Foreword

Set amid the rolling Northamptonshire countryside and on one of the highest points of the Northamptonshire Uplands, Brixworth has a commanding situation which complements its unique, mainly Saxon, heritage. The village is dominated by its seventh century church set on high in its oldest, northern part. Over the years and particularly the nineteenth and twentieth centuries, the village has expanded mainly to the south, with the largest and most radical developments taking place in the last 35 years. This development has to some extent been imposed by external agencies with little input by residents. Since 2011, the Localism Act has provided local residents with the ability to have a say in shaping the future of their communities by means of a Neighbourhood Plan. To take advantage of this opportunity, Brixworth Parish Council set up a Neighbourhood Plan Steering Group, comprising some Parish Councillors, but mainly other local resident volunteers to create the Plan. This Steering Group has put together this draft plan as the basis for public consultation with those who live, work, or have a business interest in the area.

Following completion of all stages of consultation, the Plan will be submitted to a Community Referendum and if passed by Brixworth residents it will be “Made” as a primary consultation document when considering planning applications so that any future development will be plan-led. This draft plan and its subsequent referendum is an opportunity for residents of Brixworth, those who work here and the wider Community to have a say in shaping the future of the Parish up to 2029. It is not an opportunity to be missed.

David Parnaby

Chairman, Brixworth Neighbourhood Plan Steering Group

Group members:

David Parnaby, Bob Chattaway, Frank Allen, Ian Barratt, Mick Bates, Ann Blaber, David Boucher, Deidre Daish, Jo Hillery, Paula Jones, Mike Lacey, Mike Nice, Nigel Ozier, Mike Parsons, Malcolm Rous, Rick Spurgeon.

Principal Advisers: Bob Keith, Planning Aid England, Tom James, Daventry District Council
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1. Introduction

What is a Neighbourhood Development Plan?

1.1 Communities now have optional new powers to shape their development through neighbourhood planning, a new perspective on planning legislation introduced by the Localism Act 2011. A Neighbourhood Development Plan once approved or “Made” sets out a formal vision for an area and establishes planning policies and guidance for the use and development of land in the neighbourhood area. Thereafter the Neighbourhood Development Plan will form part of the Development Plan for the area and the policies and proposals it contains will therefore be used in the determination of planning applications within the neighbourhood.

Background to Brixworth

1.2 Brixworth is a large rural village in beautiful surroundings, which are much valued by its residents. It is situated in the Northamptonshire countryside some six miles north of Northampton and twelve miles east of Daventry. Market Harborough and Kettering are both twelve miles north of the village and Wellingborough some twelve miles east. It lies within the administrative area of Daventry District.

The Brixworth Neighbourhood Development Plan

1.3 The West Northamptonshire Joint Core Strategy (WNJCS) was adopted in December 2014. Amongst other things this plan will determine the rural housing requirement until 2029. In addition Daventry District Council (DDC) has also begun work on the Settlements and Countryside Local Plan, which will amplify the broad brush policies contained in the Joint Core Strategy (JCS).
1.4 In recent years a number of planning applications have been submitted for further residential development in Brixworth. Several have been opposed by the local community because they object to further incursions into the surrounding countryside and believe that expansion in the recent past has already stretched the village infrastructure to the limit.

1.5 Against this background the Parish Council decided to prepare a neighbourhood plan to help shape and influence any future development. As the ‘Qualifying Body’, the Parish Council submitted an application to Daventry District Council to designate the Parish as a Neighbourhood Area. The District Council approved the application in March 2013.

1.6 The boundary of the Brixworth Neighbourhood Area corresponds to the Parish boundary and is indicated below.

Map 1. The Brixworth Neighbourhood Area

1.7 Whilst the Brixworth Parish Council is the qualifying body, the Neighbourhood Plan has been prepared by a steering group that comprises community volunteers, Parish and District Council members and is mandated by the Parish Council as the Brixworth Neighbourhood Plan Steering Group (BNPSG).
The Plan Period

1.8 The Neighbourhood Plan will cover the period from 2011 to 2029. This corresponds to the plan period for the West Northamptonshire Joint Core Strategy and the emerging Settlements and Countryside Local Plan, providing consistency in the evidence base.

Consultation on the Pre-submission Draft Plan

1.9 As part of the statutory process the Parish Council is required to invite representations on the draft plan and has delegated BNPSG to contact stakeholders including residents, statutory authorities, local services providers and businesses prior to it being formally submitted to the District Council. This stage must include a six week consultation period to publicise the plan and bring it to the attention of people who live, work or carry on business in the neighbourhood area. On behalf of the Parish Council the BNPSG is also required to invite representations on the draft plan from key stakeholders and statutory consultees. This is the purpose of this document.

1.10 A copy of this plan may be inspected on the Parish Council website: [http://www.brixworthpc.org.uk/](http://www.brixworthpc.org.uk/)

Hard copies of the plan are also available for inspection at:
The Information Point Library/Community Centre
Spratton Road
Brixworth
Northampton NN6 9DS.
Copies of the Response Form are also available at the above.
Comments on this draft plan must be submitted in writing to:
Email: info@brixworth-np.org.uk;
or Postal address:
(The Information Point, Brixworth Community Centre, Spratton Road).

The deadline for comments is: **July 13, 2015**

Next steps

1.11 The draft plan will then be reviewed in the light of comments received and may then be revised. It will then be formally submitted to Daventry District Council. Daventry District Council will again publicise the plan for a six week period and invite comment. An Independent Examiner will then be appointed to consider any representations and check that the Plan meets certain basic conditions, including conformity with national and local planning policy. The examiner may suggest modifications but will hopefully recommend to the District Council that the plan goes forward to a community referendum. The plan will then be subject to that referendum and providing it is supported by a majority of those voting, it can then be “Made.” The plan would then become part of the development plan for the area and will become a primary consideration when determining planning applications.
2. National and Local Planning Context

The Basic Conditions

2.1 The Localism Act 2011 stipulates that a neighbourhood development plan must meet the basic conditions before it can come into force.

‘There are five basic conditions that are relevant to a neighbourhood plan. These are:
• having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to “make” the neighbourhood plan
• the “making” of the neighbourhood plan contributes to the achievement of sustainable development
• the “making” of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority [Daventry District Council] (or any part of that area)
• the “making” of the neighbourhood plan does not breach, and is otherwise compatible, with EU obligations
• prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan’

National Policy

2.2 The “National Planning Policy Framework” (NPPF or “Framework”) sets out the Government’s planning policies for England and came into effect in March 2012. It provides the basis for local planning authorities to prepare their Local Plans and for communities producing neighbourhood plans. The Brixworth Neighbourhood Plan has been developed with regard to national policy, especially the Framework. In addition the Neighbourhood Plan is also mindful of Planning Practice Guidance, which was published by the Government in 2014. The Guidance explains how national policy should be applied.

The Development Plan

2.3 The current Development Plan includes saved policies from the Daventry District Local Plan, which was adopted in 1997. Proposals for development are currently assessed against these saved policies. However the Daventry District Local Plan 1997 will gradually be replaced over time by policies within the West Northamptonshire Joint Core Strategy. This sets out the long-term vision and objectives for the area for the period up to 2029, and includes strategic policies for steering and shaping development. The Joint Core Strategy was adopted in December 2014.

2.4 Daventry District Council is preparing the Settlements and Countryside Local Plan which will supplement the policies and proposals in the Joint Core Strategy and
Similarly cover the period up to 2029. However it is not envisaged that this Local Plan will be adopted until 2017.

2.5 To meet the basic condition outlined above the Brixworth Neighbourhood Plan has conformed to the strategic policies in the Daventry District Local Plan 1997 and the West Northamptonshire Joint Core Strategy. Whilst not a basic condition BNPSG has also worked closely with Daventry District Council and had regard to the emerging Settlements and Countryside Local Plan.

**Sustainable Development**

2.6 The National Planning Policy Framework sets out the Government’s approach to sustainable development which is essentially about enabling development to cater for the needs of current generations, whilst ensuring that development does not worsen lives for future generations. To comply with the Basic Conditions this Brixworth Neighbourhood Development Plan has demonstrated that it contributes to the achievement of sustainable development and addresses economic, social and environmental considerations.

![East of Northampton Road under construction](image)

**EU Obligations**

2.7 The screening process undertaken by Daventry District Council concluded that a Strategic Environmental Assessment or Habitats Regulations Assessment was not necessary. The report “Brixworth SEA Screening Report with Responses” may be viewed at [www.brixworth-np.org.uk](http://www.brixworth-np.org.uk).
3. The Neighbourhood Area

Population

3.1 Brixworth is an ancient settlement with a village church that dates from around 680 AD. From Victorian Times onwards, the village has grown from a community close to the church southwards for about a mile, to form a ribbon development which reaches the top of the hill and either side of the old Northampton Road.

3.2 Brixworth is unique amongst rural settlements in the area in that it had its own “district” Plan. From 1970 to 1983 large developments both to the east and south west of the village doubled the size of Brixworth. This was followed in the 1990s by the building of more than 750 houses on large housing estates on the eastern and southern borders of the village. Within the last few years smaller developments and social housing schemes have been built in the village. This extensive and rapid expansion has placed heavy demands on village services and facilities.

3.3 According to the 2011 census the population of Brixworth was 5,228 persons occupying 2025 dwellings. By October 2014, 220 dwellings have been either constructed or have received planning permission, whilst a further 95 await reserved matters decisions.

Map 2. Brixworth Growth 1846 to 2011

Housing

Broad Street

3.4 There are a number of different architectural areas in the village, largely based on the ages of the buildings. The oldest houses in the Conservation Area and adjacent roads tend to be of local limestone and ironstone.
with slate roofing. Window openings are much smaller than in modern properties. The houses built during the Victorian era around Northampton Road (a part of which is in the Conservation Area) and also those around Broad Street are largely red brick with uniform street frontages and slate roofs. Houses in Brixworth Hall Park are widely spaced, of low height and the whole providing a wooded aspect.

Froxhill Crescent

3.5 Houses from the 1960’s and 1970’s around Brackenborough or Pytchley Way are predominantly well spaced with pale coloured bricks. The 1970’s and 80’s themed development around Froxhill Crescent has seen modern versions of traditionally styled windows with “glazing bars”, mainly red brick, with occasional first floor rendering and cream colour wash. The open plan front gardens, valued trees, verges and green amenity areas illustrate desirable features. Housing around the Ashway to Northampton Road dates from the 1990’s and exhibits features of a number of reproduction “period” styles.

3.6 The housing stock is mainly owner occupier with varied sizes. In recent years several affordable homes have become available as part of the quota required in the wider district, as Swans Nest and Highfield Close (48 total dwellings) have been purchased by DDC or housing associations from builders in difficulties.


Employment

3.7 Employment levels are good with a mix of working in the surrounding areas and within Brixworth itself. From a “snapshot” survey conducted
at a number of Brixworth businesses, most employees travel to work by car. For example in January 2013, Mercedes AMG quoted that only 11% of their combined work force of contractors and employees of 600 lived in Brixworth.

3.8 It is difficult to measure how many people work from home as part of their employment or business. However, with the growing reliance on the internet there is widespread support for fibre optic cabling, which in part is currently under way in Brixworth.

Business

3.9 Currently Brixworth has a vibrant economy. There is an industrial estate on the north eastern side of the village bounded by the A508, with Mercedes AMG Powertrains being the biggest employer. Planning permission has recently been approved for a new light industrial estate (together with 9 houses) on Station Road DA/2013/0066 and also a Care Village to the south of Brixworth DA/2013/0510. From these applications the total number of estimated jobs created is over 300.

3.10 There are also a number of small retailers around the centre of the village and on Northampton Road. The same “snapshot” survey (as in 3.7) of local businesses in 2012 suggested that the majority did not rely solely on residents from Brixworth for their workforce.

Infrastructure

3.11 The accepted centre of the village on Spratton Road where shops, the Library and Community Centre are located, has inadequate car parking provision which gives rise to many negative comments by Brixworth residents.

3.12 Primary medical care in the village is under strain as the current Brixworth surgery was designed for up to approximately 3,500 patients from Brixworth and up to 1,500 from surrounding villages. It is now handling around 7,500 patients. The Brixworth surgery now acts in partnership with the Guilsborough surgery - with a combined total of nearly 15,000 patients. However the surgery in Brixworth is now considered unsuitable for purpose by the combined Saxon Spires Practice and the Patient Participation Group, a view shared by the NHS CCG and the Community through the questionnaire (see Community Engagement sections 4.4 and 4.10). Active discussions are under way between the various stakeholders and proposals linked to this plan will improve the service provision.

3.13 According to Offsted, the Brixworth Primary School is performing well and has a good relationship between staff and parents. Currently the school role comprises approximately 460 pupils with a theoretical maximum of 490 children. The County Council now acknowledges that, with those pupil numbers expected to arise from recent developments, this figure will increase to 525. The school has one temporary building of two classrooms, there is little room for expansion on the site and a survey is underway to assess the best way to accommodate new pupils. This may mean giving priority to the pupils from the catchment area of Brixworth and Scaldwell.
3.14 As far as secondary schools are concerned, the County Council believe that Moulton School (which is outside the Neighbourhood Area) will be able to continue to take all Brixworth pupils defined in this current plan. This is because the governors and Head have said they are determined to remain serving a rural catchment area and may restrict entry from Northampton Borough as a consequence.

Map 4. Brixworth Parish Facilities

3.15 Regarding waste water recycling, Brixworth and the nearby village of Spratton discharge into a common treatment plant off the Creaton Road, which in turn discharges into the Brampton Arm of the River Nene. This plant was expanded in the 1970’s to cope with a population of approximately 6,500. It now appears to be handling numbers in excess of this.

3.16 The electrical power supply to the north of Northampton has been an issue though this is currently being addressed. According to Western Power, a new major electrical distribution network needs to be installed which is expected to be in place by approximately mid 2015.

Natural Environment

3.17 The Parish sits in an area characterised by outstanding views and a natural landscape. This surrounding landscape is highly valued by residents due in part to the magnificent far reaching views and associated tranquillity. This is particularly true on the western and southern sides of the village. On the western side of the A508 running from South to North is a Special Landscape Area as designated by DDC in saved policy EN1. There are good walks along footpaths in this part of the Parish.
3.18 Pitsford Reservoir and Country Park is located immediately to the south east and sits in a valley on the eastern side of the A508. It includes a Site of Special Scientific Interest and is managed by Anglian Water Authority. It is also a recreation area with sailing, fishing, walking and cycle riding.

3.19 As part of its evidence gathering BNPSG commissioned professional Landscape Consultants to assess the surrounding landscape and its sensitivity to development.

Historic Environment

3.20 The Saxon Church has been described by English Heritage as one of the most significant buildings in England and is the most tangible heritage asset within the Parish. There are 16 Listed Buildings and monuments in the village, including the church but also some Edwardian houses and the old workhouse alongside the notable modern Community Centre built in 1999.
3.21 The surrounding area is also rich in history, with the remains of a Roman villa to the north of the church. Romano British artefacts have been found in surrounding fields. The Wolfage Manor site close to the old Spratton station, is said to have existed before the site of Brixworth village. There is evidence of Roman and Saxon occupation in farming and a Saxon community pit or long house (grubenhaus) to the south and south west of the village.

The Conservation Area

3.22 The extensive Conservation Area (Map 8, page 26) is an important area that deserves focused protection. Many of the early buildings near the church have no foundations and growth of heavy traffic alongside through Church Street has become a concern in recent years. The church and the ancient Butter Cross (a scheduled monument) receive visitors from all over the world and are important tourist attractions.

High/Church Street corner

3.23 Where the Conservation Area extends into Northampton Road, concern has been expressed where the setting of listed buildings appears to be challenged by adjacent commercial activities.

Pinch point traffic jam in Church Street

Stocks and Buttercross

Health and Well-being
3.24 The recent past has seen improvements in local policing achieved by a concerted rural policy comprising a sergeant, 3 PC’s and 3 PCSO’s, including one PCSO with true local knowledge who provides a visible and effective presence. Concern is growing that should cover for Brixworth be reduced as a consequence of that success, or of budget cuts, that improvement in policing will be lost.

3.25 The churches are well supported and there are some 50 or so clubs within the village including U3A, scouts and guides, cricket, football, indoor bowls, history, drama, gardening and photography. These clubs are largely well subscribed and the halls and similar facilities they use are just adequate for this use. As popularity for the well run junior football, cricket and tennis clubs is growing, additional playing facilities may be needed as well as improved maintenance of existing areas to sustain outdoor sports. In particular the St Davids playing field has a great deal of use, whereas the Ashway changing facilities need improvements to comply with senior league football rules. These improvements would relieve pressure on St Davids. The Haywards Barns area is used for cricket and tennis and there is scope for longer term development of the site to enable the possibility of girls cricket and bowls. Some funds will become available for the provision or enhancement of outdoor sports facilities in Brixworth, from the developers of Saxon Rise. Decisions will be taken between DDC, the BNPSG, the Brixworth Parish Council and the various clubs to consider the most appropriate and beneficial ways to use these funds to support outdoor sports.
4. Community Engagement

Interaction with residents

4.1 The Steering Group has attempted to be visible and transparent at all times as it has prepared the Neighbourhood Plan. On-going communication with the local community has been via a mix of public and focus group meetings, face to face surveying, articles in the local press, questionnaires, information boards and via the dedicated website.

4.2 The key points of concern were initially derived from open ended discussions with residents. The Steering Group conducted informal interviews with 196 residents between September and December 2013. (see Appendix 2) Principal concerns were the continual expansion of Brixworth and the effects on services and facilities, infrastructure (including traffic issues) and intrusion into the surrounding countryside. Many people commented on the fact that they wanted to live in a village, in a rural area and although large, that Brixworth has that “sense of place.”

4.3 A household questionnaire was then constructed around the topics above and distributed to each house in the Parish. Some 769 replies were received confirming that the initial discussions had identified the major elements of resident’s concerns. The results were fed back to the local community at the 2014 Annual Parish Meeting and made available on the website and within the Information Centre. A synopsis of the results was also included within the September 2014 issue of the Brixworth Bulletin.

Questionnaire summary This may be viewed at www.brixworth-np.org.uk.

4.4 Some Brixworth residents have welcomed new development in the past, but more recently strong concerns have built up as many feel that the village now needs a period of consolidation to permit services and infrastructure to catch up. For instance 95% of the responses to the household questionnaire agreed that new development should be incremental allowing organic growth and evolution of facilities.
4.5 Similarly 96% agreed that any new housing should not undermine the form and character of the village, especially in the Conservation area, nor undermine valued green spaces and valued views, especially to the south, south west and west.

4.6 The questionnaire also asked residents to identify the number of houses that should be provided over the plan period. Around 30% of respondents felt that a minimal number of new homes were now acceptable and only 3% regarded more than 200 new dwellings as being appropriate. The average respondent felt that approximately 100 dwellings were acceptable.

4.7 It was also noted that a group of nineteen students (aged 17 and 18) at Moulton School were even more concerned that Brixworth housing should be limited to small numbers.

Interaction with key providers and others

4.8 The Steering Group has also had discussions with potential developers and emphasised the opinions of the residents regarding risk of urban sprawl, loss of valued landscape and overloading of village services and facilities.

4.9 The Group considers that it is important to support the Primary School, maintain and improve facilities while preserving the outside spaces, including the playing field. Discussions were

The Brixworth Primary School Governors have said:

“This Brixworth CEVC Primary School is consistently providing excellent standards of teaching and learning. Following a period of consultation with the LEA, it is clear that in the near future we will become a two and a half form entry school (525 children) with new facilities to ensure the high standards continue, giving opportunity for children to grow and develop.

The four values of the school, Inclusion, Respect, Aspiration and Excellence are crucial to this Voluntary Controlled Church School as they reflect the very nature of Christian values. We believe we are well placed to continue to provide to the community a school to which children will be proud to have been a part of and prepare them for further education and beyond.

The school will continue to follow the county’s admissions policy which prioritises Brixworth and Scaldwell residents in allocating pupil places.”
held with the governors and the County Council to ascertain how they propose to cope with increased pupil numbers. This has led to the County Council agreeing to a full review of the Brixworth school site. The Steering Group also investigated whether Moulton Secondary School would be able to continue to accept pupils from Brixworth in the future as the Joint Core Strategy has allocated a Sustainable Urban Extension (SUE) in the Moulton locality. The County Council have indicated that Moulton School as a priority, will continue to accept the level of pupils from Brixworth and Scaldwell envisaged in the Brixworth Primary School review.

4.10 The Group has been in regular contact with the Saxon Spires Surgery and its Patients Group and has influenced the setting up of a “panel” comprising a developer and various stakeholders in the surgery with the aim of investigating whether a new surgery can be built in Brixworth.

4.11 The Steering Group has liaised with surrounding parish councils and informed them of the intention to progress the neighbourhood plan. A survey was carried out in the discussions with selected local businesses. (Appendix 6.)

4.12 Some of the statutory authorities mentioned above are examples of where more vigorous interaction was considered to be required. Others contacted and which responded, include the Environment Agency, Anglian Water Authority, Western Power, Campaign for Rural England, British Telecom.

Partners from the Saxon Spires Practice have said:

“The Saxon Spires Practice has been working with the Brixworth Neighbourhood Plan Steering Group for the last few years as the Practice has become concerned about increasing pressure on the Brixworth surgery due to successful planning outcomes for a Continuing Care Village as well as substantial additional housing.

The current Brixworth surgery building is no longer adequate and there is not sufficient space to expand. We support strongly the drive to find a new site and premises, which is urgently required.”

The Saxon Spires Patient Participation Group has said:

“The Patient Group accept that the current Brixworth surgery in the Saxon Spires Practice is doing the best it can with increasing workload in a surgery designed for considerably less than its current patients, that in turn is putting increasing pressure on the Practice’s Guilsborough surgery.

It is clear that the Practice needs a new Brixworth surgery premises which will enable the Practice to handle more patients at Brixworth, to provide and improve patient care nearer to home and meet Government care objectives.”
5. Vision and Objectives

Key Issues

5.1 The engagement with the local community and the associated evidence gathering identified a number of issues, as set out below in 5.2 to 5.5, that need to be addressed in the Neighbourhood Plan.

5.2 There is a strong desire for Brixworth to remain a rural community with its own sense of identity and place. There is a need to maintain a mix of housing, including sheltered accommodation and affordable homes. However the local community is clearly concerned about the capacity of the village to absorb significant new residential development. There is a strong sense that the existing infrastructure is struggling to meet current needs. The GP surgery and schools are already fully stretched or close to capacity. There is a need for additional or improved shopping facilities in the centre in conjunction with improved parking facilities also to serve the community centre, but there is little space available. Parking spaces at the surgery and school are also very limited. There are some doubts about the medium term adequacy of the bus service.

5.3 Additionally, concerns have been expressed about the impact of further residential development on the surrounding countryside. The village stands on a plateau surrounded by attractive open countryside. The sensitivity of the landscape on the periphery of the village is emphasised in the independent landscape study. (Appendix 7, Landscape Appraisal, Lockhart Garratt, August 2014).

5.4 These issues could be compounded by further residential schemes. There is therefore a feeling that the scale of recent residential development now needs to be absorbed and there should be a period of consolidation. Whilst some growth is inevitable and should be welcomed, it is felt that this needs to be in the correct location and limited in scale. Similarly it needs to be phased so infrastructure and the associated services and facilities can cope. Small scale housing development using brownfield or infill land may therefore be acceptable, but it will need to be restricted to the existing village confines.

5.5 There is a similar desire to maintain and preserve local employment opportunities subject to the above considerations being satisfied.

Northampton Road looking west
Vision

5.6 The vision is:

By 2029 we aim to have created a Brixworth that will:
- be a sustainable, thriving and prosperous community;
- have maintained its village character within its rural surroundings;
- be a parish with a thriving natural environment with sustainable wildlife; and
- have seen changes that will have benefited the whole community.

Objectives

5.7 To deliver this vision the plan has the following objectives:
- a housing growth strategy tailored to the community needs and context of Brixworth;
- achieving development which is sensitive to built setting and its surroundings;
- protection of environment, heritage, especially around the Saxon church, valued landscape and valued amenity and green spaces within the Parish;
- improved local facilities for existing and new residents; and
- maintaining a vibrant local economy.
6. Policies

Housing Strategic Planning Context

6.1 In the preparation of the Neighbourhood Plan the BNPSG has been constantly mindful of the emerging West Northamptonshire Joint Core Strategy. This was recently adopted by the Joint Strategic Planning Committee in December 2014.

6.2 The Joint Core Strategy (JCS) states that 2360 dwellings are required in the rural areas of Daventry District over the plan period. However (as at April 2015) 2269 dwellings have already been completed or have received planning permission leaving a relatively small balance of dwellings (91) to be found across the whole rural area. Furthermore at April 2015, the Five Year Land Supply is 5.94 years, which applies to the whole of DDC outside of the Northampton Related Development Area (ie the Sustainable Urban Extension adjoining Northampton but falling within Daventry and South Northamptonshire districts).

Table 1. DDC Rural Commitment against Core Strategy S3 (April 2015).

(Source: Daventry District Housing Land Availability April 1, 2015)

<table>
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<th>Requirement</th>
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<td>Completions</td>
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<td>Planning permissions</td>
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<td>67</td>
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<td></td>
<td>85</td>
<td>Moulton, Sandy Hill Lane</td>
</tr>
<tr>
<td></td>
<td>56</td>
<td>Moulton, south of Boughton Road</td>
</tr>
<tr>
<td></td>
<td>20</td>
<td>Naseby, Cottesbrooke Road</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>Welford, off Newlands Road</td>
</tr>
<tr>
<td>Residential requirement</td>
<td>91</td>
<td></td>
</tr>
</tbody>
</table>

6.3 In the Report on the JCS Examination (Issue 16, The Rural Areas) the Inspector accepted that Policy R1 provided a basis for the establishment of a hierarchy of villages based on an analysis of services and facilities. This will be undertaken as part of the preparation of the Daventry Settlements and Countryside Local Plan. However, the Neighbourhood Plan will be submitted before the Local Plan has been adopted. The BNPSG has thereby worked closely with the District Council to ensure the Neighbourhood Plan is in general conformity with the emerging Local Plan.

Residential Development in Brixworth

6.4 Since the start of the plan period there has been a significant number of dwellings either granted planning permission or currently awaiting a decision on a planning application. This is summarised in Table 2. below:
Table 2. Sites granted Planning Permission April 2011 - April 2015.

<table>
<thead>
<tr>
<th>No. of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of dwellings (at April 2011 ONS data)</td>
</tr>
<tr>
<td>Sites granted planning permission (April 2011 – December 2014):</td>
</tr>
<tr>
<td>· The Knoll DA/2011/0237</td>
</tr>
<tr>
<td>· Land East of Northampton Road DA/2013/0334</td>
</tr>
<tr>
<td>· Eaglehurst DA/2012/0449</td>
</tr>
<tr>
<td>· Victors Barns DA/2013/0510</td>
</tr>
<tr>
<td>· Victors Barns DA/2013/0925</td>
</tr>
<tr>
<td>· Old Station Yard DA/2013/0066</td>
</tr>
<tr>
<td>· Country House DA/2013/0993</td>
</tr>
<tr>
<td>Sites currently awaiting reserved matters outcomes:</td>
</tr>
<tr>
<td>· Victors Barns DA/2014/0910</td>
</tr>
<tr>
<td>· Land East of Northampton Road DA/2014/0900</td>
</tr>
<tr>
<td>Sites not commenced until 2011:</td>
</tr>
<tr>
<td>· 8 High Street DA/2010/0666</td>
</tr>
<tr>
<td>· Northampton Road DA/2009/0938</td>
</tr>
<tr>
<td>Site not occupied until 2012: Highfield Close DA/2005/0121 (see section 6.5)</td>
</tr>
<tr>
<td>Sub total</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

6.5 As at April 2015, if all the outline planning permissions yet to be determined are granted full planning permission, it would result in an increase of 15.3% over the 2011 census figures. Policy R1 in the submitted Joint Core Strategy advocated that villages at the top of the proposed settlement hierarchy should have residential growth up to 12%. Although the Inspector subsequently recommended the removal of these suggested percentage growth figures for each level in the settlement hierarchy, it does highlight the possibility that Brixworth has already exceeded this “guide”, particularly if the much delayed Highfield Close (old “Rigiflex” site) DA/2005/0121 is included, then the growth figure is nearer 17.2%.

6.6 This plan covers the period of 2011 to 2029 and there is a good mix of housing currently under construction in Northampton Road east DA/2013/0334, including single through to five bedroom properties. Discussions with the developer regarding the next phase DA/2014/0900 confirm a good mix will be maintained.

6.7 The most recent Housing Needs Analysis (February 2013) conducted by DDC identified 19 potential households which were in need of affordable housing in Brixworth. The housing requirement was more than covered by the 45 dwellings which form part of the current Northampton Road development DA/2013/0334 and at least a further 14 from DA/2014/0900.

Table 3. Brixworth Housing Needs Analysis 2013.

<table>
<thead>
<tr>
<th>Rented</th>
<th>Shared Ownership</th>
<th>Open Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 X 1 bed flats</td>
<td>3 x 3 bed flat</td>
<td></td>
</tr>
<tr>
<td>1 X 2 bed house</td>
<td>4 X 2 bed house</td>
<td>2 X 2 bed house</td>
</tr>
<tr>
<td>2 X 3 bed house</td>
<td>2 X 3 bed house</td>
<td></td>
</tr>
<tr>
<td>2 x bungalows for elderly</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Housing Policy Stance

6.8 In order to meet its share of the rural housing requirement specified in the Joint Core Strategy, the Plan supports the recent planning application (now granted by outline planning permission) for up to 90 dwellings (DA/2014/0900) that would adjoin the residential development located to the far south of the village between Northampton Road and A508 Harborough Road. Although in the open countryside it is between two busy roads and opposite the site approved for a care home. As part of this proposal a new GP surgery and associated parking will be delivered (see Map 10, page 28), together with additional parking near the library (see Map 9, page 27). As the County Council believe that the Primary School capacity will be further exceeded, the developer will make the requested mitigation funds in advance of the house build.

Planning Application
DA/2014/0900

6.9 Beyond support for the application for development in this location with the provision of a healthcare facility, the Neighbourhood Plan has made no allocation of land for residential development. It is concluded that the number of recent planning permissions and reserved matters planning applications in the pipeline will result in Brixworth already meeting and probably exceeding its “share” of the housing required in the rural parts of Daventry District. This has happened very quickly in the first part of the plan period and now needs to be consolidated in order that services and facilities can be adapted to cope with the additional demand. Anything in excess of this would be unacceptable both in terms of the environmental impact and the further pressures on the already overloaded infrastructure and services. Such additional growth would not achieve sustainable development and would thereby not be in conformity with the National Planning Policy Framework.
6.10 Any proposals for residential development outside the confines other than this site (Policy 1) will not be supported. Infill development within the village confines will be acceptable provided that it meets certain criteria specified in the housing policy. This includes being of a design and scale that is appropriate to its particular setting and the character of the village. It should also be eco-friendly and of high quality build.

6.11 It is important that infill development or extension to existing property matches or complements the local characteristics in regard to scale, size, colour and building and roofing materials. Any such infill should not be allowed to impinge on the setting of its surrounding areas or to visually intrude on them.

6.12 Potential new infill development should address specific issues relating to the historic environment and its surroundings. The setting of the church and the listed buildings nearby should be conserved and enhanced. It should ensure that new development is integrated with existing buildings so as not to lose local distinctiveness and a sense of place. Every effort should be made to avoid erosion of the character of the Conservation Area by preserving the vernacular architecture and its features, the Northamptonshire stone walls and buildings and the Victorian buildings of local red brick. The opportunity for new development should be used to enhance its special characteristics both within it and its immediate surroundings. Off the shelf design may not be appropriate. The dry and mortared stone walls which continue from the surrounding countryside into the village help to soften the rural-built interface.

Table 4. Broad Consideration of sites identified in SHLAA (Strategic Housing Land Availability Assessment)

<table>
<thead>
<tr>
<th>SHLAA Number</th>
<th>SHLAA Description</th>
<th>SHLAA Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>DDC058</td>
<td>Northampton Road East</td>
<td>2009 240 dwellings, modified to 177 in 2012</td>
</tr>
<tr>
<td>DDC016</td>
<td>Northampton Road West</td>
<td>Site considered unsustainable</td>
</tr>
<tr>
<td>DDC134</td>
<td>Froghall</td>
<td>Potential issues with setting as near to Saxon Church and AWA sewers crossing site</td>
</tr>
<tr>
<td>DDC163</td>
<td>Holcot Road</td>
<td>Site divorced from settlement by A508. Site includes historic landfill</td>
</tr>
<tr>
<td>DDC803</td>
<td>Scaldwell Road</td>
<td>Site not being promoted. Site does not accord with policies.</td>
</tr>
<tr>
<td>DDC161</td>
<td>Home Farm</td>
<td>Site included in Conservation Area, close to Saxon Church</td>
</tr>
<tr>
<td>DDC600</td>
<td>North of Brixworth</td>
<td>Site considered unsustainable</td>
</tr>
</tbody>
</table>
**Policy 1 - Site between Northampton Road and A508 Harborough Road**

Residential development on a site to the south of Brixworth between the Northampton Road and the A508 Harborough Road will be supported providing that:

1. it comprises up to a maximum of 90 dwellings;
2. it includes an element of affordable housing in perpetuity for local people or those with strong local connections;
3. a new doctor’s surgery and associated parking is included and delivered as an integral part of the scheme;
4. additional parking is provided in the library car park;
5. funds in advance of the house build are provided to improve the capacity of the Primary School;
6. the southernmost quarter of the site is sufficiently well landscaped to adequately soften the visual approach to the settlement, with verges, pathways and a cycleway; and
7. an improved crossing of the by-pass as a link to the Country Park near the A508/Northampton Road roundabout is provided.

The boundary of this site is shown on the Proposals Map 10.

**Map 7. Brixworth Confinces December 2014**

**Map 8. Conservation Area**
Policy 2 – Residential Development

Residential development will be supported providing that:

1. it is acceptable infill that is located within the existing settlement confines;
2. it is in harmony with its surroundings in terms of scale, layout and design;
3. it incorporates, wherever appropriate, locally distinctive features and materials, such as Northampton Ironstone;
4. there is no harm to the Conservation Area and the setting of the Saxon church;
5. it incorporates features that improve environmental performance, such as energy efficiency measures and green energy generation; and
6. it is of small scale appropriate to its surroundings.

Proposals should have regard to the guidance contained in the Brixworth Village Design Statement. The boundary of the settlement confines is shown on the Proposals Map 7.

Facilities for Local People

6.11 In all discussions with residents and responses from surveys and the questionnaire, significant numbers of respondents were concerned at the effect of rapid growth of housing numbers on the quality of services provided within the community. Occasionally development will offer substantial opportunities to enhance existing infrastructure. Where such improvements are made as part of new development proposals, this potentially will be seen as a positive benefit.

Map 9. Facilities for Local People
Policy 3 - Infrastructure

Development will be supported if it protects or enhances the following services and facilities:

1. the village centre, community centre and library;
2. the post office and bus services;
3. primary medical services;
4. Brixworth Primary School and Moulton School; and
5. community buildings, shops, public houses, clubs, societies, religious organisations, businesses and employment.

Development will be supported if it protects or enhances:

6. existing open spaces, footpaths, cycleways, sports recreation facilities; and
7. continued access to the Country Park and wider countryside by public and permissive pathways;

a compensatory provision should be required should a service become no longer economically viable.
Protect Local Character, Heritage and Landscape, Surrounding Environment

6.12 Brixworth is a rural parish and access to the countryside is considered very important. It is surrounded by rolling ironstone slopes and high grade agricultural land. A key part of the Brixworth Village Design Statement (2003) process involved the undertaking of a detailed assessment of Brixworth’s landscape character. This detailed work was confirmed by a further landscape sensitivity analysis in 2014 and this information will form a key part of assessing proposals against the requirements of this policy. (see Map 5, page 13)

6.13 The WNJPU planning policy guidance, BN5, comments on the requirement to preserve historic environment, to sustain the setting of distinctive landscape features and to preserve the sense of place and distinctiveness. Thus to prevent sprawl in the approaches to Pitsford reservoir any residential development proposals beyond the eastern side of the road of the A508 bypass will not be supported. Similarly land in the open countryside that is classed as a Special Landscape Area (SLA) by DDC Local Plan in the saved policy EN1, together with those land pockets that adjoin the SLA, are regarded as being particularly sensitive because of high landscape value and proposals in these areas again will not be supported.

Map 11. Public Access to the Countryside
6.14 Para 55 of the NPPF states: **Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:**

1. the essential need for a rural worker to live permanently at or near their place of work in the countryside; or

2. where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or

3. where the development would re-use redundant land or disused buildings and lead to an enhancement to the immediate setting; or

4. the exceptional quality of innovative design of the building.

**Policy 4 – Open Countryside**

The remainder of the Neighbourhood Area outside the settlement confines is regarded as open countryside. Development will only be permitted where there is no adverse effect on the tranquillity, character and beauty of the landscape.

**Locally Valued Amenity and Green Spaces.**

6.15 Brixworth is well served by sports clubs; however, the available playing surfaces and the demand for recreation space exceeds availability. It is important to ensure that all spaces are protected and preserved and improvements will be supported. There are two areas of allotments both of which are well used and as such should be protected and supported as an important aspect of rural life. Within the village confines there are areas of historic open spaces that are important and reinforce the historic setting and core of the old part of the village. Many of the newer estates in Brixworth were designed and built with grassed amenity areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area. In the wider Neighbourhood Area, certain fields are highly valued by the community for their landscape, views and recreation value where permissive and public paths cross them. They are shown in Map 5, page 13 and Map 11, page 29 as highly sensitive areas and are surrounded on one side by the Special Landscape Area and the other by the Village Confines, specifically LGS1, LGS2 and LGS3.
6.16 NPPF Para 77 states: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

1. where the green space is in reasonably close proximity to the community it serves;

2. where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

3. where the green area concerned is local in character and is not an extensive tract of land.

6.17 In judging whether Local Green space designation is appropriate, the Steering Group took into account the 3 tests outlined in paragraph 77 (above) and considered if the area could be large enough to support housing and whether that would change the nature of the setting and character of the relevant part of the village. It was considered that the part of the Country Park within the Parish is too large to be considered a Green Space, but as significant parts are considered as a Site of Special Scientific Interest (SSSI) it is already protected. Areas that are considered as important Local Green Spaces are shown in Map 12, page 33 and Table 5, as they are special to local people with superb views from pathways and roads in close proximity to the village boundary. The sites that contribute to the rural feel and historic aspects of Brixworth within the village are considered important and have been defined as Locally Valued Amenity sites, shown in Map 13, page 33 Table 6.

Table 5. Evaluation of Local Green Spaces against NPPF Para 77

<table>
<thead>
<tr>
<th>Local Green Space Designation</th>
<th>Where</th>
<th>Reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGS1</td>
<td>Shelleycotes Road, Froxhill Crescent Stonehill Way</td>
<td>Valued vistas and views, tranquil historical landscape to SLA, known Roman farm settlement, permissive footpath valued by residents</td>
</tr>
<tr>
<td>LGS2</td>
<td>Froghall/Woodsfield</td>
<td>Valued vistas and views, tranquil historical landscape to SLA, footpaths valued by residents</td>
</tr>
<tr>
<td>LGS3</td>
<td>Station Road</td>
<td>Valued vistas and views, tranquil historical landscape to SLA, footpaths valued by residents</td>
</tr>
</tbody>
</table>
Table 6. Evaluation of important Local Valued Amenity Areas against NPPF para 77

<table>
<thead>
<tr>
<th>Amenity Designation</th>
<th>Where</th>
<th>Reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>St Davids</td>
<td>Recreation Ground used by cricket, football clubs and by general public. Childrens play area.</td>
</tr>
<tr>
<td>R2</td>
<td>Spratton Road</td>
<td>Recreation Ground used for informal football and by general public. Has childrens play area.</td>
</tr>
<tr>
<td>R3</td>
<td>Ashway</td>
<td>Recreation Ground used for football and by general public. Has childrens play area.</td>
</tr>
<tr>
<td>R4</td>
<td>Haywards, Victors Barns</td>
<td>Recreation ground used by children and adults cricket and tennis clubs</td>
</tr>
<tr>
<td>AL1</td>
<td>Near Saxon church</td>
<td>Allotments fully utilised by community</td>
</tr>
<tr>
<td>AL2</td>
<td>Northampton Road</td>
<td>Allotments fully utilised by community</td>
</tr>
<tr>
<td>H1</td>
<td>Heritage Centre</td>
<td>Common Land. Historic area close to Heritage Centre, 13th century Butter Cross and stocks</td>
</tr>
<tr>
<td>H2</td>
<td>The Pound</td>
<td>Historic green area once used for stray farm animals</td>
</tr>
<tr>
<td>H3</td>
<td>Village Hall</td>
<td>Common Land preserving setting of Village Hall</td>
</tr>
<tr>
<td>H4</td>
<td>Millennium garden</td>
<td>Tranquil area close to Saxon church</td>
</tr>
<tr>
<td>G1</td>
<td>Pocket Park</td>
<td>Valued local green area in residential area</td>
</tr>
<tr>
<td>G2</td>
<td>Ashway</td>
<td>Valued local green area in residential area</td>
</tr>
<tr>
<td>G3</td>
<td>Horseshoe Close/ Ridings</td>
<td>Valued local green area in residential area</td>
</tr>
<tr>
<td>G4</td>
<td>Blackthorn Crescent/ Hawthorn Road</td>
<td>Valued local green area in residential area</td>
</tr>
<tr>
<td>G5</td>
<td>Holcot Road</td>
<td>Valued local green area in residential area</td>
</tr>
<tr>
<td>G6</td>
<td>Eaglehurst</td>
<td>Valued local green area in residential area</td>
</tr>
<tr>
<td>G7</td>
<td>Pytchley Close</td>
<td>Valued local green area in residential area</td>
</tr>
</tbody>
</table>
Map 12. Local Green Spaces

Map 13. Local Amenity Areas
Policy 5 - Local Green Spaces and Local Amenity Areas

The following areas are designated as Local Green Spaces:

LGS 1 Field abutting Shelleycotes Road, Froxhill Crescent, Stonehill Way
LGS 2 Field to the west of Froghall towards Brampton Valley Way
LGS 3 Field abutting Station Road

Boundaries of the Local Green Spaces are shown on the Proposals Map 12
Development will only be permitted in exceptional circumstances.

The following areas are designated as Local Amenity Areas:

Recreation Areas:
R1 St. David’s Recreation Ground
R2 Spratton Road Recreation Ground
R3 The Ashway Playing Field
R4 Haywards and Victors Barns recreation areas

Allotments Areas:
AL1 The allotments on Station Road
AL2 The allotments to the east of Northampton Road

Historic Open Spaces and Common Land
H1 Adjacent to the Heritage Centre
H2 The Pound
H3 Green area in front of the Village Hall
H4 The Millennium Garden

Green Areas:
G1 Brixworth Pocket Park
G2 Green space on The Ashway in front of nos. 51 – 57
G3 Amenity area on the corner of Horseshoe Close and The Ridings
G4 ‘Village Green’ corner of Blackthorn Crescent and Hawthorn Road
G5 Green area on Holcot road on path leading to the Pocket Park
G6 Green space in Eaglehurst
G7 Green space in Pytchley Close

Boundaries of the Local Amenity Areas are shown on Proposals Map 13
Development will only be permitted in exceptional circumstances

Locally Valued Views and Vistas Across the Landscape

6.18 The Village Design Statement defined a number of important views both into and from Brixworth and the Neighbourhood Area. The assessment of those views has been updated and reinforced with new photographic evidence. The public views identified below and shown on the Map 14 reinforce the independent Landscape Appraisal and sensitivity analysis.
Map 14. Views into and out of the village

Views 1. From north to Saxon church.
View 2. Froghall to Brampton Valley Way.

View 3. Corner Froghall and Spratton Road to Brampton Valley Way.

Views 4. From Froxhill Crescent and Shelleycotes Road permissive path to south west.
Views 5.
Changing seasons from Northampton Road to south west.

View 6.
From A508 to reservoir.
View 7. From Merry Tom Lane to Brixworth.

View 8. From Junction Welford Road with Midshires Way.

Policy 6 – Important Views and Vistas

The following are designated as important views into or out of Brixworth:
1. from the north on the A508, looking south across fields to the Saxon church;
2. from Froghall and looking west;
3. from Froghall, looking west across the Brampton Valley Way;
4. from Shelleycotes Road, Froxhill Crescent and Stonehill Way looking south through to south west;
5. from close to the mini-roundabout with The Ashway and Northampton Road and looking south west and west;
6. from the by pass in several areas and looking across the reservoir;
7. from Merry Tom Lane towards Brixworth;
8. from the Welford Road towards Brixworth;
9. from the Brampton Valley Way looking up to Brixworth; and
10. from Pitsford across reservoir towards Brixworth.

The location and direction of these important views are indicated on the Proposals Map 14.

Proposals for development will be supported providing it does not harm important views or vistas into and out of, or within the village.
Trees and Hedgerows

6.19 In line with the rural setting of Brixworth, preservation of the natural environment is important, not just for visual amenity and rural setting, but also for maintenance of historic field settings and preservation of wildlife habitat and corridors.

Policy 7 – Trees

Mature trees and woodland should be protected wherever possible. Development that will result in the loss of damage to Protected Trees and Woodlands will not be permitted unless a satisfactory scheme for the replacement of lost trees or mitigation of damage to the landscape.

Proliferation of Signs and Advertisements

6.20 In the older parts of the village overhead wires are currently being moved underground, which has a beneficial effect of removing clutter. In the same way, it is desirable to discourage the trend towards more road signs and informal advertising. Only essential signage should be permitted.

Policy 8 – Outdoor Signage

Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the Parish.
Employment and Business

6.21 Brixworth has a vibrant economy. The various industrial estates are stable with local businesses being located in the village for several years. Nevertheless, changes and improvements do occur and should be welcomed where the business is comfortable with settling into the local environment.

Policy 9 - The Local Economy

1. All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape or heritage, and safeguard residential amenity and road safety;

2. Commercial developments should not have an adverse impact on the local infrastructure and environmental factors. Evidence of adequate mitigation and, whenever possible, contributions to improvement will be required; and

3. In principle, commercial development that supports the vibrancy and vitality of Brixworth village centre by diversifying and/or enhancing commercial services for the local community will be supported.
7. How the Neighbourhood Plan meets the Basic Conditions

Significant response to the 2014 Questionnaire showed that most respondents wanted to see Brixworth remain a self contained rural community. There was some support for limited growth in housing but which should be at a pace which would enable the community services to cope and which would not undermine the built and natural environment.

In the recent Report on the Examination into the West Northamptonshire Joint Core Strategy Local Plan (Issue 16, The Rural Areas) the Inspector accepted that for the rural areas Policy R1 provides a basis for the hierarchy of villages which will be based on a robust analysis of services and facilities. The Inspector recommended that para 16.19 should be modified to reflect properly the role of Neighbourhood Plans in the Joint Core Strategy and DDC Plans.

Para 16.19 states that Community led plans cannot allocate less development than that in a higher tier plan, but can allow for additional growth where it would support protection or improvement of essential local services such as primary schooling and primary care facilities. In this regard the BNPSG has been active in lobbying with the County Council for improvements for the Primary school and has played a full part in the panel seeking to provide a new doctors surgery. To achieve both protection and improvement, BNPSG in this Plan advocates a growth of approximately 15.3% in the number of dwelling numbers (excluding windfalls) over the 2011-2029 Plan period.

We submit that the Plan policies above are in line with the NPPF, as paragraph 7 states:

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, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.
In this Plan, we have supported the economic role by accepting the development of a further 15.3% of housing stock (based on 2011 figures). We have considered the social needs of the Community, sought and analysed the opinions of the Community, verified and investigated where relevant and negotiated with developers. We have achieved some improvements and protection of essential services such as schooling and medical provision. We have identified the important green spaces within the village confines and the most important views within the Parish and its surrounding countryside.

Para 8 of the NPPF, states that:

**These roles should not be undertaken in isolation because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.**

Para 9 of the NPPF, states that:

2. **Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):**

1. making it easier for jobs to be created in cities, towns and villages;
2. moving from a net loss of bio-diversity to achieving net gains for nature;
3. replacing poor design with better design;
4. improving the conditions in which people live, work, travel and take leisure; and,
5. widening the choice of high quality homes.

Paragraph 10 adds that decisions need to take local circumstances into account so that they respond to the different opportunities for achieving sustainable development in different areas.

The definition of sustainable development in the NPPF is therefore a multi-facetted one, which encompasses the provision of housing for the needs of current and future generations, the provision of a high quality built environment as well as the protection and enhancement of the nation’s built, natural and historic environment.

Paragraph 14 (extract) sets out that:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:
local planning authorities should positively seek opportunities to meet the development needs of their area....."

Paragraph 17 identifies twelve core planning principles that emphasise that development should be plan led. The decisions that seek to support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, should be made objectively, identifying and then meeting the housing, business and other development needs of an area, and responding positively to wider opportunities for growth.

The plan within the Plan period 2011-2029 should take account of market signals, such as land prices and housing affordability, setting out a clear strategy and taking account of the needs of the residential and business communities. The principles also seek to encourage multiple benefits from the use of land in urban and rural areas, whilst also recognising the countryside for its intrinsic character and beauty.

Paragraph 58 states:

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. Planning policies and decisions should aim to ensure that developments:

1. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
2. establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
3. optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
4. respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
5. create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
6. are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 61 states:

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic
considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

NPPF draws attention to the need to promote healthy communities and in this respect two key points should be drawn out which have strongly influenced the construction of this Neighbourhood Plan by emphasising access to the countryside and addressing significant shortfalls in primary medical provision.

Paragraph 73 states:

*Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.*

Paragraph 171 (extract) states:

*Local planning authorities should work with public health organisations to understand and take account of health status and needs of the local population.*

Paragraphs 109 to 125 are concerned with conserving and enhancing the natural environment. In order to do this, paragraph 109 states that the planning system should be, amongst other things:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

The Brixworth Neighbourhood Plan identifies land and access to land within the Parish that should be protected.

**Daventry District Local Plan 1997**

Saved policies which have relevance to the Brixworth Neighbourhood Plan include:

Saved Policy GN1:

*The granting of planning permission for development will be guided by the need to:*

*Severely restrain development in the open countryside.*

Saved Policy GN2:

*Under the proposals and policies of this Local Plan, planning permission will normally be granted for development provided it:*
1. Is of a type, scale and design in keeping with the locality and does not detract from its amenities;

2. Has satisfactory means of access and has sufficient parking facilities;

3. Will not have an adverse impact on the road network;

4. Can be provided with the necessary infrastructure and public services and be served by public transport where appropriate;

5. Will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting;

6. Will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites;

7. Will not adversely affect a special landscape area;

8. Has full regard to the requirements of agriculture and the need to protect the best and most versatile agricultural land from development which is irreversible.

Saved Policy GN3 (Now replaced by INF1 and INF2 in the Joint Core Strategy)

Before planning permission for any development is granted, the Council will require to be satisfied that the infrastructure, services and amenities made necessary by the development are in existence or will be provided by the developer or other agency.

Saved Policy HS11

Planning permission will be granted for residential development in limited development villages provided that:

1. It is on sites specifically identified for additional residential development in this local plan, or

2. It comprises small scale development within the existing confines of the village as defined on the proposals map, village insets and,

3. It does not affect open land which is of particular significance to the form and character of the village, or

4. It comprises the renovation, adaptation or the conversion of buildings for residential purposes.

For the purposes of the policies in this local plan, the limited development villages comprise Brixworth, Crick, Long Buckby, and West Haddon.
Emerging Daventry Settlements and Countryside Local Plan

Daventry District Council is in the initial stages of preparing the Daventry Settlements and Countryside Local Plan which will eventually supplement the policies and proposals in the emerging West Northamptonshire Joint Core Strategy. This Local Plan is dependent on the wider context being established in the emerging Core Strategy and its eventual adoption.

Emerging West Northamptonshire Joint Core Strategy

This has just been published and is currently being considered for adoption by DDC. Relevant policies to the Brixworth Neighbourhood Plan and the emerging Daventry District Settlements and Countryside Local Plan described within the final JCS report include:

Emerging Policy S1:

Seeks to limit new development in the rural area, with the emphasis being on: the distinctive character and vitality of rural communities; shortening journeys and access to jobs and work; strengthening rural enterprise and the linkages between settlements and their hinterlands; and respecting the quality of tranquillity.

Emerging Policy S3:

Seeks to deliver a housing target of about 42,620 dwellings between 2011 and 2029 in West Northamptonshire. The target for Daventry District is about 12,730 net additional dwellings between 2011 and 2029. This is split as follows:

- Daventry Town – 4,620
- Daventry Rural Areas – 2,360
- Northampton Related Development Area – 5,750

Emerging Policy S10

Relates to sustainable development and seeks that development, amongst other matters; achieves the highest standards of sustainable design; be designed to improve energy efficiency and adapt to climate change; be located where services and facilities can be easily accessed by walking, cycling or public transport; protect, conserve and enhance natural and built environment and heritage assets; promote the creation of green infrastructure networks and enhance biodiversity; and minimise pollution from noise, air and runoff.

Emerging Policy S11:

Relates to low carbon and renewable energy and seeks that major development should contribute to the reductions in carbon emissions and adapt to the effects of climate change. Proposals should be sensitively located and designed to minimise potential adverse impacts on people, the natural environment, biodiversity, historic assets and should mitigate pollution. All new residential developments 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 the national equivalent standard.

Emerging Policy H1:

Seeks that new housing development will provide a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to a number of factors, including the location and setting of the site, the character of the local area and the accessibility to services and facilities.

Emerging Policy BN5

Describes that heritage assets and their settings should be conserved and enhanced so as to contribute to the settlements sense of place. This applies particularly to conservation areas, historical landscapes, significant and listed buildings. The policy requires that development should be sensitive to the surrounding heritage assets and its own setting.

Emerging Policy R1:

States that development within the Rural Areas will be guided by a Rural Settlement Hierarchy being Primary Service Villages; Secondary Service Villages; Other Villages; and Small Settlements/Hamlets. This policy does not identify where Brixworth falls within the hierarchy. The policy states that the distribution of rural housing will be the subject of Part 2 Local Plans according to the local need of each village and their role within the hierarchy.

Emerging Policy R1 goes on to state that residential development in rural areas will be required to (amongst other matters):

- provide an appropriate mix of dwellings for all sectors of the community;
- not affect open land of particular significance to the form and character of the village;
- be of an appropriate scale to the existing settlement; and
- be within the existing confines of the village.

Development outside the existing confines will be permitted in exceptional circumstances where it will enhance or maintain the viability of rural communities or would contribute towards and improve the local economy.

Emerging Policy BN5 states that heritage assets will be conserved and where possible enhanced in order to preserve the sense of place. This relates to Conservation areas, historical landscapes and buildings, village skylines. The BNPSG will work actively to ensure that where possible, improvements to the areas including heritage assets will be sought.
Brixworth Village Design Statement

The Brixworth Village Design Statement was approved as Supplementary Planning Guidance in 2004 and has no statutory status as such but holds weight where it is consistent with the NPPF. The Brixworth Parish and Daventry District Councils, through the Brixworth Neighbourhood Development Plan, expect new building development to conform ‘to the spirit’ of the Design Statement.

The Design Statement makes a number of detailed recommendations in relation to landscape, settlement character, building design and highways. These recommendations have influenced and contributed to the preparation of the Brixworth Neighbourhood Plan.

Table 7. How the Neighbourhood Plan Policies contribute to Sustainable Development.

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Conclusion

The BNPSG commend the policies described above to the Community, the Statutory Authorities and to DDC. We believe to the best of our ability, that we have reflected the wishes of the community and taken into account the NPPF and emerging DDC Local Plans.

BNPSG believe that this is a reasonable and fair plan, as it allows Brixworth to grow in a sustainable fashion in the Plan period of 2011 to 2029. No further large scale developments will be supported in order for the current developments to settle down and be absorbed within the Community.

The BNPSG submit that it has framed a document that allows development of a reasonable size, of an acceptable design and quality, in the right place, at a pace that the community can absorb, helps to improve facilities within the community, protects valued landscapes and heritage and is business friendly.
8. List of Maps and Tables

Maps

1. The Brixworth Neighbourhood Area.
2. Brixworth Growth 1846 to 2011.
5. Land Sensitivity.
8. The Conservation Area.
12. Local Green Spaces.
13. Local Amenity Areas.

Tables

1. DDC Rural Commitment against Core Strategy S3 (April 2015).
4. Broad consideration of Sites identified in SHLAA.
5. Evaluation of Selected Local Green Spaces against NPPF aara 77.
6. Evaluation of Important Local Amenity Areas against NPPF para 77.
Map 2. Brixworth Growth 1846 to 2011
Map 4. Brixworth Parish Facilities
Map 6. Brixworth Development since 2011
Map 7. Brixworth Confines at December 2014
Map 8. The Conservation Area

Brixworth Conservation Area
Map 9. Facilities for Local People
Map 10. Proposed New Surgery and Site of DA/2014/0900 (proposed site of 90 dwellings Northampton Road east)

1. Proposed New surgery and car park
2. Proposed 90 new homes Policy No.1
3. Additional 5 Victor’s Barns Conversions
Map 11. Public Access to the Countryside
Map 12. Local Green Spaces
Map 14. Views Into and Out of the Village
9. Appendices

List of Supporting Documents (for Pre Submission Draft Plan Public Consultation - will be supplied on request). This list will be added to for the Submission Plan.

1. Consultation Statement. (Submission Plan only)
2. Summary face to face interviews 2013/2014.
3. Questionnaire distributed to Brixworth households April 2014.
4. Questionnaire findings presented to Brixworth parish public meeting May 2014.
5. Questionnaire findings summary included in Brixworth Bulletin and distributed to all Brixworth households September 2014.

Documents used as References

1. NPPF
2. NPPG
3. Emerging WNJCS policies
4. Saved DDC Local Plan policies
5. Brixworth Village Design Statement
6. DDC Local Plan Proposals Map for Brixworth