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Appendix A – Local Plan Part 2A Hackleton Parish Background Data

Appendix B – Map to accompany Hackleton Parish data
Document Overview

The Hackleton neighbourhood area is located to the south east of Northampton. The neighbourhood area includes the three villages of Hackleton, Horton and Piddington, the smaller settlement of Preston Deanery and the north of the neighbourhood area is impacted on by the Northampton Related Development Area.

- The neighbourhood development plan area had a population of the XXXX in the 2011 Census (Nomis).

- The key policy documents which are relevant to the area are:
  - National Planning Policy Framework (NPPF)
  - ‘Saved’ policies of the adopted South Northamptonshire Local Plan (1997)
  - West Northamptonshire Joint Core Strategy (2014)

- Hackleton is identified as a Restricted Infill Village under Policy H5 (South Northamptonshire Local Plan ‘saved’ policies).

- The key emerging planning policy document is the South Northamptonshire Local Plan Part 2a – this will deal with the area’s settlement hierarchy and land allocations.

- Hackleton is within Natural England’s National Character Area 159 – Northamptonshire Vales and is located on the border between the West Northamptonshire Uplands and the Tove and Ouse Catchment character areas but is just within the former.

- There are a total of 36 entries of the National Heritage List for England in the neighbourhood area.

- The area has flood risk issues in the three main villages and Preston Deanery.
1.0 Introduction

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

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

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

South Northamptonshire District Council have produced maps showing existing policy designations as part of their support to those preparing neighbourhood plans. From the same source Appendix A includes data on the socio-economic make-up of the neighbourhood area.
Map 1. Hackleton Neighbourhood Area Boundary
Map 2. Hackleton Policy Designations
Map 3. Horton Policy Designations
Map 4. Piddington Policy Designations
2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

The National Planning Policy Framework (NPPF) sets out the Government’s national planning policies and the priorities for development. It advises:

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

Para 7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

● an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

● a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

● an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

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

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

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

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

Delivering Sustainable Development

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

1. Building a strong, competitive economy.

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

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

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

2. Ensuring the vitality of town centres

3. Supporting a prosperous rural economy

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

4. Promoting sustainable transport

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

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

5. Supporting high quality communications infrastructure

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

6. Delivering a wide choice of high quality homes

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

Para 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

7. Requiring Good Design

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

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

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

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

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

8. Promoting healthy communities

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

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

Para 70: Planning policies should:

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

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

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

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

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The
designation should only be used:
  • where the green space in reasonably close proximity to the community it serves
  • where the green space is demonstrably special to a local community and holds a particular local
    significance
  • where the green area is local in character and is not an extensive tract of land

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

9. Protecting green belt land

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

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

11. Conserving and enhancing the natural environment

Para 109: The planning system should contribute to and enhance the natural and local environment by:
  • protecting and enhancing valued landscapes, geological conservation interests and soils
  • recognising the wider benefits of ecosystem services
  • minimising impacts on biodiversity and providing net gains in biodiversity where possible,
    contributing to the Government’s commitment to halt the overall decline in biodiversity

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

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

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

13. Facilitating the sustainable use of minerals

Note: this is not a neighbourhood plan matter.

Plan-making

Neighbourhood plans

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

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

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

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

2.2 National Planning Practice Guidance (NPPG)²

Para 004 - A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the

² http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/
planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

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

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

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

with appropriate regard to national policy and guidance.

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

a. having regard to national policies and advice;

b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;

c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;

d. the making of the neighbourhood plan contributes to the achievement of sustainable development;

e. 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).

f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
2.3 Ministerial Statements

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

Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014

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

The Ministerial statement indicated that:

(a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.

(b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.

(c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.

(d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

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

Written Statement to Parliament: Planning Update, 25 March 2015

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

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in

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accordance with the National Planning Policy Framework and Planning Guidance. Neighbourhood plans should not be used to apply the new national technical standards.

**Written Statement to Parliament: Wind Energy, 18 June 2015**

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

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and

- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

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

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[5](http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm)
3.0 South Northamptonshire Planning Policy Context

The current local planning policy framework for the neighbourhood plan area comprises the West Northamptonshire Joint Core Strategy, adopted in December 2014 and the remaining ‘saved’ policies of the South Northamptonshire Local Plan 1997.

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

3.1 West Northamptonshire Joint Core Strategy, 2014

The adopted West Northamptonshire Joint Core Strategy is a key part of the Local Development Framework for South Northamptonshire.

It sets out the long-term vision and objectives for the whole of the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils for the plan period up to 2026, including strategic policies for steering and shaping development. It identifies specific locations for strategic new housing and employment and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It also helps to ensure the co-ordination and delivery of other services and related strategies.

Spatial Strategy

The Joint Core Strategy Vision

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

Policy S1 – The Distribution of Development

Development and economic activity will be distributed on the following basis:

a) development will be concentrated primarily in and adjoining the principal urban area of Northampton
b) appropriate development of a lesser scale will be located in and adjoining the sub-regional centre of Daventry town
c) the development needs of the rural service centres of Towcester and Brackley and the rural areas will also be provided for
d) new development in the rural areas will be limited with the emphasis being on:
   • maintaining the distinctive character and vitality of rural communities;
   • shortening journeys and facilitating access to jobs and services;
   • strengthening rural enterprise and linkages between settlements and their hinterlands; and
   • respecting the quality of tranquillity.

http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737424
In assessing the suitability of sites for development priority will be given to making best use of previously developed land and vacant and under-used buildings in urban or other sustainable locations contributing to the achievement of a West Northamptonshire target of 30% of additional dwellings on previously developed land or through conversions.

Table 3: Proposed Housing Delivery by Plan Area

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<tr>
<td>South Northants District</td>
<td>13,183</td>
<td>2,975</td>
<td>1,190</td>
<td>9,018</td>
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Policy S3 - Scale and Distribution of Housing Development

Provision will be made for about 42,620 net additional dwellings in the plan area during the plan period 2011 to 2029. This provision will be distributed between the borough and district councils as follows:

South Northamptonshire District About 11020

Below the borough and district level housing development will be distributed in the following way:

South Northamptonshire District
- Brackley town about 2,160
- Towcester town about 2,650
- South Northamptonshire rural areas about 2,360
- Northampton related development area about 3,850

HACKLETON FALLS WITHIN THE SOUTH NORTHAMPTONSHIRE RURAL AREA

Policy S7 – Provision of Jobs

Provision will be made for a minimum net increase of 28,500 jobs in the period 2010 - 2029 in order to maintain a broad balance over time between homes and jobs and to maintain a diverse economic base.

Policy S8 – Distribution of Jobs (extract)

1. The majority of new job growth will be concentrated within the principal urban area of Northampton.
3. Employment provision within South Northamptonshire District comprising:
   a) renewal and regeneration of existing employment sites as set out in Policy E1;
   b) high performance technology motorsport cluster at Silverstone Circuit as set out in Policy E5;
c) local employment provision within sustainable urban extensions as set out in the sustainable urban extension policies; and

d) tourism and visitor development in the rural areas as set out in Policies E7 and R2.

**Policy S10 – Sustainable Development Principles**

Development will:

- achieve the highest standards of design incorporating safety and security considerations and a strong sense of place;
- be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime;
- make use of sustainably sourced materials;
- minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling;
- be located where services and facilities can be easily accessed by walking, cycling or public transport;
- maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design;
- maximise the generation of its energy needs from decentralised and renewable or low carbon sources;
- maximise water efficiency and promote sustainable drainage;
- protect, conserve and enhance the natural and built environment and heritage assets and their settings;
- promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and
- minimise pollution from noise, air and run off.

**Policy S11 – Low Carbon and Renewable Energy**

All new residential developments (including mixed use) are required to achieve a minimum of level 4 standard in the Code for Sustainable Homes and to achieve the zero carbon standard from 2016 or national equivalent standard, including where appropriate a contribution to community or private energy funds.

All new non-residential developments over 500m² gross internal floorspace are required to achieve a minimum rating of at least BREEAM (BRE environmental assessment method) very good standard (or equivalent) or any future national equivalent zero carbon standard from 2019.

These requirements will apply unless it can be demonstrated that they would make the development unviable.

**West Northamptonshire Wide Policies:**

**Connections**

**Policy C1 – Changing Behaviour and Achieving Modal Shift**

Priority will be given to proposed transport schemes that will contribute to behavioural change by:
1) providing access by walking, cycling and public transport to key facilities and services;
2) promoting the use of walking, cycling and public transport over and above private car trips;
3) maximising the use of existing capacity within transport infrastructure; and
4) managing the demand for car-based travel within urban areas.

Any capacity improvements should support economic growth and/or safeguard strategic routes and/or reduce transport energy use.

In order to achieve behavioural change the following measures will be introduced across West Northamptonshire:

a) the delivery of a comprehensive public transport network.
b) the formation of formal partnerships to deliver improvements to through ticketing and public transport information.
c) the provision of effective cycling networks across the existing urban and rural area linked to key transport interchanges.
d) new development should be accessed by fibre to the premises (fttp) technology enabling access to superfast broadband and speeds of at least 30 megabits per second.

Information communication networks, such as superfast broadband, will be supported across the whole of West Northamptonshire to reduce the need to travel and be a requirement for new developments.

Policy C5 – Enhancing Local and Neighbourhood Connections

The connections within urban areas, between neighbourhoods and town and district centres, or the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:

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

Regenerating and Developing Communities

Policy RC2 – Community Needs

New residential and commercial development will be required to make provision for community facilities and public open space in accordance with the standards set out in Open Space/Recreation Studies and identified within the West Northamptonshire Sports Facility Strategy and the Cultural Investment Plan. The loss of existing community facilities, including built sport facilities and areas of open space will be resisted unless it can be demonstrated that:
• There is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or
• The proposal will bring about community benefits that outweigh the loss of the facility; or
• Having regard to the relevant open space study, the space is surplus or is little used.

Proposals for new facilities will need to be supported by a long term maintenance and management plan. Financial contributions towards the provision or enhancement of, existing community facilities will need to be provided by new development. The exact nature of the provision and timing will be set out within the Daventry District Settlements and Countryside Local Plan, South Northamptonshire Settlements and Development Management Policies Local Plan and Northampton Related Development Area Allocations and Development Management Policies Local Plan and supported by Supplementary Planning Documents.

**Economic Advantage**

**Policy E1 – Existing Employment Areas**

To help support a vibrant, successful and developing local economy, existing and allocated employment sites and industrial estates across West Northamptonshire will be retained for uses within use classes B1, B2 and appropriate non-B employment generating uses.

Change of use to other (non-employment generating) uses will be resisted unless it can be demonstrated that the site is no longer economically viable for employment purposes in the long term, there is a clear conflict with adjoining uses, or its release would offer significant benefits to the local area.

New commercial floorspace at the rural service centres of Towcester and Brackley and other smaller settlements will be of a scale that is commensurate with their function.

Detailed implementation of this policy will be through the Part 2 Local Plans.

**Policy E7 – Tourism, Visitor and Cultural industries**

Tourism, visitor and cultural development proposals will be supported where:

• they contribute to the achievement of regeneration aims and objectives;
• they strengthen the overall tourism offer;
• they benefit local communities and businesses; and
• development is of a use, form and scale which does not harm the quality of the natural or built environment.

Attractions and facilities of a significant scale should be located firstly within town centres, then on the edge of town centres, and then at other accessible locations.

Rural visitor attractions should conform to Policy R2.
Housing

Table 4: Housing Requirement by Area 2011 – 2029

(Note: Figures may not sum due to rounding. Source: ORS Housing Market Model)

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>South Northants&lt;sup&gt;7&lt;/sup&gt;</th>
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<tr>
<td>Market Housing</td>
<td>3900</td>
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<tr>
<td>Intermediate Affordable Housing</td>
<td>1700</td>
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<td>Social Rented/Affordable Rented Housing</td>
<td>1600</td>
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<td><strong>Total Housing Requirement</strong></td>
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<td>Market Housing</td>
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<tr>
<td>Intermediate Affordable Housing</td>
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<tr>
<td>Social Rented/Affordable Rented Housing</td>
<td>22.2%</td>
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Policy H1 – Housing Density and Mix and Type of Dwellings

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

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

Development within the proposed sustainable urban extensions will be expected to achieve minimum average densities of 35 dwellings per hectare.

Policy H2 – Affordable Housing (extract)

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

• **South Northamptonshire District rural areas:** 50% affordable housing will be required on all sites.

In all cases the percentage requirements identified above are subject to the assessment of viability on a site by site basis.

<sup>7</sup> Excluding the Northampton Related Development Area
Affordable housing should be provided on the application site as an integral part of the development.

In exceptional circumstances, off site provision and/or commuted payments in lieu of onsite provision may be supported where this would offer an equivalent or enhanced provision of affordable housing.

The tenure mix of affordable housing should reflect local housing need and viability on individual sites.

**Policy H3 – Rural Exception Sites**

The provision of affordable housing to meet identified local needs in rural areas on 'exception sites' will be supported.

Schemes must either be purely affordable housing or mixed tenure schemes including an element of market housing where this is essential to the delivery of the affordable housing. It will be a requirement that the market housing:

1) is the minimum necessary to make the scheme viable; and
2) meets specific locally identified housing needs.

In all cases the following criteria must be met:

a) the site is within or immediately adjoins the main built-up area of a rural settlement;
b) the form and scale of development should be clearly justified by evidence of need through a local housing needs survey; and
c) arrangements for the management and occupation of affordable housing must ensure that it will be available and affordable in perpetuity for people in local housing need.

**Policy H4 – Sustainable Housing**

Residential development must be designed to provide accommodation that meets the requirements of the Lifetime Homes Standard subject to the assessment of viability on a site by site basis. New housing must also meet the sustainable development principles and standards set out in Policies S10 and S11 in the spatial strategy.

**Policy H5 – Managing the Existing Housing Stock**

The existing housing stock will be managed and safeguarded by:

- restricting the loss of existing dwellings to other uses
- securing the re-use of empty dwellings for residential use
- allowing houses in multiple occupation (HIMOS) where they would not adversely affect the character and amenity of existing residential areas.

Where required the environment of existing residential areas will be enhanced, including the renovation and replacement of existing housing through area based renewal.
Policy H6 – Gypsies, Travellers and Travelling Showpeople

The following provision will be made for accommodation of gypsies, travellers and travelling showpeople in the period up to 2029:

1) South Northamptonshire district: 19 residential pitches, 1 emergency stopping place and travelling showpeople plots;

Consideration will be given to the allocation of sites suitable for mixed residential and business use.

Site allocations and applications for planning permission must meet the following criteria:

a) the site has safe and convenient vehicular access from the public highway, and provides adequate space for parking, turning and servicing on-site.

b) the site is reasonably accessible to a range of services set out in national policy, i.e. shops, public transport, primary health care and schools.

c) the site will provide an acceptable standard of amenity for the proposed residents. Sites which are exposed to high levels of flood risk and noise and air pollution are not acceptable.

d) the site will be capable of providing adequate on-site services for water supply, power, drainage, sewage disposal, waste disposal, composting and recycling facilities.

e) the scale and location of the site will not have an unacceptable impact on the landscape, local infrastructure and existing communities.

f) in the case of sites for travelling showpeople there will be sufficient space for the storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers. Additional screening may be required having regard to the nature of the equipment that is being stored.

Built and Natural Environment

Policy BN1– Green Infrastructure Connections

Green infrastructure corridors of sub-regional and local importance as set out in figure 6 of the Joint Core Strategy will be recognised for their important contribution to sense of place and conserved, managed and enhanced by:

• incorporating existing and identified future networks into new development proposals;

• securing contributions from development or other sources for the creation of and future management of the green infrastructure networks;

• delivering long term management strategies for the sub-regional and local network.

Measures to enhance existing and provide new green infrastructure provision will:

1. be designed and delivered sustainably with prudent use of natural resources;

2. mitigate and adapt to the effects of climate change including through improved flood risk management and as a carbon store;

3. be designed to the highest quality in terms of appearance, access provision and biodiversity enhancement and protection;
4. reflect local character through the planting of native and other climate appropriate species and consideration of natural and cultural heritage features;
5. be supported by a long-term management strategy.

Policy BN2 – Biodiversity

Development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported.

Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate:

• the methods used to conserve biodiversity in its design and implementation
• how habitat conservation, enhancement and creation can be achieved through linking habitats
• how designated sites, protected species and priority habitats will be safeguarded

Development management decisions will reflect the hierarchy of biodiversity and geodiversity designations attaching appropriate weight to the status of the site which would be affected. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

Policy BN3 – Woodland Enhancement and Creation

Measures to enhance and manage existing woodlands and create new woodlands in West Northamptonshire will be supported. Opportunities will be sought to create new woodland to buffer, extend and relink areas of ancient woodland which have become fragmented. The protection of aged or veteran trees outside ancient woodlands will also be supported. Development that would lead to further fragmentation or result in a loss of ancient woodland, aged and veteran trees will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Policy BN5 – The Historic Environment and Landscape

Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire’s local distinctiveness and sense of place.

In environments where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.

In order to secure and enhance the significance of the area’s heritage assets and their settings and landscapes, development in areas of landscape sensitivity and/ or known historic or heritage significance will be required to:

1. sustain and enhance the heritage and landscape features which contribute to the character of the area including:
   a) Conservation Areas;
b) significant historic landscapes including historic parkland, battlefields and ridge and furrow;
c) the skyline and landscape settings of towns and villages;
d) sites of known or potential heritage or historic significance;
e) locally and nationally important buildings, structures and monuments

2. demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting in order to minimise harm to these assets; where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report.

3. be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place

The retention and sensitive re-use of disused or underused heritage assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources.

Proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported.

Policy BN7A - Water Supply, Quality and Wastewater Infrastructure

New development proposals will ensure that adequate and appropriate water supply and wastewater infrastructure is available to meet the additional requirements placed upon it and to ensure that water quality is protected, and as far as is practicable, improved.

Development proposals will ensure that adequate wastewater treatment capacity is available to address capacity and environmental constraints.

Development should use sustainable drainage systems, wherever practicable, to improve water quality, reduce flood risk and provide environmental and adaptation benefits.

To ensure all new housing is water efficient all new development will be required to achieve the equivalent of minimum level 4 standards for water conservation in the Code for Sustainable Homes or any national equivalent standard from 2016.

Policy BN7 –Flood Risk

Development proposals will comply with flood risk assessment and management requirements set out in the National Planning Policy Framework and Planning Practice Guidance and the West Northamptonshire Strategic Flood Risk Assessments to address current and future flood risks with appropriate climate change allowances.

A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability of flooding unless it has met the requirements of the Sequential Test and the Exception Test as set out within Table 6.
All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management.

All proposals for development of 1 hectare or above in Flood zone 1 and for development in 2, 3a or 3b must be accompanied by a Flood Risk Assessment that sets out the mitigation measures for the site and agreed with the relevant authority.

A Flood Risk assessment must also accompany proposals where it may be subject to other sources, and forms, of flooding or where other bodies have indicated that there may be drainage problems.

In order to meet the Exception Test development must:
1) demonstrate that the development provides wider sustainability benefits to the community that outweigh the flood risk;
2) be located on previously developed land; and
3) be accompanied by a site specific Flood Risk Assessment that demonstrates that the development will be safe for its lifetime without increasing flood risk elsewhere and where possible, reduce flood risk overall

Where flood risk management requires the use of sustainable drainage systems to manage surface water run off, these should:
a) separate surface water from foul and combined sewers;
b) be accompanied by a long term management and maintenance plan; and
c) protect and enhance water quality.

The design standard for the Upper Nene catchment (through Northampton and within the Nene catchment upstream of Northampton) is the 0.5% probability (1 in 200 chance of occurring in any year) event plus climate change. Surface water attenuation should be provided up to this standard.

**Policy BN8 - The River Nene Strategic River Corridor**

The natural and cultural environment of the Nene Corridor through the plan area, including its tributaries, will be enhanced and protected in recognition of its important contribution to the area's green infrastructure network, landscape, townscapes, regeneration, recreation and historic environment.

Proposals for new development and habitat enhancement should demonstrate an understanding of the importance of the River Nene for biodiversity within and beyond the plan area.

**Infrastructure and Delivery**

**Policy INF1 – Approach to Infrastructure Delivery**

New development will be supported by, and provide good access to, infrastructure, including physical, green and social elements. It will integrate with and complement adjoining communities.

Where development generates a need for new infrastructure developers will need to demonstrate that capacity exists, or that provision will be made, to meet the necessary requirements arising from that development within an appropriate timescale.
In assessing capacity, developers will be expected to provide evidence as to whether existing infrastructure can be used more efficiently, or whether the impact of development can be reduced through promoting behavioural change.

**Policy INF2 – Contributions to Infrastructure Requirements**

New development will only be permitted if the necessary on and off-site infrastructure that is required to support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place to ensure that it will be delivered.

Provision made through planning obligations may seek pooled contributions where the combined impact of a number of developments creates the need for infrastructure and where a direct relationship between the development and the infrastructure has been demonstrated.

For other site specific needs direct provision will need to be made, either through the imposition of planning conditions or secured through a planning obligation, with the relevant local planning authority.

**Places Policies:**

**Rural Areas**

The challenges facing rural areas have been well documented at national level.

As part of the evidence base for the Joint Core Strategy, a survey of the Needs and Aspirations of Rural Communities was undertaken, the findings of which have been used to inform the policy approach. The top three priorities for the rural areas were identified as being to meet communities’ needs locally, to protect and enhance the environmental heritage and to protect and enhance the built environment. There was also some acknowledgment of the need to provide affordable housing and to support the rural economy. A constant theme is the need to ensure that the scale and nature of development in rural areas is consistent with local needs.

If one issue stands out above all others in rural areas it is accessibility to services and facilities. In the Needs and Aspirations Survey the lack of services and the loss of services in rural areas was the greatest concern identified by communities when asked about their perception of the area. Not surprisingly in terms of attitudes to development there is considerable support where this would help to sustain and improve local services.

The Joint Core Strategy sets out a rural settlement hierarchy that will enable the provision of new homes, jobs and services needed in rural areas, whilst ensuring that new development is focused in sustainable settlements and protects the overall rural character of the area:

- **a) Primary Service Villages** - Have the highest level of services and facilities within the rural area to meet the day to day needs of residents including those from surrounding settlements. These settlements are the most appropriate for accommodating local housing and employment needs and would be the focus for service provision in the rural areas;

- **b) Secondary Service Villages** - These settlements have a more limited range of services, but still provide scope to meet some local needs for housing, employment and service provision;
c) Other Villages - These villages have an even more limited range of services and are more reliant on the services of larger centres for day to day needs.

The scope for development within these villages is likely to be limited to windfall infill development, although some housing to provide for local needs may be suitable.

Policy R1 – Spatial Strategy for the Rural Areas

Within the rural areas of West Northamptonshire there is an identified need for 2,360 dwellings within Daventry district and 2,360 dwellings within South Northamptonshire to be provided between 2011 and 2029 beyond the towns of Daventry, Towcester and Brackley. Within the rural areas the distribution of the rural housing requirement will be the subject of the Part 2 Local Plans that are being prepared by Daventry District and South Northamptonshire councils according to the local need of each village and their role within the hierarchy.

Development within the rural areas will be guided by a rural settlement hierarchy that will comprise the following categories:

- primary service villages;
- secondary service villages;
- other villages; and
- small settlements/hamlets.

The rural hierarchy in the Part 2 Local Plans will have regard to but not exclusively, the following:

1) the presence of services and facilities to meet the day to day needs of residents, including those from surrounding settlements;
2) opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements;
3) accessibility, particularly by public transport, to the main towns and sustainable employment opportunities;
4) evidence of local needs for housing (including market and affordable housing), employment and services;
5) the role, scale and character of the settlement;
6) the capacity of settlements to accommodate development in terms of physical, environmental, infrastructure and other constraints;
7) the availability of deliverable sites including previously developed land in sustainable locations;
8) sustaining the rural economy by retaining existing employment sites where possible, by enabling small scale economic development, including tourism, through rural diversification and by supporting appropriate agricultural and forestry development;
9) protect and enhance the character and quality of the rural areas’ historic buildings and areas of historic or environmental importance; and
10) enabling local communities to identify and meet their own local needs.

Residential development in rural areas will be required to:

a) provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and
b) not affect open land which is of particular significance to the form and character of the village; and
c) preserve and enhance historic buildings and areas of historic or environmental importance including those identified in Conservation Area Appraisals and Village Design Statements; and
d) protect the amenity of existing residents; and
e) be of an appropriate scale to the existing settlement; and
f) promote sustainable development that equally addresses economic, social and environmental issues; and
g) be within the existing confines of the village.

Development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy.

Once the housing requirement for the rural areas has been met through planning permissions or future allocations, further housing development will only be permitted where it can be demonstrated that it:

i) would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or

ii) is required to support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services); and

iii) has been informed by an effective community involvement exercise prior to the submission of a planning application; or

iv) is a Rural Exceptions Site that meets the criteria set out in Policy H3; or

v) has been agreed through an adopted Neighbourhood Plan.

Whilst the majority of economic activity will be focused in sustainable urban areas and at strategic sites such as the Daventry international rail freight terminal (DIRFT), rural areas play an important role in the economy of West Northamptonshire. Evidence indicates that rural areas are attractive to new employers and business start-up rates are often higher than in urban areas. Providing new employment opportunities in the rural areas can help combat the decline of traditional rural employment and address the issue of increased out-commuting. Strategies adopted by both Daventry District Council and South Northamptonshire Council seek to strengthen the rural economy and support the vitality of villages.

Policy R2 – Rural Economy

Proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. The following types of development are considered to be acceptable:

1. The re-use of rural buildings;
2. Schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;
3. Small-scale tourism proposals, including visitor accommodation;
4. Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced;
5. The expansion of businesses in their existing locations, dependent upon the nature of the activities involved, the character of the site and its accessibility;
6. Small scale employment development to meet local needs; and
7. The use of land for agriculture, forestry and equestrian activity.

**Policy R3 – A Transport Strategy for the Rural Areas**

Improved accessibility and sustainable transport within rural areas and the avoidance of congestion and ‘rat running’ will be secured by:

- supporting improved public transport connections between villages and hamlets and their nearest services;
- supporting improvements to the cycling network between villages and their nearest service centre; and
- reviewing walking connections within villages to identify specific improvements required ensuring the safety of pedestrians.
3.2 ‘Saved’ Policies of the South Northamptonshire Local Plan, 1997

Policy G3
Planning permission will normally be granted where the development:

a. is compatible in terms of type, scale, siting, design and materials with the existing character of the locality;

b. possesses a satisfactory means of access and provides adequate parking, servicing and turning facilities, including for the disabled;

c. does not result in the loss of undeveloped land which in the opinion of the local planning authority is of particular significance to the form and character of the settlement;

d. will not unacceptably harm the amenities of any neighbouring properties;

e. is neither of a hazardous nature nor likely to cause problems of pollution, noise, vibration, smell, smoke, discharge or fumes;

f. does not unduly affect the existing or proposed transportation network;

g. can be provided with access to the necessary infrastructure and public services without causing unacceptable visual intrusion into the surrounding landscape;

h. does not result in the irreversible loss of the best and most versatile agricultural land;

i. is sympathetic to the quality and character of any building listed as being of special architectural or historic importance or its setting;

j. does not harm the character, appearance or setting of a conservation area;

k. will not adversely affect sites of nature conservation value or sites of geological, geomorphological or archaeological importance;

l. incorporates suitable landscape treatment as an integral part of the planning of the development;

m. provides for satisfactory foul and surface water drainage;

n. is not on or in proximity to land containing known mineral resources, or, if known resources exist, without first considering the need to safeguard these resources.

o. is, where appropriate, accessible by public transport.

p. has full regard to the needs of security and crime prevention all

Proposals for development will be considered in the light of this policy.

Policy H5
In restricted infill villages proposals for residential development will normally be permitted within the village confines as follows:

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(i) the infilling of a small gap in an otherwise built up frontage; or  
(ii) a small group of dwellings; or  
(iii) a conversion in accordance with Policy EV15

Hackleton, Horton and Piddington are identified as restricted infill villages.

Policy H12

Proposals for residential development in backland situations will be permitted only where the following criteria are met:

(i) the proposal will not adversely affect the character of that part of the settlement; and  
(ii) the proposal will not adversely affect the amenities of neighbouring residential properties and  
(iii) the suitable access and parking can be provided.

Tandem development i.e. one house sited immediately behind another and sharing the same access will not be permitted.

Policy H17

Proposals for residential extensions should:

(i) respect the scale and character of the existing dwelling and of neighbouring development. and  
(ii) avoid causing any significant loss of amenity to neighbouring occupiers. and  
(iii) avoid the creation of a “terracing” effect by developing detached or semi-detached dwellings up to the common boundary and  
(iv) have regard to the supplementary planning guidance adopted by the Council. and  
(v) in the case of extensions to dwellings in the restraint villages or in the open countryside, not exceed a fifty per cent increase by volume of the original dwelling, or of the residual floorspace if demolition is involved. Any further extensions will not be permitted.

Policy H19

Accommodation for full time agricultural or forestry workers should wherever practical be provided in nearby towns, limited development villages or restricted infill villages. In the restraint villages or in the open countryside proposals for permanent residential development to accommodate persons employed in agriculture or forestry will normally only be permitted where:

(i) a need for accommodation associated with an agricultural unit can be clearly demonstrated; and  
(ii) the present and continued sustainability of the unit with which the dwelling will be associated can be established; and  
(iii) the dwelling does not exceed 180 square metres in total, excluding garage; and
(iv) the site is in close proximity to existing or proposed farm buildings; or

(v) in the case of a redundant building the proposal conforms with Policy EV16; and

(vi) existing residential accommodation is shown to be inadequate and cannot be economically adapted for this purpose.

**Policy E4**

Planning permission will not be granted for the change of use or redevelopment of a site or building currently or last used, and which remains suitable for, industrial or commercial purposes to a non-employment use. Exceptions may be made where the proposal is in accordance with Policy R1 or where the existing use can be shown to be in significant conflict with the criteria set out under Policy G3.

**Policy E7**

A proposal for industrial and commercial development will not normally be permitted in the restraint villages of Alderton, Castle Ashby, Courteenhall, Hulcote, Passenham and Thenford and in the open countryside. Exceptions will be considered which involve a change of use or the conversion of a building in accordance with Policies EV16 and EV17.

**Policy EV1**

Proposals for new development will be expected to pay particular attention to the following elements of design;

(i) existing site characteristics including landscape features and levels;

(ii) the relationship with adjoining land and buildings;

(iii) the scale, density, layout, height, massing, landscape and materials in relation to the site and its surroundings;

(iv) the appearance and treatment of the spaces between and around buildings.

**Policy EV2**

Planning permission will not be granted for development in the open countryside, although exceptions may include:

(i) the conversion of an existing building in accordance with Policies EV16 and EVv17; or

(ii) development necessary for the purposes of agriculture, forestry, tourism or recreation; or

(iii) in the special landscape areas, appropriate development essential for the purposes of agriculture, forestry, tourism or recreation

**Policy EV5**

A proposal for the erection of an essential farm building will only be favourably considered where:

(i) the building is designed wherever possible as an integral part of an existing farm complex; and

(ii) the proposal has regard in terms of siting to existing landform and natural features; and
(iii) the design, materials and colours are sympathetic to the surrounding area;

Policy EV9

A proposal for development in a conservation area will normally only be permitted where:

(i) the design and scale of new work respects the established character of the area; and
(ii) the proposal uses traditional materials appropriate to the character of the area; and
(iii) the development does not involve the loss of buildings, walls or other features which contribute to the character of the area and
(iv) in the case of an intensification of a use or an application for a change of use the proposal will be in scale with and not harm the established character of the area.

Map 5. Local Plan Proposal Map Inset – Hackleton, Horton, Piddington
Policy EV10

The council will seek to preserve or enhance the special character or appearance of conservation areas by:

(i) resisting the loss of buildings, walls, trees, hedges or other features of importance to that character or appearance;

(ii) strictly controlling advertisements;

(iii) removing unsightly wires and signs where appropriate and pressing statutory undertakers and utilities to underground their services;

(iv) encouraging the development and improvement of under-utilised land and buildings;

(v) improving the visual quality of roads, footpaths, street furniture, lighting and signs through its environmental programme;

(vi) retaining open spaces and important views, where they contribute to the character of the area.

Policy EV11

Planning permission will not be granted for any development proposals outside a conservation area which have an adverse effect on the setting of the conservation area or on any views into or out of the area.

Policy EV12

When considering applications for alterations or extensions to buildings of special architectural or historical interest which constitute development the council will have special regard to the desirability of securing their retention, restoration, maintenance and continued use. Demolition or partial demolition of listed buildings will not be permitted. The council will also seek to preserve and enhance the setting of listed buildings by control over the design of new development in their vicinity, the use of adjoining land and, where appropriate, by the preservation of trees and landscape features.

Policy EV13

A proposal to extend or alter a listed building will only be permitted where the design, scale and materials respect the established architectural and historical character of the building and locality.

Policy EV15

In a limited development village or restricted infill village (my emphasis) a proposal for the re-use and adaptation of a building to an appropriate use will be permitted where:
(i) the building lies within the village confines; and
(ii) the building is suitable for the proposed use; and
(iii) the proposal substantially reflects the character of the building; and
(iv) the form, bulk and general design of the building is in keeping with its surroundings; and
(v) in the case of a building of traditional style or character the building can be converted without the need to rebuild or significantly alter; and
(vi) in the case of a residential conversion of a larger building or group of buildings provides, where practicable in relation to criterion (v), accommodation which includes small units.

Planning permission for the re-use of the building for residential purposes will be granted only where

(i) it can be demonstrated by way of a statement of the efforts that have been made that the building is not capable of conversion to a business use. or
(ii) the residential element of the proposal is ancillary to a business re-use.

Policy EV16

A proposal for the re-use and adaptation of a building of traditional style or character in a restraint village or in the open countryside (note: outside Hackleton, Horton and Piddington villages the neighbourhood plan area is open countryside) will be permitted where: (i) the building is capable of conversion without the need to rebuild or significantly alter; and

(ii) the proposed use can be accommodated within the existing framework of the building; and

(iii) the building and its setting are of a character sympathetic to its surroundings; and

(iv) the nature, scale, form and design of the proposal is sympathetic to the existing character of the building and its surrounding environment; and (v) in the case of a conversion to residential use the scheme is normally restricted to the creation of one dwelling only from each individual building.

A proposal for conversion to residential use is unlikely to be permitted unless the council is satisfied that an appropriate non-residential use has been considered and discarded for valid reasons.

Policy EV17

A proposal for the re-use and adaptation of a non-traditional building in a restraint village or in the open countryside will be permitted where:

(i) the building is of a substantial construction and its form, bulk and general design is generally in keeping with the character of the area; and (ii) the building is capable of conversion without the need to substantially rebuild or significantly alter or remodel; and

(iii) the proposed use can be accommodated within the existing framework of the building and

(iv) the type and scale of the proposed use is appropriate to the building and locality
Policy EV19

A proposal for tree felling or pruning will generally not be permitted to a tree in a conservation area or to a tree the subject of a tree preservation order except where the proposal is justified in the interests of good arboricultural practice or other clear environmental benefit.

Policy EV21

Development proposals will be expected to retain wherever possible, or failing that to replace, trees, hedgerows, ponds or other landscape features where they make an important contribution to the character of the area.

Policy EV25

The council will not permit development that would adversely affect the nature conservation, landscape or wildlife value of dismantled railways or waterways and watercourses.

Policy EV29

Where a landscaping scheme is required as part of a development proposal, primarily where the proposal would have a significant visual impact, planning permission will only be granted where the scheme:

(i) indicates on the submitted plans, taking account of Policy EV22, existing vegetation and landscape features to be retained and removed and areas of new planting; and

(ii) identifies planting proposed; the species, type, size, siting and density of trees and shrubs and

(iii) comprises indigenous plant species where appropriate; and

(iv) identifies significant earthworks and changes in ground levels, and boundary treatment; and

(v) identifies significant elements of hard landscaping features including furniture such as seating and play equipment together with surface treatments and

(vi) identifies the routing of proposed underground and overground functional services, particularly in relation to existing vegetation and landscape features which are to be retained and any which are proposed.

Policy EV31

Proposals which require planning permission for the erection of overhead lines, telecommunications installations and public utility equipment will be permitted provided they will not be visually intrusive, detract significantly from any existing landscape feature and there is no reasonable possibility of sharing existing facilities. Additionally, in special landscape areas and conservation areas permission will be granted only where:

(i) there is no practicable alternative route for overhead lines, including undergrounding; or

(ii) the service cannot be provided using existing telecommunications; satisfactorily means of or

(iii) there is no possibility of erecting antennae on an existing building or structure.

All proposals throughout the district should be sited and designed so as to minimise their visual impact.
Policy R4

The council will oppose the loss of existing retail uses or public houses in rural areas and planning permission for changes of use from retail will not be granted except where it is demonstrated that the use is not, and has no realistic prospect of becoming, viable.

Policy R6

In the open countryside planning permission will normally be granted for a small scale retail development for tourism or recreational purposes. Preference will be given to a proposal which makes use of an existing building in accordance with Policies EV16 and EV17.

Policy R8

Planning permission will normally be granted for the establishment of a garden centre in the open countryside where the proposal:

(i) is closely related to a town, a limited development village or a restricted infill village; or

(ii) relates to a substantial existing horticultural activity; or

(iii) will enhance the environmental character of the area; and

(iv) does not lie within a special landscape area.

Policy R9

Where planning permission is required, proposals for farm shops will normally be permitted provided that:

(i) sale items are related to the farming industry, the majority of which consist of produce grown on the farm or in the locality;

(ii) the proposal is of a small scale;

(iii) the proposal utilises an existing building;

(iv) access and parking can be provided in accordance with council standards.

Policy RC2

Proposals for small scale recreation or community facilities to meet local requirements will normally be permitted in the limited development and restricted infill villages on sites within or closely related to the village confines.

Policy RC3

In the restraint villages or open countryside proposals for recreation or community facilities will normally only be permitted where it involves:

(i) a conversion in accordance with Policies EV16 and EV17; or

(ii) a new facility which is dependent upon or especially appropriate to an open countryside location. In such a case preference will be given to a proposal which is closely related to existing buildings. Special care will need to be exercised in respect of the siting of any proposed development that will generate high noise levels.
In the special landscape areas planning permission will normally be granted for a small-scale development which provides for informal recreation or playing fields. Development should wherever possible be closely related to a settlement.

**Policy RC6**

Proposals for new golf courses and golf driving ranges will be favourably considered where:

(i) there is a proven need for additional provision; and

(ii) the design and landscaping is in harmony with the character of the surrounding landscape and retains existing trees and other landscape features wherever possible; and

(iii) in special landscape areas the special qualities of the landscape are not prejudiced; and

(iv) they do not involve additional built facilities not directly related to the golf course; and

(v) where the proposal affects the best and most versatile agricultural land, it is demonstrated that the land can be returned to its original quality if required in the future.

**Policy RC12**

Planning permission will normally be granted for small scale horse-related developments such as stables and field shelters where the council is satisfied that the proposal will not have an adverse impact on the character and appearance of the locality or the amenity of neighbouring property.

**Policy RC13**

Planning permission will normally be granted for development relating to equestrian enterprises such as riding establishments, livery stables or stud farms where:

(i) in the open countryside the proposal involves the conversion of an agricultural building in accordance with Policies EV16 and EV17 or in the case of new development the proposal is associated with existing buildings; and

(ii) the proposal does not have an adverse impact on the character and appearance of the locality, particularly in special landscape areas, and the amenity of neighbouring property; and

(iii) the proposal will not create a danger to the highway; and

(iv) the resultant horse activity will not lead to a deterioration of attractive areas of open space in the vicinity.
3.3 Emerging South Northamptonshire Local Plan (Part 2A)

The emerging South Northamptonshire Local Plan will eventually replace the ‘saved’ policies in the 1997 adopted Local Plan, and, in tandem with the West Northamptonshire Joint Core Strategy, it will set the local planning context.

The Plan will cover the entire district with the exception of land within the Northampton Related Development Area that has been identified in the West Northamptonshire Joint Core Strategy to meet the housing needs of the town.

The Local Plan will eventually include policies and proposals to:

- establish a rural settlement hierarchy to support the retention and provision of local services and facilities
- amend, where appropriate, the existing town and village confines
- identify areas of important green space within settlements
- protect and enhance the natural, built and historic environment
- deliver regeneration and growth

Work on this plan is ongoing. The District Council published an issues Options Consultation Document in April 2016. Previous work had been published in 2014 with background data on Hackleton Parish (Appendix 1).

Housing Requirement

The Joint Core Strategy sets out the total minimum number of dwellings required for the urban and rural areas of South Northamptonshire and shows how the agreed housing targets will be delivered through the Plan period. This overall target is based on a calculation of an ‘objectively assessed housing need’ that takes account of both the latest Office of National Statistics (ONS) household projections and the 2011 Census results. Having derived this housing need the next step is to develop realistic options about how this requirement could be met.

For the Joint Core Strategy this included consideration of evidence such as the availability of sites taking account of deliverability, viability and constraints. An important part of the Local Plan will be to distribute the housing growth set out in the Joint Core Strategy across the District. One way of considering how many houses should be provided in a particular village could be to take the overall requirement for housing in the rural areas and proportion this by village in relation to their existing number of dwellings. Effectively this would give the ‘objectively assessed housing need’ for each settlement area. This proportion could then be increased or decreased by consideration of factors including:

- What is the existing housing mix within a village?
- What is the identified affordable housing need?

9 http://www.southnorthants.gov.uk/1128.htm
• what are the individual aspirations for each village for growth to assist in the supporting local infrastructure, services and facilities or to seeking to reduce out commuting to work?
• what level of development has previously been achieved?
• what sites are deliverable - suitable, available now, achievable and viable?
• what local environmental designations exist?
• What is the existing ability of a village to support additional housing in relation to local facilities and transport links?
• What is the role of the settlement?

The WNJCS identifies a housing need for the South Northamptonshire Rural Area of 2,360 new homes 2011-2019.

But it is clear from the Options document that the identified housing need target of 2,360 dwellings can be achieved relatively early in the plan period. As of April 2015 there had been 1,013 completions in the rural area, and there were unimplemented planning permissions for a further 1,309 dwellings: a total of 2,322 dwellings only 38 dwellings short of the identified need.

The Options consultation document also begins to set out a methodology for setting a new settlement hierarchy in South Northamptonshire and the distribution of development within that hierarchy.

In terms of the settlement hierarchy the WNJCS identifies the following:

• primary service villages;
• secondary service villages;
• other villages; and
• small settlements/ hamlets.

The Options Consultation identifies those facilities and services and other attributes that should be used in defining the future settlement hierarchy. Hackleton scores third highest on the Sustainability Matrix of scores.

In terms of the future distribution of development given that the identified need in the South Northamptonshire area has effectively been met one option would be to not allocate any further sites for housing. This is not the preferred approach, the identified need figure being a minimum and national planning policy encouraging positive planning and housing growth. The Options consultation, therefore, considered a number of other growth options.

**On the six options tested the level of development identified for Hackleton was 0.** This reflects the high level of commitments in the neighbourhood area. As of April 2016, 414 new homes are under construction or have planning permission in Hackleton village, these are expected to be completed in the next five to six years. This will result in growth of 40.6% since 2011 (based on a neighbourhood area dwelling figure as recorded in the 2011 Census of 1,019).
3.4 Local Plan Part 2a Preferred Option\textsuperscript{10}

Consultation took place over summer 2017 on the Preferred Option (PO) of Local Plan Part 2a. It should be noted this is only an emerging plan. Para.009 of NPPG advises that in such circumstances:

“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan.

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force [the WNJCS and South Northamptonshire Local Plan] if it is to meet the basic condition. Although a draft neighbourhood plan or Order is not tested against the policies in an emerging Local Plan [Local Plan Part 2a] the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing needs evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.

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

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

with appropriate regard to national policy and guidance.

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

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

The NPPF (para. 216) also clarify the status of the emerging policies in Local Plan Part 2a:

“216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

\textsuperscript{10} https://www.southnorthants.gov.uk/info/65/local-plan-part-2-consultation-responses
• the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
• the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
• the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

The PO sets out a spatial strategy for South Northamptonshire in Policy 1:

POLICY: SETTLEMENT HIERARCHY 1: Settlement Hierarchy

Proposals for new development will be directed towards the most sustainable locations in accordance with the District’s settlement hierarchy. This will ensure that development reduces the need to travel and promotes sustainable communities based on the services and facilities that are available in each settlement. The use of previously developed land and buildings will be encouraged.

RURAL SERVICE CENTRES – First Tier

Brackley and Towcester

These are the District’s main towns. They are the primary focus for growth and development to safeguard and enhance their strategic roles as employment and service centres. They will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way, consistent with maintaining or enhancing key environmental attributes.

PRIMARY SERVICE VILLAGES – Second Tier

Bugbrooke, Deanshanger, Middleton Cheney and Roade

To maintain and enhance their role as large villages which provide employment, retail, and key services and facilities for the local area, the Primary Service villages will be a focus for accommodating an appropriate level of growth. These are the most sustainable villages within South Northamptonshire District. These have the ability to support sustainable patterns of living in the District because of the current levels of facilities, services and opportunities that are available. There is scope for limited development within or adjoining the village confines of these settlements where this is limited to meet any identified local needs or accommodation to meet individual or communal specialist needs including Starter or self build homes or where there are opportunities for the redevelopment of brownfield sites which will result in a positive environmental improvement.

SECONDARY SERVICE VILLAGES – Third Tier

Ashton, Aynho, Blakesley, Blisworth, Boddington (Lower and Upper), Brafield on the Green, Chacombe, Charlton, Chipping Warden, Cogenhoe, Cosgrove, Croughton, Culworth, Denton, Evenley, Farthinghoe, Gayton, Grange Park, Greatworth, Greens Norton, Hackleton (with Piddington), Harpole, Hartwell, Helmdon, King’s Sutton, Kislingbury, Litchborough, Little Houghton, Milton Malsor, Nether Heyford, Old
Stratford, Pattishall (Astcote, Eastcote and Fosters Booth), Paulerspury (with Pury End), Potterspury, Rothersthorpe, Silverstone, Stoke Bruerne, Syresham, Tifffield, Weedon Lois (Weston) Whittlebury, Yardley Gobion and Yardley Hastings

These villages possess a limited level of facilities and services that, together with improved local employment, provide the best opportunities outside the first and second tier settlements for greater self-containment. There is scope for limited development within or adjoining the village confines of these settlements where this is limited to meet any identified local or specialist need including Starter and self build homes or where there are opportunities for the redevelopment of brownfield sites which will result in a positive environmental improvement. They will provide for reduced levels of development in comparison to higher order settlements in order to meet identified local needs and to help safeguard their role consistent with maintaining or enhancing key environmental attributes.

SMALL SETTLEMENTS – Fourth Tier

Abthorpe, Adstone, Aston le Walls, Bradden, Caldecote, Courteenhall, Eydon, Grafton Regis, Hinton in the Hedges, Horton, Maidford, Marston St Lawrence, Moreton Pinkney, Quinton, Shutlanger, Slapton, Sulgrave, Thorpe Mandeville, Whitfield, Wicken, Wood Burcote, Wappenham, and Wootton Fields

These remaining settlements have a lack of basic facilities to meet day to day requirements. However, there could be scope for very limited development within or adjoining the village confines of the settlement where this is limited to meet any identified local or specialist need or where there are opportunities for the redevelopment of brownfield sites which will result in a positive environmental improvement. The overall scale of development accommodated in these villages will however, be expected to be commensurate with the size of the settlement and reflect its position in the settlement hierarchy.

Settlement boundaries for First, Second, Third and Fourth Tier settlements are defined on the Proposals Maps. New development should be focused within the settlement boundaries of these settlements in accordance with their scale, role and function unless otherwise indicated in the Local Plan. All other areas, including those villages, hamlets and isolated groups of buildings not identified above and where nearly all services and facilities must be accessed in higher order settlements are for the purposes of this Plan, considered as ‘countryside’. In these locations, development will be strictly limited to that which has an essential need to be located in the countryside. These include: Alderton, Astwell, Castle Ashby, Chadstone, Cold Higham, Crowfield, Dalscote, Duncote, Easton Neston, Edgcote, Falcott, Foscote, Foxley, Furtho, Great Purston, Grimscote, Halse, Heathencote, Hulcote, Little Purston, Newbottle, Overthorpe, Passenham, Pimlico, Plumpton, Potcote, Preston Deanery, Puxley, Radstone, Showsley, Steane, Stuchbury, Thenford, Upper Heyford, Warkworth, Whiston, Woodend.

The village confines for Hackleton, Horton and Piddington are shown on Maps 6-8.
Map 6. Preferred Option Village Confines: Hackleton
Map 7. Preferred Option Village Confines: Horton
Map 8. Preferred Option Village Confines: Piddington
The PO includes a number of more detailed policies listed below. These will need to be taken into account when preparing the neighbourhood plan having regard to the guidance in NPPG and the policy in the NPPF. Those considered most relevant at this stage are highlighted in bold.

**POLICY SITE DEVELOPMENT PRINCIPLES 1: General development principles - Sustainable urban design and the quality of the environment.**

**POLICY SITE DEVELOPMENT PRINCIPLES 2: Design Principles**

**POLICY SITE DEVELOPMENT PRINCIPLES 3: Public Services and Utilities**

**POLICY SITE DEVELOPMENT PRINCIPLES 4: Health and Wellbeing**

**POLICY SITE DEVELOPMENT PRINCIPLES 5: Health, Education and Community Facilities**

**POLICY SITE DEVELOPMENT PRINCIPLES 6: Meeting Education Needs**

**POLICY SITE DEVELOPMENT PRINCIPLES 7: Local Green Space**

**POLICY: SETTLEMENT HIERARCHY 1: Settlement Hierarchy**

**POLICY HOUSING 1: Residential Development within Town and Village Confines**

**POLICY HOUSING 2: New Housing in the Countryside**

**POLICY HOUSING 3: Providing a mix of housing**

**POLICY HOUSING 4: Affordable Housing**

**POLICY HOUSING 5: Starter Homes**

**POLICY HOUSING 6: Older Persons And Specialist Housing**

**POLICY HOUSING 7: Residential Care/Nursing Care**

**POLICY HOUSING 8: Single Plot Exception Sites**

**POLICY HOUSING 9: Self Build Homes**

**POLICY HOUSING 10: Build to Rent**

**POLICY HOUSING 11: Residential Garden Land Development**

**POLICY HOUSING 12: Provision of Private Outdoor Amenity Space in New and Existing Developments**

**POLICY HOUSING 13: Extensions to residential gardens and associated domestic uses**

**POLICY HOUSING 14: Residential Extensions**

**POLICY LOCAL OBJECTIVELY ASSESSED NEEDS**

**Policy NRDA: Residential Development Adjoining the Northampton Related Development Area**

**POLICY EMPLOYMENT 1: Existing Employment Sites**

**POLICY EMPLOYMENT 2: New Employment Development**

**POLICY EMPLOYMENT 3: Supporting Growth of the Visitor Economy**
POLICY EMPLOYMENT 4: Supporting Skills Development

POLICY EMPLOYMENT 5: Farm Diversification

POLICY EMPLOYMENT 6: Equine Development

POLICY CONNECTIONS 1: Electric Charging Points

POLICY CONNECTIONS 3: Canal Facilities and New Marinas

POLICY HISTORIC ENVIRONMENT 1: The Historic Environment

POLICY HISTORIC ENVIRONMENT 2: Significance of Heritage Assets

POLICY HISTORIC ENVIRONMENT 3: Scheduled Ancient Monuments and Archaeology

POLICY HISTORIC ENVIRONMENT 4: Historic Parks and Gardens

POLICY HISTORIC ENVIRONMENT 5: Registered Battlefields

POLICY HISTORIC ENVIRONMENT 6: Listed Buildings

POLICY HISTORIC ENVIRONMENT 8: Non-Designated Heritage Assets

POLICY HISTORIC ENVIRONMENT 9: Enabling Development

POLICY GTTS1: Gypsies, Travellers and Travelling Showpeople

POLICY RETAIL 2: Shopfronts

POLICY RETAIL: Corner shops, Village Shops and Isolated Shops

POLICY NATURAL ENVIRONMENT 1: Rural Character

POLICY NATURAL ENVIRONMENT 2: Special Landscape Areas

POLICY NATURAL ENVIRONMENT 3: Trees, Woodland And Hedgerows

POLICY NATURAL ENVIRONMENT 4: Tree Preservation Orders & Trees In Conservation Areas

POLICY NATURAL ENVIRONMENT 5: Biodiversity And Geodiversity

POLICY NATURAL ENVIRONMENT 6: Sites of Special Scientific Interest

POLICY NATURAL ENVIRONMENT 7: Protected Species

POLICY NATURAL ENVIRONMENT 8: Green Infrastructure Corridors

POLICY NATURAL ENVIRONMENT 9: Development In The Nature Improvement Area

POLICY NATURAL ENVIRONMENT 10: HS2, Major Developments And Nationally Significant Infrastructure Projects
4.0 Evidence Base

4.1 Housing

Strategic Land Availability Assessment (SHLAA) and South Northamptonshire Strategic Housing and Employment Land Availability Assessment (SHELAA)

The Strategic Housing Land Availability Assessment (SHLAA) is a technical site assessment of potential housing sites. It is not a plan for development, but simply a part of the technical evidence base required to inform the plan making process.

The purpose of the Assessment is to identify where and how many new housing sites could be developed over a 5, 10 and 15 year period. It has been used to inform the preparation of the West Northamptonshire Joint Core Strategy so the policy makers can assess the available land against all the other policy considerations which have to be taken into account.

The West Northamptonshire Joint Planning Unit produced a SHLAA 2012 Update as part of the WNJCS preparations SNDC are currently producing an updated Strategic Housing and Employment Land Availability Assessment (SHELAA)

It is important to note the rider carried with the SHLAA “The assessment does not in itself determine whether a site should be allocated for development but is used to aid the Local Plan making process. The SHLAA is not a statement of Council planning policy.”
4.2 Natural Environment

Landscape

Natural England National Character Areas

Natural England has produced profiles for England’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Hackleton lies within NCA 89 – Northamptonshire Vales.

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

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

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

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

Environmental Character and Green Infrastructure Suite, 2007\textsuperscript{11}

The Environmental Character Assessment describes the physical environment of Northamptonshire to help planners, developers and the community understand how the present day landscape has evolved and how it functions.

\textsuperscript{11} http://www.rnrpenvironmentalcharacter.org.uk/
Environmental Character Assessment and Key Issues

The Assessment identifies 16 Environmental Character Areas in Northamptonshire.

Hackleton falls partly within the West Northamptonshire Uplands Character Area (13). This is an expansive and elevated landscape of hills and valleys that acts as the major watershed between some of the region’s principal river systems. The varied local landscape character across the Uplands is an integral part of its distinctiveness.

Character Area 13 – West Northamptonshire Uplands.

An extensive area, the West Northamptonshire Uplands is an expansive and elevated landscape of hills and valleys that acts as the major watershed between some of the region’s principal rivers systems. The varied local landscape character across the Uplands is an integral part of its distinctiveness.

The landscape is underlain by the intractable Lias Group Clays, which are capped locally by the ironstone bearing Marlstone Rock and Northampton Sand Formations. These result in well-defined features such as steeply sloping prominent hills that contrast to softer landscapes where capping by a thick mantle of Boulder Clay has occurred. Despite the uniformity of character, local variation exists, with a significant difference occurring between the gentler north and hillier south of the area. Further variation has occurred where differences in the underlying geology have affected semi natural habitats and agricultural land uses.
The area consists of an arc of high, rounded hills that drain inwards to a major basin that form the catchment of the upper reaches of the Nene. The hills also act as a major watershed, draining to a number of juvenile rivers including the Warwickshire Avon, Leam and Cherwell to the west, the Welland to the north and to the Tove / Ouse to the south.

In the central and northern section of the area, where landform rises to form broad hills and high ridges, the landscape has a rolling, gently hilly character with long level views that are criss-crossed by a regular pattern of hedgerows with frequent ash trees. Settlement tends to lie within sheltered valleys. The relative scarcity of settlement, combined with the infrequency of the isolated farms and cottages, gives that landscape a remote and sometimes isolated character. Expansive views and a sense of openness prevail on elevated lands, while an intimate character typifies the valleys.

Valley villages tend to have an enclosed, well treed and sheltered character, in sharp contrast to the open and more exposed hills and areas of higher ground. Whilst brick and ironstone houses are most numerous, cob built houses are characteristic of numerous villages, particularly to the east and north of Daventry. These modest vernacular dwellings represent a sharp contrast to the grand stately homes and mansions that are also located throughout the landscape. The majority of grand houses are surrounded by extensive parkland areas, which form an important landscape resource in themselves, contributing to landscape and historic character as well as biodiversity resources in some cases. The influence of the house is also often to be found in the neighbouring landscape and particularly in estate villages where a uniformity of architectural styles, materials and detailing indicate centralised control over development at some point. Many villages are served by minor roads, adding to their sense of remoteness, although larger villages around the edge of the area are becoming increasingly altered with the imposition of modern development.

Enclosure was being undertaken from the 15th century onwards. However, the predominant field pattern across the area is that of parliamentary enclosure. The regular and rectilinear ‘grid’ of field boundaries has been imposed on the hilly landscape, with hedgerow boundaries emphasising relief and forming strong patterns that are visible when viewed from lower elevations. The planned character of the landscape is further emphasised by straight wide enclosure roads that can often be found along ridgelines. The pattern is showing signs of fragmentation, however, due to hedgerow removal in the last half of the 20th century.

Localised examples of pre parliamentary enclosure patterns survive. These old field patterns contrast to the significant areas of modern fieldscapes that exist to the north of Daventry and Northamptonshire, where hedgerow removal has been extensive enough to render the modern fieldscape the dominant pattern.

Evidence of prehistoric settlement and activity is sparse. Iron Age settlement on the high hills at Arbury Hill and Borough Hill, the latter with fortifications of late Bronze Age origins, are tangible evidence of pre Roman activity in the area and prominent landscape features in themselves. The pattern of settlements across the landscape that is evident today dates to the early and mid-Saxon period, with place names attesting to the spread of farmsteads (tons) from river valleys on to higher ground, and forest clearance. Place names also suggest Scandinavian settlement.

Up to the 14th century populations rose and settlement expanded, with a familiar pattern of nucleated villages surrounded by open fields in ridge and furrow cultivation. However, major events that occurred from the mid-14th century, meant that populations declined and settlements were deserted or shrank. The reasons are numerous, but the limited quality of the land for arable farming would have been a
contributory factor. Ambitious landlords accumulated large tracts of land for sheep grazing, although it is not always clear whether this process was the cause of widespread depopulation or a benefit of migration caused by another factor. The process is not unique to this landscape and was widespread throughout the county and indeed, it is well known for the frequency of its deserted settlements and ridge and furrow overlaid by a mixture of Tudor and parliamentary enclosure hedges.

Land cover is primarily improved agriculture, with arable and pastoral farming evident in equal measure, creating an attractive patchwork rural landscape. Cereal production tends to be located on gentler land such as the level ground of ridge tops, particularly those on the Northampton Sand Formation which are freer draining and as a result well suited to autumn sown cereals and ley grassland. Here hedges can be low, and hedgerow trees infrequent, in contrast to the denser hedgerow patterns surviving in predominantly pasture areas on the gentler valley slopes and lowlands, typically over Lias Group Clays, where ridge and furrow and the earthworks of deserted settlements are significant landscape features. Arable areas display signs of hedgerow removal and field amalgamation. However, field patterns with predominantly pastoral land uses are more intact. Permanent grasslands are characteristic of steeply sloping land, although diversity and wildlife value is diminished as a result of fertiliser application with acidic grasslands being lost as a result.

Beyond the major settlements of Northampton and Daventry, both of which saw major expansion in the late 20th century as a New Town or planned overspill for the West Midlands respectively, the otherwise rural and remote character of the landscape is compromised by major transport infrastructure. The M1 corridor is a significant component of the landscape and its course through the uplands is indicative of a long established and exploited routeway through the neighbouring uplands.

**Key Issues**

- The Uplands are an expansive and elevated landscape with an arc of high rounded hills and valleys. A capping of ironstone bearing Marlstone Rock and Northampton Sand Formation has resulted in well-defined landform features with steeply sloping prominent hills that contrast to softer landscapes where capping by a thick mantle of Boulder Clay has occurred. The local variations are an integral part of the wider character of the area and as such development and land management should be appropriate to local conditions.

- The arc of hills marks a major watershed, draining to a number of juvenile rivers including the Nene, Warwickshire Avon, Leam and Cherwell to the west, the Welland to the north and to the Tove /Ouse to the south. Land management and development should consider the impact of run off and pollution in this area, given that numerous water courses could be affected.

- In the central and northern section of the area, the landscape has a rolling, gently hilly character with long level views across wide areas. New development and land management should conserve and enhance viewing opportunities across the landscape.

- There is a general absence of large settlements and a remote and sometimes isolated character prevails across the hilly rural landscape. The valleys tend to be more settled and new development should be concentrated in existing valley settlements. Any development of the few hill top villages should seek to avoid extending down onto the hill slopes.

- Valley villages tend to have an enclosed, well treed and sheltered character, in sharp contrast to the open and more exposed hills and areas of higher ground. New development in the valleys should utilise existing and newly planted vegetation to assist integration.
• Modest vernacular dwellings in cob characterise many villages, particularly to the east and north of Daventry. New development should seek to integrate with existing structures in terms of scale and use of materials.
• Many villages are served by minor roads, adding to their sense of remoteness. The rural character of the road network should be maintained.
• The planned character of the landscape is emphasised by the regular and rectilinear ‘grid’ of hedged field boundaries that emphasise relief and form strong patterns that are visible when viewed from lower elevations, and by straight wide enclosure roads that can often be found along ridgelines. The hedgerow and enclosure road network is showing signs of fragmentation, and land managers should be encouraged to maintain the neat geometric patterns created by field and roadside hedges.
• A patchwork of arable and pastoral land uses characterises the area and this should be maintained in order to retain the visual appeal of the landscape. Ridge and furrow and the earthworks of deserted settlements are significant landscape features in these pastoral landscapes and opportunities exist to enhance the biodiversity value of these areas by less intensive agricultural practices and the reinstatement of species rich grassland habitat.
• Northampton and Daventry fringe these landscapes and opportunities exist to enhance the rural urban fringe by appropriate land management and new development, and limit the urbanising influence of the towns on the otherwise rural landscape. The M1 corridor is also a significant urbanising component of the landscape and measures should be taken to limit the visual and acoustic impact this has on the surrounding landscape

Green Infrastructure

Much of the evidence on this topic is carried on the Northamptonshire Environmental Character and Green Infrastructure Suite. This is an online resource and not summarised in this document it is available at this link:

http://www.rnrpenvironmentalcharacter.org.uk/

Biodiversity

Northamptonshire Biodiversity Action Plan, 2008

Biodiversity in Northamptonshire is under severe pressure. Most of our countryside consists of arable fields, mainly of little biodiversity value. Additionally, our local wildlife is experiencing one of the highest levels of pressure from development in the whole of the UK. Being within the Milton Keynes and South Midlands Growth Area, approximately 5000 new homes per year are expected to be built within Northamptonshire, along with all of the necessary infrastructure that goes along with them.

The current Local Biodiversity Action Plan (LBAP) was revised in 2007/08 and provides guidelines and targets for protecting and enhancing biodiversity within Northamptonshire to be implemented by 2015. Sixteen habitats and 167 species are covered by the LBAP.
Flooding

West Northamptonshire (Daventry and South Northamptonshire) Level 2 Strategic Flood Risk Assessment “Living Document” June 2009 Scott Wilson

Para 1.2 Specific Overview

Strategic Flood Risk Assessments are completed in two consecutive stages:

• Level 1 SFRA which is a strategic assessment of all forms of flood risk in an area
• Level 2 SFRA which is a more detailed flood risk assessment of areas which have been identified as potential development sites

Para 1.4 Aims of the Level 2 SFRA

A Level 2 SFRA is primarily based upon fluvial and coastal (where applicable) flood zones. There are no strategic residential development sites in South Northamptonshire District identified in the Level 2 FRA that are relevant to the Hackleton Neighbourhood Plan but there is some useful advice provided in terms of planning for areas where there is risk of flooding.

Para 7.1 SFRA Policies

• Development is located in the lowest flood risk areas,
• New development is flood-proofed to a satisfactory degree and does not increase flood risk elsewhere,
• Surface water is managed effectively on site,
• Any development in Flood Zone 2 or Flood Zone 3 is safe.

Para 8.4 Storm Water Management

In designing buildings flood risk management policies require that the developments are ‘safe’, do not increase flood risk elsewhere and where possible reduce flood risk overall.

Para 8.4.1 Sustainable Drainage Systems (SuDS)

It is strongly recommend that suitable surface water mitigation measures are incorporated into any development plans in order to reduce and manage surface water flood risk to, and posed by the proposed development. This should ideally be achieved by incorporating SuDS.

SUDS designs should aim to reduce runoff by integrating storm water controls throughout the site in small, discrete units. Through effective control of runoff at source, the need for large flow attenuation and flow control structures should be minimised.

SUDS can be broadly split into two types: source control and site control. Source control methods aim to control runoff at or close to the source e.g. green roofs, rainwater harvesting. Site control is the management of runoff from several areas e.g. the use of ponds.

13 http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2760208
In order to identify the most suitable drainage solution, both source and site control measures should be assessed as part of any site-specific Flood Risk Assessment. SuDS measures that may be suitable for use in Daventry and South Northamptonshire include the following:

**Para 8.4.2 Green Roofs**

Green roofs are a layer of vegetation, placed over a drainage layer that is designed to intercept and retain rainfall leading to a reduction in the volume of runoff. The use of green roofs can reduce the size of downstream SUDS and drainage infrastructure that is required.

There are two main types of green roof, extensive and intensive. An extensive green roof is a covering of the whole roof area with low growing, low maintenance plants. They usually comprise of 25 – 125mm thick soil layer in which a variety of hardy, drought tolerant, low level plants are grown. Extensive green roofs are designed to be self sustaining and cost effective and can be used in a wide variety of locations often described as an ‘ecological protection layer’.

**Para 8.4.3 Rainwater Harvesting**

Rainwater harvesting is also recommended as a potential mitigation method to reduce surface water flood risk. The rainwater harvesting process is essentially the collection of rainwater from roofs into containers, which can be stored either above or below ground. The stored rainwater can then be re-used as and when required for every day non potable uses such as washing machines and toilets. Alternatively, collected rainwater can be released into the sewerage system once the rainfall event has subsided to reduce the risk of flooding and sewerage overflows.

**Para 8.4.4 Pervious Pavements**

A further SuDS method that would be suitable for use is pervious pavements. Pervious pavements allow rainwater to infiltrate through the surface into underlying construction layers where water is stored prior to infiltration to the ground, reused or released to a surface water drainage system or watercourse at an attenuated rate. Pervious surfaces can be incorporated into soft landscaping and oil interceptors can be added to improve pollutant retention and removal.

**Flood Map for Planning**

The latest flood map for planning (November 2017) is reproduced below. Flood Zone 3 being those areas most at risk from flooding:

**Key to Flood Maps**

14 https://flood-map-for-planning.service.gov.uk/
Map 9. Flood Map for Planning Hackleton

Map 10. Flood Map for Planning Horton
Map 11. Flood Map for Planning Piddington
Map 12. Flood Map for Planning Preston Deanery
4.3 Built Environment

The neighbourhood area does not include a Conservation Area. Short design guides have been produced by SNC for Hackleton and Horton\textsuperscript{15}.

Map 13. Hackleton Village Design Guide

\textsuperscript{15} https://www.southnorthants.gov.uk/directory/12/conservation-area-appraisals
Map 15. Piddington Village Design Guide
4.4 Infrastructure

West Northamptonshire Joint Core Strategy Infrastructure Delivery Plan, Update 2012, West Northamptonshire Joint Planning Unit 16

The Infrastructure Delivery Plan (IDP) identifies the strategic priorities for the delivery of the key infrastructure needed to support the scale of growth put forward in the West Northamptonshire Joint Core Strategy.

The IDP Vision includes the following:

Our rural areas will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape.

4.5 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development.

The Community Infrastructure Levy is a tariff system that local authorities can choose to charge on new development in their area as set out in its Charging Schedule. The Charging Schedule will sit alongside the South Northamptonshire Development Plan, but will not form part of the statutory development plan.

CIL is a mechanism for securing funding for local infrastructure projects. It is a ‘charge’ or ‘levy’ on new buildings and extensions based on net additional development. The CIL allows local authorities to raise funds from development to help pay for the infrastructure needs arising from development in their areas.

CIL will be charged on new development. It is charged per square metre on net additional floor-space of development. In this way money is raised from developments to help the Council pay for infrastructure such as schools, transport, greenspace, and other community facilities to ensure sustainable growth.

The CIL Regulations state that in developing the CIL charging schedule, the Council should strike an appropriate balance between the desirability of funding infrastructure and the viability of development and that CIL should not put at risk the development within their areas. The CIL should not be set at such a level that it risks the delivery of the development plan, and should be based on viability evidence. Once approved, it becomes a mandatory charge.

South Northamptonshire District Council Community Infrastructure Levy - Approved Charging Schedule October 2015 17

The Charging Schedule sets out the following Community Infrastructure Schedule charging rates that will take effect from April 1st 2016. Most of the neighbourhood area is within the “Residential Rural Zone, 16 http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2759792
although a small area in the north of the neighbourhood area is within the Residential Urban Zone (for further details see the CIL Boundary Map\textsuperscript{18})

<table>
<thead>
<tr>
<th>Development type</th>
<th>Levy per m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Urban Zone and Sustainable Urban Extensions</td>
<td>£50</td>
</tr>
<tr>
<td>Residential Rural Zone – sites at or above the affordable housing threshold</td>
<td>£100</td>
</tr>
<tr>
<td>Residential Rural Zone – sites below the affordable housing threshold</td>
<td>£200</td>
</tr>
<tr>
<td>Retail</td>
<td>£100</td>
</tr>
<tr>
<td>All other uses</td>
<td>£0</td>
</tr>
</tbody>
</table>

The CIL Regulations 2010 (as amended) make provision for three classes of development that are exempt from any CIL liability. These are:

- Affordable housing;
- Charitable developments that are used wholly, or mainly for charitable purposes; and
- Self-build housing

The Council may also consider introducing an Exceptions Policy enabling the two other areas of discretionary exemptions, as set out in the regulations, namely:

- Developments by charities which are held as an investment from which the profits are applied for charitable purposes; and
- Where a specific scheme cannot afford to pay the levy.

Charging authorities will be required to pass a proportion of CIL receipts to town or parish councils. Town and parish councils will receive a 15% share of CIL revenue from development in their area, subject to a cap of £100 per household in the town or parish council area. Where a neighbourhood has drawn up a Neighbourhood Plan, this share would increase to an uncapped 25 per cent.

The CIL 123 List sets out how CIL can be used:

Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) restricts the use of planning obligations for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy. Infrastructure types or projects that are listed below will not be secured through planning obligations. This is to ensure there is no duplication between CIL and planning obligations secured through s106 agreements in funding the same infrastructure projects. It should be noted that the parish element of CIL is not subject to the R123 list. The list below sets out those infrastructure projects that South Northamptonshire Council currently intends will be, or may be, wholly or partly funded by CIL. The inclusion of projects in this list does not signify a commitment from the Council to fund all the projects listed, or the entirety of any one project through CIL. The order of the table does not imply any order of preference for spend and the Council will review this list at least once a year, as part of its monitoring of CIL collection and spend.

\textsuperscript{18} https://www.southnorthants.gov.uk/downloads/download/269/cil-charging-schedule
Approved CIL 123 list:

- Sustainable Transport Measures identified in the Infrastructure Delivery Plan (excluding provision required to directly serve the needs of a development site)
- A43 junctions in South Northamptonshire (excluding those improvements required as a direct result of a development site)
- Education excluding primary schools (and excluding provision required to directly serve the needs of a development site)
- Strategic leisure infrastructure identified in the Infrastructure Delivery Plan (excluding provision required to directly serve the needs of a development site).
- Fire and Rescue service buildings and equipment
- Cemeteries
5.0 South Northamptonshire Supplementary Planning Documents

Supplementary planning documents (SPD), formerly Supplementary planning guidance (SPG), are used to amplify development plan polices on separate topics or on different spatial scales. SPDs are not subject to independent inspection via an examination in public, and are simpler to update and adopt on a regular basis by the local council.

Backland and Tandem Development in Residential Areas, March 2004 SPG¹⁹

Published in March 2004, the Backland and Tandem Development in Residential Areas Supplementary Planning Guidance fleshes out and supports ‘saved’ Local Plan Policy H12.

This guidance is intended to achieve good quality development which will preserve the amenity of existing property and provide occupants of the new development with a high quality environment. Wherever possible opportunities will be taken to improve and enhance the amenity of existing housing in conjunction with the provision of backland development. When completed a backland scheme should be indistinguishable from a well-designed conventional residential development.

Priority will be given to protecting the amenity of existing property and all proposals for backland development will be judged in the first instance on this criterion. Protection will also be given to the setting and character of the wider environment including areas of open space. These include gardens and other land not incorporated in gardens. Open areas in or around or on the edge of settlements will be protected from intrusive development on similar grounds. The Council will resist the development of land where it would be detrimental to the setting or its character.

Development which unduly impinges on existing property will not be encouraged and will probably be refused planning permission. Solutions for issues arising from proposed backland development should be resolved on the new building plot and not on the existing property. For example adequate boundary treatment including landscaping should be provided on the new plot and overlooking windows should be avoided in the new building. New buildings should not intrude on existing ones.

Design should be informed by immediate buildings and by the townscape and landscape of the wider locality, and should reinforce local distinctiveness. The pattern of streets and spaces, building traditions and materials all help to determine character and identity. An assessment should be made of the surrounding built and natural environment taking into account the relationship between built and unbuilt spaces and the defining characteristics of the area. These include its building traditions and material, overall scale, massing, height, density, landscape, layout and access in relation to existing buildings. Care should be taken to minimize the opportunities for crime that can arise through poor design.

Each backland plot should have its own access for motor vehicles; this should not cross other plots.

¹⁹ http://www.southnorthants.gov.uk/BACKLAND_DEVELOPMENT_amend.pdf
Residential Design in the Countryside Supplementary Planning Guidance, 1998

This guidance supports the ‘saved’ general and environment policies in the South Northamptonshire Local Plan.

It indicates that it is vital that the choice of external materials and their detailing on walls, roofs, windows and doors should be sympathetic to older neighbouring properties in infill locations. Landscape design should be considered as an integral part of any development proposal.

The form and scale of new buildings are particularly important to their integration into the existing village context. New buildings are more likely to sit comfortably in a rural setting if they use simple forms and are in scale with their neighbours.

Relationship between buildings and spaces are critical in maintaining village character and sense of place. Buildings need not necessarily follow highway lines but may be grouped together to enclose attractive spaces. Garden walls and planting can be useful visual links between the new and the old and can also reinforce a sense of enclosure.

Traditional Farm Buildings Supplementary Planning Guidance

This guidance emphasises that farm buildings are an important aspect of heritage and that conversion helps to maintain them for the future. However, the impact of conversions should be kept to a minimum and farm buildings should still look like farm buildings after alteration has been undertaken.

It sets out the following advice:

**Roofs**

The roof is the most important feature of the building and unbroken roof slopes should be retained.

Dormer windows or roof lights should be avoided. Dormers are not found on agricultural buildings and small roof lights tend to reflect sunlight providing a disruptive feature. Where roof lights are required they should be flush fitted with internal gutters and non-reflective glass can be specified. Where buildings are arranged in a courtyard the roof-lights are best fitted within the courtyard so that externally the roof appears unaltered.

Brick or stone built barns are common to the district and an upper floor can usually be inserted without major alterations to the existing beams. Roof structures and trusses should be retained in their entirety and kept open to view, where appropriate. Arch bracing to the beams where surviving should be retained.

**Walls and Openings**

Existing openings in the walls should be retained as well as existing doors, windows and window frames and ventilation slits and new openings ought to be minimised. Where these are required they should be within the internal elevation away from public view and principal external elevations.

Existing openings such as cart doors can be used to provide the majority of light to the building. The doors can be retained as shutters. Lintels over all new openings should be of timber or externally faced with

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timber. Traditional South Northamptonshire barns can normally accommodate an upper floor without major alteration

External lintels should be retained. Timber spreaders were sometimes incorporated into the building to improve structural stability and these ought to be incorporated into the conversion.

Features on the elevations such as patterned brickwork, buttresses, owl windows, date-stones and numerals must be preserved unaltered.

**Extensions and Outbuildings**

Cart sheds and stock yards are normally associated with barns. These are usually single storey and open to a yard. Such buildings can be converted thus avoiding the need for new extensions.

**Materials**

Existing materials should be reused where rebuilding cannot be avoided. Artificial slates and tiles, reconstituted stone, concrete, aluminium and plastic are unacceptable materials.

**Curtilages**

Where farm buildings are grouped together around a courtyard the open nature of the yard should be retained in keeping with the character of the buildings. Where a number of residential units are proposed in a conversion scheme some private space should be provided. These areas can be screened with hedging or brick walls. Boundaries can reinforce the rural character and should take the form of a timber post and rail fencing or stone brick wall.

**Chimney Stacks**

Chimneys introduce a residential influence on agricultural buildings and should be avoided where possible. Where there is a need they should be constructed in traditional materials i.e. brick or stone to match the building.

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**The Re-use of Rural Buildings for Residential Use Supplementary Planning Document, January 2011**

This Supplementary Planning Document (SPD) relates to agricultural, industrial or ancillary buildings both in the open countryside and in rural villages. It sets out the Council’s approach to dealing with planning applications for new residential uses for rural buildings, and highlights some important issues that must be addressed in order to ensure that development is appropriate, sustainable, and of social benefit without damaging the natural or historic environment.

Rural buildings are a significant part of the landscape of the district and play an important role in creating the character of the local environment. Historic buildings, including traditional agricultural and industrial buildings, are part of the nation’s historic environment. While a few historic rural buildings will be of such importance that they should be maintained as they are without change, most will be able to accommodate new uses.

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Conversion to market residential accommodation should always be the last resort for farm buildings. Introducing such a use into a farm setting is likely to rule out many future agricultural or industrial uses because of rules about odour, noise and the use of potentially hazardous substances in the vicinity of dwellings.

Residential conversion of isolated rural buildings for uses other than to meet local affordable housing need or that required for essential agriculture or forestry workers will only be granted in special cases and not before the applicant has made serious efforts to seek a non-residential use for the site. Any application for residential use must include a statement and detailed supporting evidence to demonstrate that the applicant has made every reasonable attempt to secure a suitable employment, tourism or recreational use and that this has been done for at least a consecutive 12 month period expiring no more than 3 months prior to the application being submitted through advertisements for appropriate employment, tourism or recreation use in the local media, trade publications, internet and an agent’s board at the premises. This will include active marketing in appropriate locations at a competitive market rate.

In accordance with the ‘saved’ Local Plan policies proposals must not cause harm to the local area in terms of appearance, character and setting. The re-use of buildings can require the provision of new access roads or new curtilages. The impact on the landscape and on existing habitats of new roads, areas of hardstanding, fences, walls or hedges will be a material consideration in the planning process.

In rural locations poorly sited and excessive lighting can have a detrimental impact. External lighting should be kept to a minimum and only low level unobtrusive lighting used.

There are many different types of rural buildings. A typical farmyard will contain several different building types, some for housing livestock, some for processing and storing grain, some for straw, hay and forage or root crops. Each type of building has different characteristics. Some types of building are relatively straightforward to convert to a new use, but some types may be virtually impossible to re-use.

Large threshing barns and tithe barns may be most suited for use as halls and meeting areas, or for workshop use. Traditional cowsheds and stables may be more suitable for conversion to craft or art workshops, or office use. Some small traditional outbuildings such as granaries, dovecotes or ash houses may not be capable of conversion to any new economic use, but may be sufficiently attractive or unusual to enhance the viability of recreational or tourism uses in adjacent buildings. These options must be considered before consideration will be given to reuse for residential accommodation.

Open-fronted shelter sheds (hovels) may be used in association with adjacent larger buildings for ancillary uses such as car parking. They may also be suitable for some other uses such as covered working areas for stonemasons or carpenters. However, they are not suitable for conversion to an intensive use such as living accommodation.

Former industrial buildings such as warehouses or cobbler workshops may be well suited for conversion to office or residential accommodation, as they tend to have good levels of natural light and flexible internal space. Re use for non-residential use must be considered before consideration will be given to reuse for residential accommodation.

This SPD refers to both residential and commercial development, and aims to contribute towards the reduction of greenhouse gas emissions by:

- Ensuring that the use of energy within development is minimised;
- Encouraging the integration of energy efficiency measures within new and existing development wherever possible and guiding applicants through this process;
- Supporting renewable energy developments that are consistent with pursuing Council priorities.

The purpose of the SPD – Part 1 – relating to Energy Efficiency is:

- To provide detailed guidance to support the positive implementation of the Core Strategy Policies S10 and S11 in relation to energy efficiency and sustainable development principles;
- To summarise the legislation and policy context for energy efficiency;
- To provide information and guidance on the energy efficiency available and their application within South Northamptonshire for developers, householders and communities for both new and existing developments in how energy saving measures can be incorporated;
- To provide an overview of the issues likely to be associated with a planning application.


The purpose of this SPD is:

- To provide detailed guidance to support the positive implementation of the emerging Core Strategy Policies S10 and S11 in relation to energy efficiency and renewable energy;
- To summarise the legislation and policy context for energy efficiency and renewable and low carbon energy;
- To provide information and guidance on the energy efficiency and renewable energy technologies available and their application within South Northamptonshire for developers, householders and communities for
  - both new and existing developments in how energy saving measures, and renewable energy developments can be incorporated, and the potential for renewable energy generation maximised;
  - On-site renewable energy generation as part of new developments;
  - The installation of renewable and low carbon energy generating equipment in existing homes and buildings;
  - To provide information on the planning issues associated with the different renewable energy technologies and establish which technologies are likely to be appropriate in South Northamptonshire District;


To provide an overview of the issues likely to be associated with a planning application.

The SPD will not identify specific locations where development will be acceptable, but will offer clear guidance on locational principles and mitigation measures where appropriate, together with a map which details the geographic constraints within the District.

**The Reuse of Rural Buildings to Non-Residential Use Supplementary Planning Document, December 2010**

Rural buildings are a significant part of the landscape of the district and play an important role in creating the character of the local environment. Historic buildings, including traditional agricultural and industrial buildings, are part of the nation’s historic environment; as such, they provide continuity with those who have gone before us and help future generations to learn about life in the past. While a few historic rural buildings will be of such importance that they should be maintained as they are without change, most will be able to accommodate new uses to maintain a living, working rural environment and economy.

All buildings are designed for a particular use, and this is reflected in their shape, size and layout. The design and development of a traditional rural building can provide important information about agricultural or industrial practices in the past. Small details and the patina of age contribute to the creation of a building’s unique character. These small details are worth retaining wherever possible.

The ideal use for any building is the one for which it was designed. If that is no longer possible, a new use should not harm the special character of the building. Modern buildings may readily be able to accommodate industrial or workshop use, but may not be capable of conversion to a more domestic use. Some historic rural buildings will need very sensitive and careful alterations to accommodate a new use without harming their special character. It is important that the character of a building is retained as well as its plan form and construction materials.

Workshops, garages, small offices and studios are often suitable uses for redundant rural buildings, including traditional buildings. Other suitable uses include sport and leisure use, village halls, and community uses. Some types of specialist storage may also be a suitable use for some non-traditional buildings. 5.6 Traditional threshing barns and tithe barns have large open spans and few internal fixtures. They may have potential for uses such as halls or large meeting rooms. Alternatively, there may be scope for using them as a venue for craft courses, educational field centres or rural studies venues.

Small buildings such as stables and cowsheds may be suitable for conversion to offices, if there is sufficient natural light and ventilation provided by existing doors and windows to meet Building Regulations.

Some uses require open storage space. This will be resisted where it would detract from the setting of the building or wider landscape. Wherever possible proposals will need to demonstrate that the building is of sufficient capacity to accommodate storage needs.

Applications for advertisements and signage in association with commercial uses should reflect and be sympathetic to the building and its setting. Most signs and advertisements require advertising consent in addition to planning permission.

In rural locations poorly sited and excessive lighting can have a detrimental impact. External lighting should be kept to a minimum and only low level unobtrusive lighting used.

Some buildings may not be served by mains utilities. There may be opportunity to use renewable energy technology including solar panels, wind and water. These will be encouraged where they are in harmony with the character of the building and setting in the landscape and where it does not affect the amenity of neighbouring properties.

Design guidelines are set out which reiterate the advice in the Traditional Farm Buildings Supplementary Planning Guidance.

Developer Contributions Supplementary Planning Document, December 2010

The purpose of this Supplementary Planning Document (SPD) is to outline current Council policies pertaining to planning obligations; provide information on standard obligations and charges; and specify the course of action necessary to secure a Section 106 (S106) agreement.

Northamptonshire Car Parking Standards 2016

This document sets the County car parking standards for various types of development. The standards for residential development are:

<table>
<thead>
<tr>
<th>Class C3: dwelling houses</th>
<th>Use</th>
<th>Vehicle</th>
<th>Cycle</th>
<th>Motorcycle/scooter</th>
<th>Disabled</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C3 1 bed</td>
<td>1 space per dwelling, plus visitor spaces of 1 per dwelling across the development</td>
<td>1 secure covered space per bedroom</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>2/3 bed</td>
<td>2 spaces per dwelling, plus visitor spaces at 1 per dwelling across the development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4+ beds</td>
<td>3 spaces per dwelling, plus visitor spaces at 1 per dwelling across the development</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


27 [https://www.southnorthants.gov.uk/downloads/download/19/supplementary-planning-documents](https://www.southnorthants.gov.uk/downloads/download/19/supplementary-planning-documents)
Design Guide 2017

The Design Guide supplements and updates existing guidance on issues regarding design, heritage, landscape and the built environment in order to ensure that all new development in the district is designed and built to a high standard and both protects and reinforces the distinctive character of the local area.

The Design Guide was adopted in July 2017 as planning guidance and is therefore now a material planning consideration for all development throughout South Northamptonshire.

The Design Guide:

- Establishes a benchmark for high quality design standards for new development
- Improves understanding of the specific character and context of South Northamptonshire and
- Brings greater certainty to the design element of the planning process to help speed up delivery and maintain a high quality of development within the District.
6.0 National Heritage List for England

There are 36 entries in the neighbourhood area on the List. For more information on each entry use the hyperlinks below.

**CHURCH OF ST MARY, FORMER FONT APPROXIMATELY 4 METRES WEST OF TOWER**
Heritage Category: Listing
Grade: II
Location:
- CHURCH OF ST MARY, FORMER FONT APPROXIMATELY 4 METRES WEST OF TOWER, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**CAPTAINS COURT**
Heritage Category: Listing
Grade: II
Location:
- CAPTAINS COURT, 1-6, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**THE LILY POND BRIDGE**
Heritage Category: Listing
Grade: II
Location:
- THE LILY POND BRIDGE, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**THE ARCHES**
Heritage Category: Listing
Grade: II
Location:
- THE ARCHES, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**ICE HOUSE IN ICEHOUSE SPINNEY AT SP 8232 5381**
Heritage Category: Listing
Grade: II
Location:
- ICE HOUSE IN ICEHOUSE SPINNEY AT SP 8232 5381, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**THE MENAGERIE**
Heritage Category: Listing
Grade: II*
Location:
• THE MENAGERIE, HORTON, Hackleton, South Northamptonshire, Northamptonshire

43, MAIN ROAD
Heritage Category: Listing
Grade: II
Location:
• 43, MAIN ROAD, Hackleton, South Northamptonshire, Northamptonshire

76, MAIN ROAD
Heritage Category: Listing
Grade: II
Location:
• 76, MAIN ROAD, Hackleton, South Northamptonshire, Northamptonshire

CHURCH OF ST PETER AND ST PAUL
Heritage Category: Listing
Grade: II*
Location:
• CHURCH OF ST PETER AND ST PAUL, PRESTON DEANERY, Hackleton, South Northamptonshire, Northamptonshire

CHEYNEY FARMHOUSE
Heritage Category: Listing
Grade: II
Location:
• CHEYNEY FARMHOUSE, Hackleton, South Northamptonshire, Northamptonshire

PIDDINGTON LODGE
Heritage Category: Listing
Grade: II
Location:
• PIDDINGTON LODGE, Hackleton, South Northamptonshire, Northamptonshire

RANGE OF OUTBUILDINGS AT GRANGE FARM
Heritage Category: Listing
Grade: II
Location:
• RANGE OF OUTBUILDINGS AT GRANGE FARM, B526, HORTON, Hackleton, South Northamptonshire, Northamptonshire
**RUSSELL COTTAGE**
Heritage Category: Listing
Grade: II
Location:

- RUSSELL COTTAGE, 1, FOREST ROAD, PIDDINGTON, Hackleton, South Northamptonshire, Northamptonshire

**CHURCH OF ST MARY, CHEST TOMB APPROXIMATELY 1 METRE SOUTH OF TOWER**
Heritage Category: Listing
Grade: II
Location:

- CHURCH OF ST MARY, CHEST TOMB APPROXIMATELY 1 METRE SOUTH OF TOWER, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**FRENCH PARTRIDGE RESTAURANT**
Heritage Category: Listing
Grade: II
Location:

- FRENCH PARTRIDGE RESTAURANT, B526, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**DANEHURST LODGE**
Heritage Category: Listing
Grade: II
Location:

- DANEHURST LODGE, 2, BRAFIELD ROAD, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**CHURCH OF ST JOHN THE BAPTIST**
Heritage Category: Listing
Grade: II*
Location:

- CHURCH OF ST JOHN THE BAPTIST, CHURCH END, PIDDINGTON, Hackleton, South Northamptonshire, Northamptonshire

**CHURCH OF ST MARY**
Heritage Category: Listing
Grade: II*
Location:

- CHURCH OF ST MARY, HORTON, Hackleton, South Northamptonshire, Northamptonshire

**HACKLETON HOUSE**
Heritage Category: Listing
Grade: II
Location:

- HACKLETON HOUSE, 110, MAIN ROAD, Hackleton, South Northamptonshire, Northamptonshire

**BRIDGE APPROXIMATELY 150 METRES NORTH OF CHURCH OF ST PETER AND ST PAUL**
Heritage Category: Listing
Grade: II
Location:

- BRIDGE APPROXIMATELY 150 METRES NORTH OF CHURCH OF ST PETER AND ST PAUL, PRESTON DEANERY, Hackleton, South Northamptonshire, Northamptonshire

**COACH HOUSE AT SALCEY LAWN**
Heritage Category: Listing
Grade: II
Location:

- COACH HOUSE AT SALCEY LAWN, SALCEY LAWN, Hackleton, South Northamptonshire, Northamptonshire

**YEW TREE COTTAGE**
Heritage Category: Listing
Grade: II
Location:

- YEW TREE COTTAGE, 66, MAIN ROAD, Hackleton, South Northamptonshire, Northamptonshire

**THE WHITE HART PUBLIC HOUSE**
Heritage Category: Listing
Grade: II
Location:

- THE WHITE HART PUBLIC HOUSE, MAIN ROAD, Hackleton, South Northamptonshire, Northamptonshire

**GRANGE FARMHOUSE AND ATTACHED OUTBUILDING**
Heritage Category: Listing
Grade: II
Location:

- GRANGE FARMHOUSE AND ATTACHED OUTBUILDING, Hackleton, South Northamptonshire, Northamptonshire

**WEST HALL FARMHOUSE**
Heritage Category: Listing
Grade: II
Location:
• WEST HALL FARMHOUSE, Hackleton, South Northamptonshire, Northamptonshire

THE PADDOCK
Heritage Category: Listing
Grade: II
Location:
• THE PADDOCK, 4, BRAFIELD ROAD, HORTON, Hackleton, South Northamptonshire, Northamptonshire

VANE HOUSE
Heritage Category: Listing
Grade: II
Location:
• VANE HOUSE, HORTON, Hackleton, South Northamptonshire, Northamptonshire

THE NEW TEMPLE
Heritage Category: Listing
Grade: II
Location:
• THE NEW TEMPLE, HORTON, Hackleton, South Northamptonshire, Northamptonshire

THE GREEN BRIDGE
Heritage Category: Listing
Grade: II
Location:
• THE GREEN BRIDGE, HORTON, Hackleton, South Northamptonshire, Northamptonshire

PINE TREES FARMHOUSE
Heritage Category: Listing
Grade: II
Location:
• PINE TREES FARMHOUSE, MAIN ROAD, Hackleton, South Northamptonshire, Northamptonshire

NUMBER 84 AND ATTACHED BUTCHER'S SHOP
Heritage Category: Listing
Grade: II
Location:
• NUMBER 84 AND ATTACHED BUTCHER'S SHOP, MAIN ROAD, Hackleton, South Northamptonshire, Northamptonshire
STABLE BLOCK AT SALCEY LAWN
Heritage Category: Listing
Grade: II
Location:

- STABLE BLOCK AT SALCEY LAWN, SALCEY LAWN, Hackleton, South Northamptonshire, Northamptonshire

Horton Rounds and associated steps, walls and lamp posts
Heritage Category: Listing
Grade: II
Location:

- Horton Rounds, The Drive, Horton, Northampton, NN7 2AY, Hackleton, South Northamptonshire, Northamptonshire

Hackleton and Piddington War Memorial
Heritage Category: Listing
Grade: II
Location:

- Junction of Piddington Lane and Main Road, Hackleton, Northamptonshire, NN7 2AB, Hackleton, South Northamptonshire, Northamptonshire

Settlement remains of the medieval village of Horton, to the east and south of the church, including possible C18 militia works..
Heritage Category: Scheduling
Grade:
Location:

- Hackleton, South Northamptonshire, Northamptonshire

Horton Hall Park
Heritage Category: Park and Garden
Grade: II
Location:

- Hackleton, South Northamptonshire, Northamptonshire, Hackleton, South Northamptonshire, Northamptonshire
7.0 Conclusion

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Hackleton Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background will therefore be reviewed before consultation on the Draft Plan, and at the point of submission of the final version to the District Council.
Appendix A - Local Plan Part 2A Hackleton Parish Background Data

The purpose of the data in this paper is to provide a picture of what your Parish is like now so that you can begin to use the information to consider what you would like your Parish to be like in 15/20 years.

This profile is provided to offer a range of background information that might be useful during the rural settlement planning process that is being carried out to support the preparation of the South Northamptonshire Settlements and Development Management Local Plan.

The information contained within this profile has been sourced and developed from the 2001 and 2011 censuses. A map attached at Appendix B defines the boundary of the Parish to which the census data relates. Whilst not all of the information may be required for the purpose of this exercise, it was thought helpful to ensure that a comprehensive range of background information is available to Parish Councils.

Policy R1 of the Joint Core Strategy which will provide the framework for the planning of rural areas and settlements within this Local Plan aims to ensure that the scale of the future development of rural settlements is consistent with the objective of meeting local needs and supporting local services. It is therefore important to consider what your Parish is like now and what needs it has for the future.

1. Population and Age Structure
2. Housing
3. Social indicators – Accessibility/ Car Ownership & Owner-occupancy
4. Employment

1. Population and Age Structure

There are a range of sources that can provide information on the population of a Parish. The Census offers a comprehensive source for population information. The table below provides information on the population of the parish of Hackleton and South Northamptonshire (SNC) as a whole.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hackleton</td>
<td>2045</td>
<td>2054</td>
<td>+9</td>
<td>0%</td>
</tr>
<tr>
<td>SNC</td>
<td>79,293</td>
<td>85,189</td>
<td>+5896</td>
<td>7%</td>
</tr>
</tbody>
</table>

Population – Age Structure

Using information from the 2001 and 2011 Censuses, a breakdown of the parish population by age is provided below.

<table>
<thead>
<tr>
<th>Population by age (2001 and 2011): Hackleton Parish and SNC</th>
<th>0-4</th>
<th>5-15</th>
<th>16-24</th>
<th>25-44</th>
<th>45-64</th>
<th>65-74</th>
<th>75+</th>
<th>Average Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>114</td>
<td>304</td>
<td>158</td>
<td>586</td>
<td>603</td>
<td>156</td>
<td>124</td>
<td>39.56</td>
</tr>
</tbody>
</table>

Please note: some of the statistics may not be available for individual parishes.

The wording of Policy R1 is yet to be agreed. Further clarification on this may be available at the end of December with the publication of the proposed modifications to the Joint Core Strategy.
### 2001 %
- 5.6
- 14.9
- 7.7
- 28.7
- 29.5
- 7.6
- 6.1

### 2011 %
- 4.6
- 15.2
- 7.9
- 20.1
- 33.7
- 11.2
- 7.3

### SNC %
- 5.6
- 13.8
- 8.8
- 24.7
- 30.2
- 9.5
- 7.4

### Change in Age Structure in Hackleton since 2001
![Graph showing the change in age structure in Hackleton since 2001.]

### Change in Age Structure in South Northants since 2001
![Graph showing the change in age structure in South Northants since 2001.]

### Comparison of Age Structure in Parish & District 2011
![Graph comparing the age structure in Hackleton and South Northants in 2011.]

---

**Hackleton Neighbourhood Plan Planning Policy Background and Evidence Base Review, November 2017**
2. Housing Data

Number of Households

An estimate of the number of households within the Parish at 2001 and 2011 is provided below based upon information obtained from the Censuses. Figures are also provided on the scale of change over that period and how the estimate of household size (i.e. number of people per household) has also changed over that time.

| Number of Households (2001 and 2011): Hackleton Parish and SNC |
|------------------|---------|---------|----------------|
| Total number households | 817     | 847     | + 30              | + 4%                  |
| Household spaces with at least 1 usual resident | 797     | 827     | + 33              |                      |
| Household spaces with no usual residents | 18      | 20      | - 2               |                      |
| Average Household Size\(v\) | 2.54    | 2.5     | -0.04             |                      |
| SNC Average Household Size | 2.48    | 2.4     | -0.11             |                      |

Number of Dwellings

An estimate of the number of dwellings in the Parish at 2001 and 2011 is provided below based upon information obtained from the Censuses.

| Number of Dwellings (2001 and 2011): Hackleton Parish |
|------------------|---------|---------|
| Dwellings        | 817     | 847     | +30               | +4%                   |

Housing Type and Mix

It is important that rural communities have a mixed housing stock. There is a clear link between the type and size of dwelling in an area and the mix and age range of population. The most vibrant villages are likely to have a good mix of dwellings and therefore a more balanced population in terms of age range. One way of monitoring this is to look at the number of bedrooms that properties have, the other is to look at the housing mix by type of property, i.e. the proportion of flats and dwellings that are terraced, semi-detached or detached.

Number of Bedrooms\(vi\)

This gives an indication of the number of bedrooms in each property within the village and the resulting housing mix.

| Number of Dwellings (2011): Hackleton Parish and SNC |
|------------------|---------|---------|---------|---------|---------|
|                  | 1 Bed   | 2 Beds  | 3 Beds  | 4 Beds  | 5 Beds  |

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### Hackleton Neighbourhood Plan
Planning Policy Background and Evidence Base Review, November 2017

| Hackleton | 16 | 125 | 321 | 287 | 77 |
| Hackleton % | 1.9 | 15.1 | 38.9 | 34.7 | 9.3 |
| SNC | 1543 | 7268 | 13891 | 9184 | 2799 |
| SNC % | 4.4 | 21.0 | 40.0 | 26.5 | 8.1 |

#### Comparison of Dwelling Size in Parish & District 2011

- **Hackleton**
- **South Northants**

#### Dwelling Mix (2011): Hackleton Parish and SNC

<table>
<thead>
<tr>
<th>Dwelling Mix</th>
<th>Hackleton</th>
<th>Hackleton %</th>
<th>SNC</th>
<th>SNC %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caravan or mobile structure</td>
<td>1</td>
<td>0.1</td>
<td>113</td>
<td>0.3</td>
</tr>
<tr>
<td>Flat – converted house</td>
<td>3</td>
<td>0.4</td>
<td>287</td>
<td>0.8</td>
</tr>
<tr>
<td>Flat – purpose built</td>
<td>4</td>
<td>0.5</td>
<td>1829</td>
<td>5.1</td>
</tr>
<tr>
<td>Flat in commercial building</td>
<td>1</td>
<td>0.1</td>
<td>236</td>
<td>0.7</td>
</tr>
</tbody>
</table>
Housing Development – Completions and commitments at 1st April 2013

There may be housing development within the Parish that already has planning permission or that is allocated in the Joint Core Strategy or a Masterplan but that is yet to be completed. Appendix 1 sets out the number of commitments within the parish.

Appendix 1 also sets out a breakdown of the number of dwellings that have been completed in the Parish between 2001 and April 2013 (the beginning of the Plan period). This information is based upon that recorded by the Council and is based upon planning and building control information.

House prices in Hackleton

The average price of property sold in Hackleton in the past 5 years was £279,875 and 52 properties were sold during that time from which this figure was obtained. Property values have risen by 0.46% since August 2012. In Hackleton there are currently (August 2013) 3 properties available either for sale and 2 properties available on the rental market.

---

31 Data from Zoopla.co.uk
3. **Social Indicators a. Accessibility and Car ownership**

Accessibility and the lack of public transport are recognised as potential issues within rural areas. Typically in many rural areas the number of households with cars within the Parish has increased since 2001. There is generally a higher number of households with cars in rural areas than in the District overall. There has also been an increase in the number of properties with 2 or more vehicles.

### Number of Cars per Household

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>No cars</td>
<td>67</td>
<td>8.4</td>
<td>53</td>
<td>6.4</td>
<td>3219</td>
<td>9.3</td>
<td></td>
</tr>
<tr>
<td>1 cars</td>
<td>224</td>
<td>28.1</td>
<td>264</td>
<td>31.9</td>
<td>12210</td>
<td>35.2</td>
<td></td>
</tr>
<tr>
<td>2 cars or more</td>
<td>506</td>
<td>63.5</td>
<td>510</td>
<td>61.7</td>
<td>19288</td>
<td>55.6</td>
<td></td>
</tr>
</tbody>
</table>

![Comparison of Car & Van Ownership in Parish & District 2011](image)

b. **Owner-occupancy**

Typically owner-occupancy is high within Parishes compared to towns. The proportion of households owning their own properties in Hackleton (or paying a mortgage for their property).

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-Occupied</td>
<td>669</td>
<td>687</td>
<td>26485</td>
</tr>
<tr>
<td>Total households</td>
<td>817</td>
<td>827</td>
<td>34717</td>
</tr>
<tr>
<td>% Owner-occupied</td>
<td>81.9%</td>
<td>83.1%</td>
<td>76.3%</td>
</tr>
</tbody>
</table>
4. Employment

Rural employment is important as the villages within South Northamptonshire are increasingly becoming dormitory villages where the majority of people commute out of the village to work. The Council is seeking to encourage growth and development that will benefit the District and meet the targets for housing and employment set within the Joint Core Strategy whilst at the same time preserving the special character of the villages and wider rural area.

The data below helps to provide a picture of employment availability within the Parish.

**Ratio of jobs to number of residents for the Ward containing Hackleton:**

<table>
<thead>
<tr>
<th>Ward</th>
<th>Settlements in Ward</th>
<th>Residents aged 16 – 74</th>
<th>Total number of jobs – Economically Active</th>
<th>Percentage retired</th>
<th>Ratio of economically active to number of residents aged 16 - 74</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hackleton</td>
<td>Hackleton, Horton, Piddington, Quinton,</td>
<td>1644</td>
<td>1213</td>
<td>18%</td>
<td>74%</td>
</tr>
<tr>
<td>SNC</td>
<td></td>
<td>62321</td>
<td>47449</td>
<td>15%</td>
<td>79%</td>
</tr>
</tbody>
</table>

Approx. 7% of the residents within the Parish work from home, compared to a District wide figure of 6%.

**Claimant count with rates and proportions (ONS/ Nomis)**

At any given time there will be a certain proportion of the working age population who will be out of work. The Job Seekers Allowance claimant count provides a timely snapshot of the proportion of the resident working age population who are currently in receipt of this out of work benefit. However there may also be others seeking work who are not entitled to claim or choose not to. Within the Hackleton Ward there were 9 job seeker claimants in June 2013. This figure has changed over the past 8 years as follows:

<table>
<thead>
<tr>
<th>Job Seeker Claimants (June 2005 - 2013): Hackleton and SNC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date/Number</td>
</tr>
<tr>
<td>Hackleton</td>
</tr>
<tr>
<td>SNC</td>
</tr>
</tbody>
</table>
Appendix 1

How many additional dwellings are needed in Hackleton Parish?

Government policy as set out in the National Planning Policy Framework seeks to increase significantly the supply of new housing and sets out the requirement for Local Plans to meet the objectively assessed need for new homes “unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits”.

The JCS will set the total minimum number of dwellings required for the urban and rural areas of South Northamptonshire and will show how the agreed housing targets will be delivered through the Plan period. This overall target is based on a calculation of an ‘objectively assessed housing need’ that takes account of both the latest Office of National Statistics (ONS) household projections and the 2011 Census results. Having derived this housing need the next step was to develop realistic options about how this requirement could be met. For the Joint Core Strategy this included consideration of evidence such as the availability of sites taking account of deliverability, viability and constraints.

An important part of the Local Plan will be to distribute the housing growth set out in the JCS across the District. One way of considering how many houses should be provided in a particular village could be to take the overall requirement for housing in the rural areas and proportion this by village in relation to their existing number of dwellings. Effectively this would give the ‘objectively assessed housing need’ for each settlement area. This proportion could then be increased or decreased by consideration of factors including:

- What is the existing housing mix within a village?
- What is the identified affordable housing need?
- what are the individual aspirations for each village for growth to assist in the supporting local infrastructure, services and facilities or to seeking to reduce out commuting to work?
- what level of development has previously been achieved?
- what sites are deliverable - suitable, available now, achievable and viable?
- what local environmental designations exist?
- What is the existing ability of a village to support additional housing in relation to local facilities and transport links?
- What is the role of the settlement?

Appendix 1 sets out the numbers this would involve based on the current Core Strategy figures. The assumption has been made that the rural part of the District has 23428 dwellings (data from the 2001 Census) and that the Joint Core Strategy requires 3605 new dwellings in the rural area between 2001 and 2006. This gives a 15.5% increase in the number of dwellings in the rural area. The extract from the table below sets out the housing numbers that would be required in Hackleton before any consideration of the issues set out above. However it needs to be stressed that this is only a worked example and the final figure is likely to change as a result of changes to the figures in the Joint Core Strategy. The Issues Paper asks for comments on this approach. A copy of the table as it relates to all the villages within the District can be found in Appendix 1.
### Hackleton Neighbourhood Plan  
Planning Policy Background and Evidence Base Review, November 2017

<table>
<thead>
<tr>
<th>Number of dwellings (2001)</th>
<th>15.5% increase in dwelling stock</th>
<th>Completions 2001-13</th>
<th>Commitments</th>
<th>Residual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hackleton</td>
<td>817</td>
<td>127</td>
<td>54</td>
<td>0</td>
</tr>
</tbody>
</table>

The data for completions and commitments is up to 31st March 2013.
## Appendix 1 – Proportionality & its Results for the Villages in South Northamptonshire

<table>
<thead>
<tr>
<th>Village</th>
<th>Number of dwellings (2001)</th>
<th>15.5% increase in dwelling stock</th>
<th>Completions 2001-13</th>
<th>Commitments</th>
<th>Residual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abthorpe</td>
<td>129</td>
<td>20</td>
<td>11</td>
<td>10</td>
<td>-1</td>
</tr>
<tr>
<td>Adstone</td>
<td>41</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Ashton</td>
<td>149</td>
<td>23</td>
<td>6</td>
<td>6</td>
<td>11</td>
</tr>
<tr>
<td>Aston le Walls</td>
<td>137</td>
<td>21</td>
<td>1</td>
<td>1</td>
<td>19</td>
</tr>
<tr>
<td>Aynho</td>
<td>326</td>
<td>51</td>
<td>10</td>
<td>3</td>
<td>38</td>
</tr>
<tr>
<td>Blakesley</td>
<td>204</td>
<td>32</td>
<td>20</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>Blisworth</td>
<td>792</td>
<td>123</td>
<td>23</td>
<td>31</td>
<td>69</td>
</tr>
<tr>
<td>Boddington</td>
<td>283</td>
<td>44</td>
<td>8</td>
<td>5</td>
<td>31</td>
</tr>
<tr>
<td>Bradden</td>
<td>61</td>
<td>9</td>
<td>5</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Brafield on the Green</td>
<td>300</td>
<td>47</td>
<td>8</td>
<td>0</td>
<td>39</td>
</tr>
<tr>
<td>Bugbrooke</td>
<td>1044</td>
<td>162</td>
<td>68</td>
<td>113</td>
<td>-19</td>
</tr>
<tr>
<td>Castle Ashby</td>
<td>70</td>
<td>11</td>
<td>1</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>Chacombe</td>
<td>259</td>
<td>40</td>
<td>7</td>
<td>1</td>
<td>32</td>
</tr>
<tr>
<td>Chipping Warden</td>
<td>244</td>
<td>38</td>
<td>14</td>
<td>0</td>
<td>24</td>
</tr>
<tr>
<td>Cogenhoe &amp; Whiston</td>
<td>599</td>
<td>93</td>
<td>39</td>
<td>7</td>
<td>47</td>
</tr>
<tr>
<td>Cold Higham</td>
<td>114</td>
<td>18</td>
<td>11</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Cosgrove</td>
<td>249</td>
<td>39</td>
<td>21</td>
<td>12</td>
<td>6</td>
</tr>
<tr>
<td>Courtteenhall</td>
<td>40</td>
<td>6</td>
<td>2</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Croughton</td>
<td>415</td>
<td>64</td>
<td>10</td>
<td>9</td>
<td>45</td>
</tr>
<tr>
<td>Culworth</td>
<td>184</td>
<td>29</td>
<td>7</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td>Deanshanger</td>
<td>1120</td>
<td>174</td>
<td>423</td>
<td>96</td>
<td>-345</td>
</tr>
<tr>
<td>Denton</td>
<td>331</td>
<td>51</td>
<td>5</td>
<td>0</td>
<td>46</td>
</tr>
<tr>
<td>Easton Neston</td>
<td>32</td>
<td>5</td>
<td>1</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Edgcote</td>
<td>26</td>
<td>4</td>
<td>-1</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Evenley</td>
<td>242</td>
<td>38</td>
<td>24</td>
<td>0</td>
<td>14</td>
</tr>
<tr>
<td>Eydon</td>
<td>191</td>
<td>30</td>
<td>13</td>
<td>1</td>
<td>16</td>
</tr>
<tr>
<td>Farthinghoe</td>
<td>171</td>
<td>27</td>
<td>10</td>
<td>0</td>
<td>17</td>
</tr>
<tr>
<td>Gayton</td>
<td>202</td>
<td>31</td>
<td>15</td>
<td>3</td>
<td>13</td>
</tr>
</tbody>
</table>

---

Assumes that the rural part of the District has 23428 dwellings (data from 2001 census) and that the JCS requires 3605 new dwellings in the rural area between 2001 & 2026. This gives a 15.5% increase in the number of dwellings in the rural area. The data for completions and commitments is up to 31st March 2013. Table excludes 17 dwellings at Bugbrooke, 220 at Silverstone and 35 at Kings Sutton that are subject to High Court Challenge and approximately 425 dwellings allocated for residential development in the Roade Masterplan.
<table>
<thead>
<tr>
<th>Village</th>
<th>Number of dwellings (2001)</th>
<th>15.5% increase in dwelling stock</th>
<th>Completions 2001-13</th>
<th>Commitments</th>
<th>Residual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grafton Regis</td>
<td>96</td>
<td>15</td>
<td>6</td>
<td>0</td>
<td>9</td>
</tr>
<tr>
<td>Greatworth</td>
<td>338</td>
<td>52</td>
<td>13</td>
<td>0</td>
<td>39</td>
</tr>
<tr>
<td>Greens Norton</td>
<td>652</td>
<td>101</td>
<td>51</td>
<td>29</td>
<td>21</td>
</tr>
<tr>
<td><strong>Hackleton</strong></td>
<td><strong>817</strong></td>
<td><strong>127</strong></td>
<td><strong>54</strong></td>
<td><strong>0</strong></td>
<td><strong>73</strong></td>
</tr>
<tr>
<td>Harpole</td>
<td>645</td>
<td>100</td>
<td>21</td>
<td>0</td>
<td>79</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hartwell</td>
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Appendix B – Parish Boundary for Hackleton as defined in 2011 Census

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Census 2001 Housing Stock (UV53); Census 2011 Household Spaces (QS417EW) iv
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Census 2011 Method of Travel to Work (QS701EW)
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