore, the shape of the field indicates that it most likely pre-dates enclosure reforms and it has historically remained open on the edge of The Green since at least the mid-18<sup>th</sup> century.

OS10: This area of open pasture makes a significant contribution to the setting of the conservation area, as it forms part of the green edge of the village, and it can be accessed by historic footpaths (visible on maps dating from the late 19<sup>th</sup> century) connecting Daventry Road with School Hill.

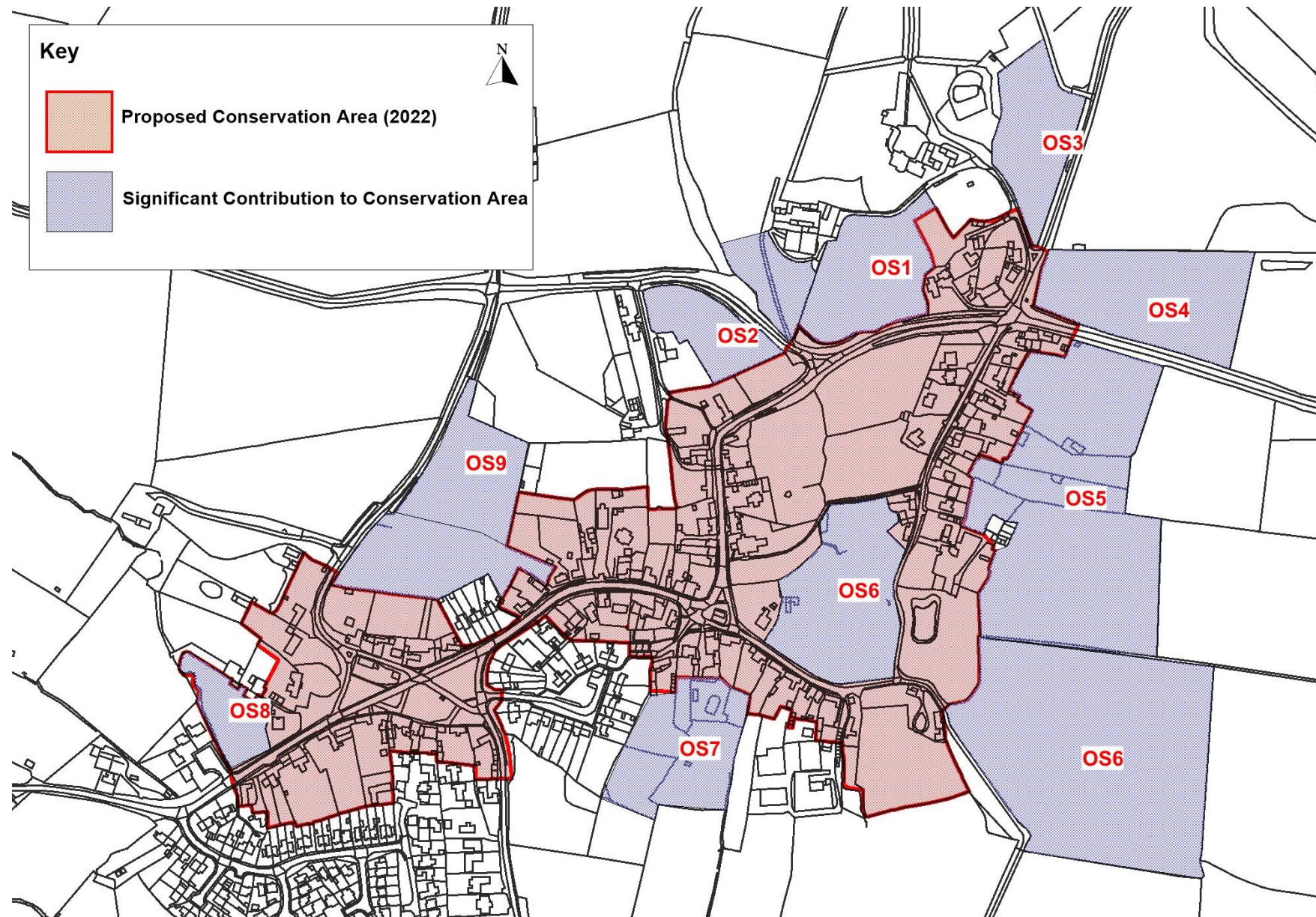


Figure 25 Map showing area of open space analysis.

## 7.8 Public Realm and Other Features of Value

The Green and the churchyard are the largest public spaces within the conservation area. These both contribute positively to the public realm and their layout and positioning, particularly The Green, provide important evidence of how the village has developed. Fixed street furniture on The Green is limited to a single decorative bench and a bus shelter, which has been constructed in vernacular stone with a slate roof. Low wooden bollards line the edges of the space to deter parking. Outside Maria's Kitchen at The Romer Arms there are several wooden benches for customers, but these are not fixed in place and can be removed. A K6 telephone kiosk is located on the northern side of The Green, outside Ivy House.

There is also a small remnant of village green at the junction of Church Street and Manor Lane, on which stands the village war memorial, taking the form of a decorative cross atop a plain column, surmounted on a square plinth, with three octagonal surrounding steps.

An interesting feature of the public realm is the lantern situated to the front of the former public house "The New Inn". The lantern, which is painted white and green, likely dates to the early 20<sup>th</sup> century, and is decorated with a small hanging sign indicating the location of the pub.

Elsewhere in the conservation area, signage is largely modern in style, with simple finger posts being used. A more decorative example of the finger post can be seen at the junction of Wet Lane and Manor Lane.

## 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".

### 8.1 Building Types and Materials

Newnham village has a strong vernacular character. Most buildings within the village are domestic, however there are also several historic barns and outbuildings, notably the grade II listed barn at Church Farm, and the adjoining former barn to the grade II listed Crabtree Farmhouse.

Regular-coursed, honey coloured ironstone is widespread throughout the conservation area, used with light-coloured lime mortar. This is most common for buildings dating from the 16<sup>th</sup>- 18<sup>th</sup> centuries. Numerous stone-built dwellings in the village also have ironstone quoins, coped gables and kneelers, particularly those of late 17<sup>th</sup> or early 18<sup>th</sup> century date, such as Orchard Cottage, Ivy Lodge, Meadow Cottage, The Limes, The Grove, The Cross, Dormers, The Manor House, Hilltop, Church Farmhouse and Church Farm Barn, and Stone House (all grade II listed, aside from The Grove which is not listed, and Church Farmhouse which is grade II\* listed).

There are also a number of brick buildings in the conservation area, largely dating to the 19<sup>th</sup> and 20<sup>th</sup> centuries, showing a natural development in the availability of building materials at this time. Several cottages were

constructed around the 1880's and 1890s by the Thornton Estate using highly decorative polychromatic brickwork, string courses and herringbone detailing, as evidenced by the three terraced properties Alcombe, Cambourne and Hill View on Perkins Way, and Trebor and Millhaven on Manor Lane (all grade II listed).

There are examples of vernacular thatched roofing in the conservation area, specifically long straw thatch, which can be seen at Church Farmhouse and barn, Manor Cottage, Dormers, Orchard Cottage and Hilltop. The presence of coped gables on steep profile roofs may indicate that they were previously thatched.

Slate is the most common traditional roofing material in the conservation area, other than thatch. Unfortunately, there are properties in the conservation area which have had their historic roofing materials replaced with corrugated concrete tiles, which do not contribute to the character of the conservation area.

Traditional fenestration and doors within the conservation area are constructed with timber. The majority of windows are simple, casement style, with some examples of sliding-sash windows on School Hill. Window frames are predominantly painted white, with very occasional variations including light beige and light green. Doors colours are more varied, and styles are generally either simple plank, or six-panel doors. An unusual example of fenestration can be seen at The Cottage, Church Hill, which has neo-Gothic style sash windows.



Figure 26 Traditional detached stone houses in Newnham.



Figure 27 Examples of traditional historic buildings within Newnham conservation area.



## 8.2 Scale and Massing

Within the conservation area, buildings are largely massed closely, and sit forward in their plots adjacent to the highway or footway. This is particularly the case on Church Hill and Manor Lane, where the buildings' placement creates a strong sense of enclosure on those roads. The eastern end of School Hill has a similar character, although at the western end the massing is more informal as the properties vary more in age and style. Around The Green massing is similar in style, the buildings being close together and near to the highway, however the sense of enclosure is not as strong due to the open space created by the green itself and road network. Further along Badby Road the massing is less dense, with a more open, edge of settlement feeling. On Mounts Lane, the massing is similar to Church Lane, the majority of properties being set closely together including terracing. At the junction with Weedon Road, the massing is less dense, the buildings sitting spread around what was formerly a green. The broad character of that historic open space is kept visible by the fact that the buildings are set back from the highway, creating wide verges, vestiges of the green itself. To the north, the buildings are also widely spread around Newnham Hall.

Largely, domestic buildings within the conservation area are two storeys tall, however there is some variation, including the three storey Dunglass House. Some historic properties have dormer windows, making them in effect three storeys, such as Stone House, School Hill.

There are notable single storey buildings in the conservation, such as Newnham Village Hall. Outbuildings also contribute to the character of the conservation area, as an indication of its more agricultural past.



Figure 28 Examples of terraced properties in Newnham conservation area.

### 8.3 Walls

Boundary walls in Newnham are generally found between plots and fronting the highway. These are often built of rubble stone or brick in garden wall bond depending on the materials of the property they surround. Most are about a metre in height, aside from the notable example on Manor Lane adjacent to The Nuttery, which is an imposing stone wall. Stone walls are usually coped in the conservation area with “cock and hen” or “upright” coping stones. Where brick is used there is often some variation in the colour, as can be seen in the example leading to Perkins Way, and that on the northern side of The Green. On the northern side of School Hill, where there may have been some historic demolition, a stone wall has survived to along the highway.



Figure 29 Three examples of important walls in Newnham.

8.4 Palette



Figure 30 Examples of traditional fenestration in Newnham.



Figure 31 Examples of traditional building materials and finishes, as well as doors within the conservation area.

## 8.5 Loss of architectural character

Within the conservation area there are several instances of the replacement of historic building materials or traditional features and finishes with modern inappropriate equivalents. This is most commonly seen in the removal of timber fenestration and doors and the installation of uPVC materials. Not only does this lead to the loss of historic material, which should always be minimised in all development proposals, but modern equivalents rarely provide comparable design detailing, such as frame and glazing bar profiles in windows, or panelling and wood grain detail in doors. Furthermore, modern double glazing does not allow historic buildings the necessary ventilation for the property to “breathe” therefore often leading to issues with damp and mould. Timber windows and doors on the other hand allow moisture in the air to naturally pass out of the building.

Traditional roofing within the conservation area is either long straw thatch in some cases or more commonly Welsh slate. There are examples where historic roofing has been replaced with corrugated concrete tile, which greatly erodes the character of the conservation area. Wherever possible, roofing should be taken back to slate if corrugated tile has been applied.

## 9 Design Guidance

### 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 see to be sympathetic to this style.

Massing on Church Street, Manor Lane, Mounts Lane and the top of School Hill is typically dense, as is development on the northern and southern sides of The Green. As such, new development should respect this form, and new buildings in large, detached plots are unlikely to be acceptable in most parts of the conservation area.

### 9.3 Materials

Building materials in the conservation area highly consistent, mainly using regular coursed ironstone, with occasional use of brick. Slate and thatch are the most common traditional roofing material, whilst timber is most common for windows and doors. Walling is usually made up either of rubble ironstone or garden wall bond red brick, largely matching the materials of the associated building.

Pointing should be undertaken with an appropriately graded lime mortar, which in general is light in colour across the conservation area, often matching the stone in colour.

### 9.4 Detailing

As noted in section 8.1, architectural detailing in Newnham is a feature of its character. This is particularly true of window detailing. Stone moulded lintel detailing is common, with good examples on Manor Lane (Meadow Cottage, Millhaven, Trebor, The Limes, The Cross) and School Hill (The Cottage), as well as flat and segmented window arches (Stone House and Ivy Lodge respectively). Elsewhere, timber lintels are used, both above windows and doors. Often these are painted white or black.

### 9.5 Windows

The majority of historic windows within the conservation area are either timber casement or timber sliding sash, dating from between the 17<sup>th</sup> and 20<sup>th</sup> centuries. There are also some examples of leaded casement windows on Manor Lane. Generally, the window frames in the conservation area are painted white, however there are examples of other colours, though these are much less common.

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

- sensitive to the original style;
- generally, either timber or metal double casement or sliding sash where appropriate;
- if painted, window frames should be either white or where possible a relevant sensitive colour based on the originals;
- original brick, stone and wooden 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 brick lintels;
- uPVC is generally not an appropriate material for use in an historic property.

## 9.6 Doors and Porches

Doors within the conservation area are largely either timber plank or timber panel construction. The former is more common on traditional cottages, whilst the latter is more appropriate to those buildings dating from the Georgian and Victorian periods onwards, or those older buildings which have been historically refronted. Doors are painted a variety of colours in the conservation area, generally muted in tone. Like windows, uPVC and composite doors are not generally an appropriate replacement for historic timber doors in historic buildings.

## 9.7 Roofing

Historic roofing within the conservation area is mainly Welsh slate. This has, historically, replaced thatch in a number of cases, however there are

still several examples of traditional thatch, including Church Farm, Perkins Farm and Manor Cottage, which form a good grouping of thatched cottages at the bottom of Church Street. In some cases thatch and slate have been replaced with modern corrugated concrete tiling, which is an inappropriate material and leads to the erosion of the conservation area's character and appearance.

Some smaller outbuildings have terracotta tiled roofs.

## 9.8 Setting

There will be a presumption against developments which negatively affect the setting of a conservation area, particularly if they affect views into, out of and through the conservation area. Areas of particular sensitivity are the fields immediately adjacent to the conservation which accommodate fine views of the countryside around Newnham, such as those on Daventry Road, to the south of Perkins Way and Badby Road, north of Weedon Road and to the east of The Nuttery. To the north the hollows around Newnham Hall provide enclosure and an atmosphere of rural seclusion, which, although contrasting to the open nature of the land to the east and south, create a strong sense of character upon entering the conservation area. Areas of archaeological potential to the east of the conservation area are also very sensitive to setting issues and the potential for damage to earthworks, including ridge and furrow in these areas is high and should be avoided.

## 9.9 Public Realm

The public realm in Newnham is generally free of unnecessary signage. There are several modern street signs on The Green, which is a relatively

large junction in the village, however these are kept to a minimum. There is also a small bus shelter and several benches on The Green, which are quite unintrusive. To the north of The Green there is a K6 telephone box which adds to the character of The Green as a focal point of the conservation area. Likewise, the war memorial on Church Street is a significant part of the public realm, which forms a grouping with Manor Cottage and the church.

In some areas, particularly on Manor Lane, there is evidence of historic street surfaces such as cobblestones. These have been tarmacked over, but the modern surfacing is poor and its appearance detracts from the character of the conservation area. Historic surfacing should be retained, exposed and reused wherever possible.

In future proposals, signage and street furniture should be kept to a minimum and 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. 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.



## 10 Opportunities for Enhancement

### 10.1 Local List

Certain buildings, structures and sites make a particular 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.

Proposed candidates for the Local List within Newnham are as follows:

#### **Newnham Village Hall**

The Newnham Village Hall is located adjacent to St Michael and All Angels Church on Church Street. It is posited that the building was previously used as a barn before being redesigned as a community hall in the early 20<sup>th</sup> century.

The building is one storey in height, built from rubble ironstone and it has a modern concrete tile roof. The windows are arched with stone surrounds, with internal timber y-tracery. A small 20<sup>th</sup> century black and white timber porch has been built onto the highway side, and a small arched plank door with decorative strap hinges. The window and door design and detailing complements its placement adjacent to the church.



Figure 32 Newnham Village Hall, Church Street.

## Bartons, The Green

Bartons stands on the southern side of The Green facing inwards onto the village green itself. It is a substantial stone built property, thought to date to the late 17<sup>th</sup> century, similar in fashion to nearby buildings such as the Romer Arms.<sup>13</sup>

The building has an interesting form, consisting of a western stone-built section, and a central cross-wing which links onto a brick-built eastern section. The central portion projects at the front and has a hipped slate roof, in contrast to the pitched roofs of the western and eastern sections. The fenestration at the front of the building is mixed, the western side being timber casement and the eastern side being eight over eight sliding sash. This may imply that the western section predates the eastern section. The eastern section has a stucco front, whereas the western side is unclad. The front door is of panel design with a classical Georgian timber surround and small leaded canopy. Externally, the building appears to be little changed from possibly its early 19<sup>th</sup> century appearance.

## K6 Telephone Box

The village has a K6 Telephone kiosk which stands on the northern side of The Green. The K6 Telephone box was designed by Sir Giles Gilbert Scott and introduced in 1935. Its iconic design is a typical feature of village greens throughout Britain. This example contributes to the character of The Green as a central focal point in Newnham.



Figure 33 Bartons, The Green.



Figure 34 K6 Telephone Box, The Green.

<sup>13</sup> Newnham History pg 103

## Newnham War Memorial

The Newnham War Memorial stands to the north of Manor Cottage on a section of what was formerly the church green. It commemorates those men of Newnham who served and died during the First World War 1914-1919. It was erected in 1920. The memorial takes the form of an octagonal three-stepped base surmounted by a square stone plinth with a tapered octagonal shaft & foliated cross. There is an incised inscription tablet on front face of plinth. The memorial is surrounded by a paved area which follows the contours of the base plan.



Figure 35 Newnham War Memorial, Church Street.

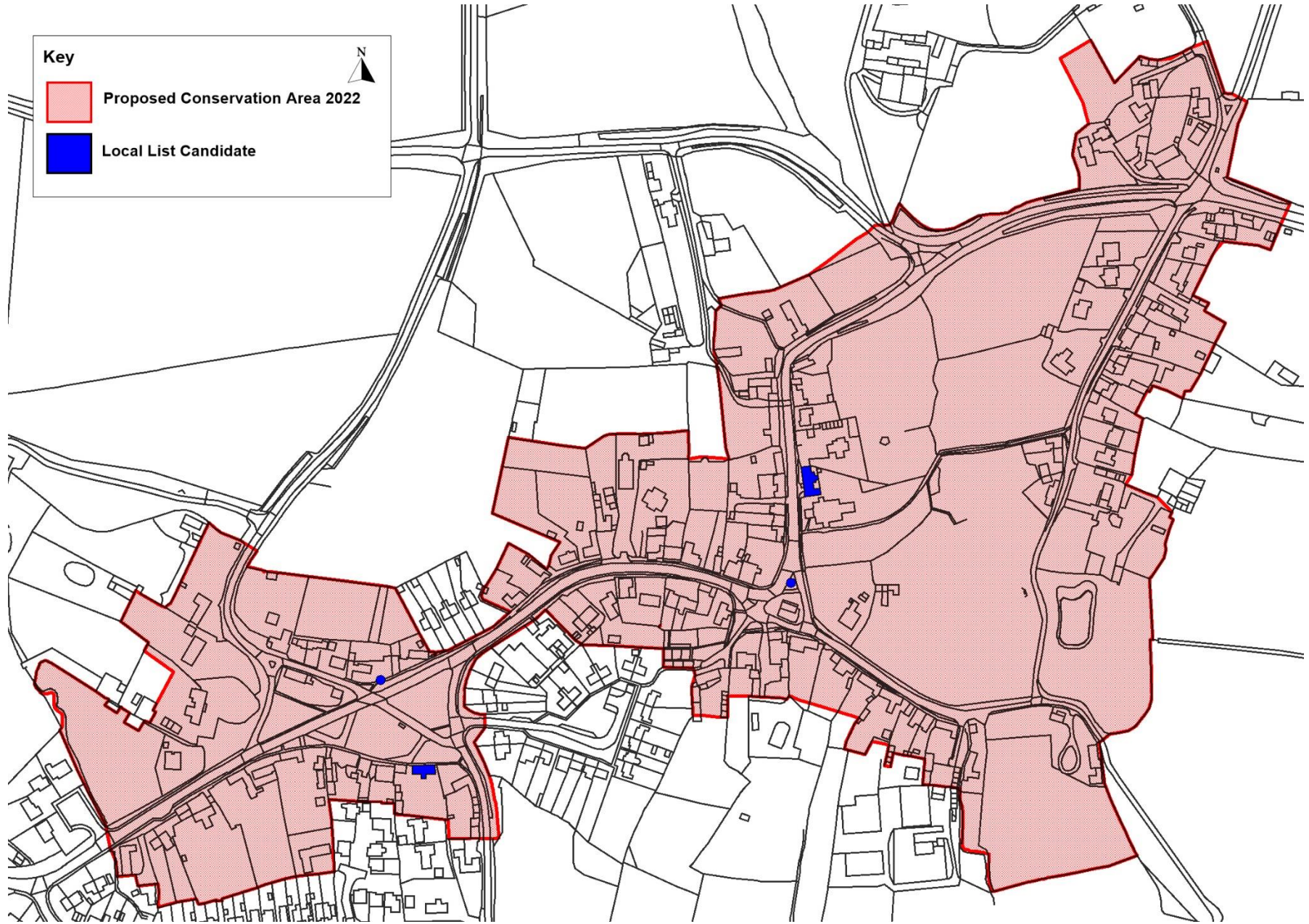


Figure 36 Map showing local list candidates.

## 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 District Council may choose to remove certain permitted development rights through the placement of an **Article 4 Direction**. The result of an Article 4 Direction is that permitted development rights are withdrawn and planning permission is required to undertake certain works.

The placement of an Article 4 Direction is a separate process to conservation area designation. Certain Article 4 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.

Permitted Development Rights to be withdrawn	Location
Alteration of windows	Badby Road
Alteration of doors	No.5
Alteration or removal of roofing materials and chimneys	<p>The Green</p> <p>Westfields, Three Trees, Bartons, Green Cottage, Ivy House, The Forge, Green View, The Green, Wren Cottage</p> <p>Daventry Road</p> <p>Fernvilla, The Banks, Crabtree Cottage, Plum Tree Cottage</p> <p>School Hill</p> <p>Rose Cottage, Rambler Cottage, Pippin Cottage, The Old Chapel, New Inn, Wheelwright Cottage, Bramley Cottage, Highfield, The Cottage</p> <p>Church Street</p> <p>April Cottage, The Old Smithy, Tanyard House</p> <p>Manor Lane</p> <p>The Grove, Meadow Cottage, Hazeldene, The Nuttery</p> <p>Mounts Lane</p> <p>Linnet Cottage, Dolphin Cottage, Lester Cottage, Dunster Cottage,</p> <p>Weedon Road</p> <p>Nos.1, 2, 3</p>

### 10.3 Proposed Boundary Changes

The following boundary changes are proposed as part of this review. A map showing the proposals is shown at figure ??.

#### BA1: Mounts Lane

It is proposed to extend the conservation area to include all properties on Mounts Lane. Historically, Mounts Lane was most likely one of the earliest streets laid out in the village, running parallel with Church Street, enclosing both the church and the Manor House within a typical oval shaped enclosure. The lane itself has a strong character with enclosure created both by the narrow width of the road, as well as the strong building lines and the presence of trees and stone walls. The character is quite similar to that of Mounts Lane, especially the section east to The Nuttery. The eastern side of the lane is lined with historic stone dwellings, including the grade II listed thatched Woodview, and the charming terrace of cottages constructed in 1843 with decorative date stone. These properties are typical of the vernacular character in the conservation area. The lane is also lined on either side with a low stone wall with cock and hen coping, a feature of the conservation area elsewhere.

#### BA2: School Hill

It is proposed to join the two areas of designation on School Hill. School Hill itself is a key street within the conservation area, and there are clear views up and down the street from both areas of the current designation. Whilst the building line has been broken by historic demolition, there are numerous historic properties on School Hill which reflect the village vernacular. There is also a low stone wall which runs intermittently along the roadside which is a typical feature of the conservation area.

#### BA3: Badby Road

It is proposed to include No.5 Badby Road, as well as the two modern semi-detached houses which are situated between this property and Ivy Lodge. The proposed boundary runs along the small stream which is the natural boundary of the historic village as well as the conservation area designation on the other side of the road, which would therefore rationalise the boundary in this location. No.5 Badby Road is a key property on the entry into the village and is typical of the ironstone vernacular. It is shown on the 1764 John Collis map, and its steeply pitched roof suggests it was previously thatched.

#### BA4: Daventry Road

This small extension is suggested to rationalise the boundary where it currently runs through the rear of The Banks, Badby Road.

# 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 Daventry District 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 Newnham 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

**Id be used to guide future management and address key issues. T1:** 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 8.4 – 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.

Where changes to buildings are proposed, the contents of Sections 8 and 9 of this document in particular should be considered, to ensure that proposals are sympathetic to existing character and appearance. Most development is likely to be infill, however new development should seek to respect the form of the street, for instance not making gaps where usually there would be a continuous building line, or not setting properties far back from the highway where they usually sit forward in their plots.

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

The character of Newnham is greatly enhanced by the presence of traditional architecture and the survival and maintenance of historic features of value, such as its street pattern, historic open spaces and vernacular buildings, which directly contribute to its historic interest and significance. A review of the historic core of the village has identified some threats to traditional features and historic fabric, such as the replacement of traditional fenestration and doors with modern UPVC counterparts, loss of thatch and slate roofing materials and their replacement with corrugated concrete tile, as well as the loss of other detailing. 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 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 Newnham. 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 archaeology

Newnham has a long and significant history as a settlement. It is recognised that evidence for past occupation may survive as buried archaeological remains within the modern settlement and on its fringes (see Section 7.2).

These remains take the form of undesignated archaeological earthworks including hollow ways and building platforms most likely dating to the medieval period, indicating early patterns of settlement and shrinkage. Their presence better allows us to understand the ways in which Newnham has developed since its foundation. These earthworks have been proposed to be added to the local list for Newnham (see Section 10.1 Local List). Development proposals have the potential to have a detrimental impact on these remains, which forms a threat to the historic interest and subsequent character and appearance of the proposed conservation area.

**Recommendation 3:** 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.

### Threat 4: Impact on trees

Trees make an important contribution to the character of Newnham. They form an important aspect of views within and towards the conservation area. Trees help to soften views of the built environment and contribute to Newnham's rural character. Specimen trees are a particular feature of

the conservation area in the north around Newnham Hall and also in the east around Newnham House and the fringes of the village. Traditional orchards, including a significant nut orchard still exist within the conservation area in some forms, however these have been depleted and are at risk of complete loss. Inappropriate or incremental loss of important trees risks harming the character and setting of the conservation area.

**Recommendation 4:** 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.

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

## Sources

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

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Partida, T (2009) Historic Environment Report, Zone 3: Enclosures for sheep and the Anglo-Saxon Landscape.

Partida, T (2014) Drawing the Lines: A GIS study of enclosure and landscape in Northamptonshire. Doctoral thesis, University of Huddersfield.

## Internet Sources

[Newnham | British History Online \(british-history.ac.uk\)](https://www.british-history.ac.uk/newnham)

## Further Information and Contact Details

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

<https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/>

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 District Council's Development Management department via

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

Telephone: 01327 871100.

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

[www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/](http://www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/).

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# WEST NORTHAMPTONSHIRE COUNCIL

## PLANNING POLICY COMMITTEE

26 APRIL 2022

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

<b>Report Title</b>	Pitsford Neighbourhood Development Plan
<b>Report Author</b>	Jane Parry, Senior Planning Policy Officer jane.parry@westnorthants.gov.uk

<b>Contributors / Checkers / Approvers</b>		
<b>West S151</b>	Martin Henry, Executive Director Finance	01/04/22
<b>Director</b>	Stuart Timmiss, Executive Director Place, Economy & Environment	Emailed 01/04/22
<b>Legal</b>	Theresa Boyd	12/04/22
<b>Head of Communications</b>	Becky Hutson, Marketing and Communications Manager	01/04/22

### List of Appendices

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

**Appendix 2 – Map of Pitsford Neighbourhood Area**

#### **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 Pitsford Neighbourhood Development Plan (PNDP) 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 PNDP and presents the outcomes of the independent examination, including the Examiner's recommendations. It recommends that the plan, with suggested recommendations, proceeds to referendum.

### **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 PNDP by the Pitsford community.
  - b) Accepts the Examiner's recommended modifications in respect of the PNDP.
  - c) Accepts the Examiner's recommendation that the PNDP, as modified in accordance with recommendation b) above, should proceed to a referendum of voters within Pitsford Parish.
  - d) Approves the proposed decision statement set out in Appendix 1, subject to recommendations b) and c) 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 PNDP 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 earmarked reserve 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.

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 Pitsford Parish Council (PPC), as the QB applied for the designation of a neighbourhood area covering the entire Pitsford parish on 7 December 2016. The council approved the application and designated the Pitsford neighbourhood area on 13 December 2016 (see map in Appendix 2).
- 6.3 A draft NDP was published by PPC for the Pitsford neighbourhood area for Regulation 14 public consultation from 4 January 2021 to 15 February 2021. Following submission of the Pitsford NDP to the council on 20 August 2021 the plan was published for formal Regulation 16 consultation. The consultation period ran from 27 August 2021 to 15 October 2021. With the agreement of PPC, the council appointed an independent Examiner, Andrew Ashcroft BA (Hons) MA, DMS, MRTPI, to review whether the plan 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 in March 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 1 of this report. Most of the changes are minor and necessary for clarity and accuracy. More significant changes are:

- Amending policies PNDP1 Housing in Pitsford Village, PNDP2 Design Principles, PNDP3 Development affecting non-designated assets and PNDP4 Protecting landscape and heritage character, to ensure that they are applied proportionately to development according to its scale and nature
- Amending policy PNDP5 Protecting Local Green Spaces to replace the final part with wording that reflects the national policy approach to LGS
- Revising the extent of proposed Local Green Space LGS 5/6, to exclude a car park associated with Pitsford Reservoir because it fails the NPPF test of being "demonstrably special to the local community". The grassed area was considered to meet the test and would be retained as LGS 5/6.
- Amending policy PNDP9 Traffic management and transport improvements to restrict it to proposals that require planning permission

6.8 The Examiner stated in his report that it would be appropriate for the council and QB to be able to make consequential changes to general text as a result of his recommended modifications and to accommodate other administrative matters. The recommendations made by the Examiner, the reasons for them and what action is proposed in response to each of these is set out in Table 1 to the proposed Decision Statement. The changes proposed by the council to correct errors and make factual updates are marked as "accuracy changes" in table 1. 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 Pitsford neighbourhood area (Pitsford 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 receiving the Examiner's report, unless the council and QB agree a different date. In the case of the Pitsford NDP, the final examiner's report was received on 1 April 2022, meaning that a decision would have to be issued by 7 May 2022 unless a different date is agreed.

## 6.11 Referendum

6.12 The referendum should be carried out for Pitsford 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 16 June. 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 West Northamptonshire Council to use the Neighbourhood Plan for Pitsford to help it decide planning applications in the neighbourhood area?”. Voters would be given the opportunity to vote “yes” or “no”.
- 6.14 There is no minimum turnout for a referendum to be valid.
- 6.15 Making the Plan
- 6.16 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 PPC 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 The council has been informing and engaging residents throughout the process, including the initial public consultation, with further communications to take place should it proceed to referendum stage to raise awareness and promote local participation and subsequent outcomes.

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

7.5.1 Not applicable.

## 7.6 **Climate Impact**

7.6.1 The NDP does not specifically address climate change. However, the implementation of a number of its policies concerned with protecting the natural, built and historic environment will in combination, help to contribute to reduce the impact of climate change.

## 7.7 **Community Impact**

7.7.1 The Pitsford 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 Pitsford Neighbourhood Development Plan – Submission Draft

8.2 Report of the independent Examiner into the Pitsford NDP, April 2022

## **Appendix 1 – Proposed Decision Statement**

### **Pitsford 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 Pitsford Neighbourhood Development Plan will proceed to a neighbourhood planning referendum.
- 1.2 This decision statement and copies of the Pitsford Neighbourhood Development Plan and its supporting documentation, including the Examiner’s report are available to view on the council’s website at:

<https://www.daventrydc.gov.uk/living/planning-policy/neighbourhood-planning/>

- 1.3 Hard copies of this decision statement and the modified version of the neighbourhood plan are available for inspection at the following locations:
  - West Northamptonshire Council, Daventry Area Offices (Lodge Road, Daventry, NN11 4FP)
  - West Northamptonshire Council, Northampton Area Offices (Guildhall, St Giles’ Square, Northampton, NN1 1DE)
  - Brixworth Library (Spratton Road, Brixworth, NN6 9DS)
  - Griffin Inn (25 High Street, Pitsford, NN6 9AD)
  - Book Exchange Phone Box (High Street/Moulton Road, Pitsford)

#### **2. Background**

- 2.1 Pitsford Parish Council, as the qualifying body, applied for Pitsford Parish to be designated as a neighbourhood area on 7 December 2016. The council designated Pitsford as a neighbourhood area on 13 December 2016.
- 2.2 The draft Neighbourhood Development Plan was published by Pitsford Parish Council for public consultation on 4 January 2021 and closed on 15 February 2021.
- 2.3 Following submission of the Pitsford Neighbourhood Development plan to the council on 20 August 2021, the plan was published by the Council for consultation. The consultation period ran from 27 August to 15 October 2021.
- 2.4 Following the submission consultation, the council, with the agreement of the parish council, appointed an independent Examiner, Andrew Ashcroft BA (Hons) MA, DMS, MRTPI to review whether the plan met the basic conditions required by the legislation and should proceed to a referendum.
- 2.5 Following the examination, the Examiner’s report was completed on 1 April 2022 and made available on the council’s 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 that the plan meets the basic conditions. Table A below sets out these modifications and the action to be taken in respect of each of them. Depending on the recommended change, these are illustrated differently in the Decision Statement and set out below. All deletions will also be shown with a ~~striketrough~~.
- Modifications of wording by the Examiner are shown as **bold** or ~~striketrough 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 ~~striketrough for deletions~~. This includes accuracy changes.
- 3.2 The Examiner has concluded that with the specified modifications the Pitsford Neighbourhood Development Plan meets the basic conditions and other relevant legal requirements. The council concurs with this view.
- 3.3 To meet the requirements of the Localism Act 2011, a referendum will be held which poses the question: 'Do you want West Northamptonshire Council to use the neighbourhood plan for Pitsford to help it decide planning applications in the neighbourhood area?'
- 3.4 The referendum will take place on 16 June 2022 and will be held at Pitsford Village Hall.

**Table 1 Examiner’s Recommended Modifications and further editorial changes to the Pitsford 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
1	Front cover	N/A	<del>Submission Draft August 2021</del> <u>Referendum version June 2022</u>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
2	Header and footer throughout document	N/A	Pitsford Neighbourhood Development Plan <del>Regulation 16 Submission Draft, August 2021</del> <u>Referendum version, June 2022</u>	To ensure it is accurate and factually up to date.	Make the suggested minor modification.
3	Para 1.5	N/A	Amend para 1.5 and insert a new para 1.6 as follows:  1.5 <del>The Regulation 16 consultation held by West Northamptonshire Council gives residents, businesses, land owners and others an opportunity to comment on the plan before it proceeds to independent examination. Planning can be full of technical phrases and jargon, so we have also included a Glossary on page 51 to help you when reading the plan. We welcome your comments on the Regulation 16 Draft PNDP which should be</del>	To reflect the fact that this is the referendum version.	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
			<p><del>made on a form which can be downloaded from the following webpage:</del></p> <p><del>West Northamptonshire Council Daventry Area Submitted Neighbourhood Plans</del></p> <p><del>Comments can be submitted by email or post and should be returned to West Northamptonshire Council by Midnight on Friday 15 October 2021.</del></p> <p><del>• Email: <a href="mailto:planningpolicy.ddc@westnorthants.gov.uk">planningpolicy.ddc@westnorthants.gov.uk</a></del></p> <p><del>• In writing: Local Strategy Daventry Area, West Northamptonshire Council, Lodge Road, Daventry, NN11 4F</del></p> <p><u>1.5 Pitsford Parish Council submitted the draft neighbourhood plan to West Northamptonshire Council in August 2021. Following a six week consultation which closed in October 2021, an independent examiner was appointed to examine the plan against the basic conditions. The examiner's report was received in April 2022.</u></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
			<p><u>1.6 West Northamptonshire Council accepted the examiner's recommendations and agreed that the neighbourhood plan should proceed to a referendum of voters within Pitsford Parish. The date of the referendum has been set for 16 June 2022.</u></p>		
4	p22 Policy PNDP1 (para 7.19 of Examiner's report)	<p>Revise policy as follows:</p> <p><b>Development within the village confines of Pitsford village (Figure 3) will be supported where it meets the criteria in part C of SCLP Policy RA2 – Secondary Service Villages. In addition, and as <u>appropriate to their scale, nature and location</u> development will be</b></p>	N/A	To enable the policy to be applied proportionately and to bring clarity required by NPPF.	Amend policy PNDP1 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>required to meet the following criteria:</p> <ul style="list-style-type: none"> <li>a) <del>Development within the Pitsford village confines will be expected to be of an appropriate scale relative to its role as a Secondary Service Village;</del></li> <li>b) <u>a) It meets addresses a local housing need identified in the latest Pitsford Housing Needs Survey;</u></li> <li>c) <u>b) It seeks to sustain and enhance designated heritage assets and their settings</u></li> </ul>			



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>including (e.g. Pitsford Conservation Area, Listed Buildings and Scheduled Monuments); and</p> <p>⊘) c) It is in accordance with the design (PNDP2) and landscape (PNDP3 4) policies of the PNDP.</p>			
5	p22, para 5.2 (para 7.19 of Examiner's report)	<p>Revise para 5.2 as follows:</p> <p>5.2 .....map, Figure 3 of the PNDP. Development outside of the confines would only be allowed in defined circumstances. <u>This</u></p>	N/A	To ensure policy is interpreted in accordance with the Local Plan.	Amend para 5.2 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>includes the circumstances set out in policies RA2B and RA6 of the SCLP and as a rural exception site for affordable housing, in accordance with policy H3 of the WNJCS.</u></p>			
6	p22, para 5.4 (para 7.19 of Examiner's report)	<p>Revise para 5.4 as follows:</p> <p>5.4 PNDP1 also seeks to ensure that future housing needs are also considered when planning applications are made within the village confines. The latest housing needs survey for the village was published in March 2021. <u>It will retain its</u></p>	N/A	To bring clarity required by NPPF.	Amend para 5.4 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>effectiveness for three years.</u> The Parish Council acknowledge that such reports can become out of date very quickly, but based on the most recent information needs are as follows:</p>			
7	p26, policy PNDP2 (para 7.25 of Examiner's report)	<p>Revise policy as follows:</p> <p><del>All new development will be expected to</del>  <b><u>As appropriate to their scale, nature and location development proposals should respond positively to the environmental assets of the neighbourhood area and the key local design features of</u></b></p>	N/A	To enable the policy to be applied proportionately and to bring clarity required by NPPF.	Amend policy PNDP2 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>the village. <del>Development will not be supported where it is of poor design that has a significant adverse impact on the character of the area and/or its surroundings.</del> To ensure good design is achieved development should be designed to take account of, and will be assessed against, the following criteria, where relevant. The development:</p> <p>h) Does not have a <del>severe adverse</del> <u>unacceptable</u> effect on the safe and efficient operation of the existing transport</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
		<p>and road infrastructure;</p> <p>o) Has appropriate car parking in accordance with locally adopted standards and, where possible, such parking is sited so that it is unobtrusive and does not dominate the street scene <del>e.g. by minimising the visual impact of car parking;</del> and</p> <p>After criterion p) add new paragraph:</p> <p><u>Development proposals which are poorly-designed and/or have an</u></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
		<p><b><u>unacceptable impact on the character of the area and/or its surroundings will not be supported.</u></b></p>			
8	p28 policy PNDP3 (para 7.28 of Examiner's report)	<p>Revise policy as follows:</p> <p><b><u>Development As appropriate to their scale and nature development proposals affecting the non-designated heritage assets and their settings identified below, and on the PNDP Policies Map (Non-designated Heritage Assets), should conserve those assets in a manner proportionate to their significance:</u></b></p>	N/A	To enable the policy to be applied proportionately.	Amend policy PNDP3 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
9	p30 policy PNDP4 (para 7.33 of Examiner's report)	<p>Revise policy as follows:</p> <p><del><b>New development</b></del>  <b><u>As appropriate to their scale, nature and location development proposals</u></b> should conserve and enhance the landscape <u>and rural</u> character of the area by:</p> <p>Landscape matters</p> <p>a) Conserving or enhancing landscape features, such as field boundaries and settlement pattern;  ↪ b) Conserving or enhancing water features (such as ponds and streams)</p>	N/A	To enable the policy to be applied proportionately and to bring clarity required by NPPF.	Amend policy PNDP4 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>and their setting, especially Pitsford Water. Proposals which involve the role, function and operation of Pitsford Water Reservoir, its treatment works, associated networks and supporting infrastructure are supported in principle;</p> <p>e) <del>c</del>) Minimising light pollution to retain and enhance the area's dark skies;</p> <p><del>h</del>) <del>d</del>) Assessing and mitigating the impact of development on significant and important views, <del>including those as</del> identified in the Pitsford Conservation Area</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
		<p>Appraisal and Management Plan;</p> <p>i) <u>e</u>) Creating new views and vistas, where such opportunities arise;</p> <p>ii) <u>f</u>) Retaining existing Public Rights of Way and improving access to the countryside;</p> <p>iii) <u>g</u>) Seeking to minimise the encroachment of development into visually exposed landscapes. Where development is proposed on the edge of the village it should be designed in a way that such development enhances views of the settlement edge from the surrounding</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
		<p>countryside, and does not lead to inappropriate incursion into the surrounding countryside, by reason of siting, design, materials or use of landscaping;</p> <p>Trees and woodland</p> <p>h) Conserving or enhancing areas of historic local woodland;</p> <p>i) Conserving or enhancing mature trees, ancient and mature hedgerows, or where removal of such features is proposed, as a last resort, using offsetting by way of replacement planting</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
		<p>of appropriate native species elsewhere on-site or within the neighbourhood area;</p> <p>g) j) Using native species in planting and landscape design to ensure that such treatment is suitable when considered within the wider local landscape, and where appropriate, provides links to existing woodland and hedgerows;</p> <p>Heritage issues</p> <p>e) k) Preserving features or remains of archaeological interest <i>in situ</i> wherever possible. Where this is justifiably not</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
		<p>possible, provision should be made for recording and the production of a suitable report and archive; and by</p> <p>l) Seeking to conserve or enhance the significance of heritage assets and their settings, using appropriate styles and sustainable, locally distinctive materials.</p>			
10	p36, policy PNDP5 (para 7.44 of Examiner's report)	<p>Revise policy as follows:</p> <p>a) The following local green spaces as shown on PNDP Policies Map (East Sheet) and designated in accordance with paragraphs <del>99</del> <u>101</u></p>	N/A	To ensure that the policy is in accordance with the NPPF.	Amend policy PNDP5 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>and <del>100</del> <u>102</u> of the NPPF:</p> <p>PNDP5/1 – Millennium Spinney  PNDP5/2 - The Square  PNDP5/3 - Flagpole Green  PNDP5/4 - Churchyard and green space when approaching the church  PNDP5/5 - Valley area to the west of Grange Lane north of Meadow View Cottage  PNDP5/6 - Reservoir Car Park  PNDP5/7 – T's Wood  PNDP5/8 – Jubilee Green  PNDP5/9 – Grange Lane Nature Reserve</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
		<p>b) Development <u>proposals of these within the designated Local Green Spaces must be consistent national planning policy for Green Belt. Will only be supported in very special circumstances.</u></p>			
11	p36, para 5.24 (para 7.44 of Examiner's report)	<p>Revise para 5.24 as follows:</p> <p>5.24.....In effect these spaces are given a very high level of protection through the planning system. <u>Policy PNDP 5 follows the matter-of-fact approach in the NPPF. In the event</u></p>	N/A	To ensure that the policy is in accordance with the NPPF.	Amend para 5.24 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>that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by West Northamptonshire Council. In particular, it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy'.</u></p>			
	p37, Table 1 (para 7.44 of Examiner's report)	Revise the "Demonstrably Special to a local community?" entry in respect of "6.	N/A	To restrict designated area of LGS to area that meets the	Amend Table 1 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>Reservoir Car Park with views across the water" as follows:</p> <p><u>Grassed area with trees within the Reservoir car park and adjoining land which is</u> used by many residents and those from farther afield for walking, dog-walking, and other seasonal activities such as tobogganing in the winter.</p> <p>Revise the area of LGS5/6 on the Policies Map to correspond with only the grassed area in the area proposed in the Plan as LGS.</p>		requirements of the NPPF.	Amend the Policies Map in accordance with the 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
12	P42 policy PNDP7 (para 7.51 of Examiner's report)	<p>Revise policy as follows:</p> <p><b>A) <del>The facilities covered by Policy PNDP7 are listed below and</del> <u>The Plan identifies the following important community facilities.</u> They are shown on PNDP Policies Map (East Sheet and West Sheet):</b></p> <p><u>PNDP7/1 - Griffin Inn</u>  <u>PNDP7/2 - All Saints Church</u>  <u>PNDP7/3 - Village Hall</u>  <u>PNDP7/4 - Brampton Halt Inn</u>  <u>PNDP7/5 – Heritage Railway</u>  <u>PNDP7/6 – Pitsford Primary School</u></p>	N/A	To bring clarity required by NPPF.	Amend policy PNDP7 in accordance with the 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>PNDP7/7 – Pitsford School</u></p> <p><del>A) B) There will be a presumption in favour of the protection of community facilities including those listed in Part C. Where planning permission is required,</del>  <u>Development proposals should safeguard community facilities including those listed in Part A of the policy. Insofar as planning permission is required the</u>  change of use of local community facilities will be considered against West Northamptonshire</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
		<p><b>Joint Core Strategy Policy RC2 and Settlements and Countryside Local Plan policy CW3 in the case of public houses and retail facilities. Changes should be 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:</b></p> <p><b>1. The proposal includes alternative provision, on a site within the</b></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
		<p>neighbourhood area, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or</p> <p>2. Satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.</p>			

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		<p><del>B) C)</del> <b>Proposals that would enhance the appearance, improve access and accessibility to <u>these facilities the important community facilities listed in part A of this policy</u> will be supported when they are in accordance with other development plan policies and the policies of the PNDP.</b></p> <p><del>C) The facilities covered by Policy PNDP7 are listed below and shown on PNDP Policies Map (East Sheet and West Sheet):</del></p> <p><b>PNDP7/1 – Griffin Inn</b></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
		<p><del>PNDP7/2 – All Saints Church</del>  <del>PNDP7/3 – Village Hall</del>  <del>PNDP7/4 – Brampton Halt Inn</del>  <del>PNDP7/5 – Heritage Railway</del>  <del>PNDP7/6 – Pitsford Primary School</del>  <del>PNDP7/7 – Pitsford School</del></p>			
13	p46, policy PNDP9 (para 7.56 of Examiner's report)	<p>Revise policy as follows:</p> <p><b><u>Insofar as planning permission is required proposals to improve road safety and traffic management throughout the neighbourhood area will be supported where it will protect the form, character</u></b></p>	N/A	To ensure the policy reflects the fact that planning permission is not required for some highway works.	Amend policy PNDP9 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>and setting of the village and the amenity of existing residents, including:</p> <p>a) Improved car parking to support the use of local services and facilities</p> <p>b) Improved public transport, cycling and footpath links from Pitsford village to the surrounding countryside and key centres</p>			
14	p48 policy PNDP10 (para 7.60 of Examiner's report)	<p>Revise policy as follows:</p> <p><b>Development proposals of an appropriate scale that would help to</b></p>	N/A	No need for a neighbourhood plan to re-state or repeat existing policies.	Amend policy PNDP10 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>retain and support the growth of the neighbourhood area's existing sources of local employment will be supported when such proposals would not lead to significant adverse impact on:</p> <ul style="list-style-type: none"> <li>a) Existing and future amenity of neighbouring uses;</li> <li>b) Highway safety and on-street car parking; and</li> <li>c) The rural character of the area.</li> </ul> <p><del>Development of new employment sites and premises will be assessed against</del></p>			

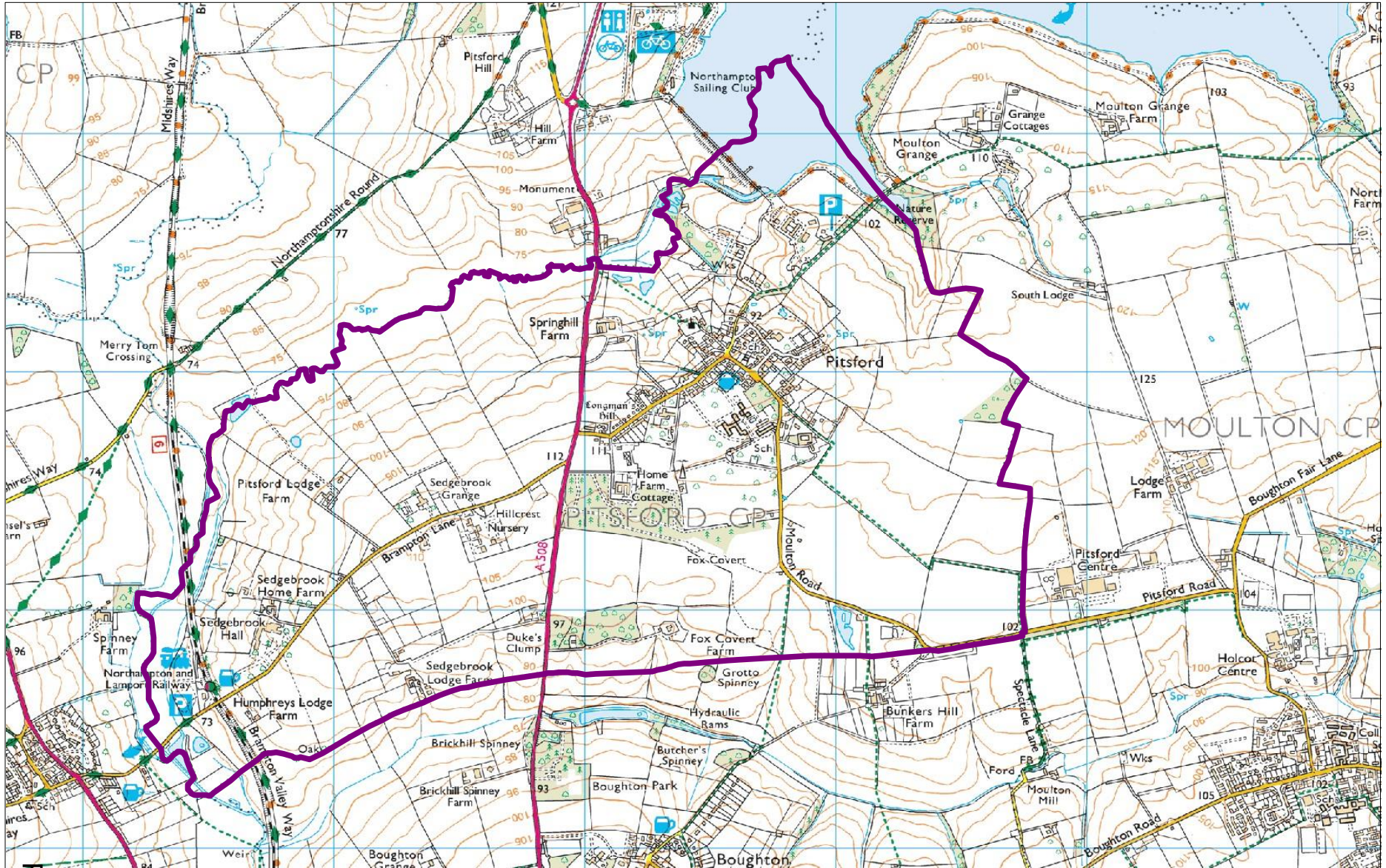


Recommendation ID number	Page/Para/Policy reference in Submission Version of NDP and para in Examiner's Report	Examiner's Recommendation	Details of further editorial changes	Reason	Action to be taken
		<del>West Northamptonshire Joint Core Strategy Policy R2 and criteria in part C of the Daventry Settlements and Countryside Local Plan Policy RA2.</del>			
15	p60, paras 6.1, 6.2, 6.3	N/A	<p>Delete section 6 as shown:</p> <p><del>6.0 How to comment on this document</del></p> <p><del>6.1 The Pitsford Neighbourhood Plan has been published for consultation under Regulation 16 of the Neighbourhood Planning Regulations 2012. The Regulation 16 consultation runs from Friday 27 August to Midnight on Friday 15 October 2021.</del></p> <p><del>6.2 Following this consultation, the Plan and any representations made will be subject to independent examination. This will be carried out by a suitably qualified,</del></p>	To reflect the fact that this is the referendum version.	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
			<p><del>independent person, jointly appointed by West Northamptonshire Unitary Authority and the Parish Council to consider whether the Plan meets the basic conditions and any legal and procedural requirements.</del></p> <p><del>6.3 It is likely that the independent examiner will recommend further changes, before the Plan is the subject of a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before West Northamptonshire may "make" the Plan. The PNDD will then be used to help determine planning decisions in the Pitsford neighbourhood area alongside West Northamptonshire and National Planning Policies.</del></p>		
16	Other Matters – General (Para 7.61 of the examiner's report)	Recommend for WNC and the Parish Council to have the flexibility to make any necessary consequential changes to the	N/A	To ensure consistency with any of the modified policies or technical changes	Amend as required 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>general text elsewhere in the Plan as a result of the recommended modifications to the policies.</p> <p>Modification of general text (where necessary) to achieve consistency with the modified polices and to accommodate any administrative and technical changes.</p>			
17	Other Matters – Specific (para 7.63 of examiner's report)	Other modifications to the Plan based on WNC's comments insofar as they are necessary to ensure that the Plan meets the basic conditions.	<p>Paragraph 4.8 – replace 'Northamptonshire County Council' with 'Minerals and Waste Planning Authority'</p> <p>Identify all charts, graphs and tables as 'figures' and make appropriate cross-references in the text and the policies concerned.</p>	To ensure that the NDP meets the basic conditions.	Amend as required in accordance with examiner's recommendation.

## Appendix 2 – Map of Pitsford Neighbourhood Area



# WEST NORTHAMPTONSHIRE COUNCIL

## PLANNING POLICY COMMITTEE

26 April 2022

**Rebecca Breese, Strategic Planning, Built Environment & Rural Affairs**

<b>Report Title</b>	<b>Progress in Producing and Reviewing Neighbourhood Development Plans</b>
<b>Report Author</b>	<b>Richard Wood , Interim Head of Planning and Climate Change Policy richard.wood@westnorthants.gov.uk</b>

### **Contributors/Checkers/Approvers**

<b>West S151</b>	Martin Henry	Consulted 5 <sup>th</sup> April 2022
<b>Director</b>	Stuart Timmis	Consulted 5 <sup>th</sup> April 2022
<b>Communications Lead/Head of Communications</b>	Becky Hutson	5 <sup>th</sup> April 2022
<b>Legal</b>	Theresa Boyd	12 <sup>th</sup> April 2022

### **List of Appendices**

**Appendix 1 – Schedule of Neighbourhood Planning Activity as at 1<sup>st</sup> April 2022.**

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

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- 1.1 For members to note the progress being made in producing and reviewing Neighbourhood Plans across West Northamptonshire, and to make members aware of future neighbourhood planning activity.
- 1.2 For Members to agree that a report, updating them on progress being made on Neighbourhood Plan preparation, be made on a quarterly basis.

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

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- 2.1 The report summarises the progress that has been made in producing and reviewing Neighbourhood Plans across West Northamptonshire, and what future neighbourhood planning activity is expected.

### **3. Recommendations**

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3.1 It is recommended that Planning Policy Committee:

- a) Notes and welcomes the progress that has been made, and is being made, in producing Neighbourhood Plans across West Northamptonshire.
- b) Agrees that a report updating this Committee on progress being made with Neighbourhood Plans be presented on a quarterly basis.

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

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4.1 To ensure that members are fully aware of the Neighbourhood Plans that have been made for the area, and the progress being made in producing new and reviewing existing Neighbourhood Plans.

### **5. Report Background**

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5.1 The Localism Act 2011 introduced neighbourhood planning.

5.2 25 plans have been made (adopted) since then, and a number of the early plans are now being reviewed.

5.3 The Council provides support to local groups who are embarking on the production of a plan. In some respects, the approaches of the former councils varied. A project is now underway to harmonise the approaches in order that there is a consistent approach across west northamptonshire.

5.4 There are a number of formal stages that have to be gone through to produce a neighbourhood plan. The progress being made against each of those stages is set out in appendix 1. In summary the stages are:

- Designation of the planning area
- Regulation 14 consultation – this is a consultation stage on the first full draft of the plan, which is undertaken by the Qualifying Body (Parish/town council or forum)
- Regulation 16 consultation – this stage of consultation is undertaken by this Council. Any comments are sent to the Examiner.
- Examination – the examination of the plan is undertaken by an independent examiner, who decides if the plan meets the ‘basic conditions’, and will make recommendations if necessary to amend the plan to ensure it does meet the basic conditions.
- Referendum – the amended plan will be put to a referendum – usually all of the electorate in the relevant parish will be able to vote. If a majority vote in favour, the plan will be made.

5.5 The arrangements for a review of a plan vary depending on the type of changes being made. If the changes are minor (non-material) they can be agreed. If they are material but don't change

the nature of the plan they are subject to consultation and independent examination, but not a referendum. If they do change the nature of the plan, they also have to go to a referendum.

## **6. Issues and Choices**

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6.1 The purpose of this report is to provide a comprehensive statement of all neighbourhood planning in one place, and the intention would be to update the schedule of activity on a quarterly basis.

6.2 An alternative approach would be to rely on the information that is currently available on the former council's websites.

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

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### **7.1 Resources and Financial**

7.1.1 There are no financial implications arising specifically from this report - as each Neighbourhood Plan comes forward a report will be presented to this committee (see for example the report regarding Pitsford elsewhere on this agenda).

### **7.2 Legal**

7.2.1 There are no legal implications arising specifically from this report.

### **7.3 Risk**

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

### **7.4 Consultation**

7.4.1 As the plans are prepared they are subject to consultation.

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

7.5.1 Not applicable

### **7.6 Climate Impact**

7.6.1 There are no climate change impacts arising specifically from this report. Neighbourhood plans usually contain policies relating to climate change – these will be considered as each plan emerges.

### **7.7 Community Impact**

7.7.1 There are no community impacts arising specifically from this report.

## **7.8 Communications**

7.8.1 None directly arising from this report. The council uses its communications channels to keep the public informed and engaged on the various stages of the process for reviewing and producing Neighbourhood Plans, including publicising consultations and referendums as and when required.

## **8. Background Papers**

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8.1 None



## Appendix 1 – Schedule of Neighbourhood Planning Activity

### 1a - Plans that have been Made

Neighbourhood Plan	Date Made (Adopted)	Area
Ashton	May 2021	South
Badby	January 2019	Daventry
Barby & Onley	September 2016	Daventry
Braunston	February 2017	Daventry
Brixworth (original)	December 2016	Daventry
Clipston	December 2021	Daventry
Crick Village (original)	January 2018	Daventry
Duston	December 2015	Northampton
Flore	September 2018	Daventry
Growing Together	April 2017	Northampton
Guilsborough (original – see review)	January 2019	Daventry
Hackleton	December 2021	South
Harpole	September 2017	South
Kilsby (original – see review)	July 2016	Daventry
Kislingbury	May 2017	South
Maidwell with Draughton	November 2019	Daventry
Moulton	December 2016	Daventry
Overstone	December 2021	Daventry
Roade	July 2019	South
Spratton	July 2016	Daventry
Spring Boroughs	April 2016	Northampton
Welford	September 2017	Daventry
Welton	January 2019	Daventry
West Haddon (original – see review)	January 2016	Daventry
Woodford cum Membris	May 2018	Daventry

### 1b – Plans that have been reviewed

Neighbourhood Plan	Date of Review	Area
Brixworth	March 2021	Daventry
Crick	December 2021	Daventry

## **2a Neighbourhood Plans that are being prepared**

### **Stage Reached – Area Designated**

<b>Neighbourhood Plan</b>	<b>Date area Designated</b>	<b>Area</b>
Blisworth	July 2016	South
Charwelton	July 2015	Daventry
Cogenhoe and Whiston	April 2022	South
Creaton	February 2013	Daventry
Crick Commercial	July 2015	Daventry
East Haddon	July 2014	Daventry
Great Oxendon	March 2021	Daventry
Greens Norton	November 2012	South
Lampton & Hanging Houghton	May 2018, the Council understands that the Parish Council does not want to progress at present time	Daventry
Middleton Cheney	October 2012	South
Milton Malsor	April 2018	South
Pattishall	February 2017	South
Paulspury	September 2017	South
Queen's Park	Forum & area designated April 2018	Northampton
Semilong & Trinity	Forum & area designated September 2017	Northampton
Yardley Gobion	October 2012, Parish Council decided to cease work 2014	South

### **Stage Reached - Plans where work is being/ has been progressed towards Regulation 14 stage**

Arthingworth	Council understands that preparation is underway and consultants involved (Feb 2022)	Daventry
Harlestone	Council has provided comments on a draft. Notified of intention to start Regulation 14 in April 2022	Daventry
Staverton	Following an unsuccessful referendum in 2020, the group is taking stock before deciding what to do next. Officers attended a parish meeting on 7 <sup>th</sup> April to provide advice.	Daventry

### **Stage Reached - Plans that are at Regulation 14 stage**

Norton	Regulation 14 consultation closed May 2019. The Council understands that the group is taking stock before deciding what to do next.	Daventry
Nether Heyford	Regulation 14 consultation closed 12 November 2021	South
Silverstone	Regulation 14 consultation closed May 2021	South

### **Stage Reached – Plans that are at Regulation 16 stage**

	None at this stage currently	
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**Stage Reached - Plans that are at Examination Stage or proceeding to Referendum**

Great Houghton	Examiner's report received. Agreed at Planning Policy Committee on 16 <sup>th</sup> March that this Plan could proceed to a referendum on 5 <sup>th</sup> May 2022.	Northampton
Pitsford	Examiner's report Received. Report to Planning Policy Committee on 26 <sup>th</sup> April 2022 seeking authority to proceed to referendum - likely to be 16 <sup>th</sup> June.	Daventry

**2b Neighbourhood Plans that are being reviewed**

Guilsborough Review	Submitted for review in March 2022	Daventry
West Haddon Review	Consultant working for the Parish Council has submitted review tables, likely to be minor. Informal officer comments have been made.	Daventry
Kilsby Review	Examination recently started	Daventry

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