



**GUILSBOROUGH  
NEIGHBOURHOOD DEVELOPMENT PLAN  
Reviewed Plan  
2021-2029**

**Final May 2022**

**Produced by Guilsborough Parish Council**



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## GLOSSARY OF ACRONYMS

CEVA	Church of England Voluntary Aided
CIL	Community Infrastructure Levy
CPRE/RFT	Campaign to Protect Rural England/Rockingham Forest Trust
DDC	Daventry District Council
DDLP	Daventry District Local Plan
DHNS	Daventry District Housing Needs Survey
DIRFT	Daventry International Rail Freight Terminal
SCLP/SCLP2	(Daventry) Settlements and Countryside Local Plan (Part 2)
GHNA	Guilsborough Housing Needs Survey
GMADS	Guilsborough Music and Drama Society
GNDP	Guilsborough Neighbourhood Development Plan
GPC	Guilsborough Parish Council
Ha	Hectares
HGV	Heavy Goods Vehicle
JCS	Joint Core Strategy
NCA	Northamptonshire Character Area: 'Northamptonshire Uplands'
NCC	Northamptonshire County Council
NEAP	Neighbourhood Equipped Areas for Play
NDPs	Neighbourhood Development Plans
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
SLA	Special Landscape Area
RNRP	River Nene Regional Park
TPO	Tree Preservation Order
WNJCS	West Northamptonshire Joint Core Strategy

## INTRODUCTION

1. This Guilsborough Neighbourhood Development Plan (GNDP) sets out the planning policies for Guilsborough parish up to 2029. It has been prepared by the Guilsborough Parish Council (supported by the GNDP Steering Group), and informed and amended by the very welcome responses the local community, and other interested or statutory parties, as received during the long consultation period.
2. This document needs to be technical document as it will be an important part of the justification to support, or refuse, planning applications. For ease of use, the reader's attention can be directed to the bold wording in the Policy boxes – each of which are referenced in the index and so are easy to find.
3. Each section of the Plan covers a different topic. Under each heading there is the evidence base for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. It is advised that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.
4. This GNDP was updated in March 2022, so as to be in line with more recent national and local planning policies. At the time of writing the community as all communities is struggling with COVID19. The neighbourhood area of the Guilsborough Neighbourhood Plan (GNP) was designated on 2<sup>nd</sup> October 2014 which reflected the parish boundary at this time in its entirety. A local governance review was undertaken in February 2019, after the GNP was made in January 2019. This resulted in an additional area – a very small portion of land south of the existing parish council cemetery being between Coton Road and Teeton Road - being identified as now within the Guilsborough parish boundary. It should be noted that the GNP only applies to the area within the parish boundary as it was prior to the governance review and cannot be applied to the additional area added by the review.
5. Note: *Since the drafting of this updated Neighbourhood Plan, Daventry District Council (DDC) has ceased to exist and the Local Planning Authority area is now West Northamptonshire Council. Given that all the key planning documents remain as they were at the time of writing of this update Neighbourhood Plan, the references to DDC and its plans have not been changed.*

## BACKGROUND

6. The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory neighbourhood development plans (NDPs) to help guide development in their local areas. Through Neighbourhood Plans, local people now can shape new development as planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The 'Development Plan' is made up of the West Northamptonshire Joint Core Strategy (WNJCS - also known as Local Plan Part 1 and adopted on 15th December 2014), the Settlements and Countryside (Part 2) Local Plan 2011-2029 ('The Local Plan' and 'SCLP2') adopted on the 20<sup>th</sup> February 2020 and made (adopted) neighbourhood plans.

7. Planning applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).

## BASIC CONDITIONS STATEMENT

8. When submitting a Neighbourhood Plan to the local Planning Authority the legislation requires that a number of other documents accompany it. One of these is commonly known as a 'Basic Conditions Statement'. This must set out how the Neighbourhood Plan meets the requirements of each of the basic conditions and other legal tests. This is set out in a separate document.

### Sustainable Development

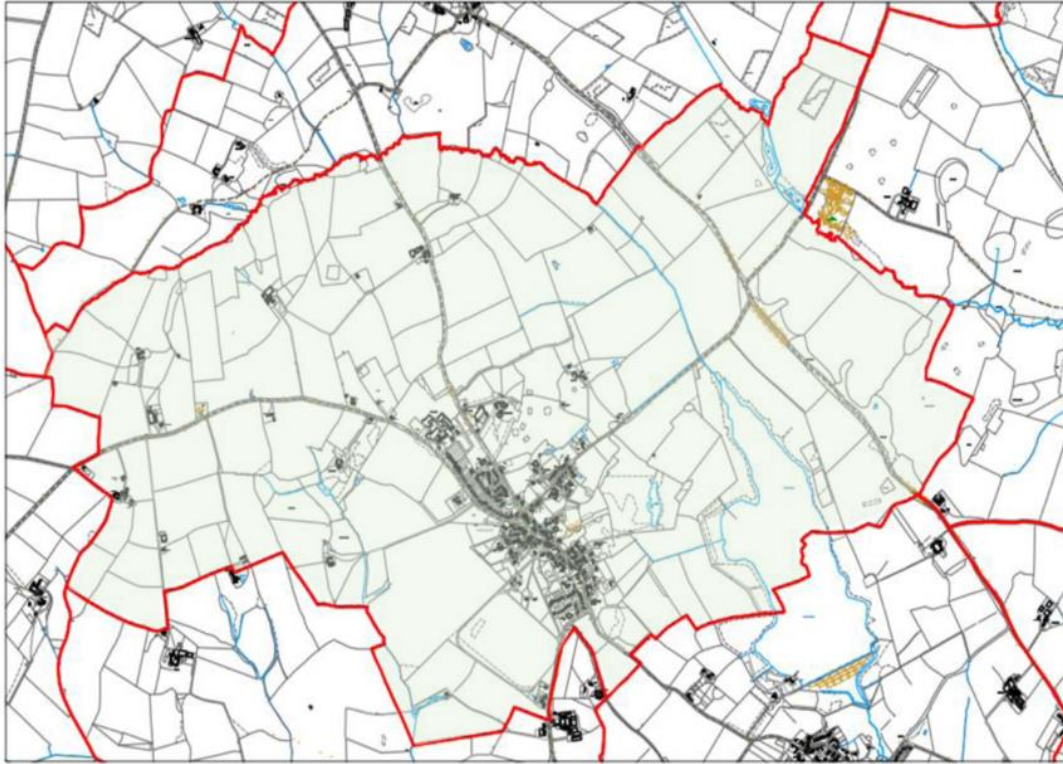
9. This plan does contribute to the achievement of sustainable development by:
- planning positively for housing development to help meet the needs of present and future generations by identifying opportunities to meet, and exceed the assessed need for housing up to 2029;
  - supports the location of new development where it relates well to the existing village, and so supports sustainable transport links, and protects the high quality of the community and environmental assets of the Plan area;
  - Supports the expansion of the secondary school/academy, providing a service for 36 surrounding parishes<sup>1</sup>.
  - assisting the rural economy by supporting the retention of existing businesses, and encouraging new ones in Guilsborough; focussing on the vitality of the village and supporting the change of use or extension of rural buildings for business or tourist purposes;
  - supporting the retention and enhancement of community and leisure facilities which are important to the social fabric of the village and the distinctive areas within it;
  - protecting and enhancing the high-quality natural, built and historic environment of Guilsborough and the surrounding countryside; encouraging high quality development that responds to the distinctive character of Guilsborough and protecting and enhancing the area's public open space, biodiversity, landscape quality and heritage assets; and
  - securing the necessary social, physical and green infrastructure needed to support the proposed development, and the additional infrastructure identified in the Neighbourhood Plan which can be provided in a timely manner.

(Note<sup>1</sup>: Pupils who live in the linked area associated with the school: Arthingworth, Buckby Wharf, Clay Coton, Clipston, Cold Ashby, Coton, Cottesbrooke, Crick, East Farndon, East Haddon, Elkington, Great Creaton, Great Oxendon, Guilsborough, Haselbech, Holdenby, Hollowell, Hothorpe, Kelmarsh, Lilbourne, Long Buckby, Marston Trussel, Naseby, Ravensthorpe, Sibbertoft, Spratton, Stanford on Avon, Sulby, Teeton, Thornby, Thorpe Lubenham, Watford, Welford, West Haddon, Winwick, Yelvertoft).

## The Neighbourhood Development Plan Boundary

10. Daventry District Council approved the designation of Guilsborough's Neighbourhood Development Plan Area on the 2<sup>nd</sup> October 2014. The designated Neighbourhood Area follows the Parish Boundary and is shown in Figure 1 below.

Figure 1: Guilsborough Parish Neighbourhood Development Plan Area



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## THE PARISH OF GUILSBOROUGH

11. The Parish of Guilsborough covers about 900ha and was formerly much larger (1,246ha) from medieval times up to the 19th Century and included the present parish of Hollowell and, probably, the hamlet and land of Coton which is now in Ravensthorpe Parish.
12. The history goes back to prehistoric times with remnants (including Mesolithic, Bronze Age and Iron Age) in the fields around Ashby Lane Farm and West Lodge as well as a substantial Late Bronze Age/Early Iron Age fort on the site of the old Guilsborough Hall Park. Evidence suggests the fort was re-used by the Romans as a defensive site and later a cemetery. This site may have given the burgh or 'borough' part of the name to Guilsborough, with the prefix named after someone called Gyldi. The village was called Gisleburg in the Domesday Book. In the gardens and fields below and on either side of the Nortoft road there is recorded evidence of a Saxon settlement with extensive Saxon/medieval fish ponds and culverts.

## Environmental Quality

13. The measured development of the small rural village over time has been fortunate in avoiding creating any significant contaminated land, landfill or other blighted areas.



14. Despite much commercial agriculture, there are many copses and hedgerows, along with small ponds and small brooks running down the valleys to the two reservoirs, as well as areas set aside by farmers for conservation. Almost all the houses have gardens, a few with large parklands.
15. Some small-scale industrialisation of the countryside has occurred within the parish, including a solar farm and a commercial incinerator. These are largely hidden from view. However, some damage has been done to the distant skyline views by the several groups of large wind turbines that seem to surround the village.
16. Being a rural community, the countryside is a key resource for local recreation. There is a limited but well-used range of footpaths, and the permitted access (provided by the landowner) fields by the Nortoft 'Fish Ponds', and along the Hollowell Road locally known as 'the dog-walking field'. These are well-loved, and form an important part of the limited open space available. The undulating country lanes of the parish and district draw cyclists from local to international<sup>1</sup> level. Local people join in on the very numerous cycling events throughout the year that pass through Guilsborough Parish, as well as walk, jog, cycle and horse-ride along the country lanes. Given that access to formal community sports facilities are limited (typically about 30 minutes' drive or more away<sup>2</sup>), safe and continued access to these activities is vital to the health and well-being of the community. The full range of country sports is also embraced by the local community and supports the local economy.

### Population, Housing and Community

17. The Parish is rural in character and the population of 692 (2011 census) residents is largely concentrated in the village itself, with the remainder in scattered farms and cottages throughout the wider Parish.
18. The population was recorded as 501 people in 1921 living in 117 houses. The population in 1961 was 459 living in 157 houses. From the 1960's the village grew steadily to a level of 282 households<sup>3</sup> and 692 population<sup>4</sup> by 2011.
19. Between 2001 & 2011, persons under the age of 18 years in Guilsborough remained steady at 24%; a slightly higher percentage relative to the decreasing district level (22%) and commensurate with a steady national average. During the same period persons over the age of 65 increased from 19% to 21% in Guilsborough relative to 13% to 17% for the district and a near steady national average of 16%. A slightly ageing population trend might be inferred, however over a third (36%) of houses in the village have children (compared to a district & national average of 30%), in part because of the attraction for young families of the good quality primary and secondary schools. 2.4% of villagers were born outside of Britain compared to a district average of 5.4% and national average of 13%.
20. Guilsborough's current housing stock, with 3 bedrooms or more, is relatively high at 82%, compared to a district value of 72% and national value of 60%. Correspondingly, 2-bedroom

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<sup>1</sup> The last 3 Women's tour of Britain has passed through Guilsborough.

<sup>2</sup> As evidenced in the recent DDC Built Sports Facilities Strategy, where Guilsborough is located in a 'hole' in the facilities' catchments.

<sup>3</sup> Electoral Role 2016

<sup>4</sup> DDC Housing Survey 2016 based on Neighbourhood Statistics

housing stock is at 12% in Guilsborough relative to 22% for the district and a national average of 38%. (ONS 2011). The need for more 2-bedroom houses is an important outcome of the consultation and the housing policy later in this report.

21. The Village has an active community offering a range of clubs and groups meeting regularly in the Village Hall, primary school hall and in the Church. Open space is limited to the sports fields at the northern end of the village (Guilsborough Playing Field Association), the village recreation area in the centre of the village (grass junior playing field, open space and equipped play) and the Village Green (Parish owned with historic cob barn and amenity space).
22. There is a pre-school (Ofsted 'Outstanding') and junior school (Church of England Voluntary Aided – CEVA), and where many children are bussed in from surrounding villages) and the large Guilsborough Academy taking children from the surrounding villages and further afield (1,361 pupils aged 11-18 years; with a 'good' Ofsted report in June 2017).
23. As well as education, services include a fire station, the Witch & Sow pub, Tracy's hairdressers, and Seaton's village shop (with post office) and the large GP's surgery, which moved to its current site just outside the village boundary and village confines in 2003. Employment includes agriculture, equine and other rural enterprises, a small commercial incinerator (PCS), barn-to-office conversions (including York Barns and Ashby Farm), and many home offices. In 2016, the village secured fibre optic broadband via Gigaclear.
24. With its relatively prosperous local community there is a good quality of life enjoyed by many. The 2011 Census indicates that 36% of 16-74 year-old residents are employed full time compared to 41.2% in Daventry District and 38.6% in England. Some 75% of Guilsborough residents are economically active compared to 72% in the district and 70% nationally (reflecting high percentage of self-employed and part time employees as well as full time students). A relatively low proportion of Guilsborough residents have no qualifications (14% compared to 19% in Daventry and 22% in England), and 42% have taken up education beyond 'A' level compared to a 28% average for the district and England.
25. In terms of industry, a higher proportion work in agriculture (3.8% compared to 1.7% in Daventry District and 0.8% in England) and a slightly higher proportion work in education (11.8% compared to 9.7% in Daventry and 9.9% in England). A creditable 8.5% of Guilsborough work in 'Human Health & Social Work' relative to a district 9.7% and a national value of 12.4%. In terms of occupations, 21.2% of Guilsborough residents are managers, directors and senior officials compared to 14.4% in Daventry District and 10.9% in England, and 20.6% are in professional occupations (compared to 16.7% in Daventry and 17.5% in England). Overall health is relatively good, with 77% reporting "very good health" compared to 73% in Daventry and 69% in England.

## Landscape

26. The Parish of Guilsborough is located approximately 10 miles north of Northampton and 10 miles north east of Daventry, within Daventry District. The rolling high ground of the parish and environs is a productive arable landscape dotted with new windfarms and water reservoirs, all serving the wider Midlands region.

27. In landscape terms the Parish lies in the Daventry Special Landscape Area (SLA) covered by SCLP2 Policy ENV2, recognising Guilsborough Parish's special environmental qualities with restrictions on development that affects the landscape, except for agriculture, forestry, tourism and recreation, or re-use of rural buildings, or where it relates to settlements. As a 'Secondary Service Village', land within the Guilsborough Village Confines is excluded from the SLA, but all land outside the Village Confines lies within the SLA<sup>5</sup>.

*DDC SCLP Part 2 Policy ENV2 – Special Landscape Areas:*

*"A. The Council will protect the special qualities of the District's areas of high quality landscape which are designated as Special Landscape Areas, including their landscape and heritage features and cultural associations. The Council will support proposals that make a positive contribution to their special qualities.*

*"B. The Council will consider the impact of proposals on the special qualities of the Special Landscape Areas, including cumulative impacts, and will resist proposals that would have a harmful effect on their special qualities that cannot be successfully mitigated. To assist the assessment of proposals, applicants will be required to:*

*i. Assess the likely impacts of the development on its special qualities, the level of detail of the assessment will be proportionate to the nature and scale of the proposal; and*

*ii. Demonstrate that the impact of the harm can be successfully mitigated through an appropriate landscape treatment in keeping with the Special Landscape Area and landscape character type.*

*"The Special Landscape Areas are identified on the Policies and Inset Maps".*

28. The Parish is also in the 'Northamptonshire Uplands Character Area (NCUA)'<sup>6</sup> and its high point is at 180m being amongst the higher points in the County, with extensive long views out of, and into, the Parish. The village also has its own unique landscape character type 'Guilsborough Ironstone Uplands'<sup>7</sup> and is set amongst the surrounding Daventry character of 'Undulating Hills and Valleys'. The ironstone outcrop lies above the heavy valley clays and has Hollowell Reservoir on its eastern edge and Ravensthorpe reservoir on its southern edge, whilst its prominent ridgeline runs west to West Haddon. The landscape is a sensitive one with a limited capacity to take development, as evidenced below.

National Character Area (NCA): Northamptonshire Uplands

29. Key description and characteristics of the NCA Northamptonshire Uplands are:

*"... Gently rolling rounded hills and valleys with many long, low ridgelines and great variety of landform. Wide, far-reaching views from the edges and across the ridgetops. Nationally rare, locally abundant and prominent ridge and furrow, with frequent deserted and shrunken settlements ... historic country estates ... with extensive parkland containing a great many mature, veteran and ancient trees. Distinctive ironstone, cob and brick nucleated settlements with their large stone churches, often with prominent steeples; the*

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<sup>5</sup> DDC S&CLP Part 2 para 9.1.12

<sup>6</sup> Natural England NCA Profile 95 (NE565) 2014. <http://publications.naturalengland.org.uk/publication/5007752023769088>

<sup>7</sup>Northamptonshire Current Landscape Character Assessment (RNRP 2003)

*narrow lanes with very wide grassy verges ... and ... wide, long-distance views from the edges and across the ridgetops throughout the area.*

30. Key advice from Natural England for the NCA 'Northamptonshire Uplands':

*"Despite a dramatic decline in tranquillity and an increase in disturbance overall, many parts of the NCA still retain a strong feeling of remoteness and tranquillity. The remaining areas of parkland ... the ridge and furrow and other historic features, the remaining rural areas of pastoral farmland ... reservoirs, woodland and semi-natural habitats all play an important role in delivering health and wellbeing benefits to people in the NCA and surrounding area and should be conserved and enhanced. The sparse settlement pattern, narrow country lanes with their wide verges, distinctive small, attractive villages and far-reaching views are also often associated with feelings of escapism, spiritual refreshment and inspiration and should be conserved ... Maintaining and expanding public access, including the many long distance walking routes, encouraging provision of new areas of open access, seeking opportunities to improve and expand the rights of way network, and creating additional multi-user paths".*

*"Protecting the remaining areas with a strong sense of rural remoteness and tranquillity, their gently rolling, rounded hills with their many long, low ridgelines, the great variety of landform and the many wide, far-reaching views into and out from the NCA, from tall, vertical or largescale developments".*

*"Protecting, conserving, restoring and enhancing the extensive non-designated historic parklands, their settings, their veteran and ancient trees ... to protect their heritage, landscape and biodiversity interest"*

*"Encouraging the surveying, protection, conservation, appropriate management and interpretation of non-designated historic sites, including those on the Historic Environment Record, as well as field patterns and boundaries; and researching and raising awareness of the history and time-depth of the area, improving protection and management of the area's heritage and people's enjoyment and understanding of historic assets which contribute to the strong senses of place and history".*

*"Conserving small-scale vernacular features which no longer serve their original purpose, such as water troughs and ponds, but which reflect the past cultural history of the area and contribute to the strong senses of place and history."*

*"Maintaining the integrity of historic settlement patterns, houses and historic farm building types and layouts ... retaining the distinctive, quiet, rural character of the farmland, villages and farms where it still persists, through maintaining the nucleated settlement pattern and rural lanes, restricting development primarily to the main settlements and ensuring it is appropriate in scale and reflects local vernacular styles and materials".*

*"Protecting the remaining strong senses of remoteness and tranquillity in areas away from the main settlements and transport corridors, by controlling development and use of night-time lighting, especially on the higher ground".*

## River Nene Regional Park (RNRP) 'Guilsborough Ironstone Uplands'

31. The RNRP landscape study states:

*“The main settlement in the character area is Guilsborough, a compact linear settlement aligned along the busy minor road crossing the landscape. Beyond this lies a rural landscape of isolated farms, often located at the end of long straight tracks that run at right angles to the main arterial route. Long views are limited by landform, hedgerows and small copses. The area is little affected by modern development and its quiet rural character is retained”.*

32. Any housing development apart from small-scale development, that extends into the Open Countryside, is likely to have a significant detrimental impact on this sensitive landscape.

### Relationship with the National and Local Planning Policy

33. This section outlines the relationship of this GNDP to national and local planning policies.

34. The principal purpose of the Neighbourhood Development Plan is to guide development within the parish and provide advice to anyone wishing to submit a planning application for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Guilsborough, its residents, businesses and community groups. Guilsborough Parish Council and Steering Group have been clear in the view that a Neighbourhood Development Plan gives the community the power to shape growth in a manner that is appropriate to a rural and historic place such as Guilsborough.

### National Planning Policy Framework (NPPF)

35. At national planning policy level, specific advice on neighbourhood development plans is given in the NPPF:

Para 12: “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”

Para 13: “The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”.

Para 14: In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
- d) the local planning authority's housing delivery was at least 45% of that required<sup>10</sup> over the previous three years.

Para 18: "Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies".

Para 29: "Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies (footnote: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area)".

36. The NPPF sets out the Government's national planning policies and the priorities for development. It advises:

- The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (para 7). This GNDP identifies new housing growth that is in line with West Northants Core Strategy/DDC Local Plan Part 1, in relation to rural housing needs. It also meets the assessed local needs as set out in the DDC Housing Survey 2020, and exceeds the minimum number of houses relating to these two documents, so as to meet the needs arising out of the GNDP 2018 community consultations.
  - There are three dimensions to sustainable development: economic, social and environmental (para. 8). This GNDP considers all of these elements.
  - There is a presumption in favour of sustainable development (para 11) which for decision taking (para 11c and 11d) means
  - c: approving development proposals that accord with an up-to-date development plan without delay; or
  - d: where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- Neighbourhoods should develop Plans that support the strategic development needs set out in Local Plans (para 16). This GNDP supports the West Northants Core Strategy/DDC

Local Plan Part 1 and DDC Local Plan SLCP Part 2 ('SCLP') in relation to rural housing and other policies (which as referenced throughout the document).

37. The GNDP meets this advice, and also other NPPF advice, as set out elsewhere in the GNDP.

### **West Northamptonshire Joint Core Strategy Local Plan (DDC Local Plan Part 1)**

38. West Northamptonshire planning policy is led by the West Northamptonshire Joint Core Strategy (JCS). This was prepared on behalf of Northampton Borough, South Northamptonshire and Daventry District Councils. This JCS was adopted in 2014 and replaced some of Daventry District Council's saved policies, and is up-to-date.

39. The GNDP must be in general conformity with strategic policies and proposals of the JCS. Key policies in relation to the GNDP include Policies S1, S3, and R1. It is noted that in the DDC 'Housing Implementation Strategy' (adopted December 2016), it has assessed that the amount of housing delivery in the rural areas has exceeded the minimum level required, for the whole of the plan period, and other housing delivery is on track.

40. WNJCS Para 5.15 states *"The JCS recognises that there is a need for limited development in the rural area, but aims to ensure that the scale of this development is consistent with the objective of meeting local needs and supporting local services. To this end the overall housing provision set out in Policy S3 in this Spatial Strategy includes an allowance for development in the rural areas. Section 16 of this JCS provides the framework for a rural settlement hierarchy which will enable the provision of new homes, jobs and services needed in rural areas, whilst ensuring that new development is focused in sustainable settlements whilst protecting the overall rural character of the area including the tranquillity of areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason"*.

41. When DDC refused a 28-dwelling application in Open Countryside (DA/2015/0493) one of the three reasons for refusal was that *"The housing requirement for the Daventry rural areas, as set out in Policy S3 of the West Northamptonshire Joint Core Strategy Local Plan, has been met through planning permissions and the circumstances in which further housing development will be permitted, as set out in Policy R1, have not been demonstrated. The proposed development is therefore contrary to the spatial strategy, as set out in Policy S1, for the distribution of development, which proposes that development will be concentrated primarily in and adjoining the principal urban area of Northampton, with development of a lesser scale being located in and adjoining Daventry town and the development needs of the rural areas being provided for, but with new development in rural areas being limited"*.

42. Other JCS Policies that are relevant to the GNDP are:

- S6 housing development
- S10 sustainable development principles
- R2 rural economy
- R3 rural transport
- C1 changing behaviour and achieving modal shift
- C2 new developments
- C5 enhancing local and neighbourhood connections
- RC2 community needs

H1 housing density and mix and type of dwelling  
H2 affordable housing  
H3 rural exception sites  
H4 specialised accommodation  
H5 sustainable housing  
H6 managing the existing housing stock  
BN1 green infrastructure connections  
BN2 biodiversity  
BN3 woodland enhancement and creation  
BN5 the historic environment risk  
BN8 River Nene strategic river corridor  
INF1 approach to infrastructure delivery  
INF2 contributions to infrastructure requirements

## **DAVENTRY DISTRICT COUNCIL LOCAL PLANNING POLICY**

### **Part 2 Settlements and Countryside Local Plan for Daventry District 2011-2029**

43. The Part 2 Settlements and Countryside Local Plan for Daventry District 2011-2029 ('SCLP'), was adopted at a meeting of the DDC Full Council on 20th February 2020.
44. The Guilsborough Neighbourhood Development Plan has regard to national planning policy and is in general conformity with the strategic policies in the Development Plan for Daventry. This includes the West Northamptonshire Joint Core Strategy and the adopted policies of the Daventry District Local Plan (Part 2-SCLP). The evidence base used to inform the plan includes the Guilsborough housing Needs Survey and the Guilsborough Parish Planning Policy.
45. It is not appropriate for this GNDP to list all the SCLP policies that apply to development in Guilsborough. However, a few have been highlighted below as they are the most relevant.
- 46.
47. Guilsborough is identified as a 'Secondary Service Village' (SCLP para 5.2.05 Table 2). Specific policies for this category of the settlement hierarchy are set out below. It is important to note that the policies should be read alongside the relevant policies of the WNJCS.
48. The SCLP confirms in paragraphs 5.2.21-5.2.24) that:
- 49.
- the WNJCS rural housing requirement has been met and therefore in order to ensure the spatial distribution of development established in the WNJCS, there is no justification for further allocations for Secondary Service Villages within this Plan. However the policy approach also needs to ensure that the role of these villages is protected, in particular that the services and facilities within the villages are maintained. To reflect their role it is proposed that development should be within the confines of the village and a scale appropriate to the village.
  - In making an assessment of whether a site is a scale appropriate to a villages role as a Secondary Service Village it will be important to consider the scale relative to the village as whole, bearing in mind the need to maintain a balanced housing stock and



also ensure the social integration of new residents. Furthermore the cumulative impact of current and recent development will be an important factor.

- Taking forward policy SCLP R1 of the WNJCS there may exceptionally be scope for development outside of the confines but only in prescribed circumstances. These are where there is an absence of a five year housing land supply (three years where a made neighbourhood development plan allocates sites for housing and is less than two years old) or where the Housing Delivery Test is not met, the development is needed to meet an identified local need, where it is required to support an essential local service that may be under threat (especially a primary school or primary health service), or is economic development that enhances or maintains the sustainability of the village or would contribute to and improve the local economy. In assessing applications for residential development that meet an identified housing need it will be important to also demonstrate that there is insufficient capacity to meet the needs within the confines of the village. In assessing this regard will need to be had to other sources of information, including but not limited to the latest Housing Land Availability report, Brownfield Register and Housing and Economic Land Availability Assessment.

#### **SCLP Policy RA2: The Secondary Service Villages**

*“The Secondary Service Villages perform an important role in helping to provide some service and facilities for the local communities which they serve. The secondary service villages ... (include) ... Guilsborough.*

**A.** *Development at the Secondary Service Villages will be located within the confines of the village as defined on the Inset Map.*

**B.** *Development outside the defined confines will be acceptable only in the following circumstances;*

- i. Where the housing land supply is less than five years (three years where a neighbourhood development plan that is less than two years old is in place that allocates sites for housing) or where the Housing Delivery Test is not met; or*
- ii. Where the development provided would clearly meet an identified local need, for housing this would be need identified through an up-to-date Housing Needs Survey or Housing Needs Assessment where it is demonstrated that this could not otherwise be met within the defined village confines; or*
- iii. Where it is demonstrated that a scheme is required to support an essential local service that may be under threat, especially a primary school or primary health service; or*
- iv. Economic development that will enhance or maintain the vitality or sustainability of the Secondary Service Village or would contribute towards and improve the local economy.*

**C.** *To ensure that the role of these villages is maintained, all development at the Secondary Service Villages, within or outside the confines shall also meet the following criteria:*

- i. Be of an appropriate scale relative to its role as a Secondary Service village; and*

- ii. *Not result in the loss of existing services and facilities important to the sustainability of the settlement and its role as a Secondary Service Village; and*
- iii. *Protect the form, character and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and*
- iv. *Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement; and*
- v. *Be accessible by walking and cycling to the majority of services and facilities within the settlement; and*
- vi. *Protect the amenity of existing residents.*

**D.** *Development that is provided for in a made neighbourhood development plan will also be supported.*

50. The defined confines for the Secondary Service villages are set out in Appendix C. Where these have been produced through a made neighbourhood development plan these have been taken forward into this Plan, as is the case for Guilsborough.

### **SCLP RA6–Open Countryside**

*“The intrinsic character, beauty and tranquillity of the open countryside of the District will be recognised.*

*To achieve this, in the open countryside outside the confines of villages, the following forms of development only will be supported:*

- i. Development, including the re-use or conversion of existing buildings, essential to ensure the continuing function of a rural business that meets the requirements of Policy HO6 (Rural Worker Dwelling); or*
- ii. The replacement of an existing building of the same general size, massing and bulk predominantly on the same footprint, for the same use, that respects the character of its rural surroundings; or*
- iii. Individual dwellings of exceptional quality or innovative design; or*
- iv. The optimal viable use of a heritage asset; or*
- v. The re-use of redundant or disused buildings that lead to an enhancement to the immediate setting; or*
- vi. Extensions to existing buildings that respect their form and character; or*
- vii. Essential investment in infrastructure including utilities; or*
- viii. Development for agriculture, equestrian, forestry, leisure, community or tourism use that is justified and of an appropriate scale for its location, and has no significant adverse impacts on its character, beauty and tranquillity; or*
- ix. Economic development that otherwise accords with policy EC4 or policy R2 of the West Northamptonshire Joint Core Strategy; or*
- x. Lorry parking provision that otherwise accords with policy ST2; or*
- xi. Development that otherwise accords with policies RA1, RA2 and RA3; or*
- xii. A rural exception site which complies with policy H3 of the West Northamptonshire Joint Core Strategy and where appropriate policy HO7.*

## SUMMARY

51. This section of the GNDP has highlighted the main national and sub-regional policies that the GNDP has had regard to and which it is in conformity with. Details of this conformity are found in the 'Basic Conditions Statement'.
52. The GNDP started with consideration of the NPPF paragraph 38, and it also draws attention to paragraphs 12, 13, 18 and 29. The NPPF requires recognition of the intrinsic character and beauty of the countryside.
53. The WNJCS is the sub-regional strategic plan and part of the Development Plan. Key policies include Policies R1 and S1. Policy S1 requires the enhancement and maintenance of the distinctive character and vitality of rural communities and the importance of the quality of tranquillity. These are met by the GNDP. In terms of R1 which, apart from specific exceptions, requires the protection of open countryside of particular significance to the form and character of the Village.
54. In terms of the SCLP policies, the ones with key relevance are: NP1 (Community led planning and neighbourhood development planning), RA2 (Secondary Service Villages), RA6 (Open Countryside), HO8 (Housing Mix and Type), ENV1 (Landscape), ENV2 (Special Landscape Area), ENV7 (Historic Environment), ENV10 (Design), CW3 (Protecting Local Retail Services and Public Houses), and PA1 (Local Green Space). They include reference to the need to severely restrain development in the open countryside and to protect the valued Special Landscape Area from inappropriate development. They also require no undue strain on local infrastructure and public services. The position of the village within surrounding sensitive landscape has an important influence on the form and character of the village, and its future planning, as does its unique assets of heritage value. Smaller, appropriately located housing developments would far better support and retain the form and character of the village within its surrounding landscape.
55. As a result of the aforesaid policies, in support of the Guilsborough Housing Needs Assessment (2020 – considered later on in this GNDP), to meet additional local needs identified through the GNDP consultation, and in order to not conflict with the Local Plan Part 1 (WNJCS) and Local plan Part 2 (SCLP), the GNDP proposes that housing growth until 2029 will be focussed on only supporting the provision of the assessed local needs of the Parish.

## A NEIGHBOURHOOD DEVELOPMENT PLAN FOR GUILSBOROUGH

56. This Guilsborough Neighbourhood Development Plan takes as its evidence base the NPPF, the West Northamptonshire Joint Core Strategy, the Daventry District Local Plan (SCLP) and Guilsborough Parish planning policy.

### Neighbourhood Development Plan Process and Preparation

57. In 2014 the Parish Council agreed that a separate Neighbourhood Development Plan Group should be established. This was set up with a wide range of individuals best able to represent the views and needs of the parish. The original Steering Group included people directly involved with health (GP surgery/pharmacy); education (primary school); construction (a retired builder), consultation (a former house developer community liaison expert), heritage (an architect); town planning (a planning consultant); transport (logistics industry); environment (environmental protection consultant); and the vice-chairman of the Parish Council. The group between them included people with pre-school aged children; primary aged children and secondary school aged children, retirees, those working in the village and those working away from the village. The members' homes were spread across the village.

58. The Guilsborough Neighbourhood Development Plan (GNDP) Group decided that it had enough internal expertise to progress the plan itself without outside consultancy support. However, from the start, the GNDP Group engaged advice from Daventry District Council's planners in the DDC Local Strategy Service, visited Spratton's NP Group to learn from their initially difficult plan experiences; visited West Haddon NP Group as advised by DDC as an example of good practice, took note of the plan process, consultation methodology and report structure; considered in depth Welford Parish's Village Neighbourhood Plan and the relevant Inspector's Report as advised by DDC, and examined a dozen other made up or well-advanced NP's from across the country.

59. The GNDP steering group has been meeting regularly since its conception in 2014, including in 14 formal group meetings, as well as a large number of other meetings (e.g. designing and analysing the questionnaire). The GNDP steering group reports the progress on the GNDP to each Parish Council meeting and the Parish Council has noted and accepted all progress. At least 5 parish councillors and steering group members attended all the formal meetings, and a parish councillor chaired all the meetings. There is a dedicated website (as part of the Parish Council website) for the GNDP, and regular updates in the Village Link newsletter delivered free bi-monthly to every household in the parish, with its own website.

60. The engagement of the community has resulted in a high level of participation. The 'Consultation Statement' sets out details of the consultation process, and the results of the consultation.

61. In 2021 a suitable level of new consultation was undertaken.

## CHALLENGES FOR GUILSBOROUGH

### CHALLENGES FOR GUILSBOROUGH

62. The Neighbourhood Development Plan seeks to address, as far as is possible, the challenges and opportunities that face the community of Guilsborough Parish. These have been identified through several sources including the Village Needs Questionnaire (August 2015 – see the “Consultation Statement”), the Interim Development Criteria Feb 2015 (see Appendices), and public meetings (May 2015 and April 2016) prior to the main start of the Neighbourhood Plan.

63. In summary, these challenges and opportunities are:

- Demographics – there is a need to provide for an ageing population alongside the need to maintain a balanced population with all ages, including young families, to maintain a vibrant community, including the viability of community facilities such as the primary school.
- Housing and potential over-development – to ensure that new housing addresses the needs of the community whilst not having a detrimental impact on the character of Guilsborough by virtue of its scale, location and design.
- Community amenities, services and recreation – the need to protect and support existing community facilities and provide new facilities that are wanted by residents.
- Highway/pedestrian safety, traffic congestion and public transport - many of the issues are caused by: the significant traffic movements into, and through, Guilsborough village; vehicles travelling at excessive speed; mounting pavements, the limited road space created by the historic layout of the village; the needs of the wide catchment in surrounding villages and further afield to access key community facilities such as the GP surgery, large shop and the schools (including one of the largest and growing secondary schools in the County); and the limited availability of public transport (although it is accepted that the scope of a Neighbourhood Development Plan to address this is limited).
- Local heritage distinctiveness: the wish to protect and enhance the heritage of the parish and, in particular, the built historic environment and the historic landscapes in and around Guilsborough village.
- Local landscape distinctiveness – the wish to retain the high-quality landscape of the Parish including the ridgeline character of the village and the views both out of and into the village and from the limited number of parish footpaths and other permitted and informal routes.
- Employment – to protect the current opportunities, to enhance the ability to work from home, and seek to support limited small-scale employment opportunities so as to help change ways that people commute.
- Energy – recognising the impact on climate change and the role that households can play, but balancing this against what is seen as inappropriate industrialisation of the sensitive landscape, impacting upon the character of the parish and the countryside.
- Post-Covid requirements to support active lifestyles including more formal access to green spaces and walking/jogging/cycling routes

## EXPANSION ON KEY ISSUES

64. This section is an expansion of the issues, with more detail being found in other sections of the GNDP.
65. **Housing and over-development of the village.** In recent years, there has been a tension between the need to meet the needs of the local community (in terms of providing more, smaller, affordable houses, for those older people wanting to downsize and stay in the village and younger people and young families wanting to stay or come into the village), and the development industry pressure for relatively large housing developments. In recent decades, the organic, gradual housing growth has largely met local need as described in the 'Parish of Guilsborough' section above, but now there is an unmet need for smaller homes that can be afforded. This tension has been made worse by the housing development economics favouring larger houses in attractive, well serviced villages such as Guilsborough, as well as recent developments delivering fewer affordable homes and not providing for the two bedroom and bungalow stock needs as identified in the 2016 Guilsborough Housing Needs Survey (see Appendices). This exacerbates the existing low level of such housing (as evidenced in para 16 above). The Neaton Lane development on a brownfield site within the village confines (about 2009) provided many small two and three-bedroom homes at the cheaper end of the local market, within the 14 houses built, and these were purchased quite quickly, and recent resale activity also shows a relatively fast sales periods, showing current market interest in smaller properties.
66. Larger housing developments are opposed by the large majority of the village<sup>8</sup> who are concerned over the impacts on village distinctiveness, over-development, traffic and other matters. This is further evidenced by the GNDP Q12 responses where there is clear opposition to developments over 10 houses, but a majority that would support conversions, single houses and small groups of less than 10 houses. The response to GNDP Q12 strongly supports maintaining a low-level steady growth over the Local Plan period with 82% considering that up to 28 homes on several sites in total over the whole plan period would be appropriate.
67. The provision of a mix of smaller market and affordable houses, including bungalows, within market sites, may be a solution, however, the threatened developer interest in two individually large market-led housing developments (DDC Local Plan Part 2 'Call for Sites') is strongly opposed by the Parish community, and so too the Parish Council<sup>9</sup>. The DDC Housing Needs Survey 2020 indicated a need for 20 dwellings (compared to 11 in 2016) with a mix of 13 family homes and 7 small houses. Whilst there is not a need to take more than 20 dwellings the community and its Parish Council clearly wish to significantly exceed this, and so positively respond to sustainable development for the identified local need.
68. **Local Distinctiveness.** In the GNDP questionnaire, 94% thought it important for Guilsborough to retain its rural character and distinctiveness. In a free text question (Q2) in the GNDP, residents overwhelmingly identified that what they valued most about living in Guilsborough was the rural character, open spaces and countryside. There is a need to ensure the preservation and enhancement of the best qualities of local distinctiveness in terms of: the

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<sup>8</sup> Previous survey results and GPC Interim Policy (See Appendix 1).

<sup>9</sup> GPC objection following village meetings with developers to the housing application for 28 houses on the West Haddon Road (DDC reference DA/2015/0493) and GPC adopted Interim Neighbourhood Plan Policies (see GNDP Appendix). Refusal by DDC. Second developer proposes developing over area of significant heritage interest (the historic fort).

form and character of the village and its many fine historic buildings; its heritage landscapes and its setting in the landscape; the many important views from and into this ridgeline village; the open spaces within the village; and the wider sense of peace and quiet.

69. Our landscape and the heritage features, that are part of the parish's distinctiveness, are very sensitive to development as outlined in this GNDP's landscape section. The recent development of multiple windfarms visible across many of the parish's skylines has had a major impact on of the landscape. They are temporary as they are time-limited by planning. Housing development would be permanent. The Parish Council with the support of the parish strongly opposed the nearest of these windfarms in West Haddon. Such industrial development is alien to our historic and deeply rural landscape and remains opposed by our community.
70. The strong desire to protect the heritage landscape and assets is part of the highly valued local distinctiveness and character is in the top half of the most valued aspects of the parish that residents chose to identify (GNDP Q2 free text response). The heritage assets comprise the 12 Listed Buildings and the Heritage Landscape (including the Medieval Village and the Pre-historic [Neolithic and Mesolithic], Iron Age, Roman, Saxon and Medieval Landscapes, the Saxon fishponds complex, and other landscapes). These are detailed in the heritage section of this GNDP and in the Appendices.
71. This Parish has a truly historic landscape and, whilst extensive across the parish, it is best represented by the historic core of the village which shows what is effectively the continuous occupation of the village since at least late Bronze Age. The core includes the High Street and Nortoft with the Saxon settlement and fishponds at one end and the Bronze Age/Iron Age/Roman fortified settlements and with ridge and furrow and historic park at the other end. The fortified settlement and its setting are in the process of being considered for Scheduled Ancient Settlement status as identified in the Sites and Monuments Record (see Appendices).
72. **Recreation.** The GNDP questionnaire (Q3 and Q4 responses) identified very strong support to protect existing open spaces in the village (86% for and 7% against). The questionnaire identified 58% of the community wanting more opportunities for informal activities (e.g. picnicking, jogging, children's play, dog walking, informal exercise), 63% wanting access to new areas for nature conservation and new countryside circular walk or walks, and in a free text question the majority wanted more footpaths and circular walks (GNDP Q3 and Q4) and 83% wanted improved access to the countryside (Q21 and Q22). The poor access to formal indoor sports (typically over 30 minutes' drive to a leisure centre) means the enjoyment of the outdoor sports and playing fields areas and the countryside for cycling, walking, jogging and horse riding is very important. There is a need to work in partnership with: the owners of facilities where long term historic community access has been lost, including the secondary school playing field; Anglian Water's Hollowell Reservoir; and local landowners, to seek to secure circular walks around fields and to neighbouring communities. There is a specific priority need for an adoptable public pavement extension to the Guilsborough Playing Field, and GNDP Q23 identifies a 75% level of support for this (only 8% against). Whilst there is some good provision, more sport and play facilities are needed, including the upgrading of play facilities (GNDP Q19), access to (or new) tennis courts, and a new floodlit and fenced 'multi-use games area' which would be appropriate for the size of the village. The lack of security of

tenure of the recreation ground (playground, small football field and amenity grass areas) is a major cause of concern to the Parish Council.

73. **Amenities.** There is a need to protect, support and enhance all the valued amenities in the village. The support for the wide range of village amenities is clear (GDNP Q18 and Q22 responses). This may include supporting the upgrading and enlargement of the village hall, which is limited by its size, has significant storage problems and dilapidation of internal facilities such as the much-used stage. The kitchen has recently been refurbished. The sustainability of the village pub and shop are high priorities, both of which have in the past closed for significant periods of time. There is a clear need for more facilities for youth and the older members of the community due to the relative isolation of the village. The present commercial facilities of Seatons village shop, post office and business centre, Witch & Sow Pub and Tracy's hairdresser are well supported and adequately meet the needs of the current population. Other amenities include a large GP Surgery and pharmacy, Village CEVA Primary School, Pre-school, Fire Station, Village Hall, Village Green with historic barns, St Etheldreda's Church and cemetery, Guilsborough Playing Field with pavilion, village (NEAP) playground and mini football field, allotments and two (temporary) countryside access areas.
74. There are numerous activity groups in the village that include: the art group, history group, tennis group, British Legion, Women's Institute, Ladies Friendly Group, Guilsborough Music and Drama Society (GMADS), Girl Guides and Brownies, badminton club, multiple fitness and dance classes, football and cricket teams, tennis club, book clubs, seniors and toddlers' coffee morning and many others. The bowling club ceased in recent times due to a lack of members. All the above need continuing support and encouragement as they enhance the village character and lifestyle. Two notice boards keep the parish informed of activities as well as the 'Village Link' bi-monthly magazine (delivered to every home) and several social websites, including the 'Guilsborough Hub' group on Facebook (170 members restricted to those with a connection to the parish).
75. **Traffic, Parking and transport.** There are peak-time problems in the village due to the volume of traffic, and parking issues due to the large secondary school and primary school, and this combines with significant peak-time commuter traffic through the village which causes major but temporary congestion issues and parking and safety (including pavement mounting and speeding) issues in the village (GDNP Q27 response: 58% want more speed enforcement).
76. The Village Green/High Street central area suffers peak-time parking problems due to the combined pressures from the secondary school cars and service buses, the primary school including service buses parking up, use of the village shop, and-through traffic (GDNP Q26 response). Nortoft has a narrow lane with many historic properties with limited off-road parking, and a combination of very heavy peak traffic, many school buses, large agricultural vehicles, a lot of HGVs (despite an official TRO Weight Limit). The traffic here regularly locks up, as it does on the junctions around the Green. (GDNP Q28 response: 83% want increased enforcement of the HGV weight limit).
77. Banned HGVs and other vehicles mount pedestrian footways, damaging verges, the Village Green and heritage architecture (including a Listed wall). In addition, out of peak times, the West Haddon Road and Nortoft as long straight roads suffer from extensive and excessive speeding. Such is the problem that the community identify a need (GDNP Q25 response) for



traffic calming in Nortoft, The Village Green, The High Street and the West Haddon Road – essentially all the main village roads.

78. A comprehensive approach to tackling these problems is a priority of the parish. West Northamptonshire Council is requested to put resources into helping solve the problem. Any new development that generates more vehicle trips needs to be planned in a way that meets relevant policies, but should seek to not make the problems any worse. West Northamptonshire Council are to be encouraged to secure developer contributions to improve the issues.
79. **Employment.** Most residents of working age leave the village to work. The creation of a limited number of workplaces for residents, in the village or just outside it, would support more sustainable transport, opportunities for a better work/life balance and a more vibrant village. The sites that would most likely be acceptable would be brownfield sites, such as smaller unused farm buildings. Conversions of existing redundant buildings for commercial development was the only such development opportunity supported by more than those opposed to it (GNDP Q15 response). The community's previous views were also not in support of larger employment sites as these would be too detrimental to the open countryside and would also create significant additional traffic and, in some cases, more HGV traffic.
80. **Renewable Energy.** The Parish and other local Parishes vigorously opposed a wind farm development, which was proposed in West Haddon, with significant construction traffic problems for Guilsborough. That development along with at least two others close by, have now been built, damaging some of the important long views out of the village. There is strong opposition to any large turbine(s) in or near the Parish. (GNDP Q16 response: 74% would not support windfarm development, the highest level of objection of those with an opinion).
81. As evidenced by GNDP Q16 response, the village already has accepted a medium-sized solar panel farm and a majority are not in favour of further expansion of this or other new solar panel farms. These should not be planned in Guilsborough due to the detriment on local distinctiveness, village character, landscape impact and loss of productive agricultural land. Small scale domestic solar panels are supported, and a small majority would accept small scale domestic wind energy generators.

## SUMMARY OF ISSUES

82. The overwhelming view of residents of Guilsborough is that the current and historic levels of housing growth are about right. Residents are clearly supportive of some housing growth and would like to see up to a maximum of 28 houses in total, made up of a maximum of about 10 houses in any one development area, over the period to 2031 (the Local Plan period is to 2029).
83. However, though some housing development is important to allow the village to continue to develop sustainably, the community is very clear that future growth should be strongly focussed on the delivery of smaller, low cost housing suitable to meet those at the start of the housing ladder and those at the other end wanting to downsize, and so freeing up larger houses for families). Developments that are not of a "small scale" (as defined in this GNDP) would not preserve or enhance the village character and heritage, its landscape and setting

and the sense of peace and quiet that are all highly valued and would exacerbate the traffic problems. Any impact on village infrastructure including parking and traffic would need to be mitigated.

84. The community welcome the extensive use by the wider area of its many village services, including the large secondary school, large GP Surgery, primary school and shop, and it sees that this infrastructure must be protected and enhanced.

85. This also includes safe access to community amenities and services and better managed traffic and enhanced pedestrian safety.

86. Current heritage landscape and green spaces need protecting and enhancing (including rights of way, new circular paths, public open spaces in the village, heritage parks and gardens, historic landscapes and important countryside views).

## VISION FOR GUILSBOROUGH

87. The Vision and Objectives for Guilsborough Parish emerge from the results of the GNDP questionnaire, the key issues and other background evidence outlined in this plan. The Vision is:

***“In 2029, Guilsborough Parish will still be a thriving rural community with strong, high quality and improved community services providing for the parish and surrounding villages. Whilst limited development will be acceptable, all development will respect the local historic built form and architecture, our strong heritage character, historic linear form, valued ridgeline and ‘Uplands’ landscapes. The parish will have continued to adapt to the changing needs of the community through the provision in small-scale new housing allowing older people to down-size and younger people to start on the housing ladder. The opportunities for small-scale employment for local people will help rural businesses to thrive. Our agricultural base will continue to be supported for its important economic and environmental role. Post-covid, opportunities to support healthy lifestyles will be particularly supported”.***

## OBJECTIVES OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

88. The GNDP is committed to the ideas of sustainability as expressed in the NPPF incorporating economic, social and environmental factors, and the GNDP objectives are:

- A. Provide a limited number of dwellings that meets the assessed local parish needs for Affordable Houses and for smaller low-price market homes. This will include small family homes, homes for young people starting on the housing ladder and homes for the elderly.**
- B. Provide some further rural employment (including tourism employment) opportunities in the parish for residents, particularly where this provides opportunities to reduce commuting, including support for small scale agricultural diversification and enhanced amenities for the community.**
- C. Ensure the preservation and enhancement of the best qualities of traditional and local distinctiveness including heritage, landscape, biodiversity and form and character of the village and the Parish.**
- D. Address traffic, parking and pedestrian movement and safety issues in Guilsborough village, from local residents, those that travel to the villages for services and those that travel through the village for other purposes. This will include specific measures to reduce major issues with HGVs, speeding traffic, and localised and peak time traffic and parking issues.**
- E. Protect, support and enhance all the valued amenities in the village. This will include supporting the upgrading and enlargement of the village hall, the sustainability of the village pub and shop, facilities for youth and the elderly including the upgrading of play facilities and a new multi-use games area, amongst other amenities and services.**
- F. Protect and enhance access to informal recreation in the surrounding countryside and the green spaces and footpaths much valued by the community.**
- G. Provide for small-scale limited provision in renewable domestic energy generation that does not impact harmfully on residential amenity, the built environment and the valued landscape.**

## POLICIES

89. This section includes the evidence base, explanatory text and planning policies for the GNDP.

90. There is a policy for General Development that all development is required to meet.

*(Note: The word mitigate means to suitably reduce in relation to the impact of the proposed development, not existing issues).*

<p><b>Policy 1: General Development Policy</b></p> <p><i>Meets objectives: A,C</i></p> <p><b>Proposals for development will be supported where they meet other policies in the Guilsborough Neighbourhood Plan, the Development Plan and:</b></p> <ul style="list-style-type: none"><li><b>i. Protect the amenity of existing residents;</b></li><li><b>ii. Protect the landscape, character and heritage assets;</b></li><li><b>iii. Provide safe access;</b></li><li><b>iv. Mitigate impact on traffic and highway safety, including issues with narrow lanes such as the Cold Ashby Road and Nortoft;</b></li><li><b>v. Mitigate impact on on-street car parking;</b></li><li><b>vi. Seek to protect the Parish’s best agricultural land;</b></li><li><b>vii. Are designed to integrate well with the nearby existing buildings and structures in terms of scale, location and design as well as support the wider character and distinctiveness of the village. This is particularly important in the Historic Core of the High Street and Nortoft where any development will need to be particularly sensitively developed, commensurate with the status of its individual features and with the setting of the streetscape as a whole;</b></li><li><b>viii. Mitigate impacts arising from noise, light or air contamination, land instability and would not result in land instability, or cause ground water pollution;</b></li><li><b>ix. Can be provided with the necessary utilities, infrastructure and public services, and be served by public transport where appropriate;</b></li><li><b>x. Utilise sustainable construction methods (where viable and where the appearance does not conflict with other criteria in this policy), including minimising the use of non-renewable resources, limiting harmful climate change, and maximising the use of recycled and sustainably sourced materials;</b></li><li><b>xi. Where appropriate provide accessible and legible connections for all members of the community;</b></li><li><b>xii. Create a safe environment that minimises the opportunities for crime;</b></li><li><b>xiii. Where appropriate incorporates designs that can be easily adapted to accommodate changing personal health circumstances, lifestyles and technologies;</b></li><li><b>xiv. Supports contributions to infrastructure through s106 and/or CIL (see section on developers’ contributions) where required.</b></li></ul>
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## VILLAGE CONFINES

### Evidence

91. Being the only significant settlement within the Parish, it is expected that the majority of development will be focused in Guilsborough village. The opportunity for the village to accommodate a limited degree of growth in order to prosper is welcomed. However, this must be weighed against the need to preserve its local distinctiveness, its role as a rural settlement which does not encroach unduly on the open countryside which surrounds it, and to acknowledge that it already suffers significant pressure from the higher-level services it provides for the wider area.
92. It is therefore important for the Neighbourhood Development Plan to include the 'Village Confines'. This is distinct from the parish boundary and is not administrative; rather it is a planning boundary used to differentiate the built-up area from open countryside for the purpose of determining planning applications. The SCLP2 Policy RA2 identifies Guilsborough as a "Secondary Service Village":

*"The Secondary Service Villages perform an important role in helping to provide some services facilities for the local communities which they serve.*

*A. Development at the Secondary Service Villages will be located within the confines of the village as defined on the Inset Map.*

*B. Development outside the defined confines will be acceptable only in the following circumstances;*

- i. Where the housing land supply is less than five years (three years where a neighbourhood development plan that is less than two years old is in place that allocates sites for housing) or where the Housing Delivery Test is not met; or*
- ii. Where the development provided would clearly meet an identified local need, for housing this would be need identified through an up-to-date Housing Needs Survey or Housing Needs Assessment where it is demonstrated that this could not otherwise be met within the defined village confines; or*
- iii. Where it is demonstrated that a scheme is required to support an essential local service that may be under threat, especially a primary school or primary health service; or*
- iv. Economic development that will enhance or maintain the vitality or sustainability of the Secondary Service Village or would contribute towards and improve the local economy.*

*C. To ensure that the role of these villages is maintained, all development at the Secondary Service Villages, within or outside the confines shall also meet the following criteria:*

- i. Be of an appropriate scale relative to its role as a Secondary Service village; and*
- ii. Not result in the loss of existing services and facilities important to the sustainability of the settlement and its role as a Secondary Service Village; and*
- iii. Protect the form, character and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and*
- iv. Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement; and*

v. Be accessible by walking and cycling to the majority of services and facilities within the settlement; and

vi. Protect the amenity of existing residents.

D. Development that is provided for in a made neighbourhood development plan will also be supported.

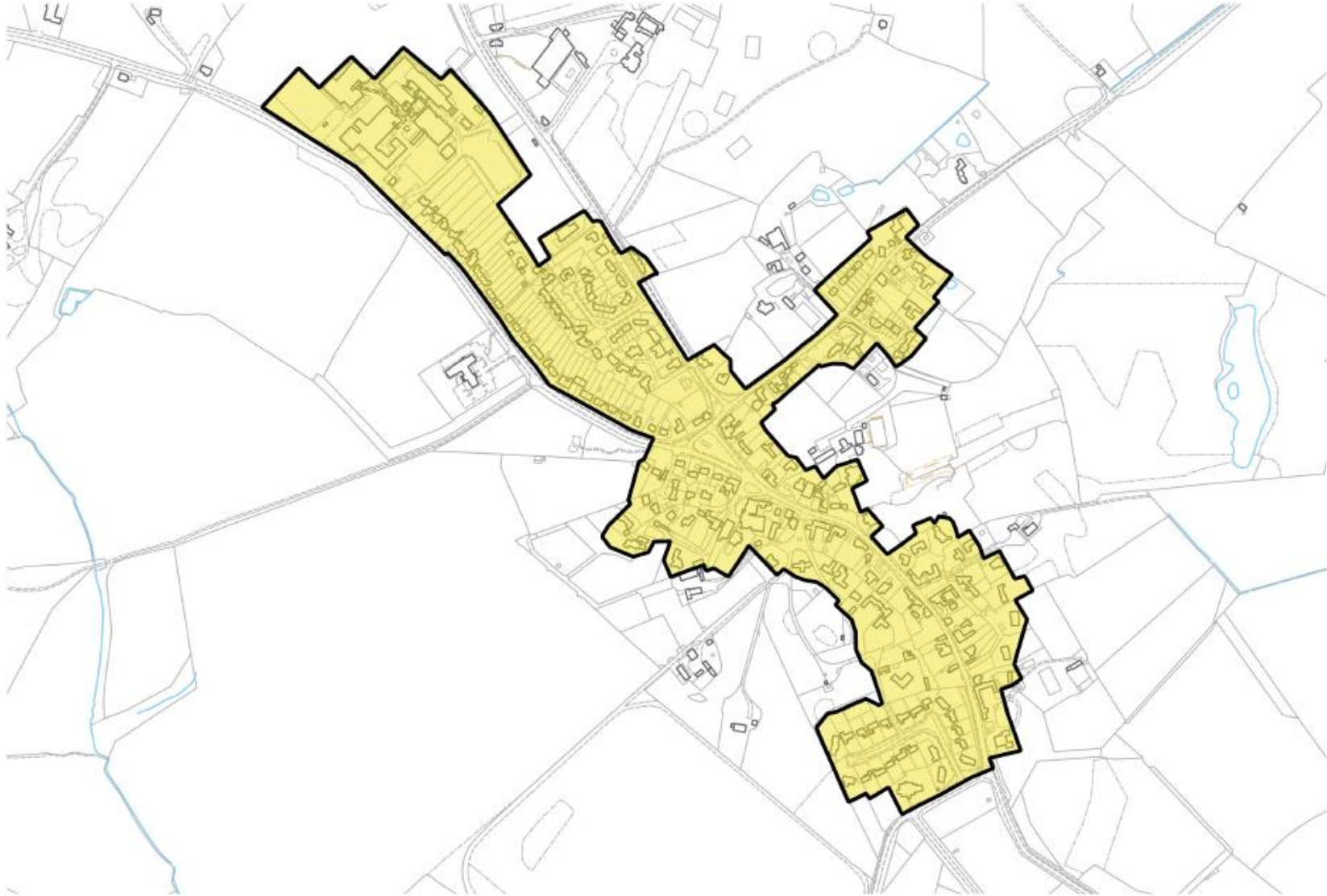
93. The Village Confines boundary (Figure 2) has been fully prepared by DDC in accordance with its own guidelines. It is largely based on the definition: of 'existing confines' as: *"The area of the village defined by the existing main built-up area but excluding those peripheral buildings such as free-standing individual or groups of dwellings, nearby farm buildings or other structures which are not closely related thereto. Gardens, or former gardens, within the curtilages of dwelling houses, will not necessarily be assumed to fall within the existing confines of the village."*
94. New housing is to be developed within the Village Confines, and only in exceptional circumstances outside this. The "exceptional circumstances" include:
- Immediately adjacent to the Village Confines, and
  - Able to mitigate impact on important views, landscape, character, heritage or other constraints identified in the development plan, including on the GNDP Proposals Map; and
  - It is a Rural Exception Site or required to meet the housing needs identified in the most up to date Housing Needs Assessment;
  - It is a use which represents very small-scale sustainable employment development, and which is appropriate, directly related to, and necessary to support of the rural economic needs of the parish.
95. All development, including development that meets the exceptional circumstances, will need to avoid significant impact on the important landscape, important views, heritage, open space, Local Green Space and other environmental and community assets and areas set out in the relevant policies of the GNDP and the Proposals Map.
96. Restricting housing development to that required by the parish will ensure that: the assessed needs of the community are met, including housing need; there is no significant encroachment into open countryside; there is protection for the valued village character and heritage; and there is a limit to the worsening of the transport and parking issues that the village experiences. This is in line with WNJCS Policy R1.
97. Only small-scale and essential development necessary to support the local rural economy of the parish and its countryside will be acceptable outside the Village Confines. This is particularly important given that the whole of Guilsborough Parish falls within the Northamptonshire Uplands Character Area (NCA) and the RNRP Guilsborough Ironstone Uplands landscape designations, and the Special Landscape Area (SCLP ENV2).
98. The SCLP2 Policy RA2 Secondary Services Village (Guilsborough) is particularly relevant to the policy approach to development in and out of the Village.

**Policy 2: Village Confines**

*Meets objectives: A,C*

1. **Development shall be focused within the Village Confines of Guilsborough as shown on the Village Confines Map. Development proposals will be supported in these locations subject to compliance with other policies in the development plan.**
2. **Development outside the Village Confines is classified as being in open countryside and development here will only be acceptable in exceptional circumstances where it is:**
  - i. **Immediately adjacent to the Village Confines, and**
  - ii. **Able to mitigate impact on important views, landscape, character, heritage or other constraints identified in the development plan, including on the GNDP Proposals Map; and**
  - iii. **It is a Rural Exception Site or required to meet the housing needs identified in the most up to date Housing Needs Assessment;**
  - iv. **It is a use which represents very small-scale sustainable employment development, and which is appropriate, directly related to, and necessary to support of the rural economic needs of the parish.**

Figure 2: Village Confines Map



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## HOUSING

### Introduction

99. Housing growth has been steady and increment in the village since the 1930's (see 'The Parish of Guilsborough' section).

100. In the 1930's the linear housing construction commenced along a single side of the West Haddon Road with about 30 detached and semi-detached properties. These filled in the gap between the West Haddon Road and the Cold Ashby Road, but left the open long views to the West/South West. This was followed in the 1960's by a further 5 properties on that road running up to the then new 'County School' (now Guilsborough Academy). A further 22 houses were built at Church Mount and 22 at Pells Close in both the mid-50s (old people's bungalows) and mid-1960s (other housing), followed in the 1990's by 9 houses west of the village green on brownfield land, and 8 houses at Guilsborough Hall/Church Way, and 6 houses on a former builder's yard on Cold Ashby Road. Then in the last 20 years or so a total of about 31 houses were built, being 9 additional properties (including 4 flats) on Wills Close, 14 houses on a brownfield site now called Neaton Lane in Nortoft, and 8 other single properties<sup>10</sup>. Then, in 2020 an additional 4 flats were developed above the Seatons Store.

101. This pattern of about up to 30 houses built during each 25-year period, has meant that the village and parish has grown slowly and sustainably, meeting the needs of local people but also maintaining its rural and heritage character.

102. In 2011 (ONS Census) there were 279 dwellings in Guilsborough Parish<sup>11</sup>. Of these, 26 (9%) are social housing. In 2017 it is estimated that there were 287 households. Guilsborough has a population of about 692 of which 335 are male and 357 are female<sup>12</sup>.

- 275 (99%) live in houses or bungalows
- 4 (1%) live in flats
- 213 (76%) householders are owner occupiers
- 26 (9%) are renting from a Registered Provider
- 32 (12%) are renting from a Private Landlord
- 8 (3%) are living rent free.

### Evidence

103. The relevant policies from the WNJCS include H1, H2, H3, H4, H5, S1, S3 and R1. Policy R1 is the main policy relevant to rural housing. The need of 2,360 rural homes identified in Policy S3 has been exceeded. Outside of the parish's local needs, there is no identified need for more housing in the rural areas up to the end of the Local Plan period (DDC Housing Implementation Strategy July 2016-2031). Parish housing need is identified in the GNDP by the DDC Guilsborough Housing Needs Survey (2020) and also other outcomes from the GNDP process.

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<sup>10</sup> Additional houses: 2 on Cold Ashby Road (Faulkner Banks and The New House); 2 at The Lannets (Buckland House and Mayfield House); 2 off The Green (The Pump House and Lime Tree House); 1 off the High Street (Paddock View); and the Mud Barn on West Haddon Rd.

<sup>11</sup> Office of National Statistics (ONS) Neighbourhood Statistics site which uses 2011 data.

104. Housing needs for Guilsborough are also set in the context of WNJCS Policy R1 and para 16.4:

*“The scale of development which will be appropriate in each village will vary having regard to the criteria set out in Policy R1 and the housing requirements for the rural areas of individual districts. Part 2 Local Plans will ensure that the scale of development is proportionate to the scale of each village within the hierarchy and will take into account the level of existing planning permissions and completions that have taken place within the village during the plan period. Irrespective of whichever category villages are allocated to within the hierarchy this will not automatically mean that development will be appropriate. The Local Planning Authority will need to be satisfied that any proposals are acceptable in terms of environmental, social and economic sustainability”.*

105. The adopted West Northamptonshire Joint Core Strategy (JCS) identifies the need to plan for additional housing growth across all districts over the plan period to 2029. This includes Daventry district and the rural areas. However, all the housing growth needs identified in the WNJCS as allocated to the rural areas for Daventry have been met for the whole plan period, and the other planned urban needs are also on track for delivery<sup>12</sup>. This is in line with SCLP2 Policy SP1 and SP2 (including paras 5.1.01 and 5.1.02) and also WNJCS Policy R1.

#### Evidence: Guilsborough PC’s adopted Interim Housing Policy (February 2015)

106. As a result of a planning application for up to 28 houses (DA/2015/0493) which was refused by Daventry District Council in 2015 (see para 105 below), and following extensive public consultation that included two well attended public meetings (approximately 50 people at each, and to which the landowner and developer were invited, addressed the meeting and actively engaged in the debate), the Parish Council drafted an interim Housing Policy. There was an overwhelming majority in favour of the draft proposals and Guilsborough Parish Council adopted it as policy in February 2015 as the “Interim Position for Housing Development in Guilsborough” (see Appendices).

#### DDC Planning Committee Reasons for Refusal of DA/2015/0493.

107. The reasons given for refusal of this 28-house development application (DA/2015/0493) on the West Haddon Road adjacent and to the west of the GP Surgery are relevant to this GNDP. There were 3 reasons: one relating to a lack of a s106; a second due to the rural housing requirement having been met, and the third is set out below (highlights added by GNDP):

*“The proposal is contrary to saved policies GN1 (Criteria E. and F.); HS22 Criterion B.); and HS24 of the Daventry District Local Plan, together with Policy R1 (criteria B) and G)) of the West Northamptonshire Joint Core Strategy Local Plan, as it proposes new build residential development outside of the existing confines of the village, **and on land of particular significance to the form and character of the village**, and by virtue of being outside of the existing confines is in open countryside, where there is a presumption against such development unless it is essential for the purposes of agriculture or forestry. No exceptional circumstances have been demonstrated to justify development outside of the existing confines of the village and **such***

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<sup>12</sup> DDC Housing Implementation Strategy December 2016.

***development would erode the open countryside, the intrinsic character and beauty of which should be recognised (per paragraph 17. of the National Planning Policy Framework)***”.

108. The importance here is that this location is not only in Open Countryside, but also had a large housing application, of 28 houses, in the layout given, and on land of particular significance to the form and character of the village. In this GNDP these reasons for refusal remain valid factors that will need to be considered in terms of any future application, and set in the context of the SCLP2 and GNDP policies.

#### GNDP: Other evidence

109. The acceptability in terms of environmental, social and economic sustainability are also considered within this GNDP, where housing policies take into account the amount, rate and location of new delivery of housing during the plan period and the identified local need.

110. There is also clear evidence from the GNDP consultation as seen in Figure 3, where the clear majority (86%) see that up to 10% (being up to 28 houses), but no more, is an appropriate number of house for the parish.

**Figure 3: How many new homes for Guilsborough? (table)**

What number of new homes would you consider to be an appropriate proportion over the next 15 years?

<b>Amount of housing</b>	<b>Percentage</b>	<b>No of dwellings</b>	<b>Cumulative %</b>
No further housing	8%	0 dwellings	8%
Up to 5% housing	28%	Up to 14 dwellings	36%
<b>6% to 10% housing</b>	<b>46%</b>	<b>15 to 28 dwellings</b>	<b>82%</b>
11% to 20% housing	14%	29 to 56 dwellings	96%
21% to 40% housing	2%	57 to 113 dwellings	98%
Over 40% housing	0%	Over 113 dwellings	98%
Not sure	2%		100%

Source: GNDP Survey 2016

#### SCLP Evidence

111. The designation of Guilsborough as a ‘Secondary Service Village’ in the SCLP helps identify the scope and scale of housing. The rural requirement has been met and therefore in order to ensure the spatial distribution of development established in the WNJCS, there is no justification for further allocations for Secondary Service Villages within this Plan. However the policy approach also needs to ensure that the role of these villages is protected, in particular that the services and facilities within the villages are maintained. To reflect their role it is proposed that development should be within the confines of the village and a scale appropriate to the village. Secondary Service Villages are settlements that have scope to meet some local needs for housing.<sup>13</sup>

112. The SCLP also states<sup>14</sup> that there may be scope for development outside of the confines but only in the following exceptional circumstances:

<sup>13</sup> SCLP para 5.2.21

<sup>14</sup> Emerging SCLP Policy RA2

- where there is an absence of a five year housing land supply (three years where a made neighbourhood development plan allocates sites for housing and is less than two years old), or
- where the Housing Delivery Test is not met,
- the development is needed to meet an identified local need,
- where it is required to support an essential local service that may be under threat (especially a primary school or primary health service).

113. DDC has a robust supply well in excess of 5 years housing, so Policy RA2 (bullet 1) does not currently apply. There is a local need fully quantified and set out in this GNDP, based on an up-to-date Housing Needs Survey carried out by DDC, so bullet two does apply. For bullet 3, the local need has been identified in the Housing Needs Survey 2020, and is more than covered by the housing policies within this GNDP. No local services are currently under threat, so bullet three does not currently apply.

#### Evidence on Assessed Local Need for Housing

114. SCLP2 Housing Policy HO8 'Housing Mix and Type' identifies a general housing mix for market and affordable development, but currently caveats this in relation to exceptions to the proposed mix which would be supported where they are evidenced by a robust assessment of needs at an appropriate local level.

115. In Guilsborough, the local assessment of need comprises of: The DDC Housing Needs Survey (May 2020) and the GNDP consultation responses.

#### Housing Needs Assessment

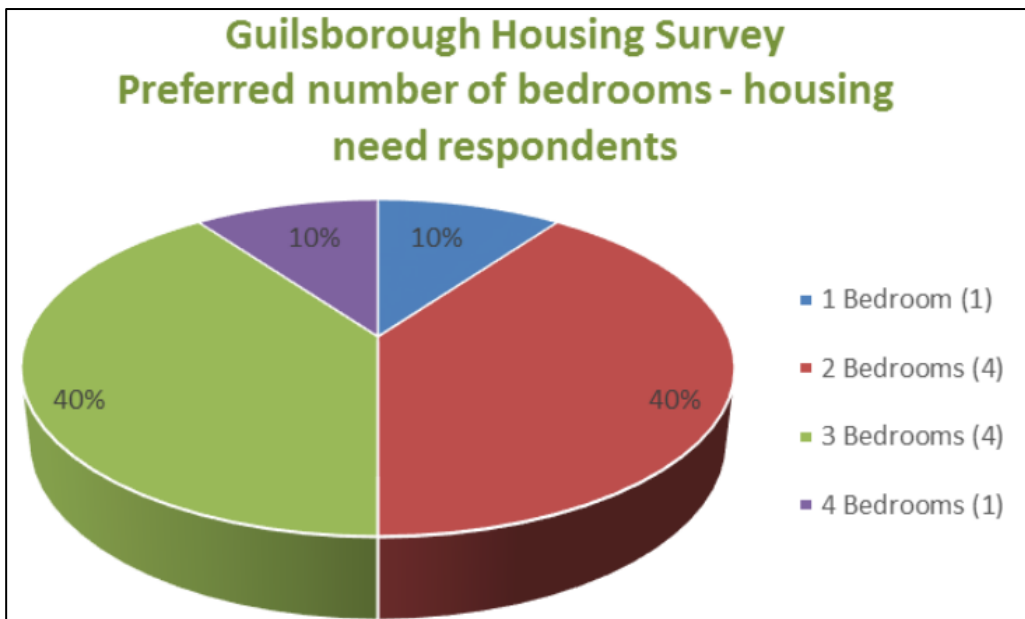
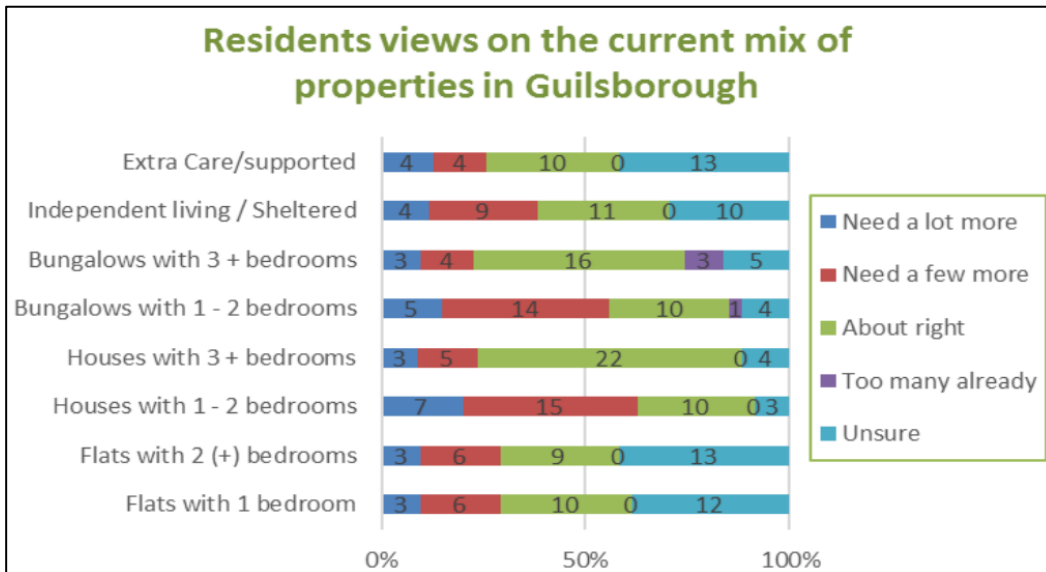
116. The DDC Guilsborough Parish Housing Survey was carried out during just over a four week period in March and April 2020 and the report was written in May 2020. Letters were sent out to every household and there were 44 returns, not atypical for such a DDC parish survey. identifies the need for local housing. It concludes there is a need for both market houses, and for 'affordable' houses.

117. The total number of private market houses is therefore between 8 and 10 dwellings, made up of houses to buy (6-7), houses to rent (0-1) and custom/self-build" (2). This compares to 2016 when the number was 8 private market houses.

118. They total number of affordable-type dwellings is between 11 to 13, made up of: 'Affordable to Rent' (9), 'Shared Ownership/Discounted sale (2 or 3), and 'Starter Homes' (0-1). In 2016 the number was 3 affordable-type houses.

119. It is to be noted that the housing development will be expected to provide for affordable type housing; SCLP (Policy HO8) states *"Developments of 10 or more dwellings will be expected to provide an appropriate range and mix of housing types to ensure the creation of mixed, balanced and inclusive communities. In assessing the mix of development proposals regard will be had to the importance of seeking to reflect the mix of market and affordable dwellings as identified in the most recent Housing Market Evidence Study"*.

120. The graph below shows the opinion of Guilsborough Parish Households on the mix of properties within the parish. Overall, the majority of respondents thought the mix of properties was 'about right' across all property types. Many were unsure if there was enough extra care, independent and flats. Many felt that there was a need for a few more bungalows.



#### GNDP Consultation

121. The residents' views on the property mix are detailed in the Consultation Statement and questionnaire results. The survey results reflect the perceived needs of an ageing population (i.e. with a need for bungalows), and the need to provide starter homes (i.e. for young people and young families). These needs were clear from the face to face public consultations, the demographic data and the GNDP objectives.

122. In an attractive village such as Guilsborough, with its excellent services and good car links to the M1/M6/A14, there will always be a strong developer pressure for larger detached

homes. However, with the need to deliver only small-scale housing, a purely market led approach may well not deliver the right mix for Guilsborough, and will likely exceed the minimum sustainable capacity of the village, as well as conflict with other policies in this GNDP, and the SCLP Secondary Service Village designation.

123. Providing some smaller (2 bedroom) homes, for example to meet the identified need for 2-bedroom market homes identified in the DDC Housing Needs Assessment and in the consultation, can be expected to free up some of the larger housing stock (e.g. 4-bedroom houses) and so provide housing for incoming families. This in turn will help keep a more sustainable population mix and support local services (e.g. the primary school).
124. The community's views on the scale of housing is very clear. From the GNDP survey results, 82% of residents would like to see between no houses and up to 28 houses in total over the period to 2031 (the Local Plan period is to 2029). The evidence base indicates this should be a maximum figure and that slightly less would be in line with their views (see Figure 3). By far the most suitable number of houses desired is between 15-28 houses.
125. The conclusions on housing are supported by the village survey data and the DDC Housing Survey (May 2020). The survey results are also backed up by the pre-GNDP August 2015 Parish Council Village West Haddon Road Questionnaire (see Appendix) where 74% agreed there should be new housing, 88% thought the number should be 30 or less with the clear majority of these (64%) only wanting up to 20 houses; and 85% of those with an opinion wanting to see such development on more than one site.
126. The wording in the GNDP Policy 3 "*Meeting the community's aspirations*" is therefore defined as delivering up to 28 houses and spread over the plan period (2016-2029).
127. With this 2021 GNDP update it is noted that 4 new dwellings have been delivered above the shop, so their remains up to 24 dwellings spread up to 2029.
128. This significantly exceeds the number identified in the latest Housing Needs Survey. And with the GNDP identifying up to 24 houses from 2021-2029, this is very positive planning. The caveats are though include having small-scale housing developments to meet this number (see para 124).
129. The answers<sup>15</sup> to the question "What form should the housing development take?" very clearly shows that the vast majority of residents do not want developments with over 10 houses. Conversions of redundant buildings were very clearly supported. The remainder of responses were broadly split between finding small groups of less than 10 houses and single houses acceptable.
130. However, having a group of about 11 or 12 houses would be attractive as it would support the delivery of affordable homes at the level of need identified in the DDC Housing Survey.
131. The SCLP notes (para 5.1.03) that the requirement for the rural areas has been exceeded, as at 1st April 2019 by 630 dwellings with 10 years of the plan period

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<sup>15</sup> See Consultation Statement

132. *'Small scale' housing* in the GNDP policy, and as referred to in SCLP RA2, is defined for Guilsborough as ranging from single properties up to a group of houses of about 11 or 12 homes, leading to a total of up to a maximum of 24 homes over several sites over the plan period (noting 4 have been built since the made GNSDP was adopted) . One development of 11 or 12 homes with 40% affordable housing would meet all the identified affordable housing needs and vast majority of the market homes needs identified in the current Housing Needs Survey. This level of housing would also likely be able to support the delivery of smaller market homes (two bedroom and bungalow homes), noting the very strong community desire for such smaller market homes should be a material consideration in any planning application.
133. The GNDP is in accord with DDC Local Plan Policy (SCLP) RA2 'Secondary Service Villages', which is set out in detail in para 92 above, but in summary, development will only be acceptable where:
- there is less than 5 years housing supply in the district
  - there is a clear local need (e.g. from the Housing Needs Survey)
  - it will support an essential local service such as the primary school
  - It is suitable economic development.
134. Policy RA2 also identifies (in summary) that development needs to be:
- Of an appropriate scale
  - Not lead to a loss of services
  - Protect the form, character and setting of the village
  - Protect important greenspace and gardens
  - Be accessible to village services
  - Protect the amenity of existing residents
135. GNDP housing proposals are in accord with the SCLP2 Policy SP1 that emphasises that due to the importance of ensuring a sustainable pattern of development to meet the overall spatial strategy of the West Northamptonshire Joint Core Strategy, sustainable development in Daventry District will be guided by the focusing development at Daventry town to deliver its regeneration and reinforce its role as the sub-regional centre of West Northamptonshire and its ability to support the surrounding communities, and guided by the protection and enhancement of existing services and facilities within the District's villages through allowing limited development to meet their identified housing needs. This Policy is furthered by SCLP Policy RA2 with Guisborough seen as a Secondary Service Village.
136. Some 88% of residents (93% of those with an opinion) wanted to see a design guide for new development. All new development will need to meet the recommendations outlined in a Guilsborough Village Design Statement (when adopted). This should establish items such as architectural form, preferred building materials, landscape requirements, height and location restrictions. There is to be a particularly high threshold for an acceptable quality of design and layout and use of materials in the Historic Core (High Street and Nortoft).
137. In line with the community's wish to support local rural employment (GNDP Q15 response) and the need to often locate living space very close to a rural workplace, there should be support for single small dwellings, where there is proven individual local need for such a building, to support a rural worker, or a need for small employment building to support a local

rural enterprise employing local people. This might for example be a small bakery, local craft unit, or key agricultural worker's house. Such development might be appropriate outside the Village Confines.

138. The "Housing General" and the "Affordable Housing" policies are set out on the next page.

### **Policy 3: Housing General**

*Meets objectives: A, C, D, E*

#### **Policy 3(a) General**

**Small scale housing development within the Village Confines is supported where this meets the community's aspiration for housing levels, and should meet the following criteria;**

- 1. Developments should provide a mix of house sizes and types to include 2-bedroom market houses and 2-bedroom market bungalows where appropriate;**
- 2. Be within the Village Confines where it would not adversely impact any of the following:**
  - i. Landscape,**
  - ii. Public or private amenity,**
  - iii. The form and character of village,**
  - iv. Lead to loss of open space or local green space identified in the Proposals Map.**

#### **Policy 3(b) Housing in the Open Countryside**

**Proposals for residential development in the Open Countryside will only be supported in the following exceptional circumstances:**

- i. Where planning permission is required and it involves the conversion of an existing building, or**
- ii. It comprises a single small dwelling to support a local rural enterprise; or**
- iii. Is a Rural Housing Exception Site, or**
- iv. Otherwise meets GNDP Policy 2 (Village Confines), or is otherwise provided for in the Development Plan.**



#### Policy 4: Affordable Housing

*Meets objectives: A, C, D, E*

##### Policy 4(a) General

**The amount and type of affordable homes to be delivered will be based on the latest Housing Needs Survey;**

##### Policy 4(b) Rural Housing Exception Sites

- 1. The identification of a location for a Rural Housing Exception Site to deliver the affordable housing needs of the Parish, as identified and updated by the latest Housing Needs Study will be supported. It is desirable to deliver these needs as early as is practicable;**
- 2. All Affordable Homes will remain affordable housing in perpetuity. They will be allocated first to local people, or persons with a strong local connection and then use the cascade set out in the Housing SPD for Daventry District.**

#### Employment and Small Businesses

139. There is a desire to provide some further, small employment (including tourism) opportunities in the parish for residents, particularly where this provides opportunities to reduce commuting and supports home-working, as well as for small scale business and small scale agricultural diversification. (See GNDP Q15 response).
140. This will help provide a more vibrant local community, noting that most people leave the village to go to work.
141. This needs to be balanced against the impact of any development, particularly on landscape, character and traffic.

#### Evidence

142. National planning policy seeks to encourage economic growth and sustainable development. By maintaining and, where possible, increasing employment opportunities the Plan will create a more sustainable community.
143. When asked 'should industrial/commercial developments within the Parish be encouraged', some 63% said no, 24% said yes and 13% had no opinion. Taking just those with an opinion, 72% said no.
144. When asked<sup>16</sup> what type of industrial/commercial developments would be acceptable, small start-up units and estate development were not seen as acceptable.
145. The conversion of redundant buildings and of existing buildings was seen as more acceptable but each had as many people supporting that as not supporting it.

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<sup>16</sup> (See Consultation Statement)

146. Existing employment uses are important to the social and economic vitality of the parish. They should be protected from loss.
147. There may be occasions where the redevelopment or change of use of an existing employment site to non-employment uses has to be accepted on the basis that they are unsuitable for such use in planning terms, for example as a result in terms of impact on residents, poor access facilities or negative impact on highway safety.
148. In other cases, there may be insufficient demand for the current use and the site or property cannot be sold or let. In these cases, it will be necessary to demonstrate that the property has been properly marketed for a period of at least 6 months and there is robust evidence of viability.
149. SCLP Policy RA6 establishes criteria relating to tourism and the type of buildings which are suitable for conversion and the nature of such conversions.

## Policy 5: Employment

*Meets objectives: B, C, D, E*

- 1) Small scale development to support local businesses would be supported, but only where this involved the conversion of small buildings to small-scale employment uses or for the diversification of existing small rural enterprises including tourism, and where it is acceptable in terms of highways safety and does not conflict with other policies in this GNDP.**
- 2) Existing employment locations will be protected unless it can be proved the site is unsuitable for such a use, or there is insufficient demand for its current use, or other employment use.**
- 3) To support the development of small-scale tourism and other related small scale agricultural diversification, the following proposals will be supported, provided that any detrimental impact on residential amenities or highway safety can be mitigated:**
  - a) Visitor accommodation in existing buildings (e.g. Bed and Breakfast);**
  - b) Appropriate infrastructure to support such tourism development (e.g. car parking, public toilets, a small retail area); and**
  - c) Small-scale enhancements (including footpaths, signage, information boards, public art) to existing, or to create new, tourist attractions.**

## Transport, Traffic and Parking

150. There is a need to address traffic, parking and pedestrian movement and safety issues in Guilsborough village, arising from local residents, those that travel to the village for services, and those that travel through the village for other purposes. This will include specific measures to reduce major issues with HGVs, speeding traffic, kerb mounting, and localised parking problems.
151. In recognition of the necessary high usage of private transport in this very rural location with its poor public transport provision, there is a related need for more space for car parking than would be the case in urban areas, or other villages with good public transport.

## Evidence

152. The village had a detailed and robust traffic survey<sup>17</sup> undertaken in March 2011. The results showed the high-level of traffic using the village. 1,873 movements were recorded in Nortoft; and 3,153 movements on the West Haddon Road. In one of the morning peak hours (8am to 9am) there were 669 vehicle movements on the West Haddon Road, and 995 movements in Nortoft and West Haddon Road combined. Some of the Nortoft traffic would not have continued to/from the West Haddon Road, but the movements would have been generated from the Ravensthorpe or Hollowell directions.

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<sup>17</sup> Guilsborough Traffic Survey, March 2011, E3 Marketing.

153. A more recent traffic survey by Ardent traffic engineers (summer 2020) identified 1,270 vehicle movements on Nortoft road alone. This was also at a time when the Covid Lockdown and school holidays meant that school traffic was very significantly lower than normal. This survey also picked up significant and extensive speeding problems. This can be seen below, for example 136 vehicles in a week were speeding within the 30mph zone with speeds of between 46mph and 60 mph coming into the village and into the narrow Nortoft lane. Given Covid and school holidays this represents a lower level of traffic than would be 'normal'.

### Automatic Classified Counts, Guilsborough

LOCATION: NORTOFT (WESTERN SITE)

Direction : EASTBOUND

SPEED SUMMARY							
SPEED (MPH)	Saturday 4-Jul-20	Sunday 5-Jul-20	Monday 6-Jul-20	Tuesday 7-Jul-20	Wednesday 8-Jul-20	Thursday 9-Jul-20	Friday 10-Jul-20
0-30	83	72	31	130	107	92	0
31-45	395	339	97	539	519	367	0
46-60	61	43	15	80	77	51	0
61-120	4	3	3	3	2	2	0
<b>TOTAL</b>	<b>543</b>	<b>457</b>	<b>146</b>	<b>752</b>	<b>705</b>	<b>512</b>	<b>0</b>

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0-30	83	72	31	130	107	92	0
31-45	395	339	97	539	519	367	0
46-60	61	43	15	80	77	51	0
61-120	4	3	3	3	2	2	0
<b>TOTAL</b>	<b>543</b>	<b>457</b>	<b>146</b>	<b>752</b>	<b>705</b>	<b>512</b>	<b>0</b>

154. The level of traffic continues to increase which is not be surprising given there are significant new traffic generators that have been built. The traffic is getting worse as other large developments with planning permission, or allocated in the Local Plan, are built out. These generators include major new housing in Daventry town and the major expansion of DIRFT employment area and the Rugby Houlton 6,200 house urban extension in Rugby Borough (about 8 miles away), and in north northampton (8 miles away) with Dallington Grange and Whitehills (4,000 houses), amongst other major developments. New housing and employment leads to an increased pressure as traffic increase will be related to work commuting, as well school drop-offs.

155. The high levels of car ownership, the very limited bus service (Consultation Q24), poor potential for commuting cycling (due to the narrow and/or fast roads with steep hills), distances between villages, and isolation from work opportunities, means that travel-to-work is heavily weighted to requiring car use. This is also supported by the 'lack of relevance' of the bus service to commuters. However, for those that choose to, or need to use the bus, the majority feel that the service is inadequate. This is unlikely to improve in the foreseeable future as the County Council has identified (in 2018) further cuts to rural bus service subsidies.

156. Guilsborough not only generates its own traffic, but also receives passing traffic and suffers from traffic using the services in the village - the heaviest use being the secondary school, but also the large GP surgery and the primary school.
157. In relation to parking, much of the village has an historic and narrow road layout, made worse by many houses having no off-street parking. This, coupled with the requirement for residents to own on average two or more cars per household, leads to parking issues. There are issues across the village (Consultation Q26), including (a) Nortoft's parking suffers from a lack of off-road parking (due to the historic layout) as well as a narrow road. Elsewhere this is evident at (b) the secondary school where parking along the West Haddon Road can cause issues for residents, and drop-off/pick-up parking on grass verges has caused significant verge damage (c) the High Street by the primary school, pre-school and village shop, where there are significant traffic and parking problems on school days due to the drop off/pick-up, and (d) elsewhere in the Historic Core of the village, as many houses directly abut onto the highway, without any, or without adequate, parking. This was evidenced in the results from consultation Q26.
158. The highest level of traffic is through-traffic and includes a large number of HGV's despite the Weight Limit Traffic Regulation Order. There are likely to be many receptors including routes from the A5 and M1 to and from Northampton, from Northampton and the wider area into DIRFT<sup>18</sup>, cut-through routes to the A14 (as you cannot travel south onto the M1 from the A14), and journeys to the wider area including Daventry town and other villages.
159. As a result, the extended peak time traffic is very heavy. This causes traffic jams along the West Haddon Road, Nortoft and High Street. This is made worse by the high levels of on-street parking at peak hours by service users. Whilst significant on-road parking does slow down traffic by reducing the roads in many places to a single lane (e.g. West Haddon Road), it makes the roads less safe for all, especially cyclists and pedestrians, as vehicles manoeuvre in and out of gaps and sight lines are obscured, (Consultation Q25), .
160. The high levels of traffic and poor parking for residents, are made worse by the lack of room for the ever-increasing delivery van parking, the twice daily school coach run for the large Secondary School and the Primary School, and other large farm vehicles and HGVs that cause very regular problems with blockages and long tail backs. In the case of Nortoft, the delivery vans, HGV's and agricultural vehicles will often mount the pavements and ride up the banked verges such is the narrowness of the road. Also see Policy 10.4.
161. Whilst off-peak traffic is still quite high and can also include significant amounts of farm related HGVs, delivery lorries, vans and other traffic, the reduction in on-road parking during work hours leads to less parking obstructions, and the long straight sections of Nortoft and West Haddon Road suffer from significant and regular speeding.
162. The consultation results (Q27 and 28) showed that a significant majority (58%) wanted to see increased enforcement of the vehicle speed limit (with 34% not wanting this). A very high percentage (83%) wanted to see increased enforcement of the HGV lorry ban.
163. Existing highway parking, including designated off-road parking (such as by the old Guilsborough Hall gates and between the gates and the pre-school, by Elm Tree House

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<sup>18</sup> Daventry Rail Freight International Terminal being about 200 hectares of B8 use

opposite the primary school, the parking in front of the village shop, and the parking by the bus shelter) must be protected. Such off-road parking may benefit from clearer white line markings, and if necessary and appropriate, signage.

164. Opportunities to provide off-highway parking for users of the church will be welcomed, as parking occurs at a village gateway with a difficult road junction and bend with poor sight lines.
165. Northamptonshire Highways and the local police should play a much more significant role in enforcing the weight restrictions, as should Highways England in how it manages emergency diversions routes from the M1 and the A14.
166. Guilsborough's historic layout, lack of off-street parking, serious traffic issues and high levels of service provision make the village an exceptional case, and planning policies for housing development parking need to reflect this and provide for a higher level of off-road parking than the generic NCC Highways policies allow. Also see GNDP Policies 8 and 11. Guilsborough can only take the additional traffic related to its own essential limited local housing growth needs. The GNDP consultation and the adopted GNDP Interim Planning Policy 2015 (see Appendix 1) help confirm this need, as does the designation of Guilsborough as a Secondary Service Village in the SCLP.
167. The GNDP consultation confirms that mitigation for current and future traffic, parking and road safety issues will be needed and is a high priority for the village; including:
- Managing traffic routing, speed, parking and safety related matters in Nortoft;
  - Reducing traffic speed, and on-street school related parking and drop-off on the West Haddon Road;
  - Managing existing, and providing more, parking in the Village Green, High Street for the Primary School, Pre-School and shop use, and other areas where there is an objectively assessed parking issue;
  - Ensuring there is no parking that damages the grass verges generally and, in particular, that relating to the secondary school.
  - Avoiding traffic calming measures that have a significant effect on the village character (see Policy 8).

Policy 6 is on the next page

## **Policy 6: Transport, Traffic and Parking**

*Meets objectives: A, C.*

- 1. Proposals for traffic calming on the West Haddon Road will be supported. Traffic calming in Nortoft will be supported but only if this does not significantly affect Nortoft's valued and sensitive character and heritage value.**
- 2. Proposals to protect and improve current car parking, and provide new off-road parking will be supported, this will include off-highway solutions where this does not conflict with other policies in this GNDP.**
- 3. Any improvements to the bus service will be supported.**
- 4. Any increase in the parking of school related cars and buses within the existing secondary school grounds will be supported, where this does not conflict with other policies in this GNDP. The scale of any expansion of the Guilsborough Academy School will need very careful consideration in relation to adequate mitigation of traffic and parking impacts.**
- 5. Existing highway parking, including designated off-road parking will be protected. Such off-road parking may benefit from clearer white line markings, and if necessary and appropriate, signage.**
- 6. Due to the special difficulties of parking and traffic, any new housing in Guilsborough should aim to provide adequate off-road parking as follows.**
  - i. 2/3 bedroom dwellings, a minimum 2 parking spaces,**
  - ii. 4/5 bedroom dwellings, a minimum 3 parking spaces.**
  - iii. Parking allocation should avoid using closed garages and tandem parking should be avoided.**

**Options to vary the above may be considered if equivalent new, accessible, safe and attractive to use, small-scale, off-road communal parking is provided.**
- 7. Opportunities to provide off-highway parking for users of the church will be welcomed.**

## Energy

168. The Parish and other local communities vigorously opposed a recent wind farm development, due to concerns over construction traffic and the impact on the views out of the village. Visible at most of the exits from the village, and visible from many homes, several wind farms have now been constructed and the community feel they have had a very significant negative effect on the sensitive and valued landscape (see section below on 'Landscape, and Village Design and Character').
169. The Parish did not object to a small scale solar farm beyond the western extremity of the village, given its small size, and its location largely hidden from short and long views. As well as the panels, the access track, high fences and security cameras are a feature of the development. It is likely that any extension will further, but unacceptably, impact on long views into the parish from the Cold Ashby Road, as well as the impact unacceptably on the shorter views including from the Playing Field, and lead to an industrialisation of the character of the rural landscape.

## Evidence

170. When asked about renewable energy in the consultation, the vast majority (77%) of the community, (rising to 96% for those with an opinion) were against wind farms and a clear majority against the expansion of the solar farm. The views on small scale and/or domestic wind powered generators were mixed. A clear majority were in favour of small scale domestic solar panels.
171. Policy 7 is in conformity with WNJCS Policy S11 (Renewable Energy) particularly where applications will be expected to have no significant adverse impact on the historic and natural landscape, landscape character, townscape or nature conservation interests.

SCLP Policy ENV9 covers renewable energy and low carbon development'

172. The impact, including cumulative impact, of large-scale energy developments will be very difficult to mitigate in such a sensitive natural and heritage landscape, with its specific landscape character.
173. Small scale domestic renewable energy schemes would be supported, as this scale of development is unlikely to have a significant adverse effect on the landscape character, and is otherwise in line with SCLP Policy ENV9 (Renewable Energy and Low Carbon Development)

### Policy 7: Energy

*Meets objectives: G*

- 1. Small scale domestic renewable energy schemes would be supported.**



## Landscape and Village Design and Character

174. When asked, 94% of local residents believe it is important that Guilsborough retains its rural character and distinctiveness. Such distinctiveness includes the built, the historic and the natural landscape with its important ridgeline views.
175. The importance of the landscape is also dealt with under the 'Parish of Guilsborough – Landscape' section above. One of the key landscape characteristics that the NCA Northamptonshire Uplands states as being worthy of protection includes:
- “The sparse settlement pattern, narrow country lanes with their wide verges, distinctive small, attractive villages and far-reaching views are also often associated with feelings of escapism, spiritual refreshment and inspiration and should be conserved ...”.*
176. Some of these far-reaching views from the Guilsborough ridgeline settlement that are worth protecting are shown in Figure 4.
177. Some of the views back into, and within, the parish, are also important as part of the Northamptonshire/Ironstone Uplands and SLA characteristics. These are discussed further below.
178. There may be other views which make a positive contribution to the character and appearance of the village and its landscape setting that might be identified as part of a project design or in a detailed assessment of a planning application (see paras 104 and 105).
179. 'The Northamptonshire Countryside Design Guide' as published by the CPRE and Rockingham Trust (2016) is to be a key consideration in decision making on the basis that the key elements are relevant to Guilsborough Parish. This should be read in conjunction with the other policies in this GNDP, and will help ensure the preservation and enhancement of the best qualities of local distinctiveness including heritage, landscape, form and character of the village and the Parish. The publication can be found at:  
[CPRE 'Northamptonshire Countryside Design Guide'](#)

## Evidence

180. The evidence on 'Landscape Character' is set out earlier in this GNDP, and covers the unique, sensitive and important landscapes of the Parish and its wider setting.
181. The vast majority (230 respondents) when asked to choose from a list of 9 attributes, believed that the rural, open space and countryside attributes were the most valued<sup>19</sup>.
182. Some 91% (of those with an opinion) believed that it was important to protect the existing views in and out of the village from development (79% of all respondents).
183. It is clear that all the key views identified from the questionnaire were valued (Consultation Q6). The highest valued were: V13, 14, and 15 (views of the church represented by Policies Map 'Views of the Church'), V18 (long view in from south east represented by Policies Map V6), V6 (view in along Nortoft), V12 and V9 (views along High Street) both represented by Policies Map V9, and V16 and 17 (views across fields to the historic fort, represented by

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<sup>19</sup> See Consultation Statement

Policies Map views V7 and V8). The Policies Map also takes account of other landscape characteristics factors.

184. Policy 4 of the Guilsborough Parish Council 'Interim GNDP Position for Housing Development in Guilsborough' (Appendix 1)' also supports the important views as part of the DDLP SLA policy. This SLA policy is now being superseded by Policy ENV2 in the SCLP.

185. Taking into account the importance given through the consultation to important views, the other attributes of the parish's landscape character<sup>20</sup> and historic character, the need not to unjustifiably restrict sufficient housing growth, then the most valued, sensitive and important views, are set out on the Policies Map and/or detailed in Figure 4. These are:

- V1: The long views of the church and its setting on the approach from West Haddon, typically from west of Mud Barn;
- V2: The short and long views from the GPFA recreation ground and Right of Way CS5;
- V3: The short and long views from Nortoft over the Saxon fish ponds and out towards Cottesbrooke;
- V4: The views up into Nortoft on arrival towards the village;
- V5: The views out of the Village Recreation Ground (western half being the small football field and areas of amenity grassland);
- V6: The long views from the A5199/Welford Road across the reservoir to the North-Eastern vista of the village;
- V7: The long and short views into, and out of, the Bronze/Iron Age/Roman fort on the approach up the Coton Road;
- V8: The long views into the village from the Ravensthorpe approach;
- V9: Views within the Historic Core of the High Street and Nortoft;
- V10: Views over the wider historic fort area from Church Mount;

#### Other Village Character

186. The key characteristics of the village include a range of buildings dating from medieval times and covering the centuries up to the present day, set within a historic street and field pattern. In the High Street and Nortoft are found the majority of the Listed Buildings. Many buildings directly abut the street. There are deep honey coloured ironstone houses, some with Collyweston Slate roofs; 19<sup>th</sup> century brick and slate buildings, cob houses and cottages with thatched roofs; high stone garden walls, buildings set into the slope of the land; roads that vary from very narrow to wider areas now largely public highway being part of the medieval street pattern; and two Village Greens, one of which includes the barns (1826-Old Coal Barn, 1870-Old Fire Engine House, and 1897 store for the Village Bier/coffin bearer).

187. Example photographs of the character are show in the Appendix.





188. Local green space and heritage are important and integral parts of landscape and the village character, but in this GNDP they are considered in their own sections, in part because of the high value, complexity and sensitivity of some elements that need detailed attention.





189. Figure 4 provides justifications for the protected, important views. These views are a key part of the assessed Natural England, RNRP Landscape Character and SLA, as well as contributing to the heritage and character of the village. This GNDP includes a section on landscape where the quality of the landscape is set out, and all these views accord with that, and the results of the Consultation.



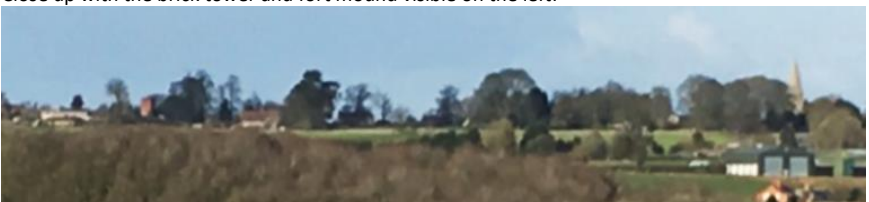


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<sup>20</sup> See The Parish of Guilsborough Landscape Section above for the detail on the, Natural England NCA Profile 95 (NE565) 2014 and the Northamptonshire Current Landscape Character Assessment (RNRP 2003).

Figure 4: Justification of important views

View	Description	Justification for inclusion
V1	Long view of village including church from the West Haddon Road	<p>There is an unfolding landscape of open views on the approach towards the Guilsborough ridgeline from the West Haddon Road. This includes the Church and the open fields and major trees south and west of the ridgeline. The church is visible on the right horizon.</p> 
V2	View out from the GPFA playing fields and the Right of Way.	<p>From most of the playing field area there are long views out to the North East which makes the setting of this important village asset (including public right of way CS5) all the more enjoyable for people playing football and cricket and well as the joggers and walkers who regularly use the open space, along with horse riders.</p> 
V3	Long view out of Nortoft	<p>The long views out to the North East towards Cottesbrooke (and wider) from Nortoft, including the Saxon landscape, are highly valued and form an essential part of the character of the village and parish.</p> 
V4	West up Nortoft	<p>There are close views on either side of the Saxon Fishponds complex, and views of the Sequoia and gardens of the Listed Nortoft House, and of the open parkland of Guilsborough Grange (to the right).</p> 

View	Description	Justification for inclusion
V5	The views out of the Village Recreation Ground	<p>From the amenity grassland, playing field and youth area there are long views out to the South West which makes the setting of this important village asset all the more enjoyable for: the children and families; the young people hanging out by the shelter and playing football; the village events that use this space; as well as the walkers and joggers who regularly use the open space.</p> 
V6	Long views across the reservoir from the A5199 and from the Hollowell Reservoir into the village, including views of the Church.	<p>The long views across the reservoir are to open fields, eastern village slopes down to the reservoir and small woods with occasional buildings seen on the ridgeline. Very open countryside and part of the landscape character of the village.</p>  <p><i>Close up:</i></p> 
V7	Views from the Coton Road near Coton Cottages into the village	<p>The views rise up to the church and major trees (TPOs) of the former Guilsborough Hall Park, and the Hall brick water tower on top of the Bronze/Iron Age mound. Very open countryside and part of the landscape character of the village.</p> 

View	Description	Justification for inclusion
		
V8	Long Views from Ravensthorpe across the valley to Guilsborough	<p>The ridgeline with the church and brick water tower (over the Bronze Age Mound), and the open fields on the slopes leading up to the ridgeline form an important part of the village character. The views are from the Coton Road just below Ravensthorpe village</p>  <p>Close up with the brick tower and fort mound visible on the left:</p> 
V9	Views into and out along the length of the High Street and Nortoft (the Historic Core)	<p>The High Street and Nortoft form the main part of the Historic Core, with many listed buildings and a centuries old streetscape, being central to the character of the village. Some of the views are:</p>  

View	Description	Justification for inclusion
		
V10	From the historic fort South of Church Mount	<p data-bbox="549 775 1102 1160">There are public views from the end of Church Mount, and from the Church Cemetery. Whilst there is no public access within the fort, preserving and enhancing the historic setting and views is important. These include the very distant views from the fort, and back to the fort, from Hunsbury Hill Iron Age Fort, with which there was an important visual relationship<sup>21</sup>.</p>   <p data-bbox="549 1469 1110 1505">View from Church Mount (public highway).</p> <p data-bbox="549 1547 1406 1697">View within fort of Bronze Age/Iron Age/Roman fort, also showing the prominent Guilsborough Hall Historic Parkland water tower over the Bronze/Iron Age for entrance mound. (Also see heritage section paragraphs 227 and 230-234).</p>

<sup>21</sup> See this GNDP paras 203-207 and reference to Historic England’s advice ‘The Setting of Heritage Assets 2017 v2’.

View	Description	Justification for inclusion
		

## **Policy 8: Landscape, Views and Character**

*Meets objectives: A, B, C, D.*

- 1. To ensure the landscape character and important views are preserved and wherever possible enhanced, any development will be required to:**
  - i. Have regard to Natural England’s Northamptonshire Uplands and Ironstone Uplands (particularly ‘Guilsborough Ironstone’) Landscape Character types with its Landscape Strategy for these including the sensitivity of development on hill slopes, ridges and prominent sites on the edge of the village and its tranquillity.**
  - ii. Preserve and wherever possible enhance the protected important views listed in figure 4 and identified on figure 9 as follows:**
    - V1: The long views of the church and its setting on the approach from West Haddon, typically West of Mud Barn;**
    - V2: The short and long views from the GPFA recreation ground and Right of Way CS5;**
    - V3: The short and long views from Nortoft over the Saxon fish ponds and out towards Cottesbrooke;**
    - V4: The views up into Nortoft on arrival towards the village;**
    - V5: The views out of the Village Recreation Ground (western half);**
    - V6: The long views from the A5199/Welford Road across the reservoir to the North Eastern vista of the village;**
    - V7: The views into the Bronze/Iron Age/Roman fort on the approach up the Coton Road and its setting;**
    - V8: The long views into the village from the Ravensthorpe approach;**
    - V9: Views within the Historic Core of the High Street and Nortoft; V10: Views over the wider historic fort area from Church Mount;**
- 2. Where planning permission is required any extensive hard or soft landscaping including the planting of tree belts will need to avoid having a significant detrimental impact on the important views;**
- 3. Regard should be had for the Northamptonshire Countryside Design Guide (CPRE/RFT) until a full village design guide is prepared and adopted.**



## Local Green Space, Open Space and Biodiversity

190. There are various areas of green space that are highly valued by the local community. They are valued for their amenity use and in some cases their biodiversity/nature conservation value.
191. Guilsborough has a marked lack of permanent open access land (such as woodland, parkland, common land or Rights of Way). The Rights of Way are very highly valued but small in number and limited in their scope to provide extensive amenity use.
192. Some of the few areas with community access have been lost or heavily restricted in recent years, as landowners have closed the access. These include the Guilsborough Academy playing fields; the now severely restricted access to the Anglian Water Hollowell Reservoir; and other informal access.
193. Walking around the Hollowell Reservoir has been for many years and remains a very important recreational resource for the Parish. In recent years some styles have been removed, and some gates tied up, but access is still allowed by Anglian Water. The Parish Council should work with Anglian Water to improve this access as a circular walk, along with improved access points and information signs.
194. Other public access is under threat. The permitted access to the Nortoft and Teeton Lane Open Access Lands under the Countryside Access Initiative have temporary use and the current Natural England 'Countryside Access Scheme' agreement end on 30<sup>th</sup> April 2019. Whilst it is hoped the landowner will continue the permissive access (this may be in part dependant on Government Grants), to date the landowner has not agreed any extension. The Village Recreation Ground is on an unsecured very short-term lease. Whilst it is hoped the current landowner will continue the permissive access, GPC's requests for sufficient security of tenure (or purchase) have not been agreed. Its loss to the village would be a very significant reduction in the quality of life of the village.
195. Public Rights of Way will be protected and enhanced with clear, quality signposting along their length, suitable surfaces, provided with stiles/gates as needed and kept clear of obstructions including vegetation, allowing them to be easily found and able to be used with confidence.
196. The establishment of new public rights of way (permanent or permissive) offering circular walks to the public will be strongly supported. Opportunities for new circular walks in the open countryside will be strongly encouraged.

## Evidence

197. Public open spaces are seen as vitally important with 83% of residents wanting them improved or enhanced (Consultation Q21) - 92% of those with an opinion.
198. A clear majority (58%) wanted to see an increase in public open space for informal recreation activities; even higher was the support (63%) for additional areas for nature conservation.

199. It was notable that when asked (Consultation Q4) which additional green space and countryside amenity facilities were needed, the residents' highest responses were for: access to the reservoir (241 responses); public rights of way (230 responses); and circular walks (208 responses).
200. These results are fully in line with the overwhelming support for more access to, and enjoyment of, the countryside, with 83% support - 89% of those with an opinion. (Consultation Q21 to -24).
201. The vast majority of residents (75% of all and 90% of those with an opinion) were in favour of extending the footway from the Guilsborough Academy to the Guilsborough Playing Field, so as to provide safe access to the GPFA Playing Field. This would also give the necessary separate and safe access for the community use of the school tennis courts
202. GPC has a role in assessing the need for local open space<sup>22</sup>, and in response to the very high level of importance the community gives to local green spaces and open spaces, this GNDP defines two types of green space.
203. The first is 'Local Green Space' and the second is 'Open Space'. Defined Local Green Space<sup>23</sup> and open space with public access are important for residential and open space amenity use, for health and well-being, and the role they play as part of the character of the village.
204. Other Open Spaces may not have public access but offer visual amenity, are part of or contribute to the setting of the historic landscape or contribute to the character and distinctiveness of the village.
205. Figures 6 and 7 detail the individual proposed Open Spaces and Local Green Spaces. Both are also shown in the Policies Map (Figure 9).
206. The priority should be for securing wider countryside access through partnership working with the landowners, many of whom have provided our community with an excellent and welcomed resource, albeit with no security of tenure.
207. These assets need to be protected from change of use including redevelopment, for the continued benefit of the community. Minor improvements directly relating to the enhancement of the facility for better community amenity and enjoyment, will be acceptable. Loss will only be acceptable where alternative provision is provided that is of better quality, quantity and accessibility.
208. Local Green Space is explained and defined in the NPPF (paras 101-102) and three criteria need to be met; where the green space is:
- a) in reasonably close proximity to the community it serves;

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<sup>22</sup> National Planning Guidance Open Space Para 001

<sup>23</sup> NPPF, Para 76

- b) 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
- c) local in character and is not an extensive tract of land. The two areas being designated as Local Green Space meet all three criteria.

209. Open Space is referenced in NPPF<sup>24</sup> and in National Planning Guidance<sup>25</sup>, for its benefits to health, recreation, green infrastructure, historic significance and visual amenity. It includes “*All open space of public value*”.

210. The two open countryside access areas (the Fishponds Field and the Dog Walking Field) are very highly valued as open space. The landowner allows use on a grace-and-favour basis and this has been of great benefit to the community. Securing protection of public use through long-term access to these areas is an important aspiration for the community.

- The area known as the ‘Fish Ponds’ and also the ‘Sledging Field’, is one of the very few areas of publicly accessible amenity space in the parish. It lies off Nortoft. It is also of landscape and historic value as a parkland. At one time it was a boating lake. It is provided for the public’s enjoyment by the current landowner but there is no security of access, and whilst the landowner has stated that (unsecured) access is likely to remain, he withholds the right to restrict public access at any time. It includes a large lake ‘where children can feed the ducks’ and is ‘ideal for picnics and recreational activities’. However, the area is used extensively (most days throughout the year) by the public for walking, dog walking and jogging and every snowy winter for sledging (for example it was heavily used for sledging over several days in December 2017). Village picnics have taken place here. The Brownies visit it. The lake is also used by a local angling club. The public use has been for many generations and for well in excess of 40 years.
- The area known as the ‘dog walking field’ or ‘Reservoir View Field’ or ‘Hollowell Steam Rally Event Parking Field’. This field is one of the very few areas of open space in the parish and is on the immediate edge of the village along the Teeton Road. It is provided for the public’s enjoyment by a local landowner but there is no security of access, and the landowner may restrict public access as the field. It affords picturesque views across the local countryside towards Hollowell Reservoir. It is ideal for picnics and recreational activities, for jogging, walking, horse riding and dog walking. It is daily and extensively used. It is also a key parking area for the very large events that take place several times a year on the adjacent Hollowell Steam Rally Field, where, for example, several thousand people visit the Steam Rally and the fireworks every year.

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<sup>24</sup> NPPF/Paras 98-103

<sup>25</sup> NPG 017 Reference ID: 37-017-20140306

Figure 5 Dog Walking Field (left) and Fishponds Field (right)

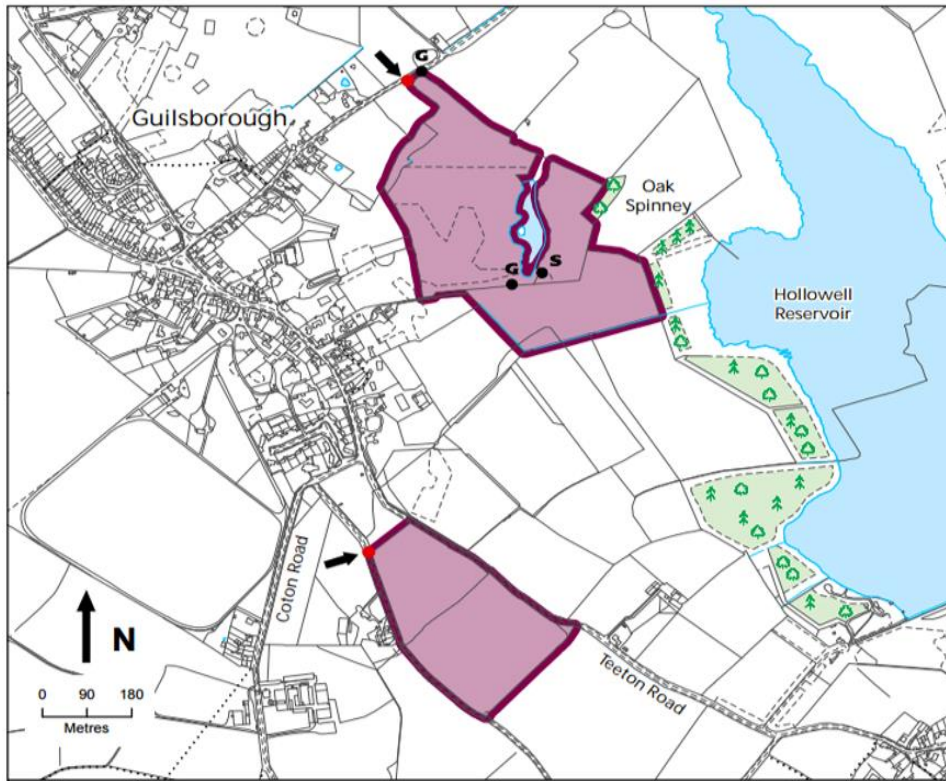





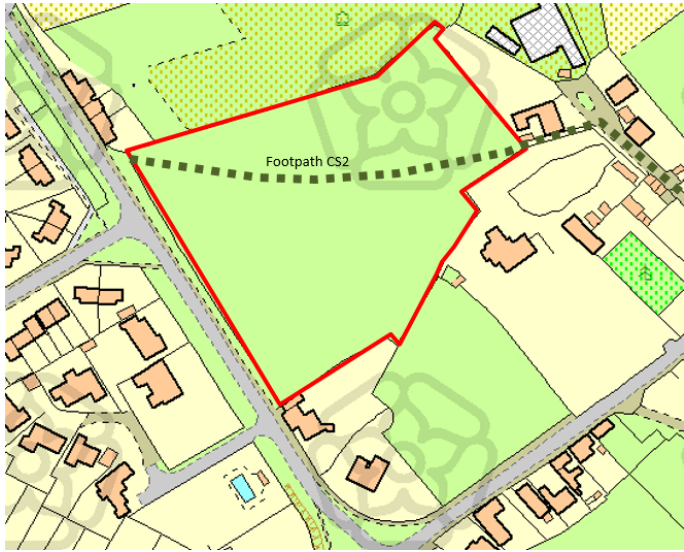
Figure 6: Local Green Spaces.


Space	Ref	Justification	NPPF Criteria Met
The Village Greens	LG1	<p>The Village Green is made up of two small adjacent greens which were formally registered as Village Greens in 2009. They were formerly 'Common Land', then 'Glebe Land', are now owned by the Parish Council and have permanent protected access. They are historic assets in their own right, and the major green hosts two historic barns that are Listed Buildings. The Village Green also provides a key landscape focus in the historic core of the village. It is one of the few places for people to congregate outdoors, including young people after school and at weekends, older people and cyclists resting on the benches, and it has a central role in the Village Festival. The minor green hosts the village Millennium Sign and a very significant major TPO Lime Tree, which has long been the emblem of the primary school.</p> 	a, b, c
The Village Recreation Ground (Playing field and amenity greenspace)	LG2	<p>The Village Recreation Ground includes a junior football playing field and other public amenity green space, which is the subject of the Local Green Space Designation. It also includes an Open Space area that includes the children's playground, youth play area, benches and shelter. The latter would have been considered for LGS designation but have not been due to the fact that they contain (youth) buildings and structures which may need to be altered or extended or new facilities provided to enhance the recreational use of the site, and as such are to be protected under the more flexible designation of 'Open Space'. These spaces are both highly valued by the Community (GNDDP Q18 response). The playing</p>	a, b, c

Space	Ref	Justification	NPPF Criteria Met
		<p>pitch and amenity space has been used by the community for at least 65 years and are located close to the centre of the village. They are managed by the Parish Council for public use. There is currently no security of tenure beyond one year, and the landowner sees the land as having development 'hope value'. With the very limited other publicly accessible open space in the village (the GPFA playing fields and small Village Green), this well used facility is a critical and essential part of the community infrastructure and local character of the village. The total area is about 0.5ha.</p> 	

*Figure 7: Formal Recreational Open Space*

Space	Ref	Description
The GPFA Playing Field.	G1	The Guilsborough Playing Field Association is a charitable trust and offers cricket and football fields, nets, outdoor gym, other recreation areas, a pavilion and car parking for public use with formal community access. With the very limited publicly accessible open space in the village, the whole of this well-used facility is an essential part of the community infrastructure.

Space	Ref	Description
		
Cold Ashby Road Paddock	G2	<p>The paddock through which Right of Way CS2 passes, lies between the Cold Ashby Road and Nortoft. This offers important views from the Public Right of Way and acts as a setting for the Nortoft House Grade II Listed Building and part of the medieval fish ponds complex and a possible Roman settlement on the north edge of the field as noted in the County Historic Environment Records.</p> 
The Village Recreation Ground – youth and play areas	G3	<p>The Village Recreation Ground includes a junior football playing field and other public amenity green space (western half) which is the subject of the Local Green Space Designation, but the children’s play and youth areas (eastern half) are the subject of the proposed Open Space designation. These are highly valued by the Community (GNDP Q18 response). The open space has had a playground for at least 65 years. It is located close to the centre of the village. The landowner suggests it may have ‘hope value’ for development. It is managed by the Parish Council for public use. There is currently no security of tenure beyond</p>

Space	Ref	Description
		<p>one year. With the very limited publicly accessible open space in the village (only the GPFA playing fields), this well used facility is an essential part of the community infrastructure. The total area is about 0.25ha.</p> 

## Biodiversity

211. The community highly values the contribution that the existing environment makes to conservation and would like to see more.
212. Opportunities to create new wildlife sites will be welcomed (63% in favour – Consultation Q17). Some of these would function best with public access to enhance education and enjoyment; others would be best without access where species most benefit from a lack of disturbance.
213. Existing wildlife sites should be protected including Calendar (also known as Kalender) Meadows SSSI on the north-eastern extremity of the parish, and the Hollowell Reservoir Local Wildlife Site (open water and part of the Natural England designation of ‘Northamptonshire northern grasslands’), as advised by the Northamptonshire Wildlife Trust.
214. It is important that any new development is sensitive to the fact that the GNDP area is assessed by the Wildlife Trust as being *"located at a significant and important strategic position - since it not only sits adjacent to a 'NW / SE-trending' Local Green Infrastructure ( GI ) Corridor route, and has a potential relationship with a major, strategic, 'N/S-trending', Sub-Regional Green Infrastructure (GI) Corridor route too, lying off to the east of it. There are also three separate 'lobes / arms' of the much larger Nene Valley Nature Improvement Area (NIA) zone which approach it from the 'south-east' and which either come very close to, or even significantly overlap with, the extent of the red-line boundary outline area itself"*.
215. Landscaping and boundary treatments for all new development should use native species, and where possible, protect and incorporate existing native vegetation; and existing wildlife and habitats should be protected, enhanced, and new ones created.



216. The extension of domestic gardens into the open countryside will be resisted as this erodes the distinction between the urban and the Open Countryside environments and leads to a loss of Open Countryside.

## **Policy 9: Local Green Space, Open Space and Biodiversity**

*Meets objectives: C, F.*

### **Policy 9(a) Local Green Space**

- 1. The following areas are designated as Local Green Space as the most valued and irreplaceable areas of amenity land in the village, where in accordance with the National Planning Policy Framework inappropriate development will only be permitted in “very special circumstances”.**
  - a) The Village Greens**
  - b) The Village Recreation Ground (playing field and amenity open space)**
- 2. New built development on the Local Green Spaces will only be permitted in the most special circumstances.**

### **Policy 9(b) Open Space**

- 1. The following areas are identified as open space and as highly valued areas, some for their recreational amenity value, and some for the contribution they make to visual amenity and/or heritage. They include:**
  - a) The GPFA Playing Field**
  - b) Cold Ashby Road Paddock**
  - c) The Village Recreation Ground (children’s play and youth area)**
- 2. Existing open space, sports and recreational buildings and land, including playing fields should not be built on unless:**
  - An assessment has been taken which has clearly shown the open space, buildings or land to be surplus to requirements; or**
  - The loss resulting from the proposed development would be replaced by equivalent of better provision including in terms of quality and quantity in a suitable location; or**
  - The development is for alternative sports or recreational provision, the needs for which clearly outweigh the loss.**

### **Policy 9(c) Biodiversity**

**To protect and enhance biodiversity:**

- 1. Landscaping and boundary treatments for all new development shall use native plant species and where possible, protect and incorporate existing native vegetation;**
- 2. Existing wildlife and habitats, including aquatic habitats, shall be protected, enhanced, and where possible new ones created. This includes ensuring mature and established trees are protected and incorporated into landscaping schemes wherever possible. Protection should be commensurate with the status of the features.**
- 3. The extension of domestic gardens into the open countryside will be resisted.**

## Other Valued Community Amenities and Services

Meets objectives: A, B, E, F.

217. The village is very well served with key services and a wide range of other amenities.
218. The following valued built community amenities and services should be protected from loss, including loss of community use, unless a higher quality replacement is provided that provides the same or better facilities, and is in at least as accessible a location:
- The Village Hall
  - The Guilsborough Academy tennis courts (used by the community)
  - The Guilsborough Academy school sports hall (used by the community)
  - The village shop, its Post Office and coffee shop (Seatons)
  - The village pub (Witch and Sow)
  - The GP's Surgery and Pharmacy (Saxon Spires Surgery)
  - The Fire Station
  - Hairdressers (Tracey's)
  - The Guilsborough Academy
  - The CEVA Primary School
  - The Guilsborough Pre-school
  - The two cemeteries (churchyard and parish cemetery)
219. All these services and amenities provide for the parish and many for the surrounding parishes and need to be protected and where appropriate enhanced.
220. There is a priority need to support the upgrading and enlargement of the village hall to better support the needs of the community and the hall's viability: improvement to energy efficiency; more space for functions, meetings and storage; internal improvements including replacement of the dilapidated stage; improvements to the access and parking.
221. There is a priority need to secure more land for the cemetery which is estimated to have about 7 years' room left. The Parish Council has been attempting to negotiate the acquisition of the land they require for some years, without success. The opportunity to follow a Compulsory Purchase of the land may be explored using section 121 and section 124 of the Local Government Act 1972, in the meantime negotiations will continue.
222. Having many higher-level services in the village (such as the secondary schools, GP surgery, shops, post office etc) is a significant benefit for the local residents and for the wider surrounding villages and is highly valued. Guilsborough is the higher level service hub for villages including Cold Ashby, Cottesbrook, Creaton, Crick, East Haddon, Elkington Holdenby, Hollowell, Naseby, Ravensthorpe, Spratton, Thornby, West Haddon, Yelvertoft (and further afield, the secondary school services settlements such as Long Buckby). These services attract very significant levels of traffic and parking pressures (as described elsewhere in this GNDP). Guilsborough's high quality services support better sustainable living for the communities of these villages and reduce travel to services much further afield in Northampton, Daventry, Market Harborough and Kettering.

## Evidence

223. In the GNDP Questionnaire results (Q18), residents showed their appreciation for the assets and facilities we are fortunate to have in the Parish. Only a relatively small number of residents felt they were inadequate or that many additional facilities were required. The highest scoring were: the GP Surgery and Pharmacy, Post Office and Village Shop, Village Hall, the Recreation Ground and GPFA ground, and the pub.
224. Only a few responses considered some of the assets being inadequate or needing improvement, these included improving the village hall and children's playground, the coffee shop in the main shop, and facilities for the youth and elderly (Q19 and Q20).
225. In line with the SCLP Policy CF3 this GNDP emphasises that the village local shop, post office, public house and other services play an important role in promoting the community's sustainability by helping to meet everyday needs and reducing the need to travel. This GNDP seeks to ensure that the loss of these existing services is resisted where possible. Development that results in their loss will only be permitted where the site is no longer attractive to the market for its existing permitted use as demonstrated by evidence that it has been actively marketed for a period of 12 months; or there are sufficient alternative equivalent services accessible in the village or immediate locality having regard to its contribution to the settlement's role in the settlement hierarchy.
226. Protecting all community assets is important, and some specific enhancements would be welcomed including:
- An upgrading and extension to the village hall;
  - Small-scale upgrading/alterations of the village pub, post office, shop and business centre to directly support their prime functions;
  - Improved play facilities including a new floodlit multi-use games area where this is fully accessible to the community.

## Secondary School

227. The GNDP accepts the role that a secondary school (Guilsborough Academy) plays in providing for the parish and for its wider villages catchment. This provide many benefits to the local community, and also serves an important service function for the wider communities.
228. The expected expansion of the Academy will be supported, but in recognition of the major negative impact on the village policies relating to these issues are necessary. The Policy wording covers these.
229. It will be important to see physical restriction of parking on the verges outside or close to the school. Extensive work with drivers of cars that drop off children has not resulted in a lessening of damage to verges and obscuring of sight lines. The school supports and agrees with this, but is clear in its response to the consultation that its views are that this needs to be paid for by Northamptonshire County Council, Daventry District Council or Guilsborough Parish Council.

## **Policy 10: Other Valued Community Amenities and Services**

*Meets objectives: A, B, C, D, E, F.*

- 1. The identified valued community amenities and services in the village will be protected and where appropriate enhanced.**
- 2. Proposals to enhance and improve these assets will be supported where they:**
  - i. Do not have an adverse impact on residential amenity; and**
  - ii. They provide suitable access, car parking and necessary ancillary facilities.**
- 3. Proposals for any loss of these Valued Amenity and Service Assets will only be supported if the following can be demonstrated:**
  - i. The proposal includes alternative provision, on a suitable site within the Village, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or**
  - ii. Development that results in their loss will only be supported where the site is no longer attractive to the market for its existing permitted use as demonstrated by independent evidence that it has been actively marketed for a period of 12 months and there is no longer an economic justification to protect the asset for community use; or**
  - iii. There are sufficient alternative equivalent services accessible in the village or immediate locality having regard to its contribution to the settlement's role in the settlement hierarchy**
  - iv. Opportunities for diversification of the business will be supported providing that it retains some useable, viable floorspace for its original function that meets the assessed needs of the community.**
- 4. Expansion of the Guilsborough Academy would be supported subject to:**
  - i. A school travel plan agreed with Daventry District Council and Northamptonshire County Council as the Highways Authority.**
  - ii. Appropriate mitigation of any additional impact on the highway network, which could include:**
    - (a) The provision of formal, internal and/or off-highway parking and drop off space for motor-vehicles including cars and coaches required to make the development acceptable;**
    - (b) Physical restriction of parking on the verges outside or close to the school, wherever possible.**
- 5. New, small scale community facilities for youth and the elderly will be supported.**

## Valued Heritage Assets

230. Part of the distinctiveness of the Parish and the village is its historic setting, character, buildings and landscapes. The Heritage Assets comprise of the Listed Buildings and the Heritage Landscape (including the Medieval Village and the Pre-historic (Neolithic and Mesolithic), Iron Age, Roman, Saxon and Medieval Landscapes all the way through to the present).

### Listed buildings

231. The following are the listed buildings in Guilsborough. They are grouped in the heart of the old village being High Street (up to the church) and Nortoft.

- Church of St Etheldreda (Grade II\*)
- Guilsborough House, High Street (Grade II)
- Guilsborough House Wall, High Street (Grade II)
- Holly Cottage, Nortoft (Grade II)
- Manor House Farm, Nortoft (Grade II)
- Nortoft House (Grade II)
- Nortoft House Wall (Grade II)
- Rose Manor, Nortoft (Grade II)
- Cob Barn<sup>26</sup>, High Street (Grade II)
- The Glebe House, High Street (Grade II)
- The Old Grammar School, High Street (Grade II)
- The Old Manse, High Street (Grade II)
- The Sun, High Street (Grade II)
- The Guilsborough and Coton War Memorial (Grade II)

### The Heritage Landscape

232. Guilsborough Parish seems to have been occupied, more or less continuously, from the Neolithic to the current day. Appendix 5 (Northamptonshire Historic Environmental Records) lists the various archaeological structures and finds. The evidence includes:

- Pre-historic artefacts found across the whole parish, from the centre of the current village, to fields around West Lodge on the West Haddon Road and fields beside the Coton Road.
- The Late Bronze Age, Iron Age and Roman remains and artefacts are concentrated near the church and the parkland of old Guilsborough Hall (demolished), High Street and fields by West Lodge.
- The Saxon settlements by Church Mount/Guilsborough Hall (including ridge and furrow field) together with the fishponds complex largely focussed around lower Nortoft (and so potentially another Saxon occupation along High Street).
- The Medieval Village includes lower Nortoft, Nortoft and the High Street up to St Etheldreda's Church. It includes all the Listed Buildings in the village.
- Old Guilsborough Hall parkland with its views, remnant major trees, water tower, lodge building and gates.

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<sup>26</sup> On DDC website this is described as a 'Stable' on the Green

233. The area that includes the Saxon remains at the East of Nortoft, Nortoft, the Green, The High Street and the ancient remnants around old Guilsborough Hall and the Church are defined as 'The Historic Core'.

#### Evidence

234. The heritage assets are an essential component that binds the integrity of the parish's historic distinctiveness and character. The value of the heritage assets comes not only from their own inherent worth, but also from a combination of the assets, their setting and their contribution to the wider heritage and landscape. For example:

- The integrity of the High Street is more than the sum of its parts and it is made up of layers including a wide range of old, Listed and high-quality buildings and an historic street pattern.
- The extensive Saxon Fishponds and settlement down Nortoft and its setting is quite unique.
- The multiple layers of landscape related importance of the land to the south of the village include important heritage assets and their setting (including the fort), high quality soils, important landscape, tree preservation areas and very important views.

235. The Appendix sets out various photographs, historic maps and Historic Sites and Monument Records. These show the historic parkland around Guilsborough Hall as well as the location of the remains of the early Iron Age, with later Roman and Saxon fortified settlements, some of which has been destroyed or damaged in the 1960's but are still remembered by the older residents as a view from the primary school playground and because they sat on the mounds to watch the cricket on the old cricket ground. Some key elements remain including the western mound and a significant part of the northern embankment remains. As such the remaining integrity of this asset and its setting, is worthy of protection and is a very significant asset.

*Figure 8: The Bronze/Iron Age/ Roman and Saxon Fort showing the mounded rampart with the old Guilsborough Hall water tower*



236. Much of the Guilsborough Park (of Guilsborough Hall) remains, notably key trees and tree groups (some of which have Tree Protection Orders (TPOs), the water tower, gates, tennis court and other features. As such the remaining integrity of this landscape is worthy of protection and is a 'very significant' asset. The Heritage Landscapes are an essential

component that binds the integrity of the parish's historic distinctiveness and character. This area needs protection from development and where appropriate conservation to protect and enhance key elements.

237. The value of the 'Historic Core' area of Guilsborough, and that it can be seen as a single, integrated and important local designation in the GNDP, is further evidenced by the County Archaeological Advisor (Email, April 2017 - see Appendix). An extract is given here:  
*"We discussed that the village contained a number of historic assets of varying forms: upstanding buildings, below and above ground archaeology and historic parkland and that these all contribute to the historic character of the village. I observed that the Iron Age hill fort and associated elements can be seen from various near and far viewpoints providing a setting for the monument making a positive contribution to the significance of the heritage asset. I agree with the identification in the GNDP of these two sites as being at least of special local historic importance. I also agree that these two sites are linked to the historic High Street and Nortoft areas (with their 12 Listed Buildings) and form an integrated historic landscape".*
238. Buildings and features of local architectural and historic interest, which contribute to the character, appearance and distinctiveness of Guilsborough, are 'heritage assets' as well as the Listed Buildings.

#### The setting of the Historic Fort

239. Historic England's recent publication "The Setting of Heritage Assets" (Planning Note 3 Second Edition - 2017) states (pages 2-3):

*"Views in or from an asset will be important".*

*"The contribution that setting makes to the significance of the heritage asset does not depend on there being any public rights or an ability to access or experience that setting. This will vary over time and according to circumstance".*

*"The context of a heritage asset ... is used to describe the relationship between it and another heritage assets, which is relevance to its significance including ... spatial or functional. Contextual relationships apply irrespective of distance ... and can include the relationship of one heritage asset to another of the same period or function" and a related comment (p6): "Views which contribute more to understanding the significance of a heritage asset include ... those where the composition within the view was a fundamental aspect of the design or function of the heritage asset".*

And on pages 8-9:

*"Sometimes a heritage asset is best appreciated while moving (for example, in a designed landscape, where its three-dimensional formal qualities are an essential part of its significance)".*

240. This Historic England advice is relevant to the historic fort as a hilltop fort, with views inwards clearly visible from several areas near and distant a quadrant south-west of the asset, as well as views in from public highway (Church Mount) and other views from the western edge of Guilsborough. The fort is also has a functional and relationship with the major fort at Hunsbury Hill Fort, on high ground in Northampton about 10 miles to the south<sup>27</sup>. Therefore,

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<sup>27</sup> See GNDP Appendices for the clear and detailed evidence of the views, and references made in the "Atlas of Hillforts of Britain and Ireland, Hillfort Survey, v2 2013.



the views in and out for the fort from the south-west quadrant arc are very significant and historically important.

241. The publication references (page 3) the NPPF (Annex 2 Glossary) on the extent of the setting, which can be mapped for an application but cannot be definitively or permanently described because the surroundings may change, and new information may come to light about the asset. The publication also notes (page 4) that assets can suffer negative impact from inappropriate past development and that negative change could include severing the last link between an asset and its original setting. As such the fort area identified in the Policies Map is the minimum area needing protecting and its setting will currently include parts of the wider open area around it.
242. Under Assets and Setting (p4) the publication states *“Because the contribution of setting to significance does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting, constraints on access such as remoteness or challenging terrain, and the importance of the setting to a local community who may be few in number. The potential for appreciation of the asset’s significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible”*.
243. There has only been limited excavation of the fort site, yet enough evidence to show how important it is, and this is why it is in the process of being designated as a Scheduled Ancient Monument. Any development on the site could have very significantly impact on the heritage asset and its setting, which may be difficult to mitigate. As set out in the NPPF, non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
244. The policy below is in accord with the SCLP2 (Policy ENV 7 Historic Environment).

**Policy 11: Non-Designated Heritage Assets**

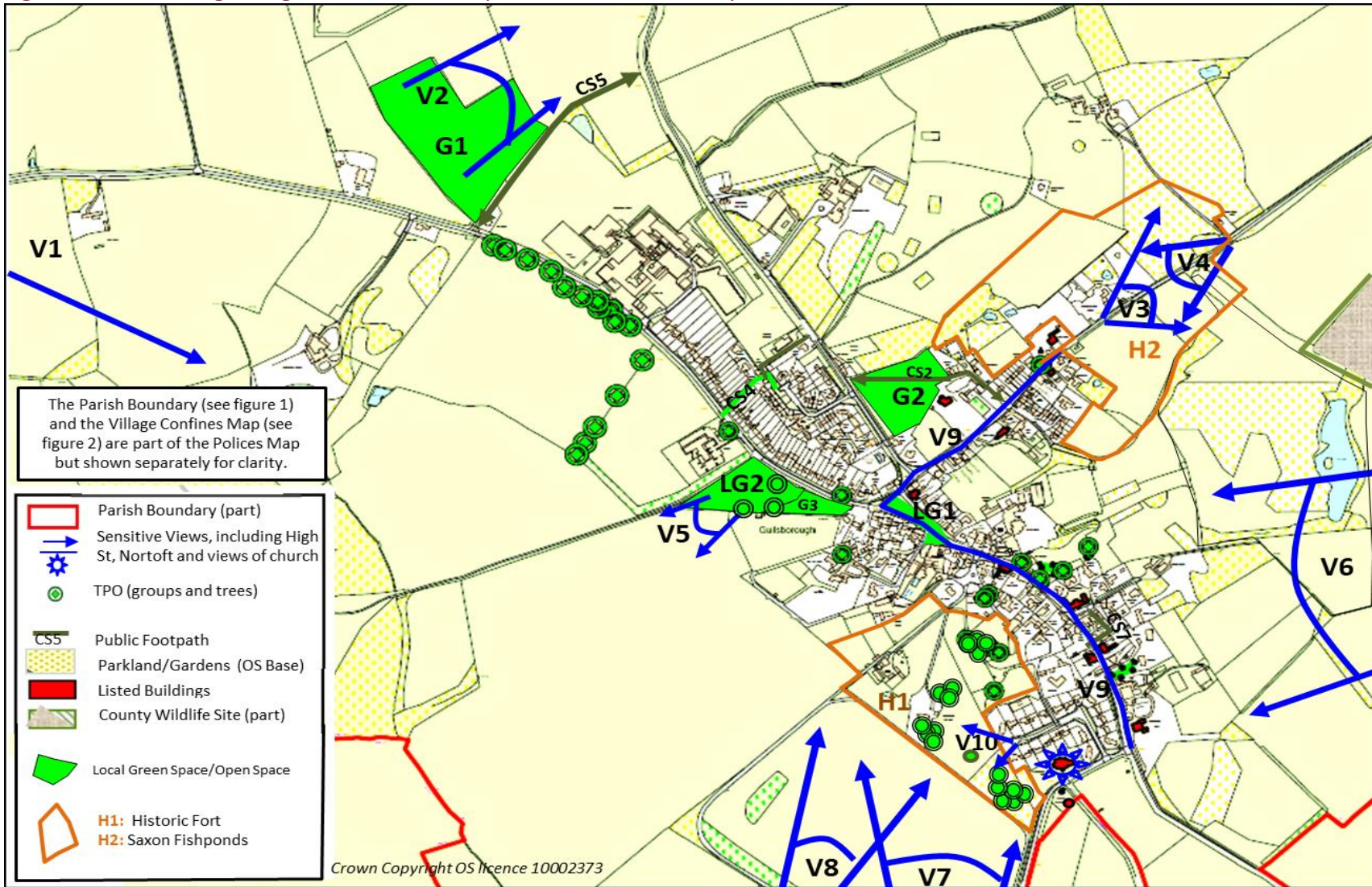
*Meets objectives: A, B, C, F, G.*

**Proposals affecting non-designated heritage assets and their settings including those with archaeological interest must comply fully with the requirements of National Planning Policy and policy BN5 of the WNJCS.**

**Within the Guilsborough Neighbourhood Plan Area:**

- 1. The Historic Fort and the Saxon Fishponds area have been identified as important non-designated heritage assets.**
- 2. The Historic Core of the village, based around the historic streetscape of the High Street and Nortoft is important to the character of the village and development will be supported where there are high quality proposals that respond positively to their context by reinforcing local distinctiveness including street pattern, siting, form, scale, mass, use, materials and architectural features.**
- 3. Areas outside the Village Confines, such as “ridge and furrow” field systems should be conserved where their value is proven by an archaeological survey.**

Figure 9: Guilsborough Neighbourhood Development Plan Policies Map.



## Policies Map

245. The Policies Map (Figure 9) is a visual summary of some of the key assets and evidence base and forms part of the GNDP policy. The Village Confines Map is part of the Policies Map, as are the GNDP text descriptions that provide more detail.

## Developers' Contributions (s106/CIL)

246. The GPC Interim Planning Policy 5, states that "In order to mitigate the impact of new housing, and in line with Local Plan and national planning policy guidance, developments should contribute to strengthening and/or improving the capacity of the village infrastructure and/or preserving relevant existing assets within the village".

247. This GNDP having had regard to the findings of this GNDP, now confirms the current priorities for schemes to which developers' contributions towards community assets will be sought by GPC. Contributions, where appropriate, can either be made through s106 (or relevant highways works via) s278), or via the Community Infrastructure Levy (CIL). These priorities will be reviewed as necessary by GPC, subject to DDC agreeing that any changes are meeting the national guidelines at the time of review.

248. Current priorities are as follows:

- a) Village Hall improvements and extension (about £200,000)
- b) Acquisition, by GPC, and upgrade of the Village Recreation Ground.
- c) New adoptable footway from the secondary school to the GPFA playing fields.
- d) Improvement to community sports access to the Academy facilities.
- e) Improvements to the GPFA playing fields and pavilion (tbc).
- f) Renovation of the Listed Cob and Brick Barns on the Village Green (GPC owned).
- g) Enhanced community access to St Etheldreda's church (including a new car park).
- h) Improvements to parking in the village (High Street and parts of West Haddon Road).
- i) Extension of the existing kerbed adopted pavement to serve the seven houses on Coton Road.
- j) Creation of new public circular walks (locations tbc).

249. NB other priorities such as for the primary and secondary school and GP Surgery enhancements will be sought via the schools and NCC Education, and the health authorities.

250. The developer contributions will be sought via CIL (including from the DDC portion where this is on its CIL Reg 123 list, as well as from the 25%<sup>28</sup> GPC CIL portion), from s106 and other contributions and/or off-site provision.

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<sup>28</sup> 25% when the GNDP is adopted/'made-up' otherwise 15% before then.

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