

# **Brixworth Neighbourhood Development Plan 2011-2029**



**Made  
Version**  
(Revised March 2021)



**Brixworth  
Parish  
Council**

# Foreword



Set amid the rolling Northamptonshire countryside and on one of the highest points of the Northamptonshire Uplands, Brixworth has a hilltop setting which commands the surrounding landscape. The village is dominated by its seventh century Saxon church set on the highest point of the old village. Over the years and particularly the nineteenth and twentieth centuries, the village has expanded mainly to the south, with the largest and most radical developments taking place in the last 35 years. This development has to some extent been imposed by external agencies with little input by residents.

Since 2011, the Localism Act has provided local residents with the ability to have a say in shaping the future of their communities by means of a Neighbourhood Plan. To take advantage of this opportunity Brixworth Parish Council set up a Neighbourhood Plan Steering Group, comprising some Parish Councillors, but mainly other local resident volunteers to create the Plan.

This Steering Group has consulted those who live, work or have a business interest in the area and constructed this Plan. We believe that this is a reasonable and fair Plan, as it allows Brixworth to grow in a sustainable fashion over the Plan period of 2011 to 2029.

In 2016 the Steering Group framed a document that allowed development of a reasonable size, of an acceptable design and quality, in the right place, at a pace that the community could absorb and which helped to improve facilities within the community, protected valued landscapes and heritage and was business friendly.

The Brixworth Neighbourhood Plan was approved by the Examiner and overwhelmingly by 96% of those voting in the subsequent referendum and 'Made' by Daventry District Council in 2016. In 2018 and 2019 the National Planning Policy Framework (NPPF) was revised. In 2020 the Settlements and Countryside Local Plan (SCLP) was adopted by the Daventry District Council. Due to those changes, the Steering Group considered that the neighbourhood plan should be reviewed and updated if necessary to ensure that it was in line with both the revised NPPF and the adopted SCLP.

It is the view of the Steering Group that there are minor modifications which are necessary to the Neighbourhood Plan but they do not change the nature of the Plan or materially affect its basis or its policies. In making these changes we are aware of the impact on the Neighbourhood Plan from both the West Northamptonshire Joint Core Strategy (Part 1) and the recently adopted Daventry District Council Settlements and Countryside Local Plan (Part 2). We are also aware of the current housing land position in the District and therefore consider that no material changes are necessary to the policies contained in the Neighbourhood Plan. The basis for our Plan remains as relevant now as it did when 'Made' and we have updated the text

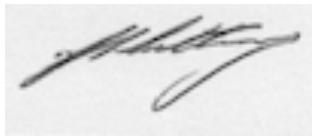
where necessary to ensure that the Brixworth Neighbourhood Plan remains relevant and part of the development plan for the District.

The Steering Group in this revision has considered all policies and supporting text holistically in relation to the Settlements and Countryside Local Plan and has revised where necessary.

Bob Chattaway Chairman, Brixworth Neighbourhood Plan Steering Group  
Revision Group members:

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Principal Advisers: Bob Keith, Chartered Town Planner 2016, Tom James, Jane Parry, Daventry District Council 2016 and 2020.

A handwritten signature in black ink, appearing to read 'Bob Chattaway', is shown within a rectangular frame.

Bob Chattaway

Chairman, Brixworth Neighbourhood Plan Steering Group

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**Photograph showing the Saxon Church from Spratton Road**



## **1. Introduction**

### **What is a Neighbourhood Development Plan?**

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

### **Background to Brixworth**

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

### **The Brixworth Neighbourhood Development Plan**

1.3 The West Northamptonshire Joint Core Strategy (WNJCS) was adopted in December 2014. Amongst other things this plan determined the rural housing requirement until 2029. In addition Daventry District Council (DDC) has completed work on the Settlements and Countryside Local Plan (SCLP) and adopted in

February 2020, amplifying the broad brush policies contained in the WNJCS. The SCLP replaces the saved policies in the Daventry District Local Plan adopted in 1997.

1.4 In recent years a number of planning applications have been submitted for further residential development in Brixworth. Several have been opposed by the local community because they object to further incursions into the surrounding countryside and believe that expansion in the recent past has already stretched the village infrastructure to the limit.

1.5 Against this background the Parish Council decided to prepare a neighbourhood plan to help shape and influence any future development. As the 'Qualifying Body', the Parish Council submitted an application to Daventry District Council to designate the Parish as a Neighbourhood Area. The District Council approved the application in March 2013 and the Brixworth Neighbourhood Development Plan was 'Made' in December 2016. The modifications to the Neighbourhood Plan do not alter the basis of its policies and guidance but some minor changes have been considered necessary in order to reflect the latest Settlements and Countryside Local Plan Part 2, adopted in February 2020.

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



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

### **The Plan Period**

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

### **Photograph showing Brixworth Community Centre and Library**



### **Photograph showing the Millennium Garden**



## 2. National and Local Planning Context

### The Basic Conditions

2.1 The Localism Act 2011 stipulates that a Neighbourhood Development Plan must meet the Basic Conditions before it can come into force.

‘There are five Basic Conditions relevant to a Neighbourhood Plan. These are:

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

### National Policy

2.2 The “National Planning Policy Framework” (NPPF or “Framework”) sets out the Government’s planning policies for England and came into effect in March 2012 and revised in 2019.

It provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans. The Brixworth Neighbourhood Plan has been developed with regard to national policy, especially the Framework. In addition the Neighbourhood Plan is also mindful of Planning Practice Guidance, which was first published by the Government in 2014. The Guidance explains how national policy should be applied.

### The Development Plan

2.3 The previous Development Plan included saved policies from the Daventry District Local Plan, which was adopted in 1997 and which has been superseded by the Settlements and Countryside Local Plan (SCLP) adopted in 2020. Proposals for development are assessed against the adopted plan of 2020. In addition the Development Plan comprises the West Northamptonshire Joint Core Strategy, which was adopted in December 2014. This Plan covers Northampton Borough, South Northamptonshire District and Daventry District. It sets out the long term vision and objectives for this area up to 2029, and includes strategic policies for steering and shaping the development needs.



2.4 The Settlements and Countryside Local Plan supplements the policies and proposals in the WNJCS and replaces the saved policies in the Daventry District Local Plan, similarly covering the period to 2029.

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

## **Sustainable Development**

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

## **EU Obligations**

2.7 The screening process undertaken by Daventry District Council concluded that a Strategic Environmental Assessment or Habitats Regulations Assessment was not necessary. The report "Brixworth SEA Screening Report with Responses" may be viewed at [www.brixworth-np.org.uk](http://www.brixworth-np.org.uk) and is included within the Basic Conditions Statement.

## **Basic Conditions Statement**

2.8 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 above basic conditions and other legal tests. A Basic Conditions Statement was prepared to accompany the submitted Brixworth Neighbourhood Development Plan and can be reached at [www.brixworth-np.org.uk](http://www.brixworth-np.org.uk)

### 3. The Neighbourhood Area

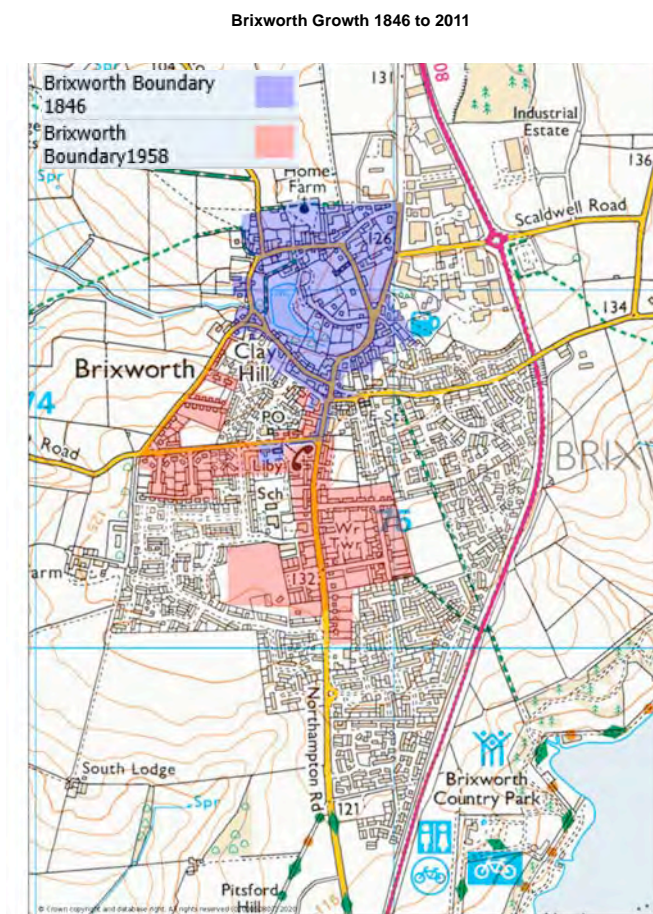
#### Population

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

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

3.3 According to the 2011 census the population of Brixworth was 5,228 persons occupying 2025 dwellings. By April 2020 a further 341 dwellings have been built.

#### Map 2. Map illustrating growth of Brixworth since 1846



## Housing

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

### Photographs of housing types in Brixworth

Typical Broad Street



Typical Froxhill Crescent



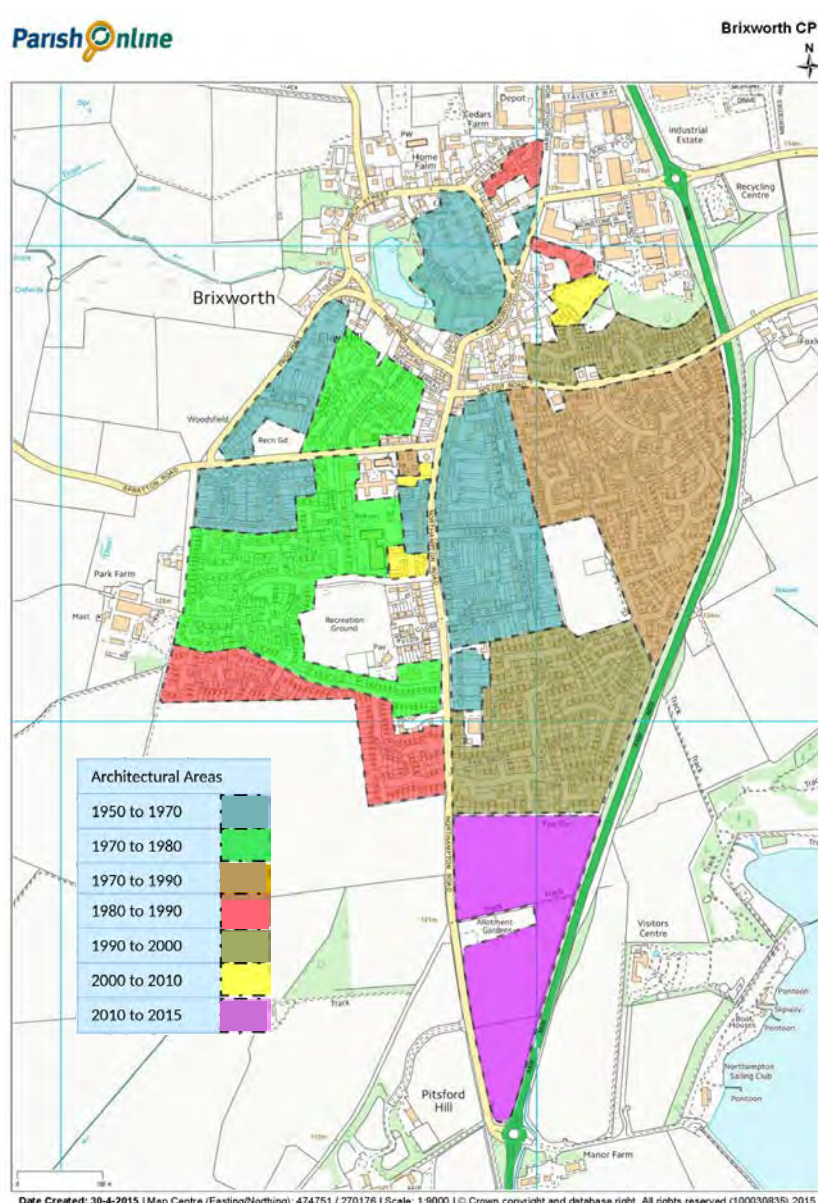
3.5 Houses from the 1960s and 1970s around Brackenborough or Pytchley Way are predominantly well spaced with pale coloured bricks. The 1970s and 80s themed development around Froxhill Crescent has seen modern versions of traditionally styled windows with “glazing bars”, mainly red brick, with occasional first floor rendering and cream colour wash. The open plan front gardens, valued trees, verges



and green amenity areas illustrate desirable features. Housing around The Ashway to Northampton Road dates from the 1990s and exhibits features of a number of reproduction “period” styles.

3.6 The housing stock is mainly owner occupier with varied sizes. In recent years several affordable homes have become available as part of the quota required in the wider district, as Swans Nest and Highfield Close (48 total dwellings) have been purchased by DDC or housing associations from builders in difficulties. A new estate of 240 houses was built in two phases by Barratts between 2013 and 2019. This mixed estate was fully supported by the 2016 Neighbourhood Plan.

### Map 3. Map showing generalised architectural styles/characteristics areas





## Employment

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

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

## Business

3.9 Currently Brixworth has a vibrant economy. There is an industrial estate on the north eastern side of the village bounded by the A508, with Mercedes AMG Powertrains being the biggest employer. Planning permission exists for a new light industrial estate (together with 9 houses) on Station Road DA/2013/0066, a Care Village to the south of Brixworth DA/2013/0510 and also an independent living complex on Holcot Road DA/2015/0286. If these applications come to fruition the total number of estimated jobs created is over 300.

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

## Infrastructure

3.11 The accepted centre of the village on Spratton Road where shops, the Library and Community Centre are located, has inadequate car parking provision which gives rise to many negative comments by Brixworth residents. **(Maps 4a Brixworth North and 4b Brixworth South, Brixworth Parish Facilities, Appendix 4.)** As part of the discussions between, Barratts (the developer) and the BNPSG, with subsequent negotiations between the developer and DDC, additional 6 car parking spaces were provided in the Community Centre car park in 2018.

3.12 Primary medical care in the village has been under strain as the former Brixworth surgery was designed for up to approximately 3,500 patients from Brixworth and up to 1,500 from surrounding villages. It was handling around 7,500 patients. The Brixworth surgery now acts in partnership with the Guilsborough surgery - with a combined total of over 17,000 patients. However the surgery in Brixworth was considered unsuitable for purpose by the combined Saxon Spires Practice and the Patient Participation Group, a view shared by the NHS CCG and the Community as part of the engagement on this Plan. Significant numbers of patients from Brixworth then and now travel to Guilsborough as a consequence. The Brixworth Neighbourhood Plan included the provision of a new surgery on the eastern side of Northampton Road, negotiated and approved as part of the consequences of nearby development. This new surgery opened in 2019 and is

designed only to cope with the current patient list, plus the expected intake from the new developments in the village.

3.13 According to the latest Ofsted report of April 20, 2016, the Brixworth CEVC Primary School continues to be good and has a good relationship between staff and parents. A recent County Council survey led to a decision to increase capacity to 525 and to build new classrooms and other facilities, which have now been built. The school roll has varied between 480 and 511 in the last 5 years, within the County Council's recommendation for allowing for fluctuations in birth rate. The school currently has one temporary building of two classrooms, which are used for essential storage. There is little room for expansion on this constrained site. The County Council have said "It is the County Council's responsibility to accommodate primary school pupils at their local schools where possible". It is school policy to give priority to pupils from the linked catchment area of Brixworth and Scaldwell.

3.14 As far as secondary schools are concerned, the County Council believe that Moulton School (which is outside the Neighbourhood Area) will be able to continue to take all Brixworth pupils defined in this current plan. This is because the governors and Head Teacher have said that they are determined to remain serving a rural catchment area and may restrict entry from Northampton Borough as a consequence. The County Council have said "Moulton is virtually full at present and the County Council are looking to provide a new secondary school in the area to accommodate the continued demand for places." (Source, email: Northamptonshire County Council, August 17, 2015.)

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

3.16 According to Western Power, the electrical power supply to the north of Northampton had been an issue but a new major electrical distribution network has now been installed; the replacing of overhead wires with underground cables in the older parts of Brixworth has been completed.

## **Natural Environment**

3.17 The Parish sits in an area characterised by outstanding views and a natural landscape. This surrounding landscape is highly valued by residents due in part to the magnificent far reaching views and associated tranquillity. This is particularly true on the western and southern sides of the village. There are good walks along footpaths in this part of the Parish.

3.18 Pitsford Reservoir and Country Park is located immediately to the south east and sits in a valley on the eastern side of the A508. It includes a Site of Special Scientific Interest and is managed by Anglian Water Authority. It is also a recreation area with sailing, fishing, walking, cycle riding and children's play area.

3.19 As part of its evidence gathering BNPSG commissioned professional Landscape Consultants to assess the surrounding landscape and its sensitivity to development. (Lockhart Garratt, August 2014 - Landscape Character Assessment LCA, Appendix 5). This study was based on published material, including the Northamptonshire Landscape Character Assessment (2006), together with a ground survey. The LCA identified a number of character types within the Brixworth Neighbourhood area (see Fig.2 of the LCA, Appendix 1). To the west, north and south of the settlement it defined a locally complex pattern of undulating enclosed pasture (coloured orange in Fig.2) and undulating arable land (coloured brown). At the time of the assessment, the whole of this area was designated as a Special Landscape Area and included in the Saved Policies of DDC from 1997, confirmed in 2007. The consultant's study identified these areas as highly sensitive to change providing expansive views to recreational users in the south and west, and fields to the north protecting the setting of the Saxon church. East of the A508 the open undulating hillside farmland (coloured green on Fig.2 in the Lockhart Garratt study) rising from Pitsford Water is also identified as highly sensitive as it forms an important function in protecting the setting and views of the reservoir. A final small area on the north-east side of the settlement (coloured purple on Fig. 2) is identified as clay plateau pasture. This area is considered to be less sensitive to development and lies east of the A508. The LCA considered that breaching this road "could compromise its effectiveness and lead to further development creep towards the highly sensitive land further downslope." Proposals Map 1 summarises the Land Sensitivity of the Neighbourhood area. The LCA found Brixworth to be "a charmingly eclectic village set in beautiful open farmland with expansive, sometimes breathtaking views enhanced by the proximity of Pitsford water, the nature reserve, the Brampton Valley Way National Trail, as well as the elevated views help to define the bucolic setting and tranquillity of Brixworth." Part of the area is no longer designated as Special Landscape Area following the Examination of the SCLP and its subsequent adoption in 2020. However, this does not affect the status of its designation in the Neighbourhood Plan as an area of high sensitivity and the area is protected by these policies and by the environmental policies in the SCLP. During the Public Consultation the residents of Brixworth expressed their desire to maintain its village atmosphere and rural landscape. The LCA provides further evidence to support the Neighbourhood Plan.

## **Historic Environment**

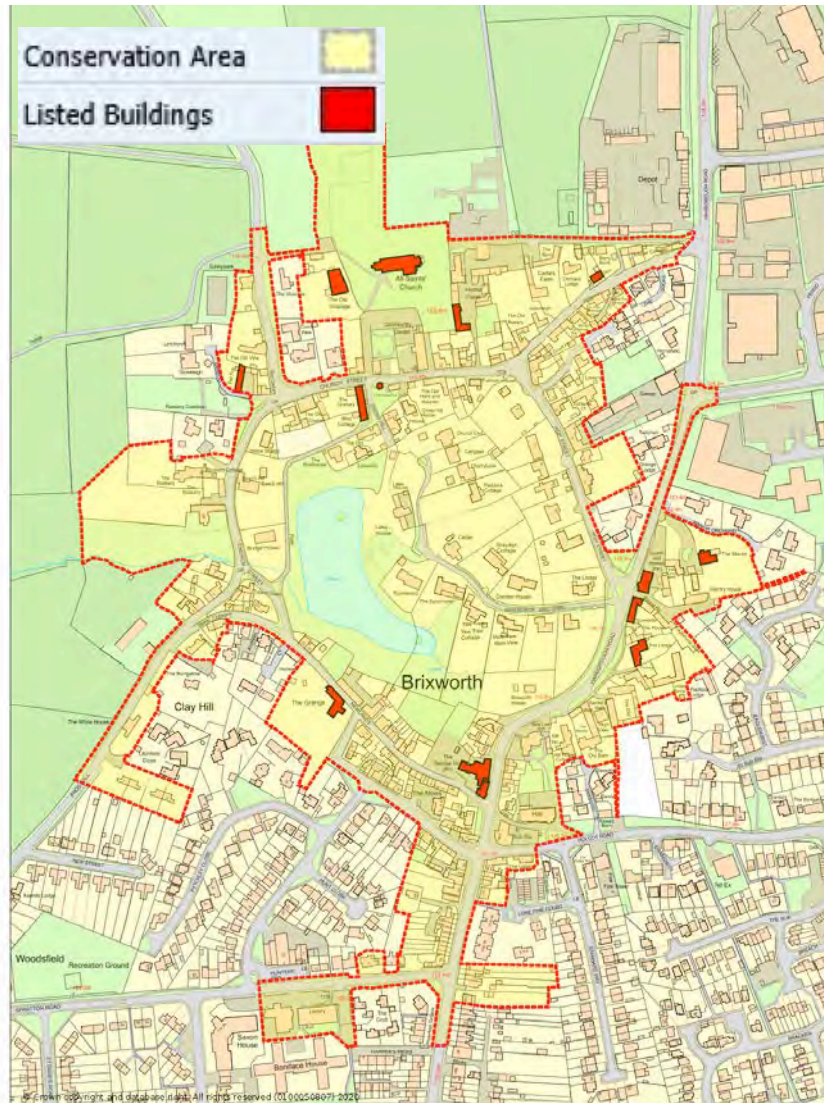
3.20 The Saxon church has been described by English Heritage as one of the most significant buildings in England and is the most tangible heritage asset within the Parish. There are 16 Listed Buildings and monuments in the village, including the church but also some Edwardian houses and the old workhouse alongside the notable modern Community Centre built in 1999.

3.21 The surrounding area is also rich in history, with the remains of a Roman villa to the north of the church. Romano British artefacts have been found in surrounding fields. The Wolfage Manor site close to the old Spratton station, is said to have existed before the site of Brixworth village. There is evidence of Roman and Saxon occupation in farming and a Saxon community pit or long house (grubenhause) to the

south and south west of the village. Several important artefacts were found during the construction of the Barratt estate and the new surgery.

### Map 5. Map showing the Conservation Area, updated in December 2017

Map 5. Conservation Area



3.22 The extensive Conservation Area (updated in December 2017) is an important area that deserves focused protection. Many of the early buildings near the church have no foundations and growth of heavy traffic alongside through Church Street has become a concern in recent years. The Saxon church and the ancient Butter Cross (a scheduled monument) receive visitors from all over the world and are important tourist attractions.



### Photographs illustrating Saxon church



### Photographs showing stocks and buttercross and corner of High and Church Streets



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

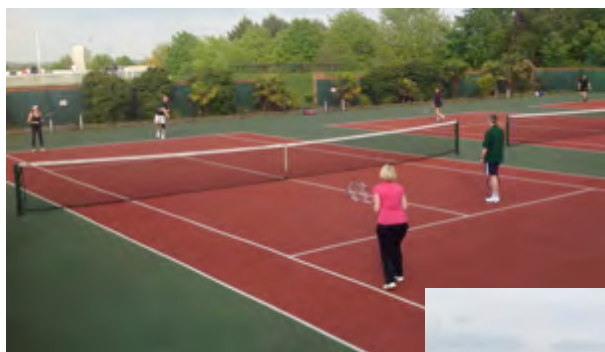
## Health and Well being

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

3.25 The churches are well supported and there are some 50 or so clubs within the village including U3A, Scouts and Guides, cricket, football, indoor bowls, history, drama, gardening and photography. These clubs are largely well subscribed and the halls and similar facilities they use are just adequate for this use. As popularity for the well run junior football, cricket and tennis clubs is growing, additional playing facilities may be needed as well as improved maintenance of existing areas to sustain outdoor sports. In particular the St David's playing field has a great deal of use, whereas The Ashway changing facilities need improvements to comply with senior league football rules. These improvements would relieve pressure on St David's. The Haywards Barns area is used for cricket and tennis and there is scope for longer term development of the site to enable the possibility of girls cricket and bowls. Some funds became available for the provision or enhancement of outdoor sports facilities in Brixworth, from the developers of Saxon Rise. Decisions have been taken between DDC, the Brixworth Parish Council and the various clubs to improve facilities at the Community Centre, the indoor bowls club, the cricket club at St David's, as well as creating a multi purpose games area at St David's with improved children's playground.

3.26 There are numerous and much used walks and cycle tracks around the Parish which connect with the Northamptonshire Round, Midshires Way, Brampton Valley Way and Brixworth Country Park. The Sailing Club is well supported and many classes of sailing craft use Pitsford Reservoir.

### Photographs illustrating sports activities in Brixworth



## 4. Community Engagement

### Non Statutory Consultation

#### Interaction with residents

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

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

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

#### Illustrations of communications with Brixworth Residents



4.4 Some Brixworth residents have welcomed new development in the past, but more recently strong concerns have built up as many feel that the village now needs a period of consolidation to permit services and infrastructure to catch up. For instance 95% of the responses to the household questionnaire agreed that new development should be incremental allowing organic growth and evolution of facilities.

4.5 Similarly 96% agreed that any new housing should not undermine the form and character of the village, especially in the Conservation Area, nor undermine valued green spaces and valued views, especially to the south, south west and west.

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

4.7 In a special survey a group of 19 students (aged 17 and 18) at Moulton School expressed concern that Brixworth housing increase should be limited to small numbers.

### **Interaction with key providers and others**

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

### **Panel illustrating quotes from the Head of the Brixworth CEVC Primary School**

The Brixworth Primary School Head Teacher said:

“ Brixworth CEVC Primary School is consistently providing excellent standards of teaching and learning. We aim to be the best that we can be and strive to provide the very best opportunities and experiences for our children.

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

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



ascertain how they propose to cope with increased pupil numbers. This led to the County Council agreeing to a full review of the Brixworth school site which agreed improvements commencing in 2016. The Steering Group also investigated whether Moulton Secondary School would be able to continue to accept pupils from Brixworth in the future as the Joint Core Strategy has allocated a Sustainable Urban Extension (SUE) in the Moulton locality. The County Council have indicated that Moulton School, as a priority, will continue to accept the level of pupils from Brixworth and Scaldwell envisaged in the Brixworth Primary School review. The County Council have said “It is the County Council’s intention to accommodate pupils from the SUE with a new secondary school in the area. This should also provide some additional capacity in the area.”(Source, email: Northamptonshire County Council, August 17, 2015.)

4.10 The Group was in regular contact with the Saxon Spires Practice and its Patients Group and played a full part in a “panel” comprising a developer and various stakeholders in the surgery with the aim of investigating whether a new surgery could be built in Brixworth. This was included within the S106 agreement, constructed and opened in 2019.

#### **Panels illustrating quotes from the Saxon Spires Practice and its patient group**

Partners from the Saxon Spires Practice said:

“The Saxon Spires Practice has been working with the Brixworth Neighbourhood Plan Steering Group for some years. We continue to support the 2016 Brixworth Neighbourhood Plan and this review as the plan enabled us to move into a new surgery building in 2019. The building was designed to meet the growing needs of the existing residents of the area, plus the additional residents from the new Barratts estates.

We are now at full capacity as every room and every desk is used daily. The Practice expects that it must increase support to care homes and as Brixworth already has two care homes, we remain concerned on the impact on the Practice from the approved Care Village.”

The Saxon Spires Patient Participation Group said:

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

The new Brixworth surgery premises enables the Practice to handle the new patients at Brixworth, to provide and improve patient care nearer to home and meet Government care objectives.”

4.11 The Steering Group has liaised with surrounding Parish Councils and informed them of the intention to progress the Neighbourhood Plan. A survey was carried out in the discussions with selected local businesses. (See Consultation Statement for summary.)

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

## **Statutory Consultation**

4.13 In order to publicise the 2015-6 Draft Neighbourhood Plan and bring it to the attention of people who live, work or carry on business in the Neighbourhood Area, the Steering Group published in the Brixworth Bulletin that the Plan was now out for public consultation and described how people who lived, worked or had an interest in Brixworth could comment on it. Banners were placed around the village advertising the process and closing date. The Bulletin is delivered to every household in Brixworth and every business. Nevertheless, additional letters were sent to several businesses reminding them that they could respond should they wish. A public meeting was held in the form of a workshop to allow people to examine different aspects of the Plan. Members of the Steering Group plus members of the Saxon Spires Patient Participation Group were in attendance.

4.14 Comments on the Draft Plan had to be submitted in writing:

via email: [info@brixworth-np.org.uk](mailto:info@brixworth-np.org.uk); or posted to the Information Point, Brixworth Community Centre, Spratton Road, Brixworth. The consultation period lasted 6 weeks from the date on which the Draft Plan was first publicised. The deadline for comments was 13 July 2015.

4.15 For a detailed analysis of the responses and actions taken, see the accompanying Consultation Statement.

## **Consultation Statement**

4.16 When submitting a Neighbourhood Plan to a local Planning Authority the legislation requires that a number of other documents accompany it. One of these is commonly known as a 'Consultation Statement'. This must explain how engagement with the local community and others has shaped the development of the Neighbourhood Plan. A Consultation Statement was prepared to accompany the submitted Brixworth Neighbourhood Development Plan. See [www.brixworth-np.org.uk](http://www.brixworth-np.org.uk).

## **Photographs illustrating workshops introducing the neighbourhood plan**



## 5. Vision and Objectives

### Key Issues

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

5.2 There is a strong desire for Brixworth to remain a rural community with its own sense of identity and place. There is a need to maintain a mix of housing, including sheltered accommodation and affordable homes. However the local community is clearly concerned about the capacity of the village to absorb significant new residential development. There is a strong sense that the existing infrastructure is struggling to meet current needs. The new GP surgery is not “future proofed” and was designed to provide for the existing Brixworth population and the new Barratts estate. The Primary school, now one of the largest primary schools in the County, is near capacity. There is a need for additional or improved shopping facilities in the centre in conjunction with more parking facilities also to serve the community centre, there is little space available at the school. There are considerable doubts about the medium term adequacy of the bus service.

5.3 Additionally, concerns had been expressed about the impact of further residential development on the surrounding countryside. The village stands on a plateau surrounded by attractive open countryside. The sensitivity of the landscape on the periphery of the village is emphasised in the independent landscape study. **(Appendix 5, Landscape Appraisal, Lockhart Garratt, August 2014).**

### Photograph illustrating the land to the south of Brixworth



5.4 These issues could be compounded by further residential schemes. There is therefore a feeling that the scale of recent residential development now needs to be absorbed and there should be a period of consolidation. Whilst some growth is inevitable and should be welcomed, it is felt that this needs to be in the correct

location and limited in scale. Similarly it needs to be phased so infrastructure and the associated services and facilities can cope. Small scale housing development using brownfield or infill land may therefore be acceptable within the existing village confines reflecting criteria G of policy R1 of WNJCS. It is recognised that Policy RA1 in the SCLP confirms Brixworth as a Primary Service Village. However, given the policies in the Neighbourhood Plan and the current position in the District in terms of the rural housing position and the 5 years housing supply, it is not necessary to alter the basis or function of the policies in the 'Made' Neighbourhood Plan.

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

## **Vision**

5.6 The vision is:

**By 2029 we aim to have created a Brixworth that will:**

- **be a sustainable, thriving and prosperous community;**
- **have maintained its village character within its rural surroundings;**
- **be a parish with a thriving natural environment with sustainable wildlife; and**
- **have seen changes that will have benefited the whole community.**

## **Objectives**

5.7 To deliver this vision the Plan has the following objectives:

- a housing growth strategy tailored to the community needs and context of Brixworth;
- achieving development which is sensitive to built setting and its rural surroundings;
- protection of environment, heritage, especially around the Saxon church, valued landscape and valued amenity and green spaces within the Parish;
- improved local facilities for existing and new residents; and
- maintaining a vibrant local economy.

## **Photograph showing Northampton Road near the Primary School**





## 6. Policies

### The Residential Plan for Daventry District

6.1 The Development Plan for the area consists of the:

- West Northamptonshire Joint Core Strategy (2014); and
- Settlements and Countryside Local Plan (2020); and
- Brixworth Neighbourhood Development Plan (2016).

6.2 Policy S1 of the West Northamptonshire Joint Core Strategy sets out that residential development in the rural areas will be limited and should meet four criteria:

- Enhance/maintain distinctive character/vitality of rural communities;
- Shorten journeys and facilitate access to jobs and services;
- Strengthen rural enterprise and linkages between settlements;
- Respect the quality of tranquility.

6.3 Policy S3 sets out that the rural areas will be the focus for about 2360 dwellings, and, although not a ceiling the figures are crucial to underpin the overall spatial strategy of directing greater levels of growth to Daventry town. In the Housing Land Availability Report of 2017, this rural requirement has been exceeded - as at 1st April 2020 by 881 dwellings with 9 years of the plan remaining. Policy R1 is derived from Policy S3 and sets out the way that the Local Plans were to be prepared by Daventry District Council according to the needs of each village and their role in the hierarchy.

6.4 In the Report on the JCS Examination (Issue 16, The Rural Areas) the Inspector accepted that Policy R1 provided a basis for the establishment of a hierarchy of villages based on an analysis of services and facilities. This was undertaken as part of the preparation of the Daventry Settlements and Countryside Local Plan. The BNPSG has worked closely with the District Council to ensure the Neighbourhood Plan is in general conformity with the emerging and now adopted Settlements and Countryside Local Plan. Policy R1 in the West Northamptonshire Joint Core Strategy provides the spatial strategy for the rural areas. It states that 2360 dwellings are required in the rural areas of Daventry District over the plan period.

6.5 Policy R1 also provides 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 and protects the overall rural character of the area. At the time when the Neighbourhood Plan was prepared and 'Made', Brixworth was classified as a "Limited Development Village" within the District's rural area. Now Brixworth has been categorised as a Primary Service Village, but the basis of the Neighbourhood Plan has not altered and any proposals for new development in the Neighbourhood Area must be assessed in relation to all policies. New development will have to be considered in terms of the Development Plan as a whole, including reference to Policy R1 of the Core Strategy and now Policy RA1 in the Settlements and Countryside Local Plan.

6.6 Policy R1 of the West Northamptonshire Joint Core Strategy adds that residential development in rural areas will be required to:

- Provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and
- Not affect open land which is of particular significance to the form and character of the village; and
- Preserve and enhance historic buildings and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and
- Protect the amenity of existing residents; and
- Be of an appropriate scale to the existing settlement; and
- Promote sustainable development that equally addresses economic, social and environmental issues; and
- Be within the existing confines of the village. [Criteria G].

6.7 Once the housing requirement for the rural areas has been met through planning permissions or future allocations, Policy R1 adds that further housing development will only be permitted where it can be demonstrated that it:

- Would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or
- Is required to support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services); and
- Has been informed by an effective community involvement exercise prior to the submission of a planning application; or
- Is a rural exceptions site that meets the criteria set out in Policy H3; or
- Has been agreed through an adopted neighbourhood plan.

### **Rural Housing Land Availability**

6.8 Policy R1 has been taken forward into the Settlements and Countryside Local Plan by establishing the hierarchy and the policies associated that help to indicate how development should be managed. The strategy focuses on concentrating development within village confines, reflecting criteria G of Policy R1.

Policy RA1 is specific to Primary Service Villages and therefore applies to Brixworth:

A: Development at the Primary Services Villages will be located within the confines of the village as defined on the inset map.

B: Development outside the village confines will be acceptable only in the following circumstances;

- 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

- 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
- 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
- Economic development that will enhance or maintain the vitality or sustainability of the Primary Service Village or would contribute to the local economy; or
- Development which otherwise accords with policy EC4.

C: Policy RA1 states also that all development should also meet the following criteria:

- Be of an appropriate scale as a Primary Service Village; and
- Not result in the loss of existing services important to the settlement and its role; and
- 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
- Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement; and
- Not result in the loss of land from employment use within a Strategic Employment Area; and
- Be accessible by walking and cycling to the majority of services and facilities within the settlement; and
- Protect the amenity of existing residents.

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

6.9 The District Council's 2020 Housing Land Availability report identifies the progress that is being made against the delivery of the rural housing requirement set out in the Joint Core Strategy. As at 1 April 2020 there is no residual requirement for further dwellings to be delivered against the housing requirement for the rural areas of about 2360 dwellings over the plan period, as it has been exceeded by completions alone and in total by 881.

6.10 The District Council has therefore pointed out that the final part of Policy R1 of the Joint Core Strategy (as described in paragraph 6.7 above) is now engaged when dealing with applications for residential development in the rural areas.

### **Five Year Land Supply**

6.11 In the April 2020 Housing Land Availability Report Daventry District Council demonstrated that it could identify a 6.9 year land supply of housing land.

## Housing Development in Brixworth

6.12 At the start of the Plan period (April 2011) the total number of dwellings was 2025 (source ONS data). Since then there has been a significant number of dwellings either granted planning permission or currently awaiting a decision. This is summarised in Table 1. below:

**Table 1. Illustrates Sites granted Planning Permission April 2011 - April 2020**

	No. of Dwellings
Total number of dwellings (at April 2011 ONS data)	<b>2025</b>
Sites granted planning permission (April 2011 – April 2020):	
· The Knoll DA/2011/0237	1
· 8 High Street DA/2012/0561	1
· Land East of Northampton Road DA/2014/0360	150
· Eaglehurst DA/2012/0449	15
· Victors Barns DA/2014/0117	7
· Old Station Yard DA/2013/0066	9
· Country House DA/2013/0993	1
· 12 Woodsfield DA/2014/0982	1
· Church Street DA/2015/0516	1
· Eastfield Road DA/2015/0473	1
· Holcot Road DA/2015/0286	10
· Victors Barn DA/2014/0910	5
· Land East of Northampton Road DA/2014/0900	90
· Victors Barn DA/2017/0919	7
· Holcot Road garage DA/2017/0700	4
· Barn at Hill Farm House DA/2017/0300	1
· The Woodyard DA/2017/0033	1
· Sunshine Barn DA/2018/0709	1
· Land at Paddock Lodge DA/2018/0293	1
· Barn at Froghall DA/2018/0014	1
· Stoneleigh DA/2019/0418	1
· Victors Barns DA/2015/1009	32**
· Total	<b>309+32**</b>
Sites not commenced until 2011:	
· Northampton Road DA/2009/0938	5
Site not occupied until 2012:	
Highfield Close DA/2005/0121	32
Sub total (not including sites in box above)	<b>309+32**</b>
Total	<b>2334+ 32**</b>

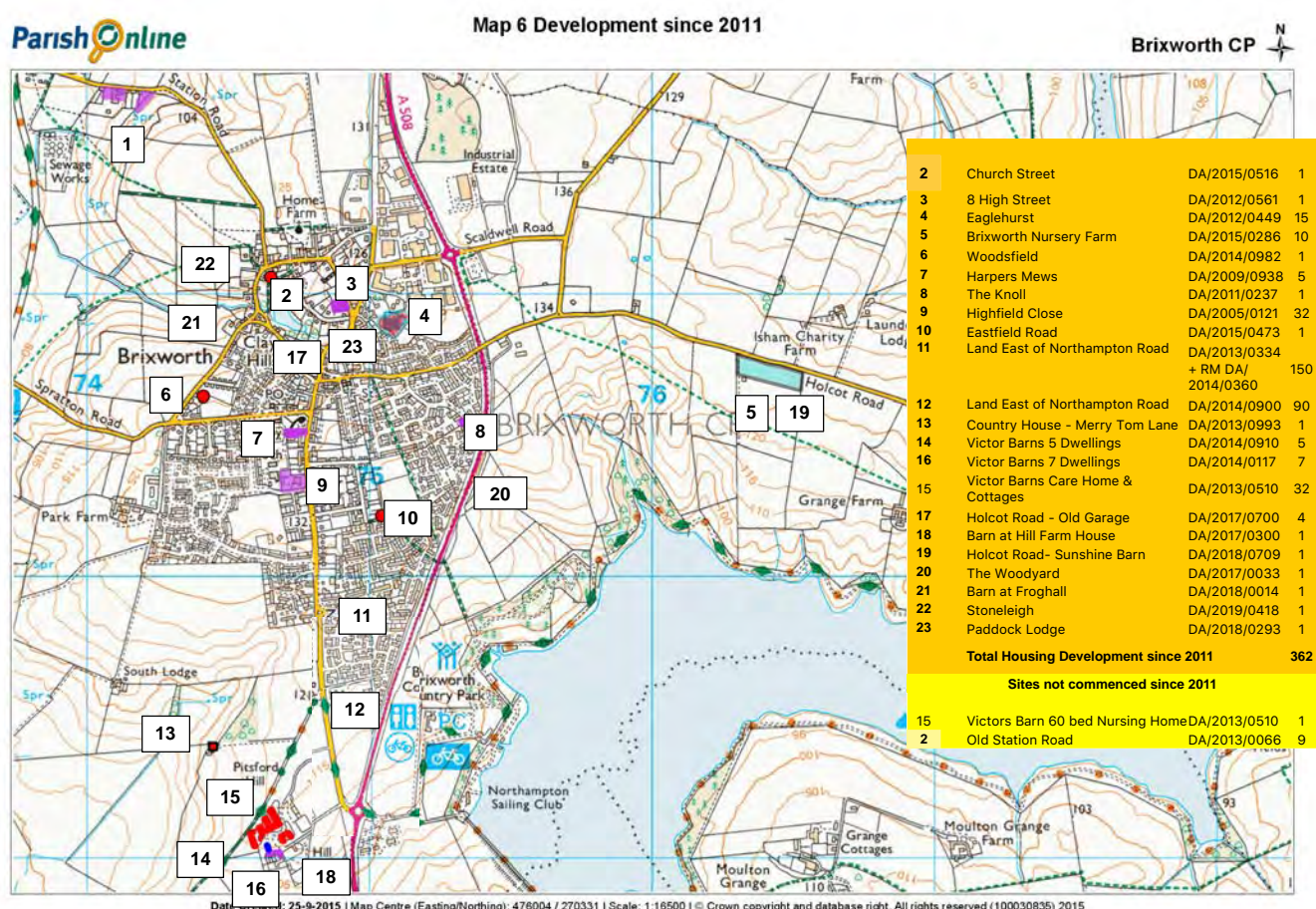
6.13 Since April 2011 if all sites are granted full planning permission, it would result in an increase of 15.3% over the 2011 census figures, or 16.8% when the close care cottages and apartments (\*\*) from DA/2015/1009 are included. (This application includes a 60 bed nursing home which has not been included in the table above or the calculated increase). In addition if the sites approved but not commenced until



after 2011 are included then that would mean an increase of 18.7% over the 2011 census figures.

6.14 Policy R1 in the adopted West Northamptonshire Joint Core Strategy states that development within the rural areas will be guided by a rural settlement hierarchy. Brixworth has been designated as a 'primary service village' in the Settlements and Countryside Local Plan. The submitted version of the WNJCS advocated that villages in this category should have residential growth up to 12% over the Plan period. Although the Inspector subsequently recommended the removal of the suggested percentage growth figures for each level in the rural settlement hierarchy, it does highlight that Brixworth designated as a 'primary service village' clearly has already exceeded the earlier suggested guidance maximum growth figure.

**Map 6. Map showing Brixworth development since 2011**



6.15 The residential development that has taken place since the start of the Plan period has produced a good mix of housing types, including single through to five bedroom properties.

## Diagrams showing new housing estates built since 2011

### NEW SURGERY



**Northampton Road east  
DA/2013/0334 and  
DA2015/0838 240 dwellings**



**Eaglehurst DA/2014/0360 15 dwellings**

### Housing Need in the Village

6.16 The most recent Housing Needs Analysis was undertaken by Daventry District Council in February 2013. This identified 19 potential households which were in need of affordable housing in Brixworth, as identified in the table below. This particular housing requirement is more than covered by the provision made as part of the recent developments on the Northampton Road.

Table 2. Brixworth Housing Needs Analysis 2013.

Rented	Shared Ownership	Open Market
3 X 1 bed flats	3 x 3 bed flat	
1 X 2 bed house	4 X 2 bed house	2 X 2 bed house
2 X 3 bed house	2 X 3 bed house	
2 x bungalows for elderly		

Source: Daventry District Council Housing Needs Analysis in Brixworth (Feb 2013)

### Environmental Constraints

6.17 As part of the on-going preparation of the Plan the Steering Group considered the strategic options for future residential development in and around the village. The

form and shape of the built up areas indicated that there were broadly three strategic options for any future residential development:

- to the east of the A508 Bypass;
- to the north, west and south of the existing built-up area; and
- within the existing settlement confines.

6.18 Any development to the east of the A508 would be a departure from the position adopted in the Daventry Local Plan adopted in 1997. This document stated that the bypass formed a logical boundary to the east of Brixworth. In the intervening years this position has been upheld. It is felt that should residential development ever occur to the east of this major road it could set an undesirable precedent. Once this road is breached there is no obvious natural or physical boundary to restrict further residential development that could creep towards Scaldwell and more sensitive landscape areas.

6.19 Perhaps most importantly, any occupants of housing located in this area could be physically and mentally isolated from the core of the village, and the opportunity to be integrated into the local community would thereby be diminished. It would restrict social interaction and not be conducive to a sustainable community.

6.20 There is also concern about the potential impact on the setting of Brixworth Country Park, which offers stunning views over the extensive Pitsford Water. Developed and managed by Northamptonshire County Council with Millennium Commission funding, the park is described as “a national showpiece for accessible countryside – providing access for all irrespective of physical or mental ability and social or cultural background”. The Country Park and Pitsford Water combine to offer circular, well-marked, hard-surfaced trails through the surrounding woodlands and meadows. Any development in the vicinity could harm the views from this important recreational asset and also have an adverse impact on the SSSI.

6.21 There are also environmental constraints to the north, west and south of the existing built-up area. In 2016, the Daventry District Local Plan (1997) pointed out that the western edge of the village is well defined. It added that the village is surrounded by attractive open countryside, particularly in the foreground of the historic church. In 2016, most of the countryside to the immediate west of the village was designated a Special Landscape Area in the Local Plan.

6.22 The landscape character assessment undertaken as part of the preparation of the Neighbourhood Plan also identified the area to the north, west and south as highly sensitive to change. This study also noted the “expansive, sometimes breath-taking views” across this area.

6.23 The Brampton Valley Way National Trail also passes immediately to the west of the built up area. This is a 14-mile (23 km) linear park that has been built on the line of the former Northampton to Market Harborough Railway. Managed by Northamptonshire County Council, this trail forms part of the National Cycle Network and contains a detour to the Country Park.



6.24 It was therefore concluded that new housing located to the north, west and south of the village would have an adverse impact on environmental considerations, recreational activity, ecological interests, and landscape sensitivity. It would not thereby constitute sustainable development.

6.25 It is acknowledged that there are opportunities for limited infilling within the existing settlement confines that could provide some organic growth over the Plan period. There are also several sites that could become vacant and available for redevelopment. Nevertheless it is felt that any such development needs to be in keeping with its surroundings and not harm any historical features.

### **Views of the Local Community**

6.26 Engagement throughout the preparation of the plan indicated a strong desire by the local community to maintain Brixworth as a rural village, preserving the surrounding landscape, environment and agricultural land. Similarly the vast majority agreed that any new housing should not undermine the form and character of the village, especially in the Conservation area, nor undermine valued green spaces and valued views, maintaining access to the countryside walks, especially to the south, south west and west.

6.27 Whilst local residents have welcomed new development in the past, there were strong concerns that the village now needs a period of consolidation to permit services and infrastructure to meet the current demand before overloading them any further.

6.28 It was acknowledged that some limited development was inevitable, but this must be of small size with brownfield sites or infill strongly preferred. Some affordable housing is acceptable and priority should be for the local young and local elderly.

### **Site between Northampton Road and the A508 Harborough Road**

6.29 In the course of preparing the Neighbourhood Plan the Steering Group positively engaged with developers to achieve a successful outcome, leading to reserved matters planning permission for 90 dwellings (DA/2015/0800). In order to meet its share of the rural housing requirement specified in the Joint Core Strategy, the Plan supported this application that adjoined the residential development located to the far south of the village between Northampton Road and A508 Harborough Road. Although in the open countryside, it was between two busy roads and opposite the site approved for a new care home. As part of this proposal a new GP surgery (DA/2015/0838) and associated parking was delivered near the allotments together with additional parking near the library (DA/2015/0911). There was also educational provision to cope with the additional demand generated by this site.

6.30 In 2016 beyond support for the above planning application the Neighbourhood Plan made no allocation of land for residential development for the following reasons:



- at that time the status as a 'Limited Development Village' in the Daventry Local Plan (1997) and the provisions of saved Policy HS11, (now Primary Services Village following classification in the SCLP adopted in 2020);
- the rural housing requirement across the District specified in the WNJCS (2014) had already been exceeded then by 140 dwellings. As a consequence the District Council pointed out that the final part of Policy R1 of the Joint Core Strategy (see Para 6.7) was now engaged when dealing with applications for residential development in the rural areas;
- at that time the District Council identified a 5.95 year supply, (in April 2020 the District Council stated it is 6.9 years);
- the village has already experienced an increase of 15.3% (16.8% 2020) additional dwellings since April 2011;
- the identified need for affordable homes has been met by recent developments;
- any development to the north, west and south of the village would involve incursion into the surrounding open countryside and would have a detrimental impact on sensitive landscape (much of which was designated as a Special Landscape Area in the Daventry District Local Plan (1997)) and other environmental and recreational considerations;
- any development to the east beyond the A508 bypass would facilitate unbridled development into open countryside with no physical or natural boundary once breached, which could have an adverse impact on the setting of the country park and the SSSI. It could also create a separate community isolated from the existing settlement;
- some of the existing services and facilities in the village are already over stretched and could not cope with additional demand; and
- the views of the local community who have strong concerns about even more residential development that could reduce the 'rural feel' of the village and feel there is a need for consolidation after extensive growth in recent years.

6.31 As a consequence of the above the Neighbourhood Plan does not include any allocations for residential development outside the current village confines. The 2016 plan and the 2020 review give careful consideration to the assessment of environmental factors of the landscape around the village which should be taken into account in the suitability of sites for development (through the Settlements and Countryside Local Plan Part 2) should there be evidence of the need for further housing development in the village. This forms evidence to be taken into account when considering criterion **B** of JCS Policy R1; 'Residential development in rural areas will be required to ..... not affect open land which is of significance to the form and character of the village.'

6.32 Infill development within the village confines will be acceptable provided that it meets certain criteria specified in the housing policy. This includes being of a design and scale that is appropriate to its particular setting and the character of the village. It should also be eco-friendly and of high quality build.

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

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

6.35 Many residents identified parking problems as an issue for the future of the village. They identified areas around the shops on Spratton Road, the former Surgery, and the area around the school entrance. The development of the site between Northampton Road and the A508 was expected to bring as mitigation additional car parking to the library and community centre site, and provide over twice the number of surgery parking spaces at the new surgery. Future infill development should provide 2 car parking spaces per dwelling. This requirement is necessary due to the high proportion of houses having 2 or more vehicles. Residents in rural areas rely on their cars to travel to and from work in the absence of adequate public transport.

#### **Policy 1 – Residential Development**

**Residential development on infill sites within the village confines will be supported providing that:**

- 1. it is in harmony with its surroundings in terms of scale, layout and design;**
- 2. it incorporates, wherever appropriate, locally distinctive features and materials, such as Northampton Ironstone;**
- 3. there is no harm to the Conservation Area and the setting of the Saxon church;**
- 4. it incorporates features that improve environmental performance, such as energy efficiency measures and green energy generation;**
- 5. it is of small scale appropriate to its surroundings;**
- 6. there is provision for a minimum of 2 off road car parking spaces per dwelling; and**
- 7. any loss of an existing service or facility has adequate compensatory provision that is of an equivalent scale, accessibility and function or it is demonstrated that it is no longer economically viable; and**
- 8. it takes into account the guidance and principles contained in the Planning Out Crime in Northamptonshire SPG and any future SPD.**

**Proposals should be in accordance with Policy R1 in the West Northamptonshire Joint Core Strategy and the guidance contained in the Brixworth Village Design Statement. The boundary of the village confines is shown on the Proposals Maps.**

## **Natural Environment**

6.36 Brixworth is a rural parish comprising a village surrounded by rolling ironstone slopes and high grade agricultural land. The landscape quality and beauty of the adjoining countryside is something that the local community value very highly.

6.37 The Settlements and Countryside Local Plan (2020) seeks to restrain development in the open countryside. Policy ENV1 criteria F supports identification of local landscape designations in neighbourhood plans. Most of the countryside near the Saxon Church and to the immediate south and west of the village comes under the local designation of High Sensitivity. Policy RA1 A of the SCLP aims to focus development within the confines, however, there are specific circumstances where development outside the confines would be allowed, which are set out in part B of this policy. The SCLP Policy RA6 also states that planning permission will be supported for residential development in the open countryside for the re-use or conversion of existing buildings, essential for the purposes of agriculture or forestry, the replacement of an existing dwelling, individual dwellings of exceptional design, rural workers dwellings, or for making optimal use of a heritage asset.

6.38 The Brixworth Village Design Statement was prepared by a steering group of villagers, with the support of the Parish Council. Amongst other things the document highlighted the quality of the surrounding landscape character and sought to positively manage any changes that might affect it. It also described the unique features of the village which local residents' value and would like to see retained or enhanced. The Statement was approved by Daventry District Council in September 2004 as Supplementary Planning Guidance. As such the Statement is a material consideration when assessing planning applications in the parish. As part of the preparation of this document the Neighbourhood Plan Steering Group revisited the Village Design Statement and concluded that the various guidelines listed are still relevant and apply today, and thereby need to be incorporated into the Neighbourhood Plan.

6.39 In 2006 the River Nene Regional Park (RNRP) co-ordinated a comprehensive Environmental Character Strategy and Green Infrastructure Strategy. This describes the physical environment of the county to help planners, developers and the local community understand how the present day landscape has evolved and how it functions. The Assessment considers the different elements that influence the landscape including: environmental character; historic landscape character; biodiversity character assessment; and green infrastructure. The study indicates that the landscape around Brixworth forms part of the Central Northamptonshire Plateau and Valleys. It shows that the village itself is surrounded by rolling ironstone valley slopes that incorporate modern field patterns. In terms of green infrastructure the Brampton Arm crosses the parish to the west of the village. This is a major tributary

of the River Nene and follows a north-south course. It forms a sub-regional green infrastructure corridor along the valley, following the line of the disused railway line that ran from Northampton to Market Harborough, now a well used cycle and walking track.

6.40 The “Achieving Sustainable Development” principles listed in the 2019 National Planning Policy Framework (paragraph 20) recognise the intrinsic value and beauty of the surrounding countryside. The Principles also support conservation of local heritage assets. Section 15 highlights the need to protect the surrounding valued landscape and endorses the need to protect areas of tranquillity.

6.41 The West Northamptonshire Joint Core Strategy says that development outside the existing confines will be permitted only where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy. The Strategy also emphasises that new development in the rural areas will be limited with the emphasis being on respecting the quality of tranquillity.

6.42 The WNJCS also builds on the work undertaken by the RNRP study. Policy BN5 says that development in areas of landscape sensitivity will be required to be sympathetic to locally distinctive landscape features. It also states that the sub-regional green infrastructure corridors provide the link between the major areas of population within Northamptonshire and beyond into neighbouring counties. The function of these corridors is to connect areas of natural heritage, green space, biodiversity or other environmental interest. It adds that local green infrastructure corridors provide links between the sub-regional corridors. Policy BN1 protects green infrastructure whilst Policy BN8 seeks to protect the River Nene strategic river corridor, including its tributaries.

6.43 As part of the preparation of the Neighbourhood Plan consultants were commissioned to undertake an assessment of the landscape around the village and its sensitivity. (Landscape Character Assessment) In part this was to review and consider the nature and extent of the Special Landscape Area. Although these areas were defined in the Local Plan in 1997, they were originally designated in the first County Structure Plan. The commissioned study revealed that the landscape to the north, west and south and south west is highly sensitive to change. These Areas of High Sensitivity are important to the setting of the village and thereby warrant protection in the Neighbourhood Plan. Landscape character assessments such as RNRP and the recent Lockhart Garratt assessment of the landscape around Brixworth provide information about the characteristics and sensitivity of the landscape. They should be used to assess the impact of proposals on the setting of the village, local distinctiveness including specific features and the intrinsic value of the landscape. The SLA designation has subsequently been changed through the SCLP, but the LCA undertaken for the neighbourhood plan identifying areas of high sensitivity is still valid evidence and the SCLP recognises designations made through neighbourhood plans.

6.44 The Plan also fulfils the wishes of the local community and public access to the countryside is considered to be important. The consultation undertaken as part of the



preparation of the Neighbourhood Plan consistently revealed the wish to see the attractive appearance and quality of the surrounding rolling landscape conserved. There is clearly a strong desire to protect the open countryside and the setting of the village from insensitive and inappropriate development. In particular there is strong desire to prevent sprawl beyond the eastern side of the A508 bypass and the setting of Pitsford Reservoir. Similarly the open countryside to the south and west of the settlement is regarded by the local community as being particularly sensitive because of its high landscape value.

6.45 The following policy builds on the wider planning context provided by the National Planning Policy Framework, Daventry Settlements and Countryside Part 2 Local Plan and West Northamptonshire Joint Core Strategy and applies it at the Neighbourhood Plan level to protect the surrounding open countryside and its landscape quality. In light of the recent adoption of the SCLP, it has been necessary to take into account any implications this has for the Neighbourhood Plan. In addition to Policy 2, development outside the confines in the open countryside will need to meet the criteria in policies RA1 and RA6 of the SCLP.

**Policy 2 - Development in the Open Countryside**

**A. The remainder of the Neighbourhood Area outside the confines of the village is regarded as open countryside.**

**Development will only be permitted in the open countryside if it:**

- 1. contributes to the local rural economy;**
- 2. is for the re-use or extension of an existing building;**
- 3. is for sport or recreation; or**
- 4. is for an isolated dwelling in the special circumstances identified in paragraph 79 of the 2019 National Planning Policy Framework.**

**B. Development in the countryside should include an assessment of the impact of the proposed development including any mitigation measures, if necessary. Development should not result in unacceptable demonstrable harm to any of the following matters:**

- a. sites of ecological value including Pitsford reservoir;**
- b. listed buildings, Scheduled Monuments and sites of archaeological interest;**
- c. the tranquillity, character and beauty of the countryside;**
- d. the quality of the landscape, as defined in the Landscape Character Assessment, including Areas of High Sensitivity as defined on the Proposals Maps as supported by Policy ENV1 in the Daventry Settlements and Countryside Local Plan;**
- e. the Brampton Sub-Regional Green Infrastructure Corridor as defined in the West Northamptonshire Joint Core Strategy; or**
- f. the setting of the Saxon church.**

6.46 A strong message to emerge from the local community engagement was the need to 'feel' a rural village community. Views of the surrounding countryside help facilitate this, reminding the community of the rural landscape beyond.

6.47 The historic part of Brixworth is situated on one of the highest points of the Northamptonshire Uplands. A westward-facing scarp gives the village dominating views over the Brampton Arm brook and its tributaries. The Saxon church is on a hilltop site 130 metres above sea level and is clearly visible for many miles around.

6.48 The position of the settlement and the nature of the topography thereby mean that there are commanding views over the surrounding rolling landscape. It is the nature of these important views across the adjoining open countryside that reinforces the rural feel of the village and adds to its charm and character.

6.49 Similarly views of the settlement from the surrounding area are crucial to its setting in the landscape. This is particularly important when retaining views of significant buildings and features, most notably the setting of the Saxon church.

6.50 The Village Design Statement recognised the value of these important views and defined them accordingly. Guidelines were also included. As part of the preparation of the Neighbourhood Plan the Steering Group reassessed the views in the Village Design Statement and identified those of most significance.

6.51 In 2012 the Planning Inspector who dismissed the appeal against Daventry District Council's decision to refuse permission for a detached garage in Stonehill Way ( APP/Y2810/D/12/2189368) found that saved Policies GN2 (A), EN 1 and EN42 (A, C and E) in the Daventry District Local Plan adopted in 1997 to be broadly in accordance with the Framework's environmental objective of achieving sustainable development, by protecting and enhancing the natural and built environment. He recognised that the Brixworth Village Design Statement (VDS) places great emphasis on protecting views into and out of the village. In particular, it identified important views and panoramic views for protection. He attributed some weight to the VDS particularly where it recognised the importance of the Special Landscape Area in accordance with saved Local Plan Policy EN1. He considered that the local view made an important contribution to the transition between the village edge and the countryside beyond. Also in 2012 permission was refused for housing west of Northampton Road, DA/2011/0628, because "it would result in the development of an open space, partly in a Special Landscape Area, which is of particular significance to the form and character of the village, provides its setting when viewed from the south, and affords views over open countryside and the wider Special Landscape Area." (now land highly sensitive to change, formerly part of the SLA and still provided with protection in this plan). A subsequent appeal was withdrawn. Prior to this in 2003 an appeal against a decision to refuse permission for a golf course off Merry Tom Lane DA/2002/0636 was dismissed because it would detract from an area of unspoilt rural landscape, free from urban intrusion, possessing a sense of remoteness and tranquillity "which it is considered important to protect".

**Table 3. Table defines the justification of Important Views. See Proposals Map**

No.	Description	Justification for inclusion as important View
1	From the north on the A508, looking south across fields to the Saxon church	A historic view. The church was originally the site of a Saxon Abbey and was on the top of a hill where it would have been visible above the ancient forests from all sides. Pilgrims would have been guided to the abbey from a great distance and would have prayed for indulgences before the relics on display in its ambulatory. The view of the church is still clearly visible for many miles. North of the church excavations have revealed a Roman Villa and even earlier evidence of an Iron age Settlement.
2	From Froghall looking west	A view across towards Creaton and Cottesbrooke across open fields with interesting field patterns, valued hedgerows and wooded hilltops typical of a Northamptonshire hunting landscape. Public footpaths lead across this area and link with the Brampton Valley Way.
3	From Froghall, looking west across the Brampton Valley Way	Panoramic view across fields from Frog Hall down to Brampton Valley Way and then to Spratton and Creaton on the horizon. Changing with the seasons, crops and grazing animals.
4	From Shelleycotes Road, Froxhill Crescent and Stonehill Way looking south through to south west	From a hilltop setting, this area has stunning views with far reaching magnificent views over Northamptonshire rolling ironstone slopes. It is also enjoyed by local residents and those from nearby villages. This is an area of peace, tranquillity and wellbeing vital to the setting of Brixworth. Over 3200 (67%) of residents signed a petition in 2011 to preserve this site from development; 800 letters were sent to DDC objecting to the site being developed. Developing this land is also contrary to Policies RA1 and ENV1 of SCLP.
5	From close to the mini-roundabout with The Ashway and Northampton Road and looking south west and west	This is the dominant view over the land highly sensitive to change when entering or leaving the village. This presents open countryside and a rural feel to the entrance to the village. It is particularly attractive because of the changing seasons which are reflected in its undulating rolling landscape and the wide open skyline with constantly changing cloud formations. Since 2016 many trees have been planted in the nearest field to the south-western edge of the village.

No.	Description	Justification for inclusion as important View
6	From the bypass in several areas and looking across the reservoir	This is a view seen by commuters on the by-pass looking down to the open water of the reservoir and the surrounding countryside on the other side. This tranquil view is also seen from the Brixworth Country Park but from a lower vantage point.
7	From Merry Tom Lane towards Brixworth	Long distance views across the edge of the Northamptonshire Uplands towards Brixworth and Spratton, highly valued for the sense of peace and tranquility. Of historical interest on the ancient route Merry Tom Lane which linked Brixworth to Chapel Brampton.
8	From the Welford Road towards Brixworth	Enjoyed by those using the Brampton Valley Way and the footpaths around Chapel Brampton on the other side of the valley. Highlights the changing seasonal use of farmland and ancient woodland.
9	From the Brampton Valley Way looking up to Brixworth	Walking or cycling along BVW give many views of the hill top setting of the village along its length with crop fields in the foreground and the Church. Housing on the horizon is generally set back from the ridge line and often masked by trees and hedges.
10	From Pitsford across reservoir towards Brixworth	From Pitsford Car Park the east of the village dominates the horizon with the reservoir and sailing club in the foreground. This view is seen along a major part of the southerly section of the reservoir cycle path.
11	From the top of Froghall towards the Saxon Church	A favourite view of residents sweeping down from the top of Frog Hall to the old part of the village with the Saxon church framed by trees, ever changing with the seasons.
12	From the Saxon Church looking over Hall Park	This again is a historic view of a wooded landscape as seen from the church looking down over Brixworth and Hall Park. It has remained little changed over many centuries. Brixworth Hall was pulled down in the 1950s but the lake and stables (now Lake House) survive surrounded by a high stone wall. Hall Park now has a number of modern houses within the walls but they are largely hidden by the wooded landscape created when the Hall was built in the eighteenth century.



**View 1. Photograph showing a view from the north towards Saxon Church**



**View 2. Photograph showing a view from Froghall looking west to Brampton Valley Way.**



**View 3. Photograph showing a view from Froghall and Spratton Road towards Brampton Valley Way**



**View 4. Photograph showing a view from Froxhill Crescent and Shelleycotes Road**



**View 5. Photograph showing a view from Northampton Road to south west**



**View 6. Photograph showing a view from A508 to Pitsford Reservoir**



**View 7. Photograph showing a view from Merry Tom Lane towards Brixworth**



**View 8. Photograph showing a view from Junction of Welford Road with Midshires Way**



**View 9. Photograph showing a view from Brampton Valley Way towards Brixworth.**





**View 10. Photograph showing a view from Pitsford across reservoir to Brixworth**



**View 11. Photograph showing a view from Froghall to Saxon church**



**View 12. Photograph showing a view from churchyard towards Hall Park**





6.52 The following policy aims to protect the historic and landscape setting of Brixworth and views from public vantage points in the surrounding countryside and from the edge of the village from development that would have a harmful impact on it. The views and vistas are important to the unique character of the village and its rural feel, and it is appropriate for the Neighbourhood Plan to seek to protect them. This policy will only apply to land in the Neighbourhood Plan Area. The Neighbourhood Plan seeks to protect the setting of the village in order to maintain its local distinctiveness.

**Policy 3 - Assessing the Impact of Development on the Setting and Views around Brixworth**

**The following are designated as important views:**

- 1. from the north on the A508, looking south across fields to the Saxon church;**
- 2. from Froghall and looking west;**
- 3. from Froghall looking west across the Brampton Valley Way;**
- 4. from Shelleycotes Road, Froxhill Crescent and Stonehill Way looking south through to south west;**
- 5. from close to the mini-roundabout with The Ashway and Northampton Road and looking south west and west;**
- 6. from the bypass in several areas and looking across the reservoir;**
- 7. from Merry Tom Lane towards Brixworth;**
- 8. from the Welford Road towards Brixworth;**
- 9. from the Brampton Valley Way looking up to Brixworth;**
- 10. from Pitsford across reservoir towards Brixworth;**
- 11. from the top of Froghall towards the Saxon Church; and**
- 12. from the Saxon Church looking over Hall Park.**

**The location and direction of these important views are indicated on the Proposals Map 1.**

**Proposals for development will be supported providing that:**

- A. they do not have an unacceptable adverse impact on the historic and landscape setting of the village; they avoid locations on a hill slope or a prominent site on the edge of the village and are designed to minimise harm to important views and vistas into or out of the village through careful layout, sensitive design and mitigation through the appropriate use of screening; and**
- B. is in accordance with the guidance contained in the Brixworth Village Design Statement.**

6.53 Trees are an integral part of the natural environment. They provide visual amenity, create habitats for wildlife, and improve air quality.

6.54 Policy SP1 of the SCLP (2020) looks to safeguard the natural resources of the district. The Policies ENV1 and ENV10 seek the protection and incorporation of existing trees, hedges and other features within a development site together with proposals for new planting that respects the unique distinctiveness of the development site.

6.55 The National Planning Policy Framework states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees unless the need for development in that location clearly outweighs the loss. This stance is emphasised in Policy BN3 of the Joint Core Strategy (2014).

6.56 The Hedgerows Regulations 1997 protect most countryside hedgerows from being removed (including being uprooted or otherwise destroyed). If anyone wants to remove a hedgerow (or part of a hedgerow) they need to apply to Daventry District Council in writing before they do so. The District Council can issue a hedgerow retention notice if it is considered 'important' and must be kept, or give permission to remove the hedgerow. An important hedgerow must be at least 30 years old and meet certain criteria e.g. it marks a pre-1850 parish boundary, incorporates a Scheduled Monument or an archaeological feature, is an integral part of a field system pre-dating the Enclosure Acts, or contains protected species listed in the Wildlife and Countryside Act 1981.

6.57 The following policy aims to safeguard and retain mature trees, woodlands and hedgerows within the development, where possible. Such features are a vital element in the character of Brixworth and its surrounding countryside. However unless trees are subject to Tree Preservation Orders or are in Conservation Areas their removal and pruning are not subject to planning control. Even where trees are subject to planning control it is unusual for policies to preclude their removal and more normal to require the provision of replacement trees. However, these features should be retained wherever possible because of their contribution to the historic and natural environment.

#### **Policy 4 – Trees and Hedgerows**

- 1. When considering development proposals mature trees, woodlands and important hedgerows should be protected where possible.**
- 2. Development that will result in the loss of damage to Protected Trees and Woodlands will not be permitted unless a satisfactory scheme for the replacement of lost trees or mitigation of damage to the landscape is agreed.**

#### **Health and Well-Being**

6.58 One of the principal aims of the Neighbourhood Plan is to address the physical and mental health needs of the local community, and support well-being. The

provision of a range of formal and informal open spaces was clearly fundamental to meeting this need. Furthermore the Steering Group were keen to adopt a strategic approach to its open spaces embracing type, quality and accessibility utilising a network of footpaths.

## Map 7. Map showing public access to the countryside

Map 7. Access to Open Countryside



6.59 Criteria G of Policy R1 in the WNJCS stipulates that development should be concentrated within village confines with criteria B and C seeking to protect the character of the village and open land that surrounds it. This is supported by Policies RA6 and RA1 part A in the SCLP.

6.60 The National Planning Policy Framework states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It adds that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Furthermore it stresses that planning policies should protect and enhance public rights of way and access.

6.61 The Framework also introduces the concept of Local Green Spaces. Through Neighbourhood Plans, local communities are invited to identify for special protection green areas of particular importance to them. By designating land as Local Green

Space new development is ruled out other than in very special circumstances. It adds that Local Green Spaces should only be designated when a Plan is prepared or reviewed, and be capable of enduring beyond the end of the Plan period. The Framework points out that the designation will not be appropriate for most open spaces. Any such designation must be close to the community it serves and not be an extensive tract of land. It should hold a special local significance to the local community in terms of, for example, its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.

6.62 Policy RC2 in the Joint Core Strategy states that the loss of existing community facilities, including areas of open space, will be resisted unless it can be demonstrated that a replacement facility of equal or better quality can be provided. Similarly any proposal will bring about community benefits that outweigh the loss of the facility or the open space.

6.63 The Parish is fortunate in having within it part of two sub-regional open spaces and a long distance footpath. Immediately to the west of the village lies the Brampton Valley Way National Trail. This is a 14-mile (23 km) [linear park that has been](#) built on the line of the former [Northampton to Market Harborough Railway](#). It is identified in the Joint Core Strategy as a Green Infrastructure Corridor. It is managed by Northamptonshire County Council, and forms part of the National Cycle Network. It also contains a detour to Brixworth Country Park using the Northamptonshire Round. This 51-mile circular route takes in some of the prettiest villages and countryside around Northampton. The walk officially starts at Brixworth Country Park.

6.64 The Parish thereby lies at the juxtaposition of three important open space facilities that facilitate various informal recreational pursuits within close proximity of the village. The Neighbourhood Plan thereby seeks to build on this by protecting pedestrian links from the settlement village to these facilities by utilising the attractive countryside on the periphery of the village. This is more difficult with the Country Park, which lies on the other side of the busy A508 Bypass. For some residents in Brixworth the Country Park is only accessible by car despite its proximity. It is also too extensive to be designated as a Local Green Space. In addition significant parts of it form a Site of Special Scientific Interest (SSSI) so it is already protected.

6.65 However, the countryside to the west is more accessible to the local community and provides strategic links to the nearby Brampton Valley Way. This area is special to local people with superb views from pathways and roads across the surrounding countryside, and yet they are in close proximity to the built up area. These fields have permissive and public paths crossing them and are highly valued by the local community for their landscape quality, views and recreation value.

6.66 Underpinning this accessible open countryside around the village there are several important formal open spaces within the village itself. Aside from the provision of sports and play facilities, these open spaces provide important 'green lungs' within the built up area and break up the urban fabric.

6.67 In order to support health and well-being the approach to designating Local Green Space has therefore been to consider the protection of:



- accessible and attractive countryside on the immediate western periphery of the village that is used for informal recreation, and also to enable links to the nearby network comprising Brampton Valley Way, Northamptonshire Round and Country Park; and
- the larger formal open spaces within the village itself that are used for sport, recreation and children's play, as well as breaking up the built-up area and providing 'green lungs'.

6.68 The Steering Group also considered independent opinions of the setting of Brixworth in the countryside. The Lockhart Garratt Landscape Character Assessment September 2014 (Appendix 5) includes "The south western fields offer expansive views to recreational users of Merry Tom Lane at the southern village edge, as well as to residents who abut this Character Type. The fields to the north protect the setting of the Saxon church and as such would be very highly sensitive to change." Also "There can be no doubt that Brixworth is a charmingly eclectic village, set in beautiful open farmland with expansive, often breath taking views. Although it is the largest village in the area, the different building styles, small commercial centre and lack of through traffic, makes it feel much smaller and more intimate. The proximity of Pitsford Water, the nature reserve and Brampton Valley Way National Trail, as well as the elevated views helps to define the bucolic setting and tranquility of Brixworth." The Liz Lake Associates review August 2012 (Appendix 5), commissioned by Daventry District Council in response to a planning application DA/2011/0628 on the field to the west of Northampton Road (and critical to its refusal) concluded "the visual impact of the revised access road, the loss of panoramic views and the change to the setting of the edge of the village would also result in a Moderate Adverse impact." Also in the conclusions "There would be loss of the expansive nature at the village edge due to the extension of Brixworth beyond the clay plateau into the rolling ironstone slopes"

6.69 The Steering Group judge that the following sites should be defined as Local Green Spaces as they are important to the community. The recreation/playing fields included are important for social cohesion reasons in addition to being well used open spaces that deserve protection. The table illustrating the justification of important Local Green Spaces is shown in Appendix 2.

### **Photograph of a Local Green Space: St David's recreation ground**



## **Policy 5 - Local Green Spaces**

**The following areas are designated as Local Green Spaces:**

- 1. St David's Recreation Ground**
- 2. Spratton Road Recreation Ground**
- 3. The Ashway Playing Field**
- 4. Haywards and Victors Barns Recreation Area**

**Boundaries of the Local Green Spaces are shown on the Proposals Maps.**

**Development will not be permitted unless in very special circumstances such as improvements to recreation facilities.**

6.70 Aside from these Local Green Spaces, there are a number of smaller open spaces that are worthy of retention. This includes allotments and play areas. However the overall demand for formal recreational open space probably exceeds availability so it is important that they are also protected and improved where possible. Development will be supported if it improves the overall quality or accessibility of the site.

6.71 There are also areas of open space that are important because they reinforce the historic setting and core of the old part of the village. Conversely many of the newer estates in Brixworth were designed and built with grassed amenity areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area. Shown in more detailed maps in Appendix 4, pages 68 to 79.

**Photograph of an Open Space that deserves protection: Allotments on Northampton Road**



6.72 These important open spaces include:

**Table 4. Table showing Open Spaces in Brixworth that deserve protection**

Num ber	Location	Justification
1	Near Saxon Church	Allotments fully used by community
2	Northampton Road	Allotments fully used by community
3	Heritage Centre	Common Land. Historic area close to Heritage Centre, 13th century Butter Cross and stocks. In Conservation Area
4	The Pound	Historic green area once used for stray farm animals. In Conservation Area
5	Village Hall	Common Land preserving setting of Village Hall.
6	Millennium Garden	Tranquil area close to Saxon Church. In Conservation Area.
7	Pocket Park	Valued local green area used by residents in Eaglehurst area. Contains mature trees.
8	The Ashway	Valued local green area which is surrounded by houses on four sides. Helps to break up urban feel.
9	Horseshoe Close/ Ridings	Valued local green area which is surrounded by houses on four sides. Helps to break up urban feel.
10	Blackthorn Crescent/ Hawthorn Road	New “village green” provided as part of new estate on Northampton Road. Gives open space feel to the development.
11	Holcot Road	Important small open space alongside road and public footpath providing open feel access to Tantree Way..
12	Eaglehurst	New space provided on Eaglehurst extension including public footpath to industrial estate.
13	Pytchley Close	Valued local green area which is surrounded by houses on four sides. Helps to break up urban feel.
14	The Slip	Well established open area valued by residents. Designated play area when the surrounding houses built.
15	Breach Close	Well established open area valued by residents. Designated play area when the surrounding houses built.
16	Near A508/ Northampton Road Roundabout	New area that will be constructed in phase 2 of the current Northampton Road development. Important to identify as it will contain children's play area, SUDS and swales giving a soft edge to the approach to the village from the south.

6.73 The following Policy thereby seeks to protect open space accordingly.

**Policy 6 - Open Spaces**

**Development on Open Space shown on the Proposals Maps will be resisted unless it can be demonstrated that:**

- 1. it would support the existing function or improve the overall quality of the open space; or**
- 2. the loss is in accordance with the criteria listed in Policy RC2 of the West Northamptonshire Joint Core Strategy.**

6.74 Paragraph 91 of the National Planning Policy Framework states that planning policies should aim to achieve healthy, inclusive communities by promoting social interaction. Para 92 adds that the plan should provide for the retention and development of local services and community facilities in villages, such as local shops, meeting spaces, sports venues, cultural buildings, public houses and places of worship.

6.75 Whilst Brixworth may lack a traditional centre based around a village green, a village centre has evolved in Spratton Road. This comprises a range of shops, library, community centre, coffee shop, dentist. It has become a vibrant area and provides opportunities for social interaction between different members of the community. In many respects this is the heart of the village.

6.76 However, a number of issues have emerged which affect its function, most notably the lack of adequate car parking provision. The village centre needs to be both vibrant and viable, and continue to offer a good range of services and facilities. Development that improves and strengthens its sustainability will therefore be encouraged and supported.

**Photograph of the Brixworth village centre area**



## **Policy 7 - Brixworth Village Centre**

**Development that strengthens Brixworth Village Centre as a focal point for local services and community facilities will be supported.**

### **Historic Environment**

6.77 Although Brixworth has undergone some extensive development in recent decades, it still retains many historic buildings and features, especially the Saxon Church and extensive Conservation Area. The historic environment is something that the local community value very highly. A Conservation Area review was carried subsequent to the 2016 Neighbourhood Plan being made. The amended Conservation Area boundary (December 2017) should be applied to all policies. (Map 5).

6.78 Policy ENV7 in the SCLP states that planning permission for development within Conservation Areas will be granted provided that the development preserves or enhances the character of the area. It adds that proposals for development should not intrude into the setting of important buildings. Development will only be favourably considered if it meets certain criteria.

6.79 The Brixworth Village Design Statement was approved as Supplementary Planning Guidance in 2004 and is thereby a material consideration. The Brixworth Parish and Daventry District Councils, through the Brixworth Neighbourhood Development Plan, expect new building development to conform 'to the spirit' of the Design Statement.

6.80 The Policies in the National Planning Policy Framework highlight the need to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for current and future generations.

6.81 The Joint Core Strategy points out that the historic environment is one of the area's most valued assets. This includes buildings and structures, parks and gardens, and archaeological remains that are an important aspect of the area's past. However, it adds that there are still assets which are at risk from the impact of major change through development or the cumulative loss of smaller features and structures which make the area distinctive. Policy BN5 states that development in areas of historic or heritage significance will be required to sustain and enhance the heritage and landscape features which contribute to the character of the area. Proposals should also demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting.

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



6.83 The Brixworth Village Design Statement is a material consideration when assessing planning applications. The Design Statement makes a number of detailed recommendations in relation to landscape, settlement character, building design and highways. As part of the preparation of the Neighbourhood Plan the Design Statement was reviewed and still deemed relevant. The Neighbourhood Development Plan thereby endorses the need for development proposals to have regard to the Design Statement and generally conform to its guidance.

#### **Policy 8 - The Conservation Area**

**Development within or adjacent to the Brixworth Conservation Area, will be supported providing that:**

- 1. the form, design, scale and materials respect the Conservation Area and in the case of an extension, the host building;**
- 2. the siting respects the setting of any important open spaces and safeguards significant trees;**
- 3. any open space that makes a significant contribution to the character or appearance of the Conservation Area is not reduced in size;**
- 4. historic features such as stone boundary walls, are preserved or enhanced;**
- 5. important views are preserved or enhanced; and**
- 6. it does not erode the character and setting of the Conservation Area.**

6.84 A Heritage Trail was designed in 2018 which includes thirty blue plaques on the many notable buildings and sites in the village. A board mapping the trail was erected in the Pound and written guides are available from the Information Centre and the Brixworth Library. This indicates the value held by residents for the village history and cultural heritage.

#### **Policy 9 – Heritage Assets**

**Development will be supported providing that:**

- 1. it preserves or enhances the significance of the designated heritage assets and their settings including listed buildings, the Conservation Area, scheduled monuments and assets above and below ground;**
- 2. its contribution to local distinctiveness, character and sense of place is acceptable; and**
- 3. it has regard to the guidance contained in the Brixworth Village Design Statement.**

**Proposals that sensitively promote and interpret heritage assets will be supported.**

#### **Proliferation of Signs and Advertisements**

6.85 In the older parts of the village overhead wires are currently being moved underground, which has a beneficial effect of removing clutter. In the same way, it is

desirable to discourage the trend towards more road signs and informal advertising. Only essential signage should be permitted.

### **Photograph illustrating signage in Conservation Area**



#### **Policy 10 – Outdoor Signage**

**Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the area.**

### **Rural Economy**

6.86 The National Planning Policy Framework supports economic growth in rural areas to create jobs and prosperity. It encourages sustainable growth and expansion in well designed new buildings that are in keeping with the locality.

6.87 Policy R2 of the WNJCS supports proposals that sustain and enhance the rural economy and as well as SCLP policies RA1 and RA6 the SCLP has designated the north/north east of Brixworth as a Strategic Employment Area and EC4 applies.

6.88 Policy S1 in the Joint Core Strategy (2014) states that new development in the rural areas will be limited with the emphasis being on strengthening rural enterprise and linkages between settlements and their hinterlands. Policy R1 adds that development outside the existing confines will be permitted in exceptional circumstances if it enhances or maintains the vitality of rural communities or would contribute towards and improve the local economy. Policy R2 says that proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land.

6.89 Brixworth has a vibrant local economy. The various industrial estates are stable with local businesses being located in the village for several years. Nevertheless, changes and improvements do occur and should be welcomed if they support the rural economy.

#### **Policy 11 - The Rural Economy**

**Proposals that enhance the rural economy will be supported providing that:**

- 1. It meets the criteria listed in the Policies RA1 and EC4 in the Settlements and Countryside Local Plan and;**
- 2. the development is in accordance with Policy R2 in the West Northamptonshire Joint Core Strategy (2014)**

**Photograph of the Coach and Horses**



**Photograph of Mercedes AMG**



**Photograph of Brixworth Shopping Area**



**Photograph of harvesting on the southern boundary of Brixworth**



## **7.Reviews and Conclusions**

### **Reviews**

As stated in the Made Brixworth Neighbourhood Plan the plan period should apply until the year 2029, however, it has become necessary to review the Plan. The Steering Group consider that now the Daventry District Council Settlements and Countryside Plan has been adopted it is appropriate to review the Brixworth Neighbourhood Plan for factual changes and to bring it up to date.

### **Conclusions**

In 2016 the Brixworth Neighbourhood Plan Steering Group commended the policies described in the Brixworth Neighbourhood Development Plan above to the Community, the Statutory Authorities and to Daventry District Council. We believed to the best of our ability, that we reflected the wishes of our Community and had taken into account the National Planning Policy Framework, the West Northamptonshire Joint Core Strategy and the saved Daventry District Council Local Plans.

In 2020 we considered carefully all of the changes in matters of fact since 2016, considered carefully the implications of the Settlements and Countryside Local Plan 2020 and the revised National Planning Policy Framework 2019 on the Neighbourhood Plan. This review has made a number of minor amendments to reflect factual changes since the Plan was first Made in December 2016.

We believe that this is a reasonable and fair plan, as it allows Brixworth to grow in a sustainable fashion in the Plan period of 2011 to 2029.

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

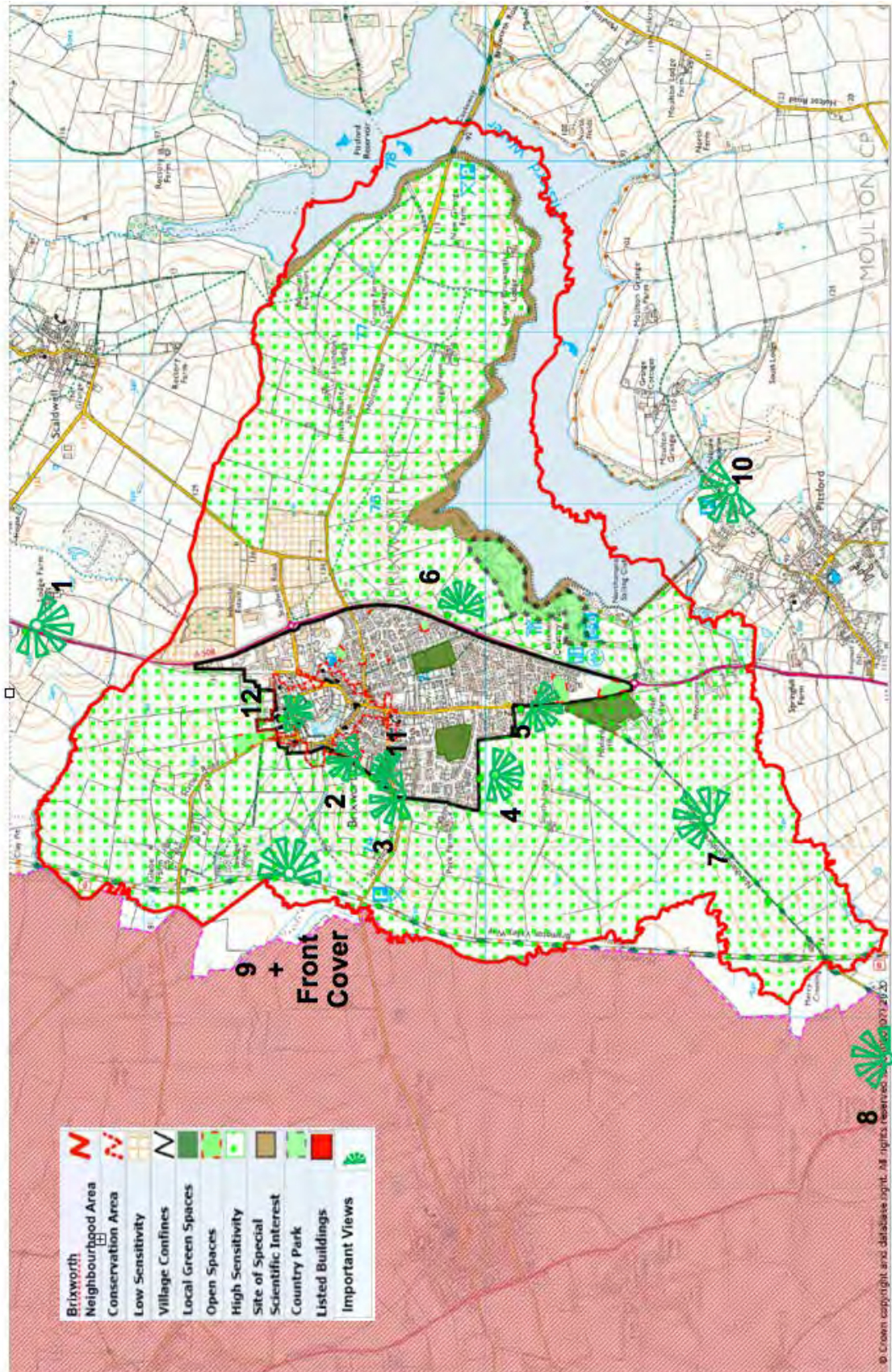


## Appendices

### Appendix 1 - Proposals Map 1

#### Brixworth Neighbourhood Area/Parish

### Proposals Map 1 – Brixworth Neighbourhood Area/Parish





## Appendix 1 - Proposals Map 2 - Brixworth Village showing Local Green Spaces and Open Spaces





## Appendix 2

Number	Description	Justification for inclusion as Local Green Space
LGS1	St. David's Recreation Ground	<p>Extremely well used recreation ground in west side of the village. Used for junior and senior football and senior cricket. Used for informal play and recreation and contains children's play equipment.</p> <p>The designation meets the criteria set out in paragraph 77 of the Framework:</p> <ul style="list-style-type: none"> <li>• it is in close proximity to the community it serves being located within the built up area of the village;</li> <li>• it is special to the local community and holds a particular local significance being a public open space containing a recreation ground with facilities for sport and children's play; and</li> <li>• the area concerned is local in character, provides open space in an otherwise built up area. Furthermore it is not an extensive tract of land.</li> </ul>
LGS2	Spratton Road Recreation Ground	<p>Small historic recreation ground generally used informally by children. Contains play equipment.</p> <p>The designation meets the criteria set out in paragraph 77 of the Framework:</p> <ul style="list-style-type: none"> <li>• it is in close proximity to the community it serves being located within the built up area of the village;</li> <li>• it is special to the local community and holds a particular local significance because it is public open space with provision for children's play; and</li> <li>• the area concerned is local in character, and provides open space in an otherwise built up area. Furthermore it is not an extensive tract of land.</li> </ul>
LGS3	The Ashway Playing Field	<p>Well used recreation ground used for informal recreation and junior and senior football. Contains play equipment.</p> <p>The designation meets the criteria set out in paragraph 77 of the Framework:</p> <ul style="list-style-type: none"> <li>• it is in close proximity to the community it serves being located within the built up area of the village;</li> <li>• it is special to the local community and holds a particular local significance being a public open space containing a recreation ground with facilities for sport and children's play; and</li> <li>• the area concerned is local in character, provides open space in an otherwise built up area. Furthermore it is not an extensive tract of land.</li> </ul>
LGS4	Haywards and Victors Barns Recreation Area	<p>Popular and successful recreation area in a <del>Special Landscape Area</del> used for junior and senior cricket and junior and senior tennis. Has potential to expand into sports such as bowls.</p> <p>The designation meets the criteria set out in paragraph 77 of the Framework:</p> <ul style="list-style-type: none"> <li>• it is in close proximity to the community it serves being located on the southern edge of the built up area of the village;</li> <li>• it is special to the local community and holds a particular local significance with good facilities for sport; and</li> <li>• the area concerned is local in character, provides open space in an otherwise built up area. Furthermore it is not an extensive tract of land.</li> </ul>

## Appendix 3

### **Projects - these do not form part of the Neighbourhood Plan**

During the various interactions with residents during short interviews, workshops, presentations as well as written responses, a number of issues were discussed which could not be considered central to the Neighbourhood Plan, but were considered important enough to record. These additional issues are considered to be aspirational and do not form part of the Brixworth Neighbourhood Development Plan, but nevertheless should be borne in mind and potentially realised when the opportunity occurs. These include:

- promoting a cycle network from Brixworth to Moulton School and a cycleway from Brixworth to Market Harborough via an illuminated tunnel;
- supporting promotion of Brixworth heritage areas as tourist attractions;
- supporting extension of the Church burial grounds where possible;
- supporting a police presence within the village;
- supporting continued public use of the former school building



## Appendix 4. Maps

Proposals Maps		Section	Page
Proposals Map 1 Brixworth Neighbourhood Area/Parish		Appendix 1	59
Proposals Map 2 Brixworth Village		Appendix 1	60
Important Open Spaces as shown in Table 4 Page 48 (some adjacent spaces shown on same map)		Policy	Page
1	Allotments near Saxon church	6	72
2 and 10	Allotments Northampton Road and Blackthorn Crescent/ Hawthorn Road	6	73
3 and 6	Heritage Centre and Millennium Garden	6	74
4	The Pound	6	75
5	Village Hall	6	76
7 and 12	Pocket park and Eaglehurst	6	77
8	The Ashway	6	78
9	Horseshoe Close/The Ridings	6	79
11	Holcot Road	6	80
13	Pytchley Close	6	81
14 and 15	The Slip and Breach Close	6	82
16	New Area near A508 roundabout/Northampton Road	6	83

Maps referred to in the main body of the Plan		Pages
Map 1	The Brixworth Neighbourhood Area (also Proposals maps)	6 and 64
Map 2	Brixworth Growth 1846 to 2011	10 and 65
Map 3	Generalised Architectural Styles/Characteristics Areas	12 and 66
Map 4	Brixworth Parish Facilities (two maps 4a and 4b)	67 and 68
Map 5	Conservation Area	16 and 69
Map 6	Development Since 2011	29 and 70
Map 7	Public Access to the Countryside	47 and 71

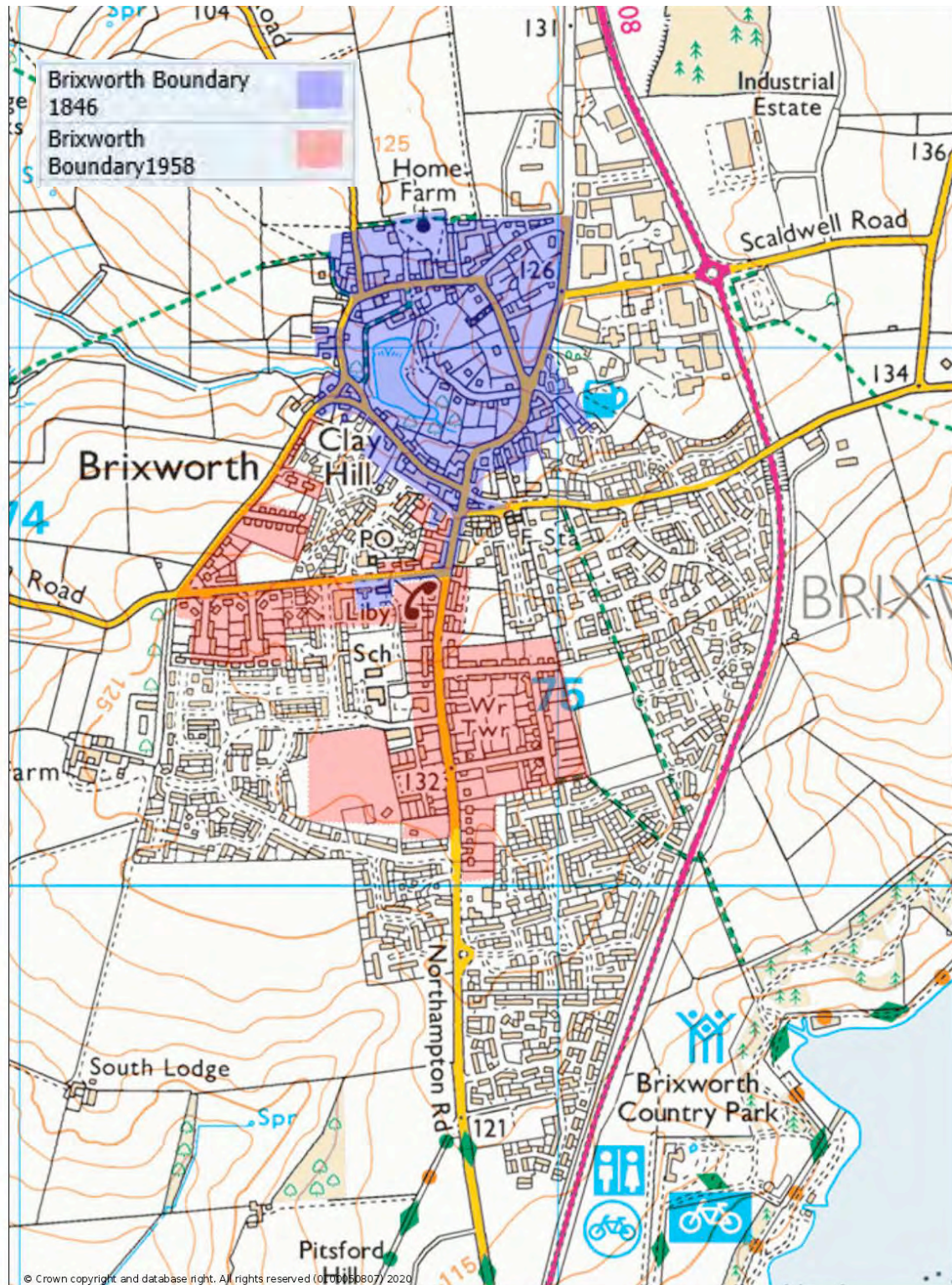
**Map 1. Map showing the Brixworth Neighbourhood Area**





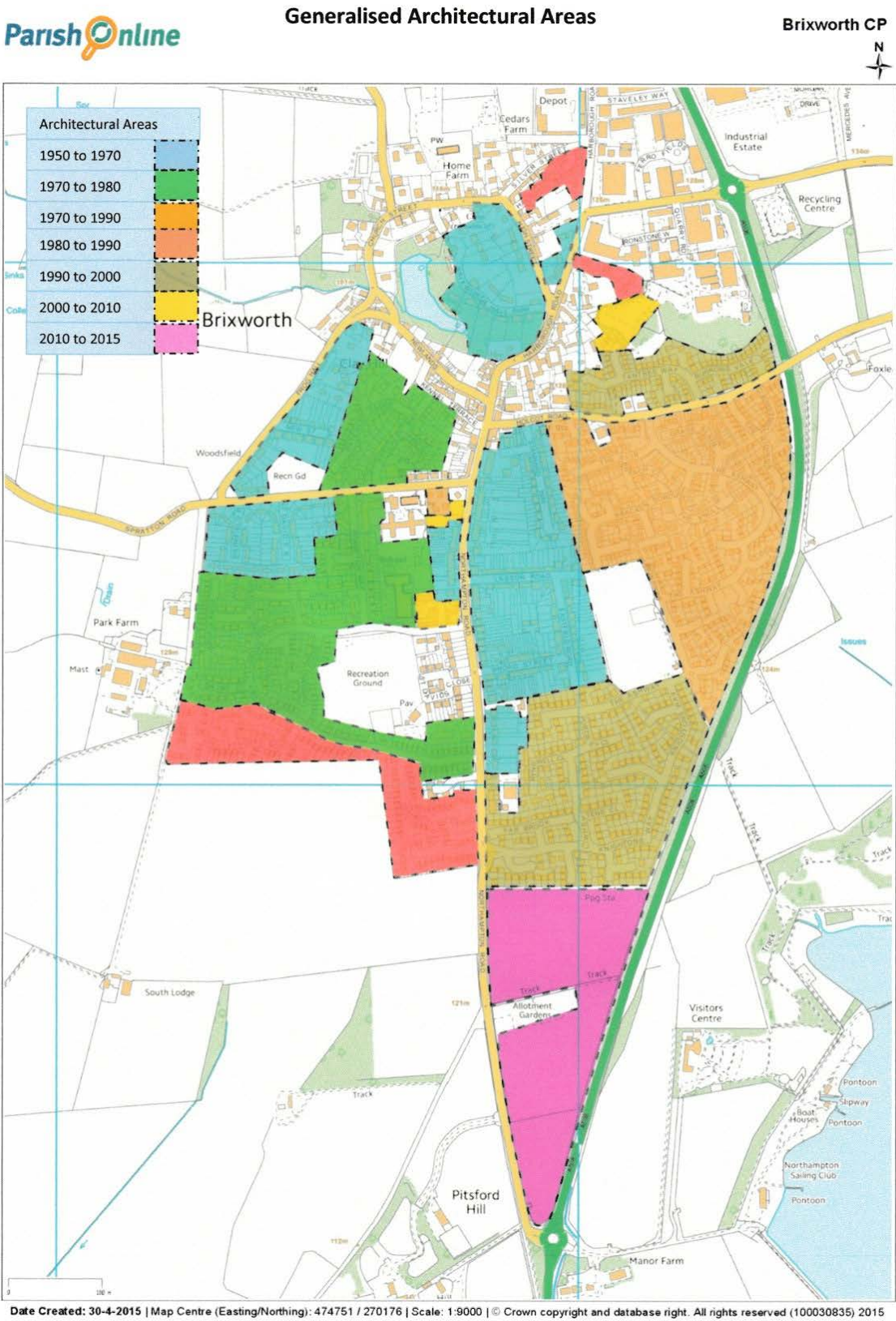
**Map 2. Map illustrating the growth of Brixworth 1846 to 2018**

**Brixworth Growth 1846 to 2018**



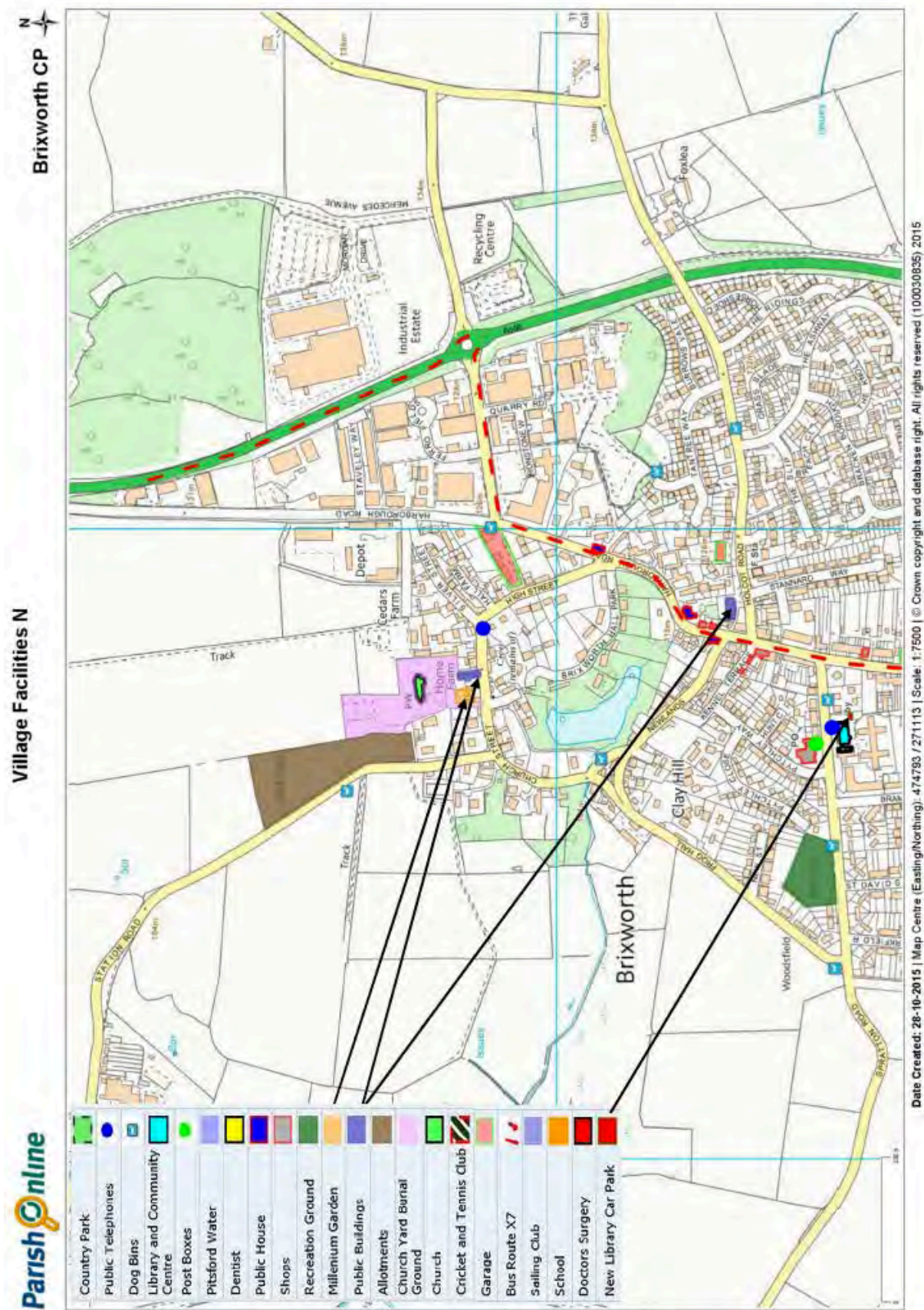


### Map 3. Map illustrating architectural styles across Brixworth





Map 4a. Map illustrating the facilities in the north of Brixworth



Map 4b. Map showing facilities in the south of Brixworth

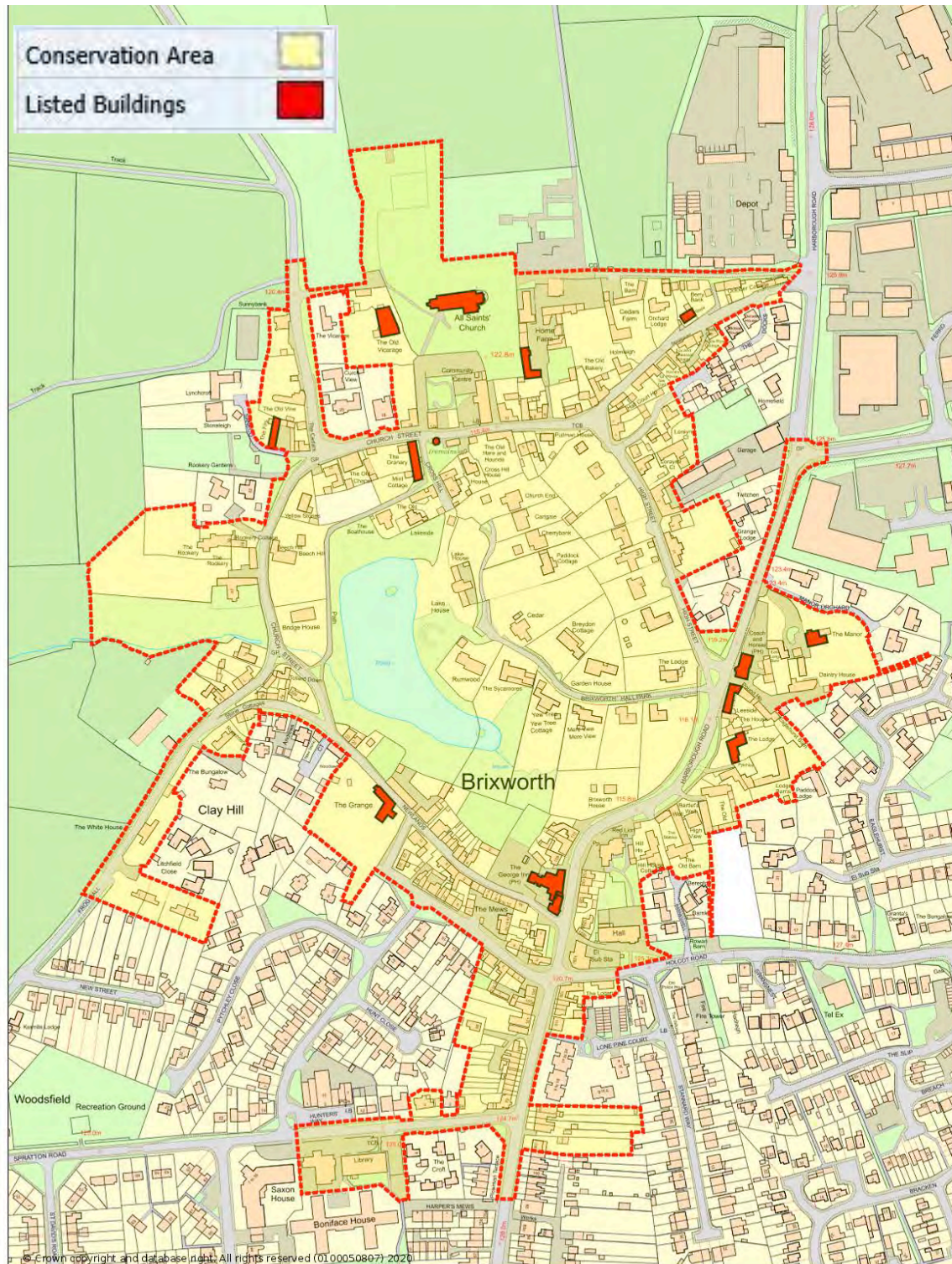
Map 4b Village Facilities (S)





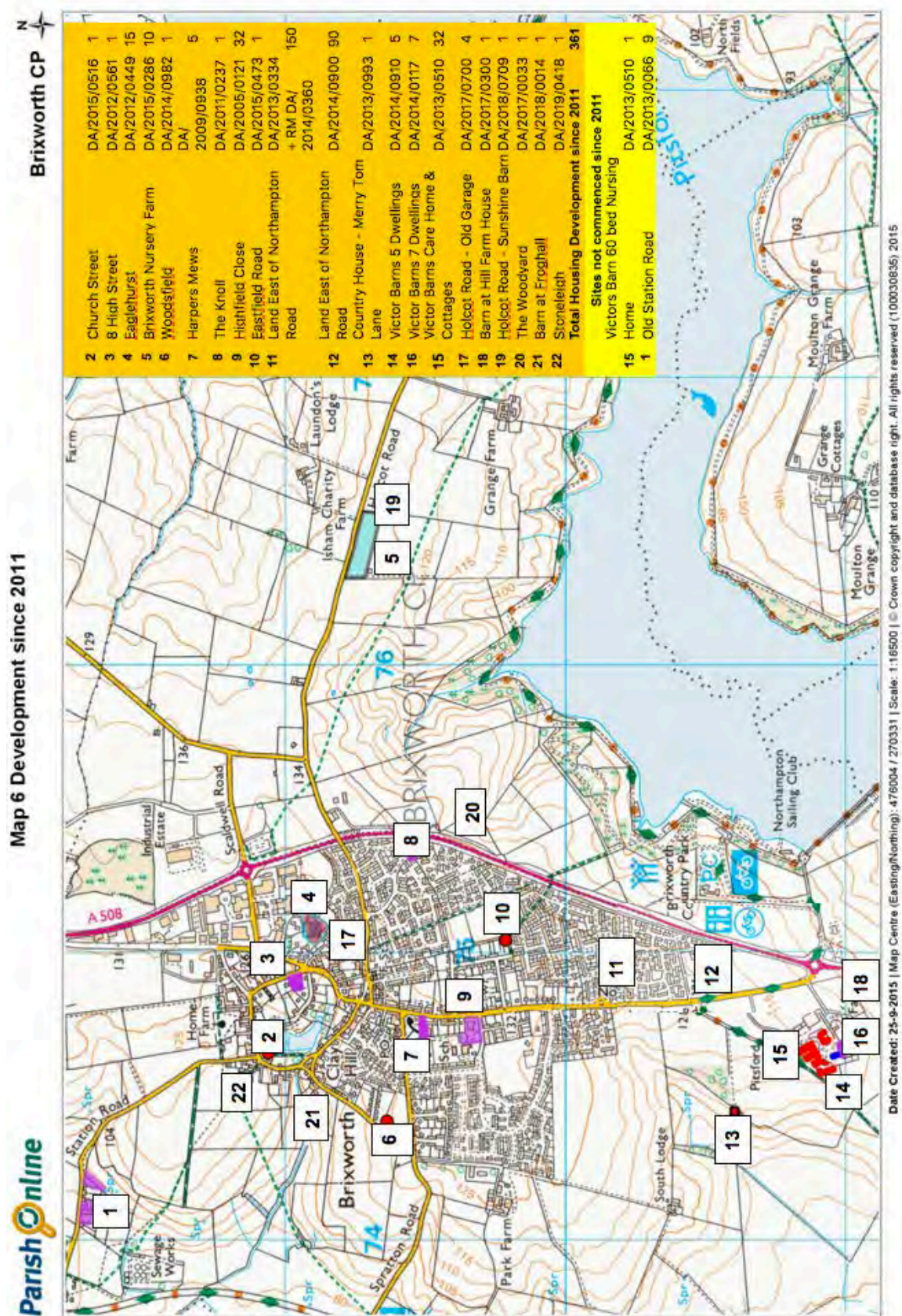
**Map 5. Map showing Brixworth Conservation Area as at December 2017**

**Map 5. Conservation Area**





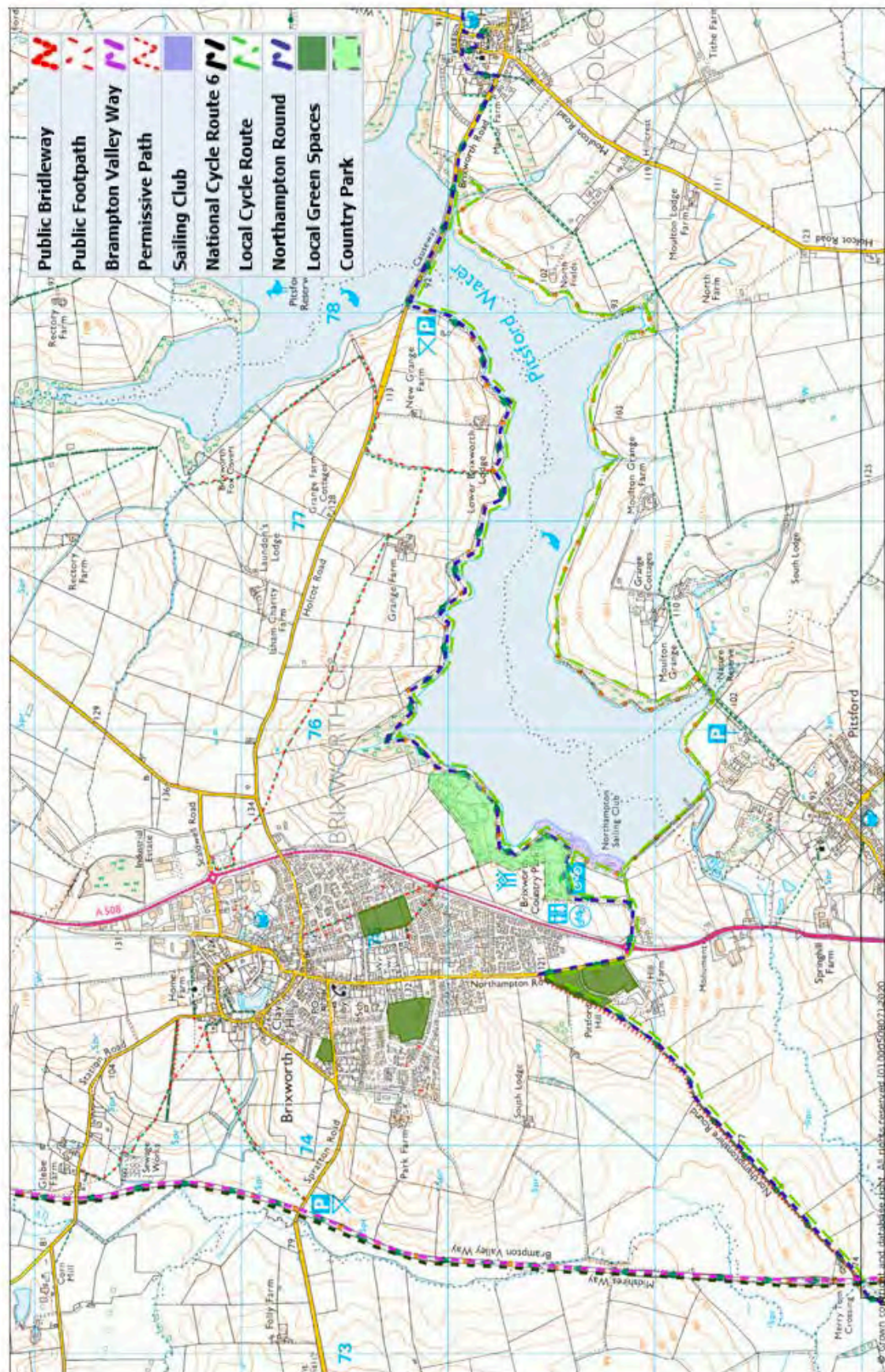
Map 6. Map showing where development has occurred in Brixworth since 2011





Map 7. Map illustrating public access to the countryside

Map 7. Access to Open Countryside



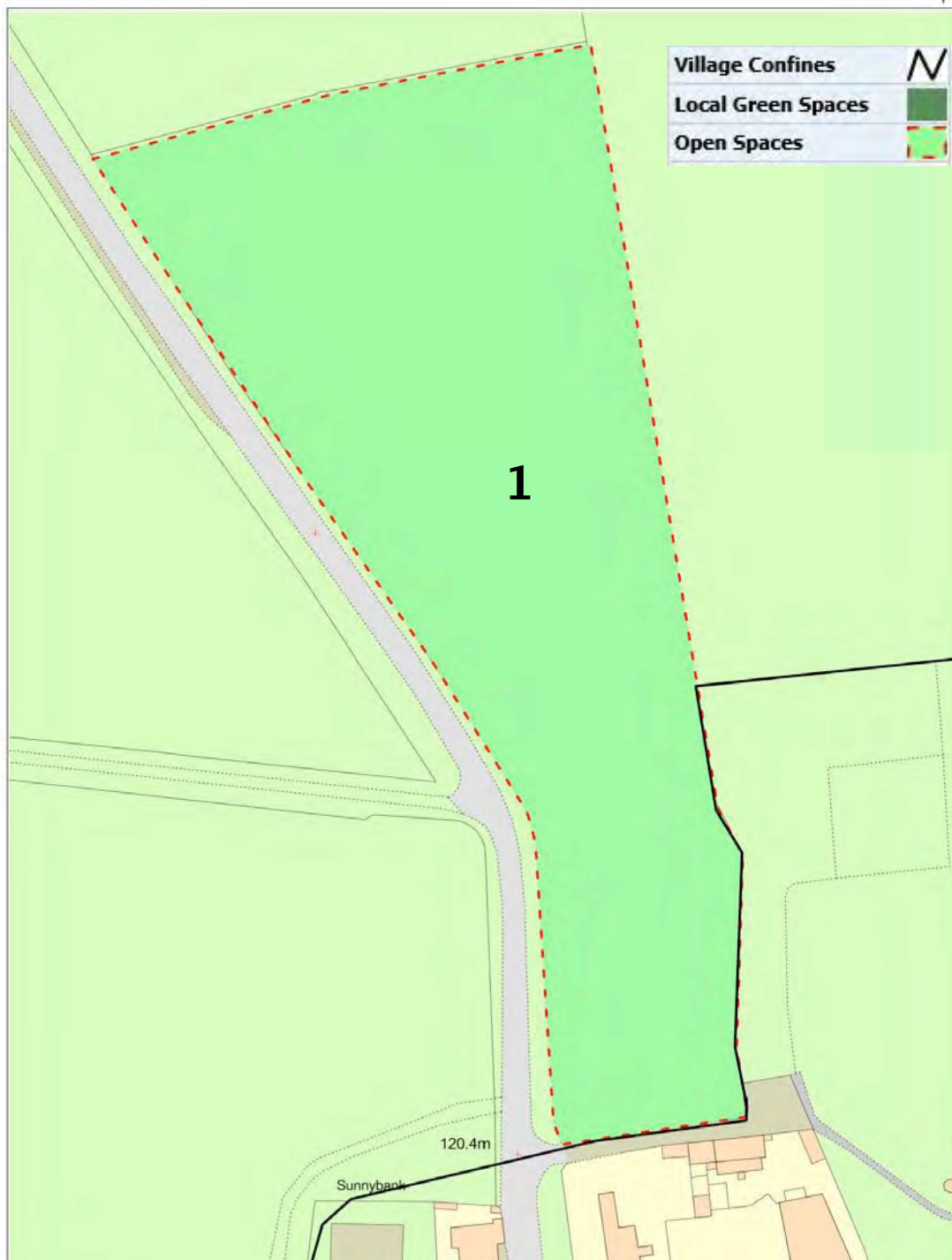


Open Space 1. Shows the allotments near the Saxon Church

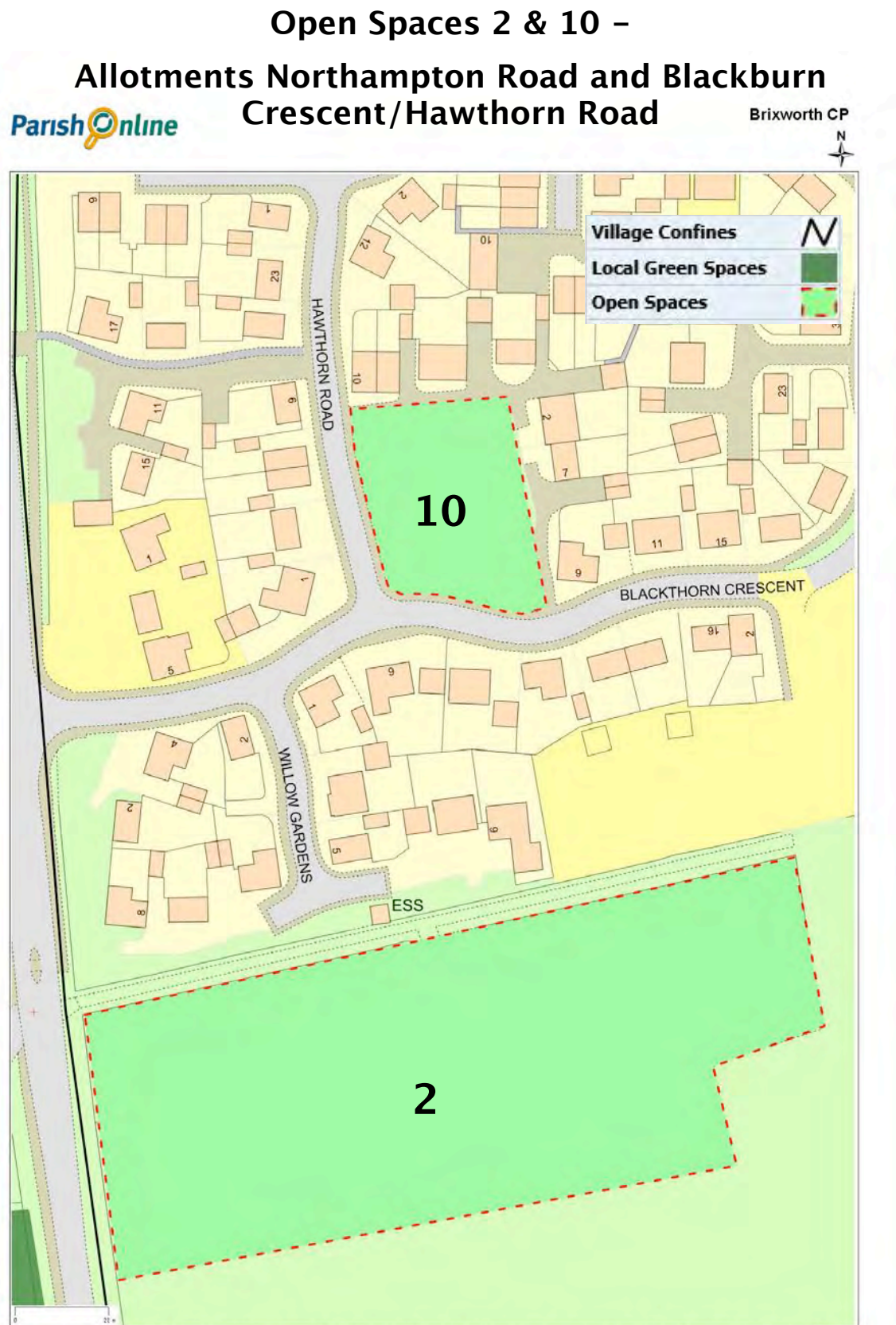
## Open Space 1 – Allotments near Saxon Church

ParishOnline

Brixworth CP



Open Spaces 2 and 10. Showing the allotments on Northampton Road as well as the green area on the corner of Blackburn Crescent and Hawthorn Road

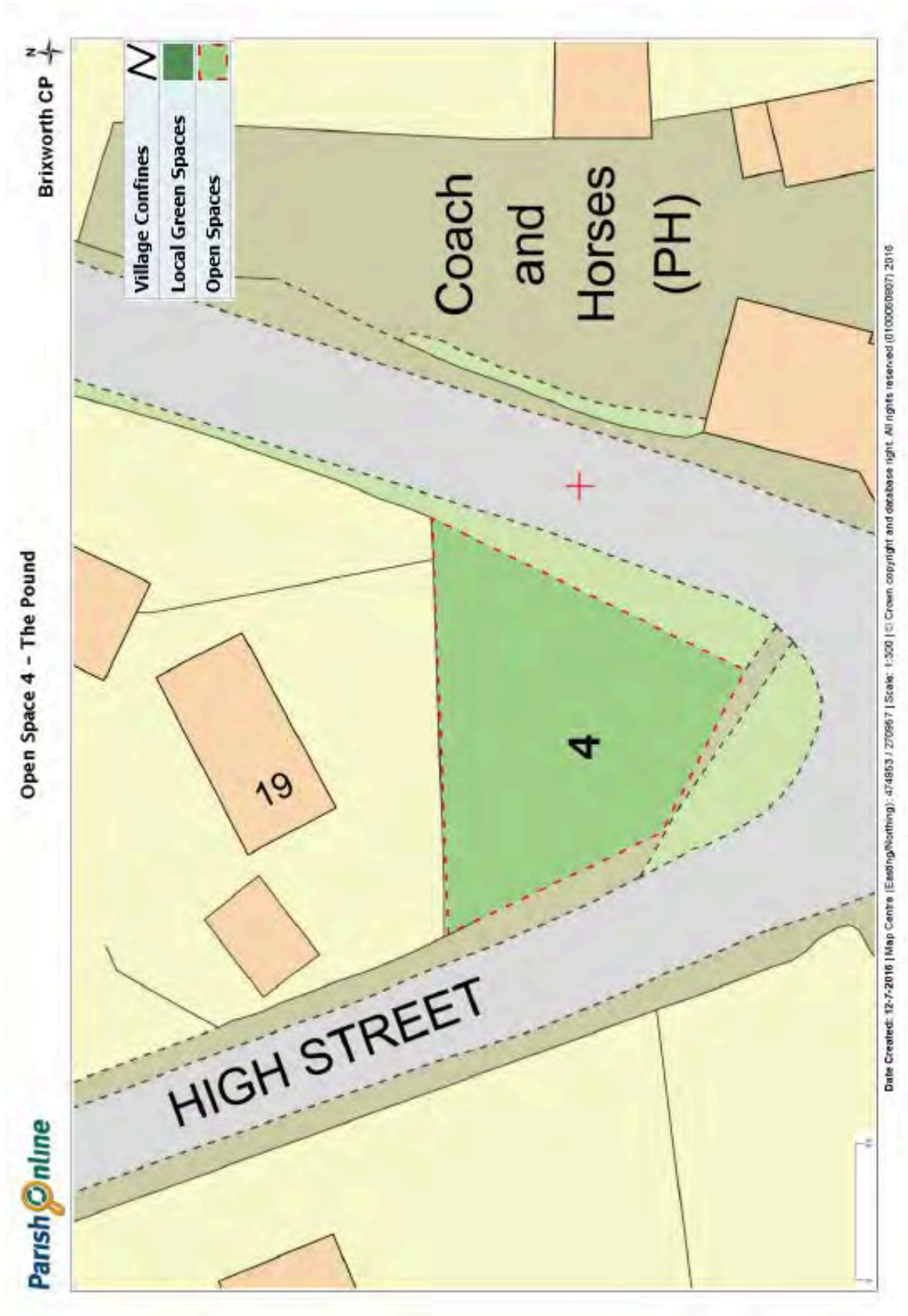


Open Spaces 3 and 6. Shows the area near the Heritage Centre and the Millennium Garden





Open Space 4. Shows the Pound, the area on the corner of High Street



## Open Space 5. The grass areas in front of the Village Hall

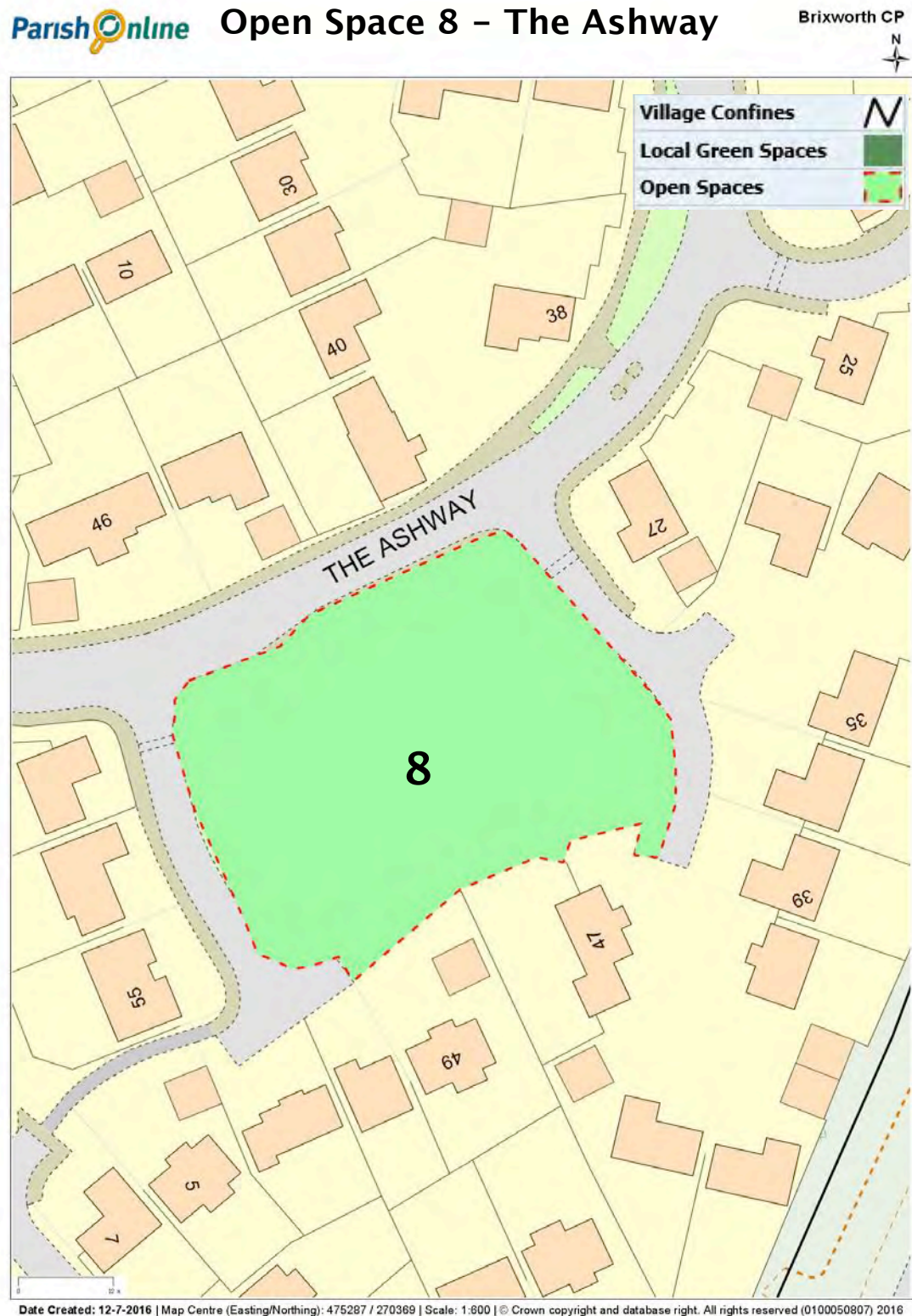




Open Spaces 7 and 12. This shows the pocket park and grass area on Eaglehurst

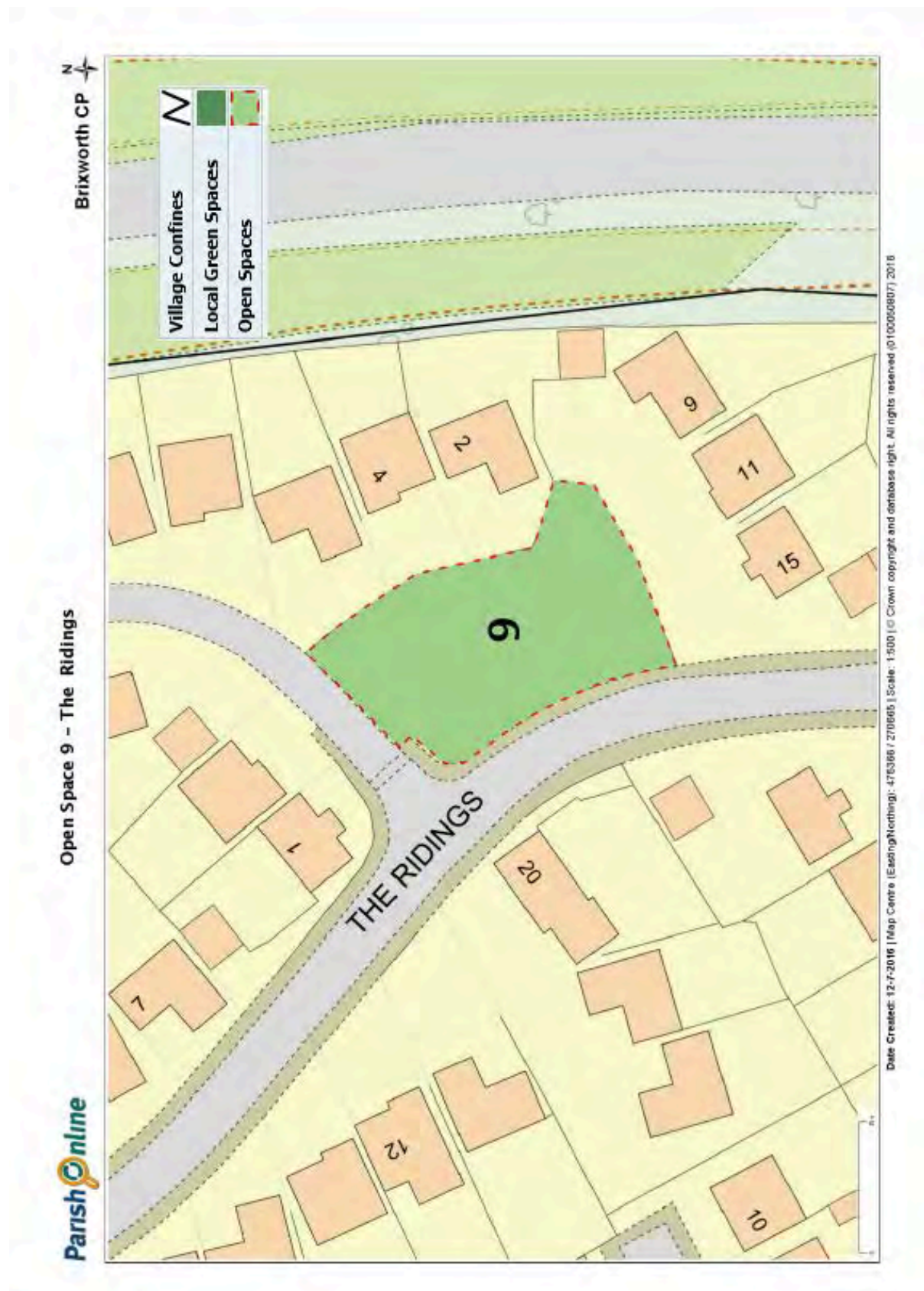


Open Space 8. This shows the grass area on The Ashway.



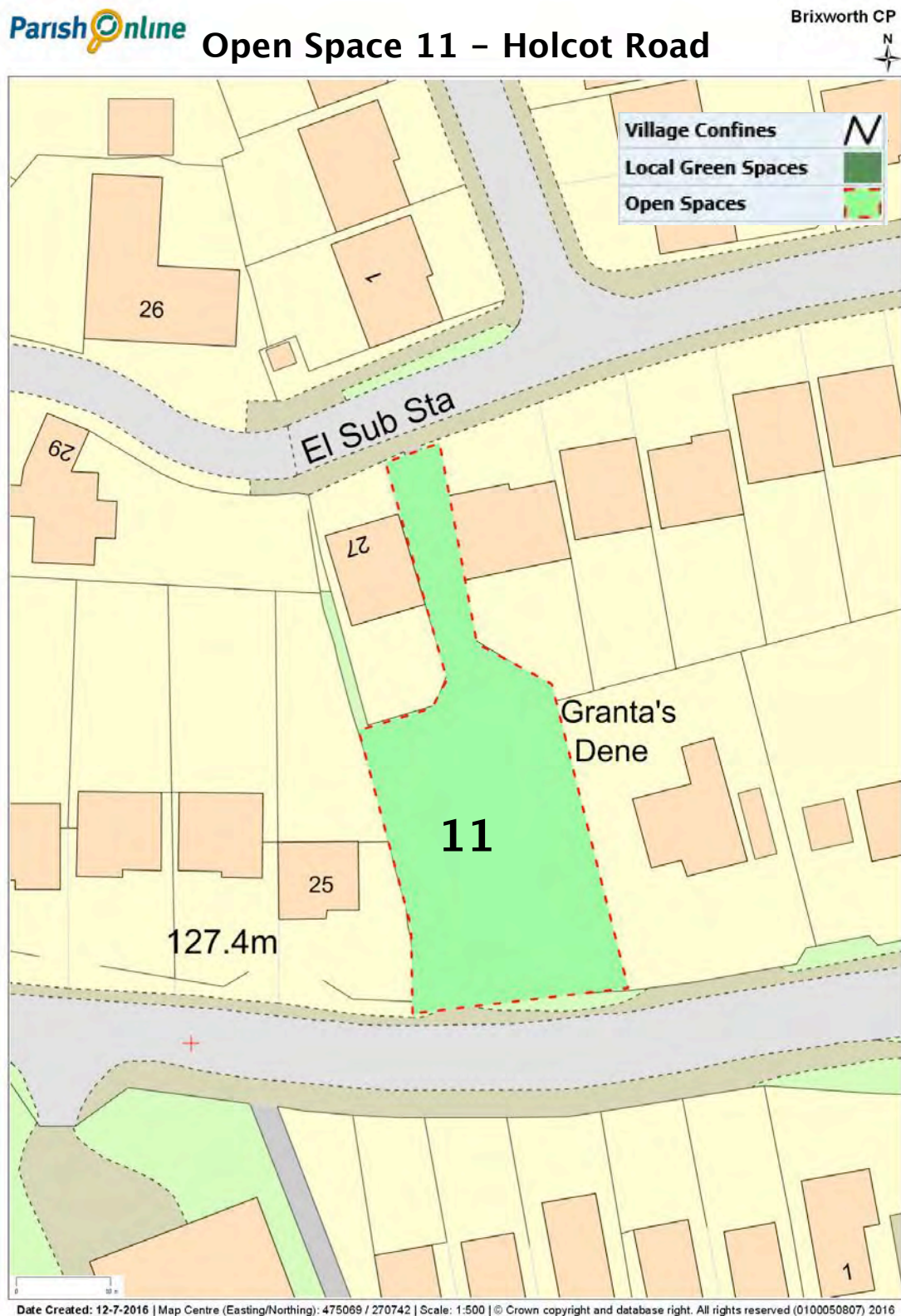


Open Space 9. This shows the grass area on The Ridings

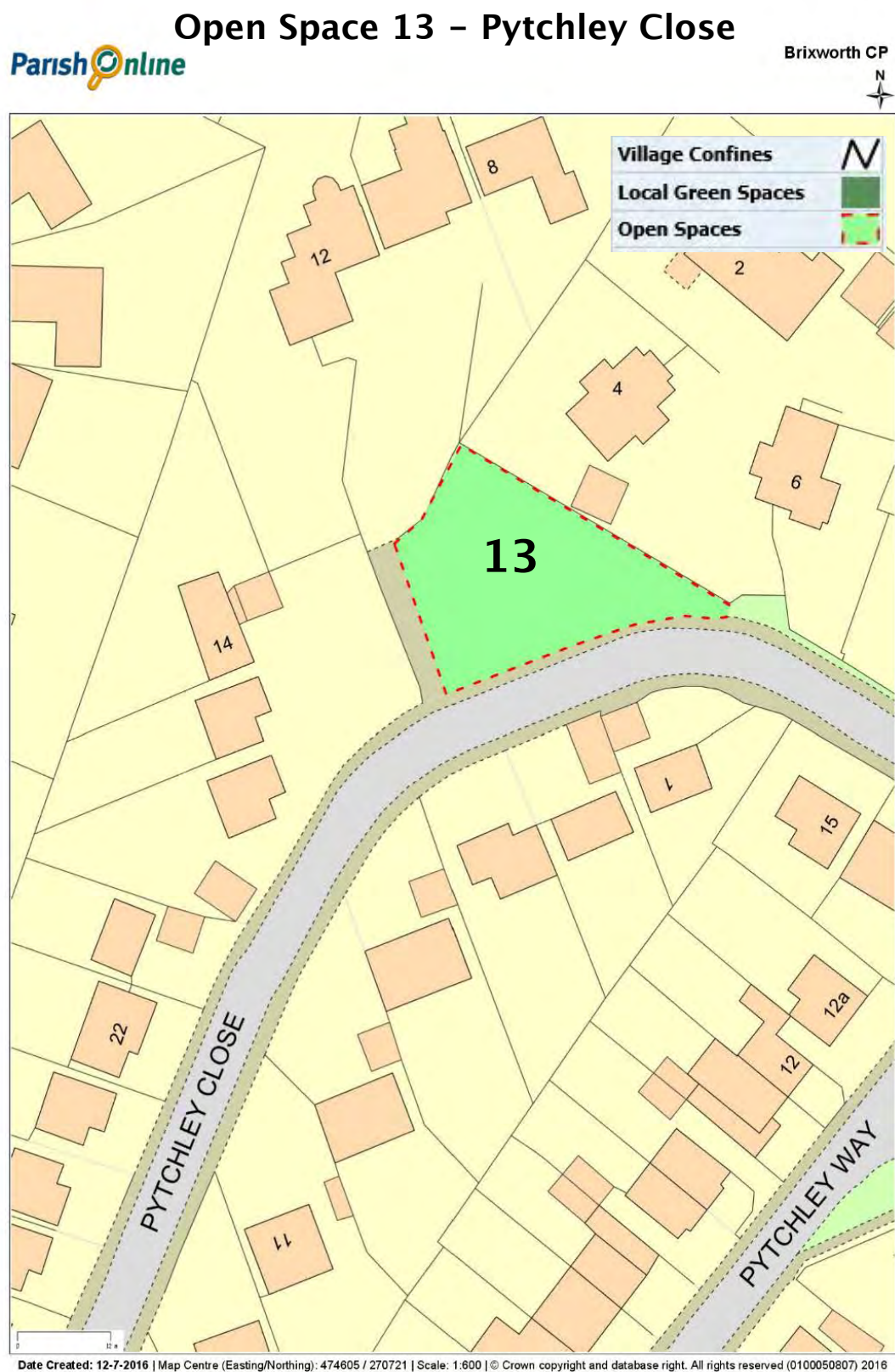




Open Space 11. This shows the grass area on Holcot Road and leading to Tantree Lane



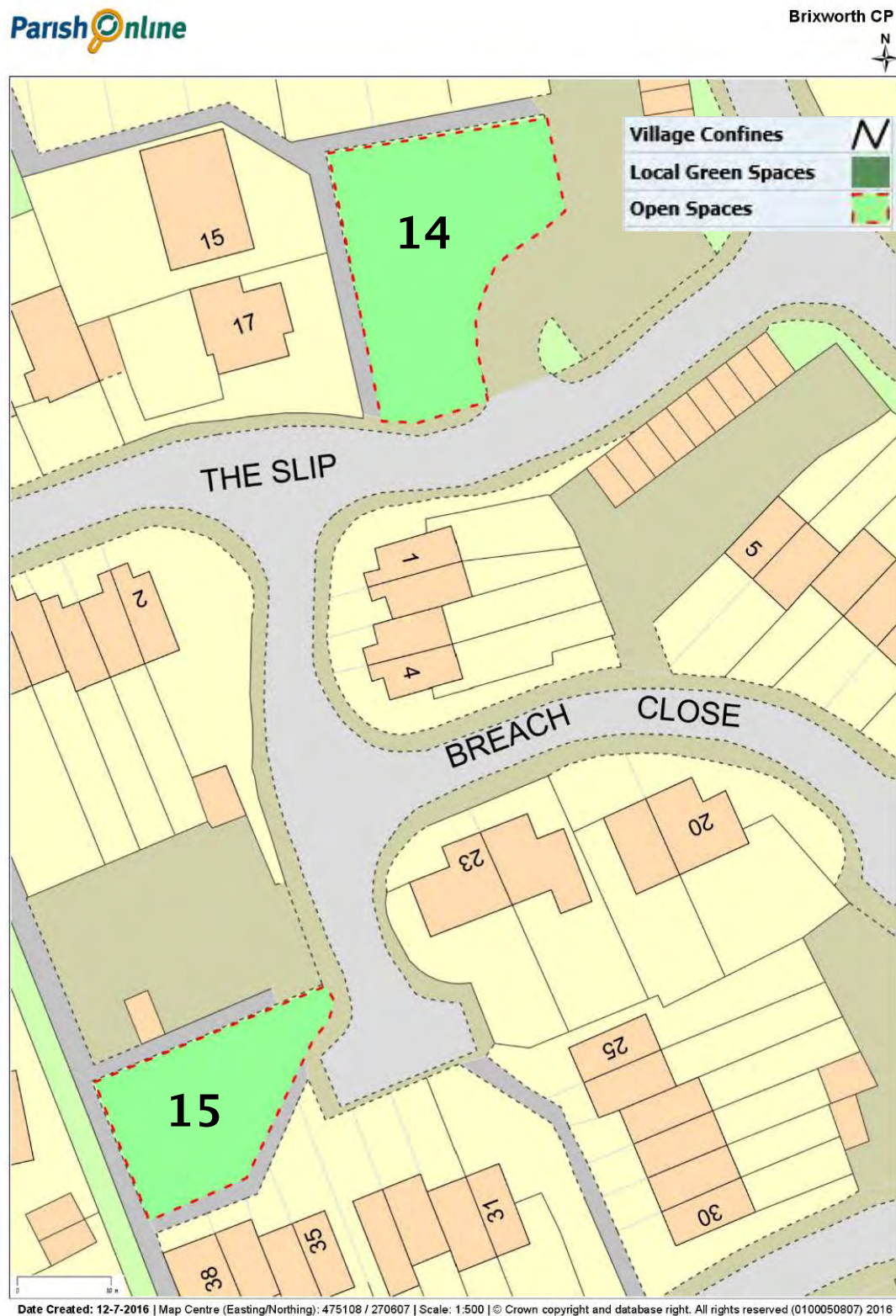
Open Space 13. This shows the grass area on Pytchley Close





Open Spaces 14 and 15. This shows grass areas on The Slip and Breach Close

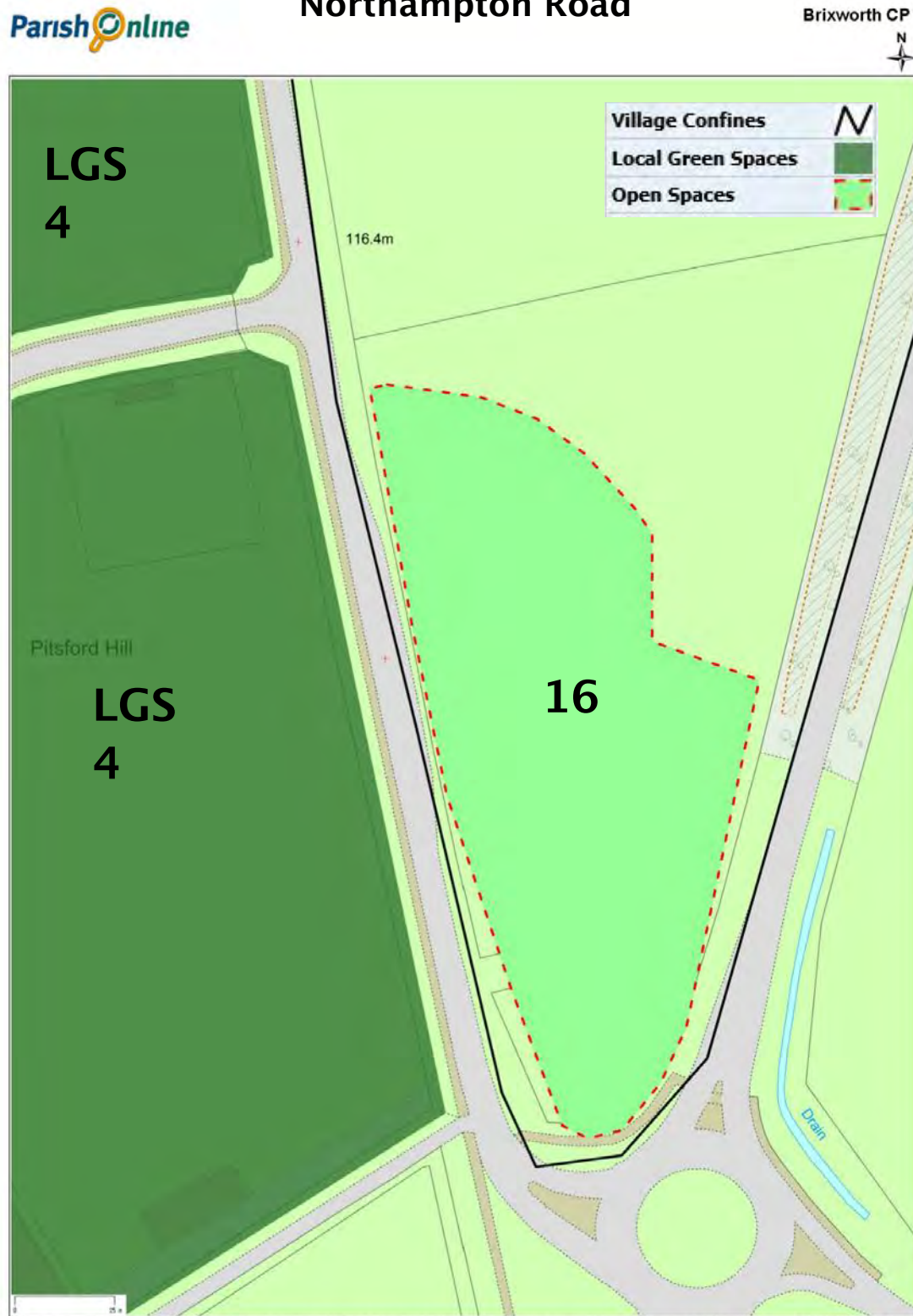
## Open Spaces 14 and 15 – The Slip and Breach Close





Open Space 16. This shows the grass area covering the SUDS and Swales near the A508 roundabout junction with Northampton Road

## Open Space 16 – New Area near A508 roundabout/ Northampton Road



## **Appendix 5.**

**Supporting documents and available as separate documents to the Brixworth Neighbourhood Plan 2016 entitled APPENDIX December 2015.**

Documents included in the above are:

1. Landscape Sensitivity Appraisal from Lockhart Garratt August 2014
2. Landscape Appraisal of Northampton Road West by Liz Lake Associates August 2012.