

Spratton Neighbourhood Development Plan 2015-2029

Made Version

July 2016



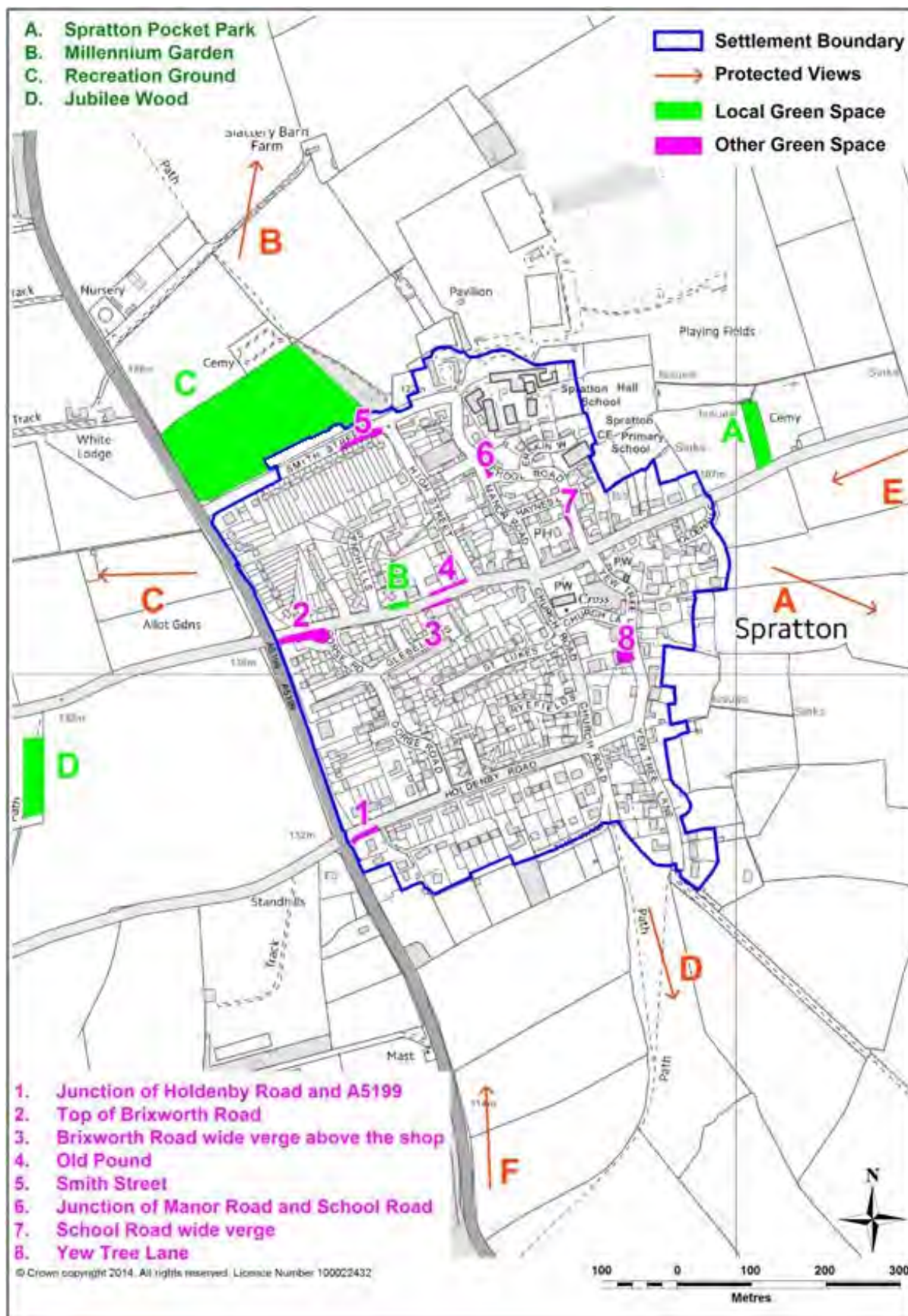
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Appendix 1	Examples of local design and heritage (to inform Policy HD1)
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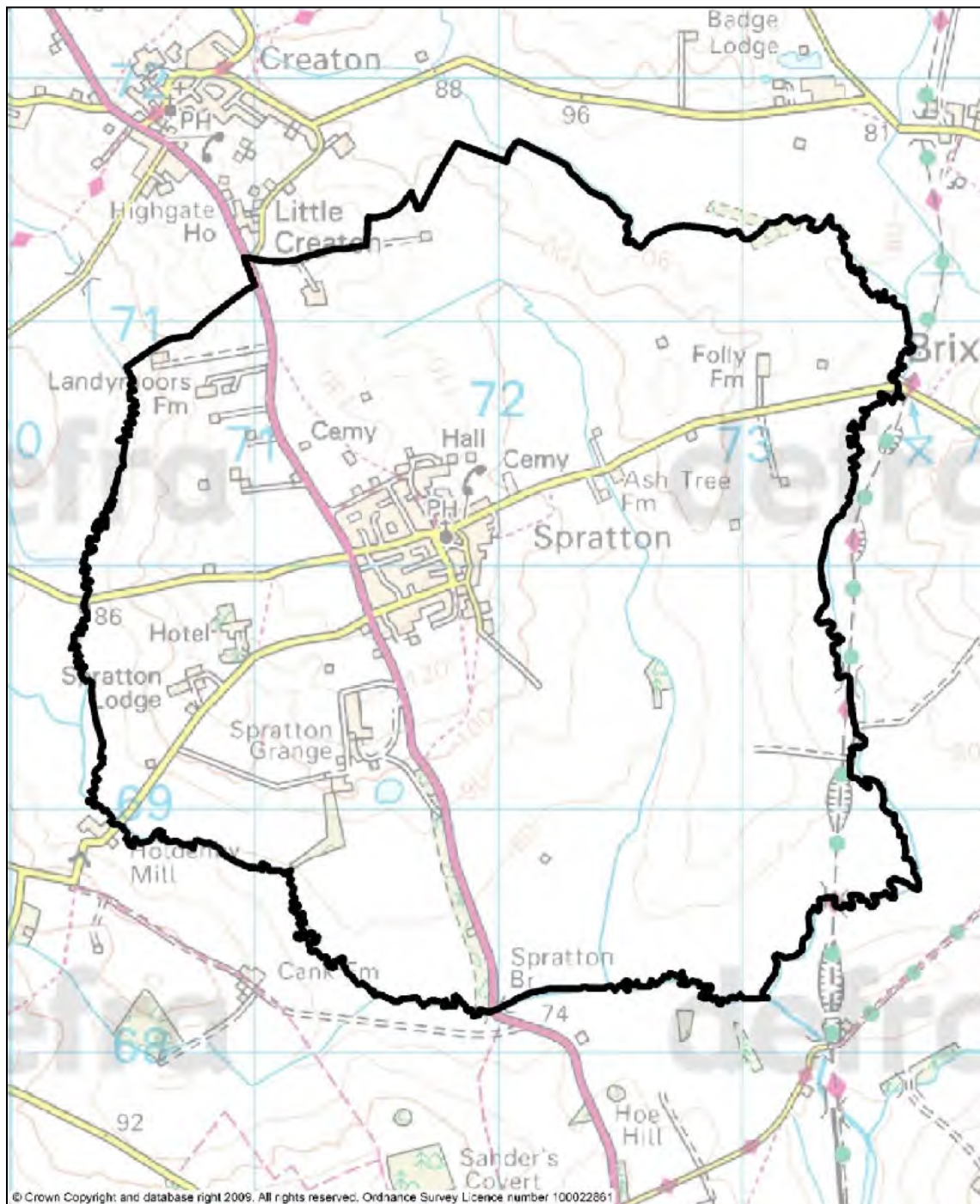
PROPOSALS MAP



1 INTRODUCTION

- 1.1 This is the Neighbourhood Development Plan for Spratton Parish ('the Plan'). It seeks to represent one part of the development plan for the parish over the period 2015 to 2029. For clarity, the development plan consists of any planning policies currently adopted by the local planning authority, Daventry District Council, and this Neighbourhood Development Plan.
- 1.2 The map in Figure 1.1 below shows the boundary of the Neighbourhood Development Plan area, which is the same as the administrative boundary of Spratton Parish.

Figure 1.1: Spratton Neighbourhood Development Plan boundary



- 1.3 The principal purpose of the Neighbourhood Development Plan is to guide development within the parish and provide advice to anyone wishing to submit a planning application for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Spratton, its residents, businesses and community groups. Spratton Parish Council has been clear in its view that a Neighbourhood Development Plan gives the community the power to shape growth in a manner that is appropriate to a rural and historic place such as Spratton.
- 1.4 Some of the policies in the Plan duplicate those in the Spratton Village Design Statement (VDS) which was adopted as supplementary planning guidance (SPG) by Daventry District Council in May 2013. These policies have been duplicated in order that they can be given full weight as policy within the development plan, as opposed to just guidance through an SPG. The VDS does however provide additional material not included in the Neighbourhood Development Plan which is still considered to be of relevance to applicants and decision-makers alike. As such, the guidance it provides should still be taken into account and it forms an important supporting document to this Neighbourhood Development Plan.

How to read this document

Each section of the Plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. There is also a summary of how each policy contributes towards the objectives of the Plan. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

Relationship with the Daventry District Development Plan

- 1.5 In conjunction with Northampton Borough Council and South Northamptonshire District Council, Daventry District Council, through the West Northamptonshire Joint Planning Unit, prepared the West Northamptonshire Joint Core Strategy (JCS). This JCS was adopted in 2014 and replaced some of Daventry District Council's saved policies.
- 1.6 Given that the JCS is up-to-date, it is part of the development plan and the Neighbourhood Development Plan must be considered against its policies and the relevant saved policies from the Daventry District Local Plan as well as national policy in the shape of the National Planning Policy Framework.

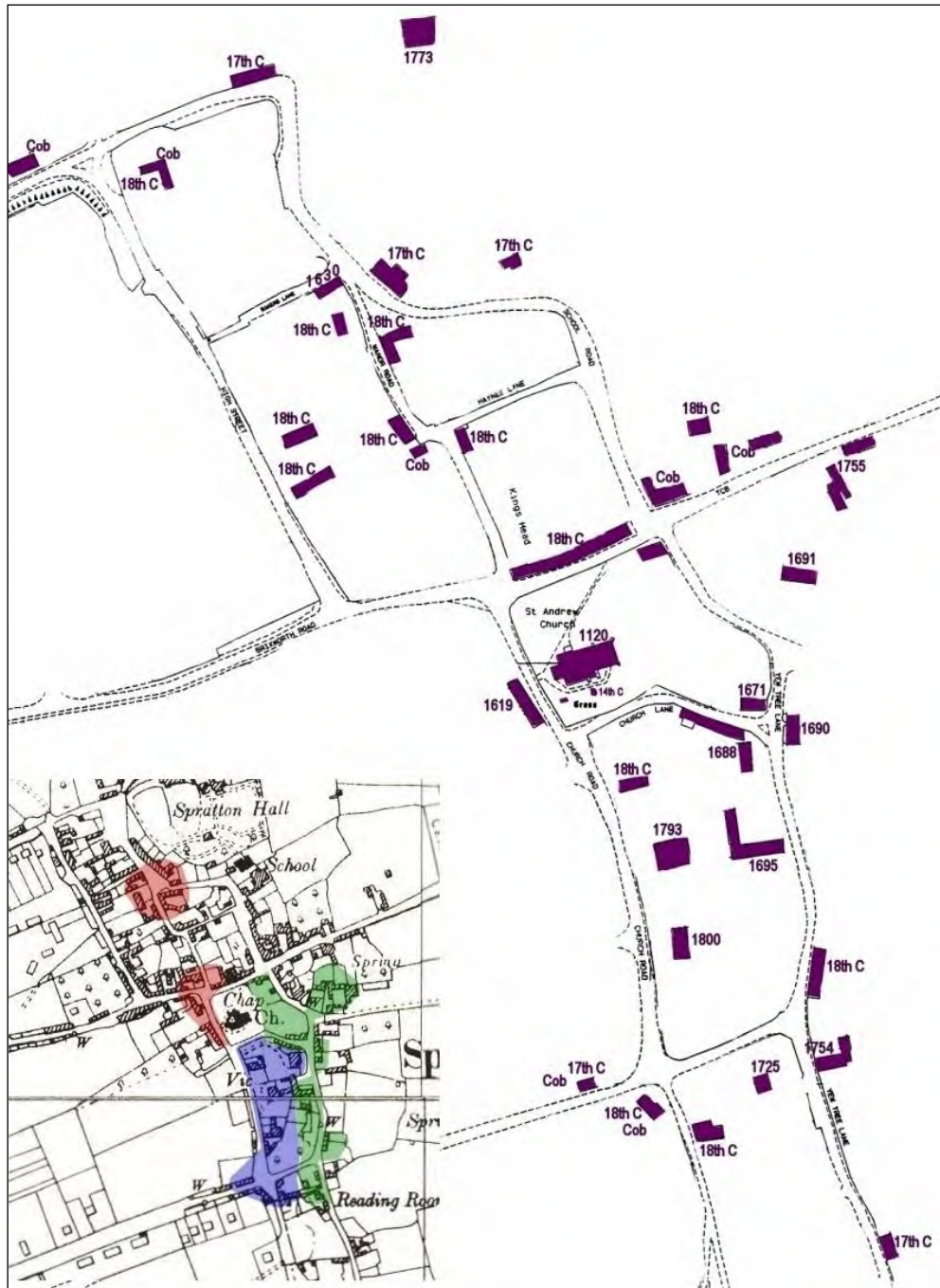
2 LOCAL CONTEXT

History of Spratton

- 2.1 The parish boundary has remained unchanged since Domesday or earlier, having probably developed as a 'cluster' settlement in the 8th or 9th century. The countryside surrounding the settlement has been farmed to a greater or lesser degree over the centuries that followed. Until Enclosure in 1766, all dwellings were within the cluster settlement, with the possible exception of a single farm in the south-west quadrant, perhaps based on one of the three ancient manors. Soon after enclosure, one farmhouse was developed to the east, and since then two further farmhouses have been built in the same sector. Starting in the 1930s, extensive development of the village has occurred between the original cluster up to the road that is now called the A5199.
- 2.2 Spratton Church is by far the oldest building in Spratton. It was most likely present in Saxon times but enlarged and strengthened in 1120 in the reign of Henry I. At this time the Norman church consisted only of a nave but in approximately 1195 a bell tower and a north aisle were built. In the 14th Century the south aisle was added and a new chancel built together with the erection of the churchyard cross. The spire was constructed in the 15th century.
- 2.3 The orientation of the main thoroughfares through Spratton has changed within the last 300 years. Prior to this the village was established below the ridge on which now runs the A5199. This was so as to get the benefit of natural well water draining down from it, and it had developed along a south-north axis. Coming in at the southern end of Yew Tree Lane, still known as Entry Hill, the itinerant would have then crossed what is now the Brixworth Road (but was then not a thoroughfare) into School Road, and Manor Road, then up the 'Roly Banks' which is still a clearly defined 'holloway' and thence on to Little Creaton which later became a deserted hamlet.
- 2.4 The settlement was probably one with more than one focus, with suggestions of two, later, Manor houses, one opposite the Church in Church Road, the other on the east side of the junction of School Road and Manor Road.
- 2.5 In 1721 the road out of Northampton to Leicester passing Spratton (the modern A5199) was developed as a turnpike. Despite this, the orientation of main movements through the village remained on a north-south axis, until the development of the motor car, and this is found in the earlier censuses where road names show a clear indication that the current Brixworth Road was 'Middle Turn' west of the Churchyard and Station Road (after the railway came in 1864) east of the Churchyard, with a very narrow roadway beside the Churchyard, no more than a lane. Other lanes, then used by farmers, are described in the Enclosure Award of 1766, and some of these are now streets within the village.
- 2.6 After the turnpike road was built, a secondary access to the village was established entering from the south on The Walk, into Church Road, and crossing Brixworth Road into Manor Road. This resulted in a later phase of development of Spratton around 1800 along Church Road.
- 2.7 The routes described were thus the historic routes through Spratton until the 20th century, and it is along these axes that the history of the village developed.
- 2.8 The important heritage of the village is thus based on its farming structure, with stone farmhouses mainly from the turn of the 17th and 18th century. Later on came the development of workers cottages (many in cob) and the development, post-enclosure and a hundred years later, of larger houses built for those who had gained wealth from land ownership and farming. Much of the built heritage that remains today can be traced to this period, at the turn of the

18th and 19th century. The dates or periods of development are shown in Figure 2.1 below, with a schematic overlay, which shows the circa 1700 building phase in green, the circa 1800 phase in blue and the two centres of the polyfocal village in red.

Figure 2.1: Age of buildings in Spratton village



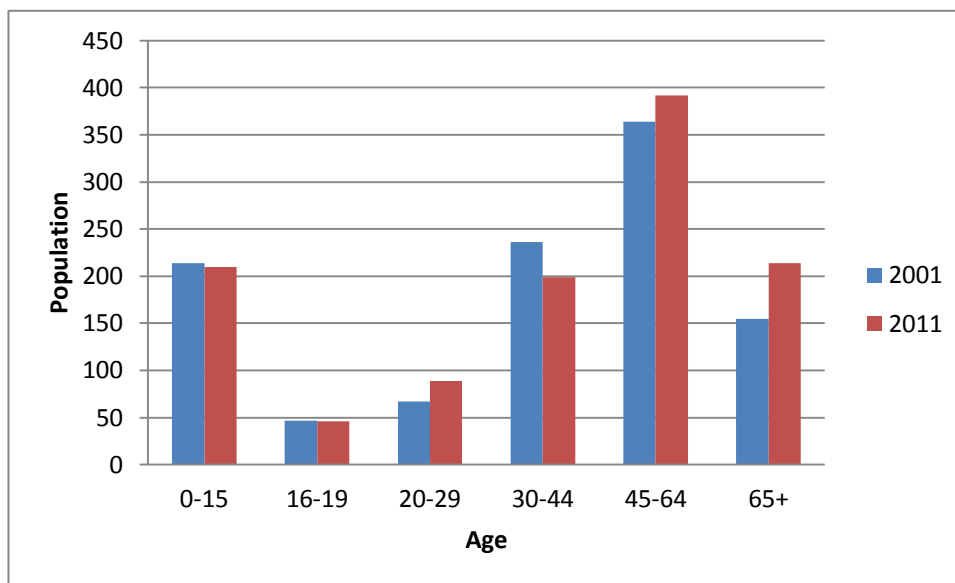
- 2.9 The extension of the circa 1700 building phase to the north of Brixworth Road is less marked than it is to the south, although there are three probable 17th century buildings shown on the map.

Socio-economic profile

Population

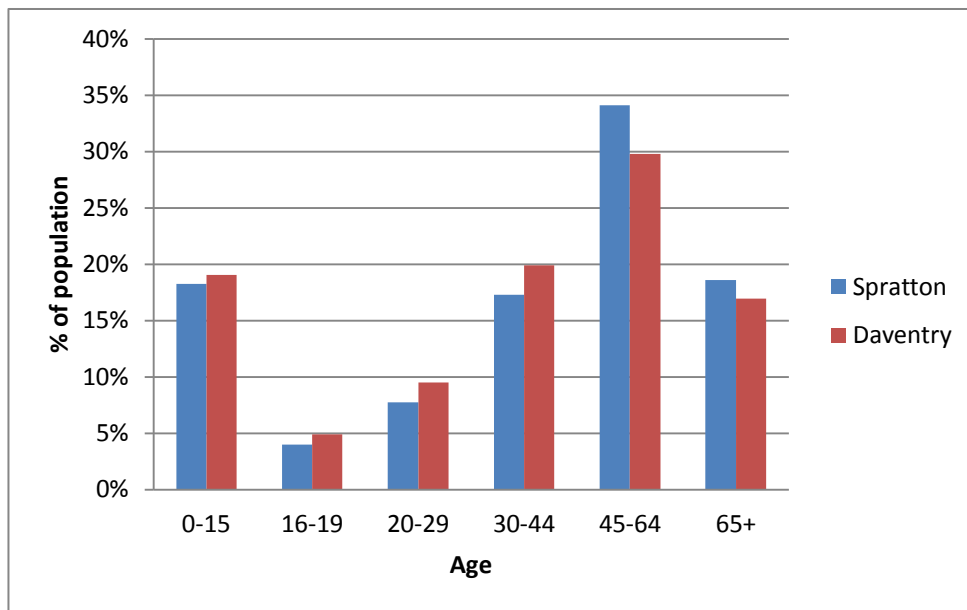
- 2.10 The size of the population of Spratton Parish in 2011 was 1,150 people. This is an increase of 67 people (6.2%) since 2001. By contrast, the population of Daventry district grew by 8.4% over the same period.
- 2.11 The change in the profile of the population over the period 2001 to 2011 is shown in Figure 2.2. This shows that the population of older working people (45 to 64) and retirees (65+) has grown over the period. By contrast, the core population of working age (30 to 44) has fallen. Despite this fall in the age group likely to have families, there has been little change in the number of children in the Parish.

Figure 2.2: Change in age profile on Spratton Parish, 2001-2011



Source: 2011 and 2001 Census

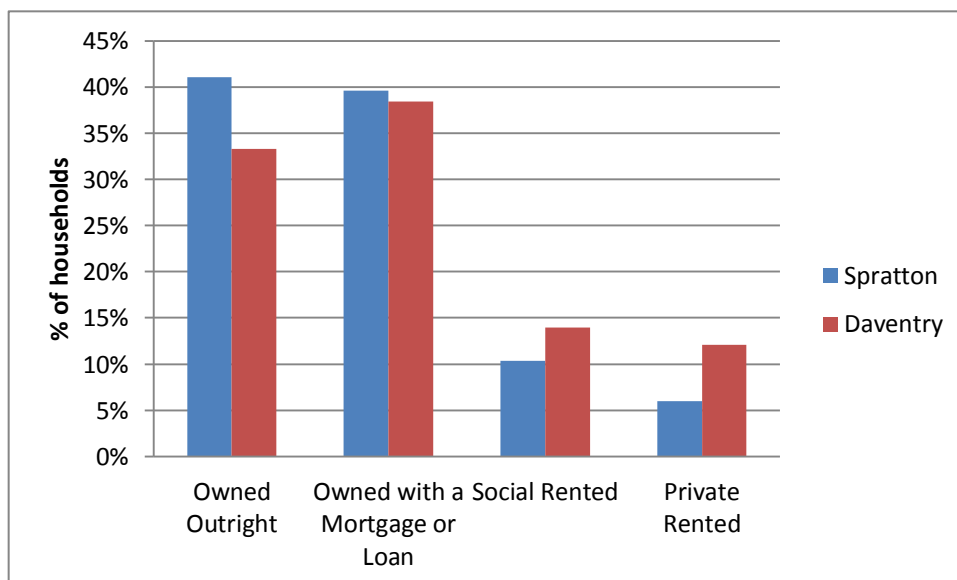
- 2.12 Figure 2.3 compares the current population profile to that of Daventry district. This shows that Spratton Parish has a higher proportion of older people (aged 45+) than Daventry. Over the 15-year lifetime of the Neighbourhood Development Plan, many of the 45-64 age group will retire, which will create different needs in the community.
- 2.13 Spratton Parish also has consistently lower proportions of younger people, particularly those aged 16-44, than Daventry district. Again this could have implications for the make-up of the community over the plan period, with the ageing population meaning that the indigenous community may lack the children needed to maintain a thriving primary school at the heart of the village and the young people that are needed to retain vibrancy in a village community.

Figure 2.3: Age profile of the population, 2011

Source: 2011 Census

Dwellings and households

- 2.14 In total, there were 498 dwellings in Spratton Parish in 2011. Figure 2.4 shows the breakdown by tenure. Owner occupation is high, well above the equivalent level across Daventry district. In particular, a very high proportion of residents own their own properties outright. By contrast, the proportion of those renting, either social rented housing or privately, is very low compared to Daventry district.

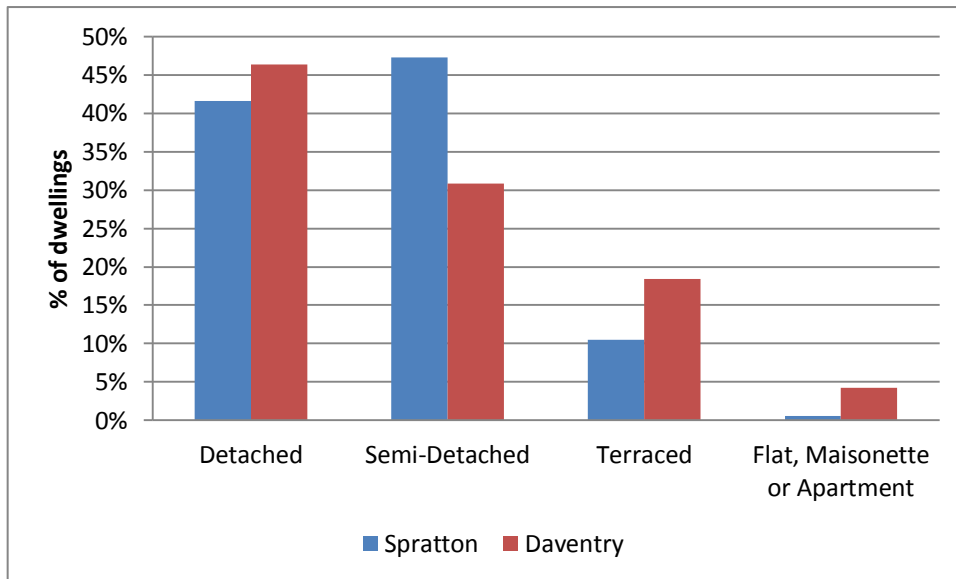
Figure 2.4: Tenure of households in Spratton Parish, 2011

Source: 2011 Census

- 2.15 Figure 2.5 shows the type of properties that there are in Spratton Parish. Reflective of the historic architecture of much of the development within Spratton village, there is a very high proportion of semi-detached properties. Whilst there is also a high proportion of detached

properties, this is below the Daventry district average. There are comparatively few terraced properties in Spratton and hardly any flats.

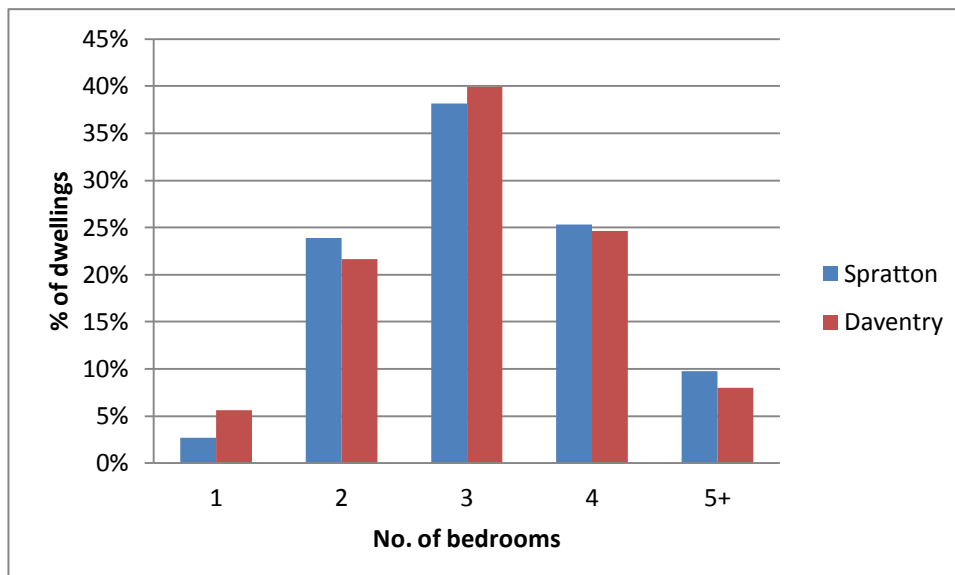
Figure 2.5: Type of properties in Spratton Parish, 2011



Source: 2011 Census

- 2.16 Figure 2.6 shows the size of properties by the number of bedrooms. Interestingly, Spratton has an above average number of two-bed properties compared to Daventry district. Again, this may be reflective of the historic development of smaller properties in Spratton village. It also has above average levels of larger properties – 4 bedrooms or more. By contrast it has a low proportion of very small (1-bed) properties.

Figure 2.6: No of bedrooms by property, 2011



Source: 2011 Census

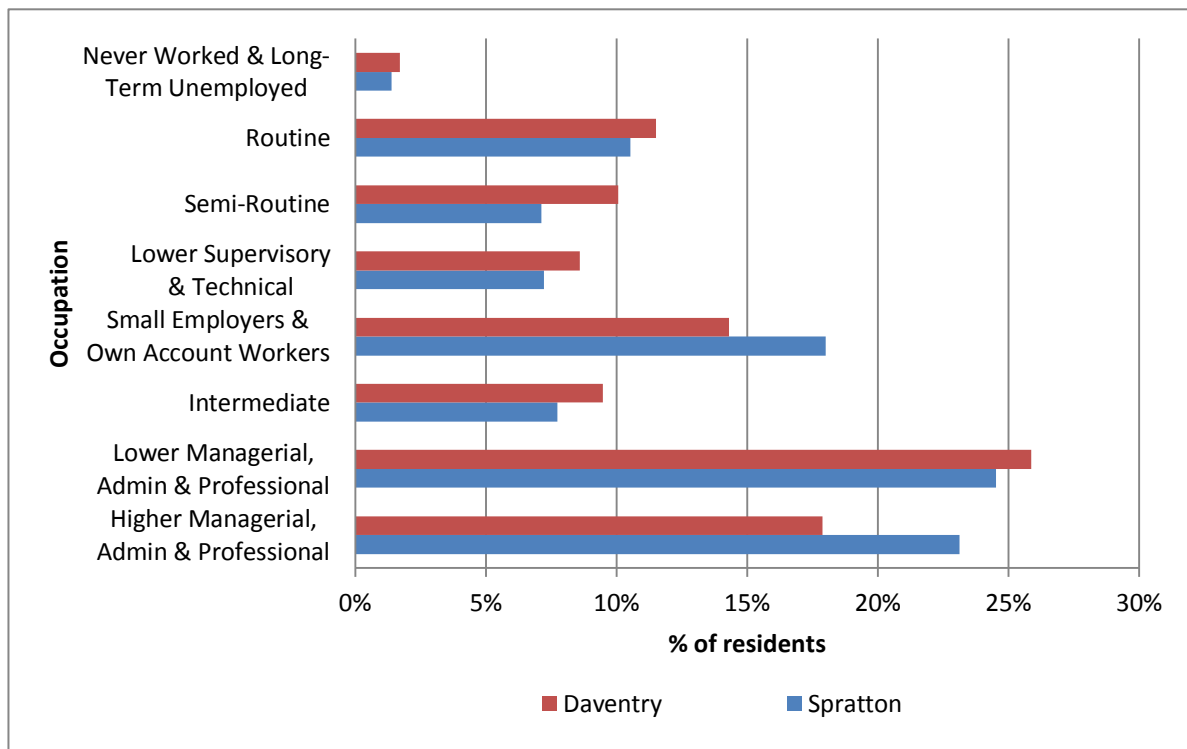
Economic activity

- 2.17 Of the resident population aged 16 to 74, a total of 74.8% were economically active in 2011 (i.e. in employment, self-employed, unemployed or a full-time student). This is above the Daventry

district economic activity rate of 72.4% which is nationally a high figure. This demonstrates that Spratton has a strong economic base of workers.

- 2.18 Unemployment is low, with just 21 people unemployed as at March 2011. Of these, 5 people were long term unemployed (not having worked for at least two years) and just 6 people were aged between 16 and 24.
- 2.19 Figure 2.7 shows the occupation of the resident workforce of Spratton Parish. It has a very high proportion of those working in the highest managerial positions. Also significant are the number of small employers and 'own account' workers, i.e. self-employed people. This demonstrates that Spratton has a very highly skilled workforce, with many people having their own small businesses.

Figure 2.7: Occupations of Spratton Parish resident workforce, 2011



Source: 2011 Census

Summary

- 2.20 The profile of Spratton Parish shows a changing population, with a growing number of older people, many of whom are retired or who will retire during the plan period. The number of young families living in the parish is falling, with many leaving potentially because of the lack of suitable properties and other rural issues, e.g. transport and access to employment and leisure opportunities.
- 2.21 The housing stock in the parish is predominantly owner-occupied, the majority being properties with three bedrooms or more. The population is highly skilled.
- 2.22 It is acknowledged however that there are pockets of deprivation within the parish that the Neighbourhood Development Plan should also seek to address where possible.

3 VISION AND OBJECTIVES

Challenges for Spratton

- 3.1 The Neighbourhood Development Plan seeks to address, as far as is possible, the challenges that face the community of Spratton Parish. In summary these challenges are:
- **Demographics** – an ageing population and low proportions of young people, particularly young families, affecting community facilities such as the primary school.
 - **Heritage** – the wish to protect and enhance the heritage of the parish and, in particular, the built environment of Spratton village.
 - **Landscape** – the wish to retain the high quality landscape of the Parish and the views this creates.
 - **Housing** – to ensure that new housing addresses the needs of the community whilst not having a detrimental impact on the character of Spratton by virtue of its scale and design.
 - **Employment** – the lack of employment opportunities locally and the changing ways that people work.
 - **Highway/pedestrian safety and traffic congestion** – caused by the significant traffic movements through Spratton village at excessive speeds and the limited road space created by the historic layout of the village.
 - **Community facilities** – the need to support existing community facilities and provide new facilities that are wanted by residents, in order to address identified needs and retain Spratton as a vibrant community.
 - **Transport** – the limited availability of public transport, although it is accepted that the scope of a Neighbourhood Development Plan to address this is limited.

Vision for Spratton

- 3.2 The vision for Spratton Parish is as follows:

'In 2029, Spratton Parish will be a thriving rural community with a strong agricultural base but will have adapted to the changing needs of the community through the provision of new housing and opportunities for local employment allowing businesses to thrive. Development will respect the local historic built form and architecture and will ensure that Spratton Village retains its position in a highly attractive landscape setting.'

Objectives of the Neighbourhood Development Plan

- 3.3 The objectives of the Neighbourhood Development Plan as identified through engagement with the community are as follows:
- **Objective One:** Protect agricultural land in order to increase sustainability of food supplies
 - **Objective Two:** Protect the landscape and heritage of Spratton village
 - **Objective Three:** Protect and enhance the green spaces of value to the community

- **Objective Four:** Developments should meet the needs of the local community and be designed to be in keeping with the existing built form
- **Objective Five:** Increase local employment and opportunities for local business to thrive
- **Objective Six:** Address traffic, parking and pedestrian movement issues in Spratton village
- **Objective Seven:** Provide new community facilities and support existing community facilities to address identified needs of the community
- **Objective Eight:** Ensure that new development minimises its impact on the environment

4 VILLAGE SETTLEMENT BOUNDARY

Policy justification

- 4.1 Being the only settlement within the Parish, it is expected that the majority of development will be focused in Spratton village. The requirement for the village to accommodate a degree of growth in order to prosper is accepted. However, this must be weighed against the need to preserve its role as a rural settlement which does not encroach unduly on the open countryside which surrounds it. It is therefore important for the Neighbourhood Development Plan to identify a village settlement boundary. This is distinct from the parish boundary and is not administrative; rather it is a planning boundary used to differentiate the built-up area from open countryside for the purpose of determining planning applications.
- 4.2 Daventry Local Plan Saved Policy HS22 lists Spratton as a Restricted Infill Village. This permits appropriate, small-scale development 'within the existing confines of the village'. It defines the 'existing confines' as:

"the area of the village defined by the existing main built-up area but excluding those peripheral buildings such as free-standing individual or groups of dwellings, nearby farm buildings or other structures which are not closely related thereto. Gardens, or former gardens, within the curtilages of dwelling houses, will not necessarily be assumed to fall within the existing confines of the village."
- 4.3 Such a policy does not enable the Neighbourhood Development Plan to address the opportunities arising from growth and to be positive about providing for sustainable development. This is the fundamental requirement of the National Planning Policy Framework. The Neighbourhood Development Plan proposes a more flexible approach to development adjacent to the built-up area of the village in order that it can properly accommodate the levels of growth likely to come forward through the updated planning policy framework provided by Daventry District Council. By restricting development to no more than fifteen dwellings, this will ensure that there is no significant encroachment into open countryside.
- 4.4 There is a presumption against development in the open countryside beyond both the village settlement boundary and beyond the area immediately adjacent to the village settlement boundary, apart from certain types of development necessary to support the countryside. This is particularly important given that the whole of Spratton Parish is designated in the Daventry Local Plan as a Special Landscape Area. In particular, development which underpins ongoing agricultural uses will generally be supported, subject to appropriate design to minimise any impact on the special landscape of the parish.

Policy

Policy SB1: Village settlement boundary

Development shall be focused within or immediately adjacent to the village settlement boundary of Spratton as shown on the Proposals Map. Development proposals will be supported in these locations subject to compliance with other policies in the development plan.

Development outside the village settlement boundary is classified as being in open countryside and development will only be acceptable where it is adjacent to the village settlement boundary or it is a use which represents sustainable development and which is appropriate in the countryside.

Policy SB1	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	YES
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form	YES
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

5 HOUSING

Introduction

- 5.1 In 2011, there were 498 dwellings in the parish in Spratton, with the majority of these being located within Spratton village. This represented an increase of 28 since 2001. As at February 2015, a total of 11 further dwellings had been completed and all units sold.
- 5.2 The adopted West Northamptonshire Joint Core Strategy (JCS) identifies the need to plan for additional housing growth across all districts over the plan period to 2029. This includes Daventry district and the rural areas, including settlements such as Spratton, which are expected to contribute towards this housing growth.
- 5.3 The JCS does not set a housing requirement for Spratton village and it will be for Daventry District Council to do so as part of its Settlements and Countryside Local Plan that will be produced now that the JCS is in place. However, in order that a framework for appropriate, sustainable growth in Spratton is provided, the Neighbourhood Development Plan addresses housing matters. The Village Settlement Boundary, as defined in Policy SB1, allows for new development within or adjacent to the Village Settlement Boundary.
- 5.4 The Neighbourhood Development Plan seeks to plan positively for growth. Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities. In Spratton this will help to ensure the ongoing viability of local services and prosperity of the Parish, particularly in light of the community's increasingly ageing population.
- 5.5 It is also recognised that, in order for Spratton to retain the features that make it such an attractive place to live, this growth should be of an appropriate scale that ensures it harmonises with the existing character of the village, as well as its immediate setting. Housing developments must be carefully designed to fit in with this character and will only be acceptable where they reflect these principles and are consistent with the Neighbourhood Development Plan taken as a whole.

Policy justification

- 5.6 Affordability remains a key housing issue for Spratton. Average house prices are too high for many on average incomes, resulting in an affordability ratio of nearly thirteen to one¹. The latest housing needs survey, conducted by Daventry District Council in 2012, showed a current requirement for nine units.

5.7

It is the role of Daventry District Council to establish the policy for the provision of affordable housing. However, the Neighbourhood Development Plan considers that, over the period of the Plan, the provision of affordable housing as part of any proposed housing development is a critical issue and therefore developments which deliver affordable housing – either through a market-led scheme or through a rural exception site – will be viewed favourably.

Policy H2 of the West Northamptonshire Joint Core Strategy requiring affordable housing to be delivered at the rate of 40% for developments of five or more units.

¹ The affordability ratio is the median house price as a ratio of median incomes. So a ratio of 13:1 means that a household would need 13 times its annual income to be able to afford a property. This data is at district level (source: ACRE/OCSI (2013) *Rural Community Profile for Spratton*).

- 5.8 It is also considered that at least a proportion of this affordable housing should be held in perpetuity for local people. For many people with a local connection to a rural community such as Spratton that have an identified need for affordable housing, it is really important that they are able to access such a property in their local community. They have established networks which enable them to work and engage in a community and this would be lost if they have to move elsewhere in order to access a property. Equally, people with no links to a rural community often feel isolated if they have to take up an affordable property in that community. This is particularly the case if they then are unable to access employment opportunities in the larger urban centres because of limited access to public transport, as is the case in Spratton.
- 5.9 Daventry District Council's Housing Allocations Scheme of July 2013 states that the Council may decide to operate Local Letting policies within areas of the district. The need for such schemes will be clearly defined and relate to specific areas or types of property that will benefit from this type of initiative. They may be introduced, as part of a multi-agency approach with existing local communities or in partnership with Registered Providers to take account of social factors, and will be reviewed on a regular basis.
- 5.10 It will therefore be important that the community of Spratton, through the Parish Council, works with Daventry District Council and other stakeholders to see a Local Letting policy put in place for Spratton.
- 5.11 The housing needs of Spratton do not only relate to affordable housing. Evidence from the West Northamptonshire Strategic Housing Market Assessment² indicates demand for a range of property sizes and types in the Daventry district area. It is therefore important that housing developments reflect this or any subsequent updates in terms of the mix of properties that are provided.

² ORS (2010) *West Northamptonshire Strategic Housing Market Assessment 2009*, West Northamptonshire Joint Planning Unit

Policy

Policy HS1: Housing development

Planning permission will be granted for housing developments within or immediately adjacent to the village settlement boundary of Spratton, subject to the following criteria:

- Individual developments shall provide up to fifteen dwellings; and
- It shall provide a mix of homes taking into account evidence on local housing needs; and
- It shall provide affordable housing units in accordance with the requirements of the Joint Core Strategy Policy H2; and
- The affordable housing should be subject to a S106 legal agreement or planning condition ensuring that it remains an affordable dwelling for local people in perpetuity; and
- It shall respect and, where possible, enhance the natural, built and historic environment; and
- It shall maintain Spratton village's strong and established sense of place.

Policy HS1	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	YES
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

Infill development

Policy justification

- 5.12 The policy approach for Spratton as a rural village has generally restricted growth to infill within the settlement boundary. In a historic village such as Spratton, this has often led to developments being crammed in, often on existing gardens, at inappropriate densities and with inappropriate layouts, to the detriment of the amenity of existing residents. It has also resulted in a reduction in the openness of the village, increased on-verge parking and new buildings sometimes out of keeping with the character of the village.

5.13 Adverse impacts can include the following:

- Loss of amenity, overshadowing, overlooking
- Loss of sunlight/daylight
- Noise
- Loss of green links/trees/hedges/vegetation
- Loss of distinctive cob, stone and brick boundary walls
- Visual intrusion
- Loss of space between buildings
- Loss of parking

5.14 It is considered important that infill development, whilst generally acceptable within the village settlement boundary, must be designed so that it sits appropriately within its surroundings.

5.15 It is important to note that the National Planning Policy Framework provides the opportunity to prevent further inappropriate development in back gardens. At paragraph 53 it states that:

"Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

5.16 Part of this harm relates to the increase in on-road and on-verge parking (recognised in responses to the Village Design Statement process which identified parking problems throughout the village) as shown by the images below:

Examples of vehicles having to be parked on verges



- 5.17 The community of Spratton considers that such development is causing harm to the local area, so should be resisted. It is therefore considered that infill development within the Village Settlement Boundary of Spratton should only be permitted if it does not result in an increase of on-road and on-verge parking. Factors that will need to be taken into consideration will need to be the size of properties proposed, with larger properties expected to bring more cars, and also to the amount of off-road parking provided with the development.
- 5.18 The Neighbourhood Development Plan also identifies a suite of design and layout requirements in Policy HD1 which are intended to direct development within the parish.
- 5.19 In addition to considerations of amenity, it is important that infill development is designed to be in keeping with the character of the surrounding area. In a village like Spratton with such a tight network of buildings and streets, development that is different to the local character relates particularly poorly to the buildings that surround them.

Policy

Policy HS2: Infill development

Within the village settlement boundary planning permission will be granted for infill development, subject to the following criteria:

- Proposals should reflect the character of the surrounding area and protect the amenity of neighbours. Where appropriate, it should reflect the scale, mass, height and form of its neighbouring development.
- Proposals that would lead to over-development of a site or the appearance of cramming will be resisted. It should be demonstrated that development is of a similar density to properties in the immediate surrounding area.
- New buildings should not adversely affect the amenities of existing occupiers of neighbouring properties, particularly in terms of daylight and sunlight and private amenity space provision.
- Development must not lead to further on-street parking that will create congestion and damage existing verges.

Policy HS2	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	YES
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	YES
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

6 COMMERCIAL USES

- 6.1 Whilst it is accepted that Spratton will never become an employment centre of significance, it is felt that opportunities should be taken for small-scale expansion of the local economic base wherever possible. This accords with the aim of the National Planning Policy Framework to support a prosperous rural economy which also recognises that this should apply to opportunities for all types of businesses which can appropriately be accommodated within a rural setting.

Incubator space

Policy justification

- 6.2 In particular, it is recognised that there is growth in the self-employed and micro-business sectors within the modern economy. The ability to run start-up businesses with just a computer and access to superfast broadband creates new opportunities for small-scale growth in commercial activities in rural areas such as Spratton.
- 6.3 The provision of incubator space³ is therefore considered to be an important opportunity for the Neighbourhood Development Plan. Such space can be provided flexibly to accommodate the needs of small start-up businesses or those simply looking for meeting space to complement their existing practices of working from home. This could be included as part of new community facilities, for example a new village hall.
- 6.4 Daventry Local Plan Saved Policy EM11 states that planning permission for new business and industrial development will normally be granted in restricted infill villages such as Spratton, provided the scale and character of the proposal reflects the residential nature of the surroundings. The Neighbourhood Development Plan conforms with this policy and specifically seeks to encourage the provision of small-scale incubator space within Spratton village.

Policy CM1: Provision of incubator space

The provision of incubator space for start-up and micro-businesses within or immediately adjacent to the Spratton Village Settlement Boundary will be strongly supported. This is subject to the Daventry Local Plan Saved Policy EM11, or any subsequent version, in respect of the scale and character of proposals needing to reflect the residential nature of the surroundings.

Such incubator space should provide units or spaces of no more than 250m² floorspace, each of which must be expressly for the use of start-up or micro-businesses as their main premises.

³ Business incubator space is defined as a facility established to nurture young (start-up) companies during their early months or years. It usually provides affordable space, shared offices/workspaces and services, hands-on management training, marketing support and, potentially, access to some form of financing.

Policy CM1	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	YES
Objective 5: Increase local employment and opportunities for local business to thrive	YES
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

Protecting and enhancing existing employment areas

Policy justification

- 6.5 Notwithstanding the aspiration for a business incubator facility (Policy CM1), it is not considered appropriate to allocate any new land within the settlement of Spratton for commercial activities, particularly light industrial uses (use class B1c). One of the main reasons is that, at April 2015, no land is available or is considered suitable to justify allocation for such uses which, in a small settlement such as Spratton, are relatively land-intensive.
- 6.6 Daventry Local Plan Saved Policy EM11 states that planning permission for new business and industrial development will normally be granted in restricted infill villages such as Spratton, provided the scale and character of the proposal reflects the residential nature of the surroundings. Policy CM1 conforms with this policy but chooses not to allocate any new sites solely for such uses. This is because such sites are not available or suitable for development.
- 6.7 Instead, it is considered that the most reasonable approach which has the best prospect of retaining and expanding the employment base of the parish is to allow existing businesses to expand in their existing locations across the whole parish.
- 6.8 One such example is Matts Lodge Farm. This is located approximately 700 metres to the north of Spratton village. Built around a farmhouse, this light industrial development is now home to some 3,150m² (34,000ft²) of floorspace, divided almost equally between storage and light engineering. Typical uses of the latter are a hydraulic press engineer, a scaffolding company, a precision engineer, a landscaper, a tree surgeon and a steel fabricator. Currently some 25 people are employed by the businesses located there. Two of the tenants are residents of Spratton and the remaining tenants come from a radius of some seven miles. It is therefore considered to be a vital part of the local economy, providing skilled jobs to local people.
- 6.9 The landowners have expressed an interest in a small expansion of the industrial estate. Given the constraints of the surrounding topography this might be limited to no more than 465m² (5,000ft²) within or immediately adjacent to the existing curtilage. Based on this additional floorspace being used for light industrial purposes, this could create employment for up to 15

people⁴. However, Daventry Local Plan Saved Policy EM16 relates to commercial development in the open countryside, which is where the Matts Lodge Farm site is located. This states that planning permission will not normally be granted for business and general industrial development in open countryside. Exceptions may include proposals for small scale development related to the re-use of buildings.

Matts Lodge Farm



- 6.10 The Neighbourhood Development Plan wishes to provide a more flexible policy approach for Spratton so that businesses have the opportunity to expand their facilities in a sustainable manner. In the case of Matts Lodge Farm, expansion within or immediately adjacent to the curtilage of the existing buildings would be viewed unfavourably if it impacted on the character of the open countryside surrounding it or were detrimental to views across the open countryside.
- 6.11 In this respect, balancing the economic, social and environmental sustainability considerations are important.

Policy

- 6.12 The policy seeks to provide for appropriate and sustainable additional B-class floorspace at existing employment areas in the parish. This must be balanced against the potential environmental impacts of any such development where it is outside the existing settlement boundary of Spratton.
- 6.13 The policy seeks to permit 'minor' extensions to the built area of an existing employment area. This is so that a balance can be struck between allowing some expansion but also ensuring that such expansion is not of such a scale that it would fail to protect the character of the area. Therefore the policy seeks to ensure that an extension is in proportion and compatible with the function of the existing employment area.

⁴ This is based on an average density of 32m² per employee for small industrial units

Policy CM2: Protecting and enhancing existing employment areas

In order to protect and enhance existing employment areas within the parish, minor extensions to B-class employment areas will be permitted subject to the following criteria:

- It must be within or immediately adjacent to the existing curtilage of the employment site; and
- It must represent only a minor extension to the built area which is proportionate with its function; and
- It must not be detrimental to the character of the wider open countryside or views across it.

Policy CM2	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	YES
Objective 5: Increase local employment and opportunities for local business to thrive	YES
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

7 GREEN OPEN SPACES

- 7.1 As part of the Neighbourhood Development Plan process, the community was asked to consider if there were any important green open spaces in the Parish. The Neighbourhood Development Plan seeks to protect these where appropriate.

Local Green Spaces

Policy justification

- 7.2 Under the National Planning Policy Framework, Neighbourhood Development Plans have the opportunity to designate Local Green Spaces which are of particular importance. This will afford protection from development other than in very special circumstances. Paragraph 77 of the National Planning Policy Framework says that Local Green Spaces should only be designated:

- *"where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land."*

Area A: Spratton Pocket Park

- 7.3 The Pocket Park is based around a now-closed cemetery in Brixworth Road, which has been converted into a wildlife area with very significant biodiversity, with a walkway round with interpretations boards for all to enjoy. It is owned and managed by Spratton Parish Council. It is a few minutes' walk from the centre of the village, has been a cemetery since 1905 and is still visited by relatives. It is also a small, compact wildlife area of some 0.2 hectares.

Figure 7.1: Area A, Spratton Pocket Park



Area B: Millennium Garden

- 7.4** The Millennium Garden provides a space on the busy main road through the village to meet or relax. It is owned and managed by Spratton Parish Council. It is within about 100 metres of the centre of the village. It has a sign which was erected for the Millennium and a recent centennial commemoration of William Rhodes-Moorhouse, V.C. It has seating and is a quiet place for contemplation which is extensively used. It is a very small area, originally the site of two hovels.

Figure 7.2: Area B, Millennium Garden



Area C: The Recreation Ground

- 7.5** The Recreation Ground ('The Rec') is considered by the community to be a very valuable resource. Along with the Pocket Park and the allotments, it provides one of the principal opportunities for recreation by both adults and children in the parish. It is a 2.4 hectare site on the edge of the village, five minutes' walk from its centre. It is run by a charitable trust and provides playing fields used by the local football club. It also has a popular skate park and a playground area used by the young people in the village.

- 7.6** The Rec is to be retained for community uses and associated built development if necessary. The area at present given over to the changing rooms, clubhouse and parking, together with land immediately to the east of the clubhouse, are considered appropriate for community facilities including, for example, a new village hall, and accordingly this area is included within the village settlement boundary and excluded from the local greenspace designation. Under no circumstances is this area considered appropriate for non-community uses such as residential development.

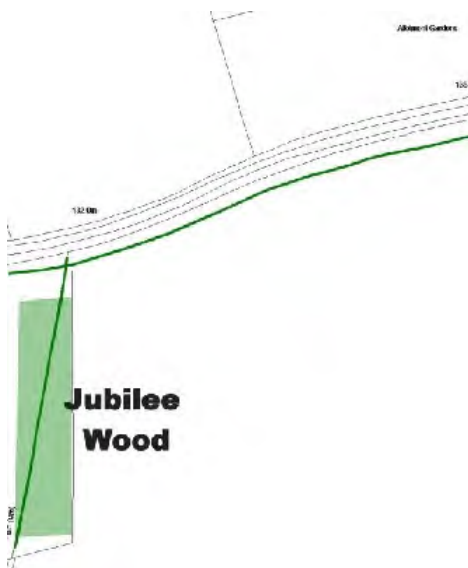
Figure 7.3: Area C, The Recreation Ground



Area D: Jubilee Wood

- 7.7** The land for Jubilee Wood has a public footpath running through it and was made available by a landowner to create a community facility of the only accessible wood in the parish. It was planted by parishioners in 2012 for the enjoyment of future generations and also to provide biodiversity benefits. Jubilee Wood is maintained by 'Natural Spratton', an Advisory Group of Spratton Parish Council, and is enjoyed on a daily basis by parishioners. It is some ten minutes' walk from the centre of the village, but adjacent to a much-used footpath.

Figure 7.4: Area D, Jubilee Wood



- 7.8 The Recreation Ground, Pocket Park, Jubilee Wood and Millennium Garden are within walking distance of all residents of the village. All have recreational value and none are extensive tracts of land. As such, they are all considered suitable for designation as Local Green Spaces. It is therefore considered important that all are protected from development.
- 7.9 The policy permits limited development where that is needed to protect and enhance the functioning of the areas. An example might be the wish to provide a new play facility at the Recreation Ground.

The Pocket Park



The Millennium Garden



The Recreation Ground



The Jubilee Wood (being planted in 2012)



Policy

- 7.10 The following Local Green Spaces are designated:

Policy LG1: Local Green Spaces

The following areas shown on the Proposals Map are designated as Local Green Spaces:

- The Recreation Ground (outside the village settlement boundary only)
- The Pocket Park
- Jubilee Wood
- The Millennium Garden

Proposals for built development on these Local Green Spaces will not be permitted unless the proposal would not conflict with the openness or purpose of the Local Green Space.

Policy LG1	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	YES
Objective 8: Ensure that new development minimises its impact on the environment	

Allotments

Policy justification

- 7.11 The existing allotments that serve the community of Spratton are located adjacent to Spratton village on the north-western junction of the A5199 Welford Road and Teeton Road. They are well used and there is a waiting list. This is considered to be an important asset for the community and reinforces the importance and value of self-sufficiency.

Policy

- 7.12 It is proposed that there be a presumption against the redevelopment of allotment space in the Parish. Whilst such land does not fulfil the criteria for being designated as a Local Green Space, it is still considered appropriate to provide a degree of protection to an asset of value to a significant number of people in the community.

Policy LG2: Protection of allotment space

Proposals that would result in the loss of all or part of existing allotment spaces will not be permitted unless alternative and equivalent allotment space is provided.

Alternative allotment provision proposed as part of such proposals will be required to meet the following criteria:

- the scale of the alternative site must be of an equivalent or larger scale to the existing allotment provision; and
- the quality of the alternative site must be of equivalent standard in terms of layout and soil character to the exiting allotment provision; and
- the location of the alternative provision must be generally accessible by foot and within or adjacent to the built-up area of the village.

Policy LG2	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	YES
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	YES
Objective 8: Ensure that new development minimises its impact on the environment	

Other green spaces

Policy justification

- 7.13 Spratton village has a number of verges, maintained by the Parish Council on behalf of Northamptonshire County Council Highways. Some of these have been planted with biodiversity in mind and others have a historical context. As such, they contribute to the character of the built environment and are considered of importance as shown in the brief summary of each below.
- 7.14 Those indicated by the numbers 1, 2 and 5 are important for their biodiversity contribution:
1. This is an area at the top of the south side of Holdenby Road, east of the A5199, planted with shrubs many years ago by the Parish Council.
 2. This is a wide verge on the south side of the Brixworth Road, close to its junction with the A5199. It has several mature trees and sets off the approach to the village as well as providing biodiversity.
 5. This is a high bank at the junction of Smith Street and High Street, and this also was planted with shrubs for biodiversity by the Parish Council many years ago.
- 7.15 Numbers 4, 6 and 8 have historical contexts:
4. This verge is opposite the Village Stores in Brixworth Road, The lower part of this, where the notice-boards now stand, was once the village pound, and the stocks would have stood here too. Further up was sited a row of cottages, the depth of the existing bank. It remains an important focal point close to the village stores.
 6. This is a small green at the junction of Manor Road and School Road. It is opposite what is believed to be one of two possible 17th century manor houses, which provided two focuses for the village at that time. The green itself forms an important part of the setting for guided historical walks.

8. This is a small green in Yew Tree Lane. But for an oversight in the 1940s, this might now belong to the Parish Council. In 1897 an oak tree was planted here to commemorate Queen Victoria's diamond jubilee, and a plaque was laid here as part of the 2012 Jubilee celebrations.

7.16 Numbers 3 and 7 contribute to the character of the built environment.

3. This is the verge above the Village Stores in Brixworth Road. It provides space in this central part of the village
7. This verge in School Road, part of the original north-south thoroughfare, sets off the houses opposite in a more spacious environment.

Verge 1: Location and photograph of verge at the junction of Holdenby Road and the A5199



Verge 2: Location and photograph of the verge at the top of Brixworth Road



Verge 3: Location and photograph of the verge above the Village Stores



Verge 4: The old Pound and adjacent verge



Verge 5: Location and photograph of Smith Street verge



Verge 6: The small green at the junction of Manor Road and School Road



Verge 7: School Road wide verge



Verge 8: The historic old green in Yew Tree Lane (photographed during the 2012 Jubilee celebration, during which a plaque commemorating the planting of this oak tree in 1897 was unveiled)



Policy

Policy LG3: Other green spaces

The other green spaces indicated on the Proposals Map are considered of value to local biodiversity amenity and to the historic context of Spratton village. Development which significant impacts their function as green spaces will be resisted.

The only exceptions shall be for enabling development, e.g. service provision, highway visibility splays or access.

Policy LG3	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

8 LANDSCAPE

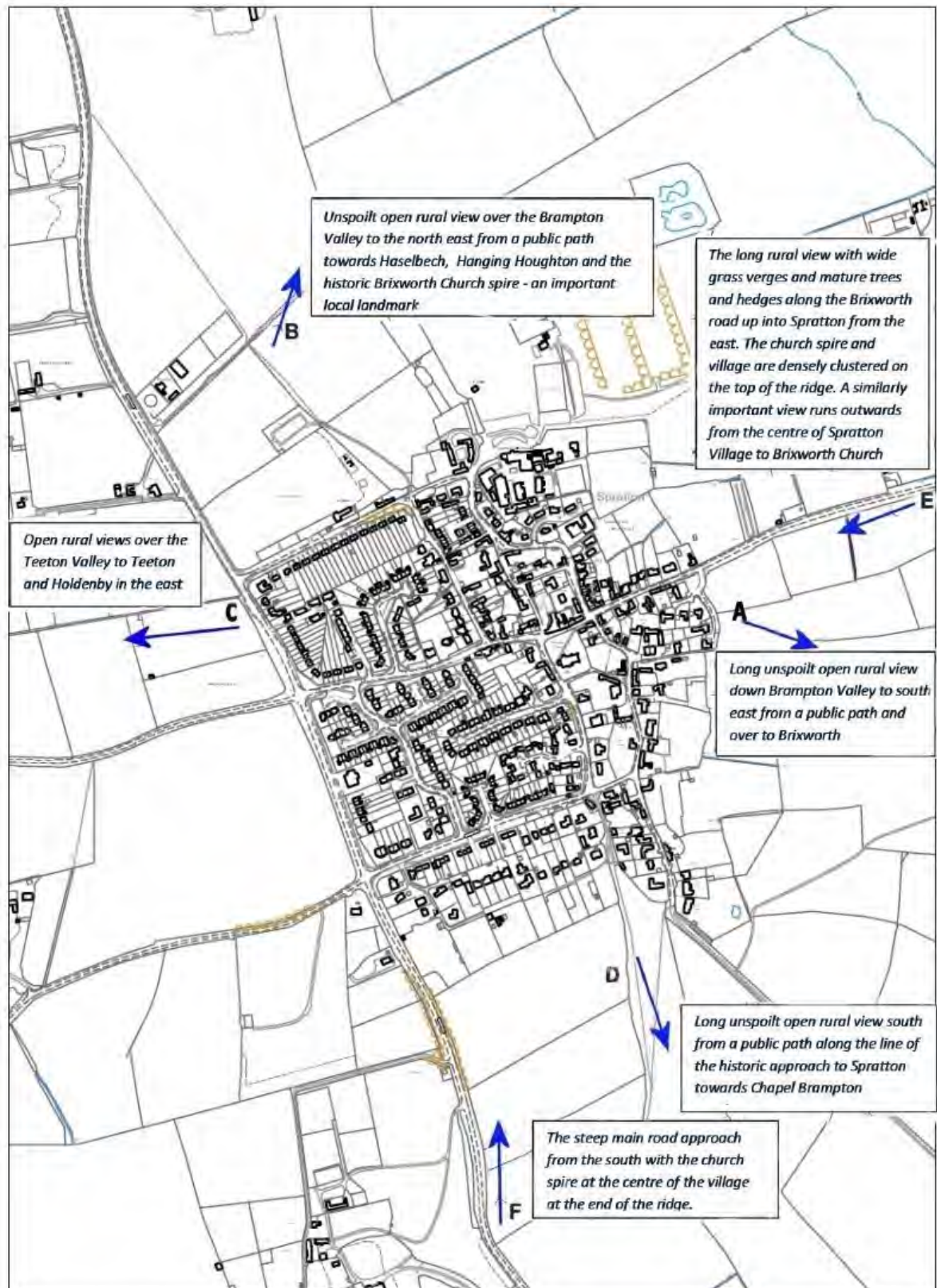
- 8.1 Prior to the Neighbourhood Development Plan, residents of Spratton Parish produced a Village Design Statement (VDS) which was adopted as supplementary planning guidance (SPG) in May 2013. This can be used to guide applicants in considering design matters but ultimately does not represent planning policy.
- 8.2 It was considered by the community that the most important and relevant matters covered in the VDS should be reflected as policies in the Neighbourhood Development Plan, therefore giving them full weight as planning policy within the development plan. The VDS does however provide additional material not included in the Neighbourhood Development Plan which is still considered to be of relevance to applicants and decision-makers alike. As such, the guidance it provides should still be taken into account and it forms an important supporting document to this Neighbourhood Development Plan.

Landscape and views

Policy justification

- 8.3 The VDS describes in detail the landscape setting of Spratton, in particular noting that the Parish follows a long low ridgeline running northwest-southeast which affords wide views between the ridge tops.
- 8.4 Woodland areas are limited and this makes hedgerows and mature trees important landscape features. Ash and oak predominate while some small areas of hedgerow elm suckers survive on the roadside verge south of the village. There is a general lack of trees in fields around the village, with the exception of Jubilee Wood, but the VDS notes that there is local support for more planting on verges and open spaces.
- 8.5 The VDS has also considered in detail the views to and from Spratton village. It notes that the straight climb from Brixworth and the Brampton Valley is perhaps the most attractive approach with the church tower and spire highlighted at the centre of the village.
- 8.6 From the south, only the Spratton spire and roof tops of the Walk can be seen although a footpath still marks the old route into the village.
- 8.7 On the climb from the west up to the Welford Road from Teeton, the village is largely hidden from view until the allotments on the left and the houses and garage on Welford Road come into view.
- 8.8 Views out of the village are immensely important to the residents for their sense of space and connection with the rural surroundings and the visual links to other settlements including Brixworth and Creaton. Owing to its elevated position, the surrounding countryside never feels far away in Spratton.
- 8.9 Houses in the centre of the village as well as the fringes enjoy wide views and these are highly valued by residents. 98% of responses to a questionnaire undertaken to inform the VDS wished to preserve the views of the surrounding countryside. Of particular importance are the views over the Brampton Valley, Brixworth and its spire.
- 8.10 Figure 8.1 identifies the views that are to be protected:

Figure 8.1: Map showing protected views into and out of Spratton Village



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Policy

- 8.11 The VDS identifies a range of important considerations in respect of the landscape and views and also in terms of the retention of a green feel to development through tree planting. These are addressed by Policies LD1 and LD2.

Policy LD1: Landscape and views

Due to its elevated position, views in and out of Spratton village, as shown on the Proposals Map, are important and should all be protected and enhanced. Planning permission will not be granted for development proposals that have a significant detrimental impact on these views.

The skyline of Spratton village is dominated by the church spire and this should remain so with views between village churches protected from any tall structures or buildings.

New development must not create the visual 'wall' of building that damages views of Spratton and should be varied in mass and height and softened with landscaping and planting where possible and appropriate.

Policy LD1	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	YES
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

Policy LD2: Tree planting

As part of any new development, tree planting especially in streets and open spaces will be encouraged to improve the amenity and create links with the surrounding countryside where possible and appropriate. Any trees that have to be removed as part of development should be replaced, if possible, in close proximity to the development.

Policy LD2	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	YES
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

Special Landscape Area

Policy justification

8.12

The whole of the Parish of Spratton falls within Daventry District Council's Special Landscape Area designation.

8.13

The Daventry Local Plan Saved Policy EN1 states that in Special Landscape Areas, planning permission will normally be granted for development provided that:

- It comprises agricultural, forestry, recreation or tourism development; or
- It relates to settlements within these areas. In assessing such proposals detailed design, materials, siting and in particular, landscaping, will be material considerations fundamental to the granting of planning permission; or
- It relates to the re-use or adaptation of rural buildings provided their finished form, bulk and general design are in keeping with their surroundings.
- It does not adversely affect the character of the local landscape.

Policy

8.14

The policy protection for Special Landscape Areas is shown below.

Policy LD3: Special Landscape Area

Planning permission for development in the Special Landscape Areas as defined by the Daventry Local Plan will be permitted provided that:

- it does not adversely affect the character of the local landscape; and
- the development either is:
 - within or immediately adjacent to the Spratton Village Settlement Boundary, as directed by Policy SB1; or
 - an appropriate use in the countryside, as directed by Policy SB1 and Saved Policy EN1 of the Daventry Local Plan; or
 - a minor extensions to a B-class employment area, as directed by Policy CM2; or
 - relates to the re-use or adaptation of rural buildings, as required by Saved Policy EN1 of the Daventry Local Plan.

Policy LD3	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	YES

Light pollution

Policy justification

- 8.15 The VDS notes that, due to the open nature of the countryside in the Parish, night time light pollution is an increasing intrusion and should be minimised in any new development.

Policy

- 8.16 Appropriate guidance on lighting in rural areas is provided by the Institute of Lighting Engineers (Guidance Notes for the Reduction of Light Pollution 2000) or any successive title.

Policy LD4: Light pollution

Planning applications that propose new external lighting will be required to minimise light pollution and impact on amenity.

Policy LD4	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	YES

Enhancing woodland areas

Policy justification

- 8.17 There are few woodland areas within the parish of Spratton but in many respects this enhances their importance. The historic landscape contained these wooded areas so it is important to respect the historic landscape and seek to protect and enhance these areas where possible.

Policy

- 8.18 The policy in respect of enhancing woodland areas is shown below:

Policy LD5: Enhancing woodland areas

New development will be required to protect and enhance the existing wooded areas in the parish where possible and appropriate.

Any proposals which facilitate the planting of appropriate mature trees that enhance the quality of the woodland areas in the parish will be supported. Appropriate mature trees are considered to be of the same species as the predominant tree species within the particular woodland area.

Policy LD5	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	YES

9 HERITAGE AND DESIGN

- 9.1 Spratton has a rich historic environment, with a number of designated and non-designated heritage assets within the parish boundaries. The village has a clear architectural heritage within the centre and its Heritage Trail includes a number of listed buildings. The Spratton Village Design Statement (VDS) has a number of policies which seek to guide the design of new development and it is considered appropriate to introduce these as policy in the Neighbourhood Development Plan.
- 9.2 Detail to inform the policies in this section is contained in Appendix 1.

Design

Policy justification

- 9.3 It is considered paramount that new development observes and includes in its design the use of materials that are in keeping with the character of the village. Also, the perimeter of new developments should consider carefully the use of appropriate boundary treatments to recreate the best examples of the local style.

Policy

- 9.4 It is important that this policy is read in conjunction with Policy HS1, which is the principal policy that identifies the appropriate locations for development.

Policy HD1: Building design

Development which demonstrates that the scale and proportions of new buildings and extensions harmonise with neighbouring properties and spaces shall be supported.

New extensions should respect the character of the area and use materials that match the existing main building.

Stone built walls should be simple local dressed ironstone using a bond and finish to match the area.

Existing locally distinctive old cob, stone and brick boundary walls and buildings, thatched and slate roofs should be protected and conserved.

This policy should be read in conjunction with the other policies in the Neighbourhood Development Plan, particularly Policy HS1.

Policy HD1	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	YES
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
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Objective 8: Ensure that new development minimises its impact on the environment	

10 HIGHWAYS AND PARKING

Parking standards and on-verge parking

- 10.1 All new dwellings should have sufficient off-road parking spaces to cater for the residents of that dwelling.

Policy justification

- 10.2 The 2011 Census shows that Spratton has high levels of car ownership – 1.7 cars per household compared to 1.59 cars per household across Daventry district as a whole and 1.16 cars nationally.
- 10.3 With the increases in car ownership generally, there is growing pressure to find space for car parking. In a village such as Spratton where there are no formal parking restrictions, cars are increasingly being parked on public spaces. In particular, grass verges are being used for parking, as shown in the photograph below and in the photographs in Section 5:



- 10.4 The Neighbourhood Development Plan therefore seeks to minimise parking associated with new development on verges.
- 10.5 It is a concern that any new development will create significant additional car parking levels. Particularly in the village where, by its nature, space for additional cars is scarce, it will be important that off-street parking is provided for the number of cars owned by those occupying the dwellings. This will help to minimise the high levels of on-street parking which make it difficult for vehicles to pass, particularly emergency vehicles. It will also help to minimise the danger for pedestrians who have to cross the road between parked cars.
- 10.6 The Neighbourhood Development Plan seeks to impose minimum off-road parking standards for any new development. These standards have been derived from observations around Spratton village of high levels of car ownership and how cars are then parked both within the owners' property and on the highway.

Policy

- 10.7 The policy seeks to ensure that developments are designed to include off-road parking.

Policy HP1: Parking standards for new residential development

For all new residential developments, the following minimum standards shall apply for the provision of off-road parking:

- 1-bed house/flat	1 off-road car parking space
- 2-bed house/flat	2 off-road car parking spaces
- 3-bed house/flat	2 off-road car parking spaces
- 4-bed house/flat	3 off-road car parking spaces
- 5+ bed house/flat	4 off-road car parking spaces

Policy HP1	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	YES
Objective 3: Protect and enhance the green spaces of value to the community	YES
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	YES
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	
Objective 8: Ensure that new development minimises its impact on the environment	

Pedestrian movement

Policy justification

- 10.8 Movement of pedestrians around Spratton village is an issue of concern to the community. In particular, there is a strong concern about the need to create Safer Routes to School for children attending Spratton Primary School and the Hall School. In such a historic centre, the increased role of vehicular traffic has often been to the detriment of the pedestrian. As such, often there are certain routes which have limited pavement provision and some have none, with the pedestrian having to share roadspace with vehicular traffic. In such circumstances it is often difficult to provide new pavements because there is no space to do so. Development should ensure that it encourages residents to walk around the village, so the safety of existing and any future walking routes especially relating to school and pupil movement should be carefully considered, and improved where possible.

- 10.9 Contributions from development, collected through Community Infrastructure Levy (CIL) or any other appropriate mechanism, may be used to contribute towards the provision of safer pedestrian routes.
- 10.10 In addition, for a rural village such as Spratton, the need to have easy access to the surrounding countryside is important for the local community. Although there are a number of existing footpaths out of the village, none of these link up with the rights of way network, including in particular the Brampton Valley Way, as detailed in paragraph 13.6. The ability to provide further access would be beneficial to the community. Potential routes are shown in Figure 10.1.

Figure 10.1: Footpath routes to Brampton Valley Way



N.B. Both routes are indicative, and may not follow the exact route on the plan

- 10.11 The funding for such needs traditionally comes from Northamptonshire County Council, through its Local Transport Plan, or from grants provided through organisations such as the National Trust. Where such funding is not available, developer contributions may be used to address these needs. The introduction of a Community Infrastructure Levy (CIL) charge will enable 25% of contributions earned within the parish to be spent by the Parish Council on such needs. In addition, CIL money raised by Daventry District Council could also be spent on addressing the needs of other qualifying projects.

Policy

Policy HP2: Improved provision for walking

Development should ensure, where possible, that it encourages residents to walk around the village, so the safety of existing and any future walking routes especially relating to school and pupil movement should be carefully considered, and improved where possible.

In order to improve pedestrian safety, proposals to provide new or improved pavement access within Spratton village will be strongly supported, particularly where these provide for Safer Routes for Schools.

In order to improve access to the countryside, proposals to provide new footpaths within the parish will be strongly supported. This will particularly be the case for any proposals to link the village with the Brampton Valley Way, either alongside Brixworth Road or across open fields.

Policy HP2	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	
Objective 3: Protect and enhance the green spaces of value to the community	
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form.	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	YES
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	YES
Objective 8: Ensure that new development minimises its impact on the environment	

11 COMMUNITY FACILITIES

Policy justification

- 11.1 For a village such as Spratton, the number and range of community facilities are comparatively limited. As of March 2015, there were the following facilities present in the village:
- Village Primary School
 - Convenience store
 - Butcher
 - Hairdresser
 - Beauty salon
 - Public House and coffee shop
 - Coffee shop in the Church
 - Village hall
 - Scout Hut
 - Recreation Ground
 - Allotments
 - Sports and Social Club
 - Facilities of Spratton Hall School
- 11.2 It is important, in order that Spratton continues to be a vibrant and functioning village, that it retains its community facilities where possible, especially its primary school, considered by many to be at the heart of the village and contributing to its vibrancy. Clearly businesses that occupy facilities such as shops cannot be made to continue operating if they are not financially viable. However, community-run facilities can be retained and it is important that such facilities are made available to the community if there is a demand.
- 11.3 What the village of Spratton lacks at present is a village hall commensurate with other comparable sized villages in the locality. The current hall, built in 1928, is small and in need of upgrade to bring it up to modern standards. In addition, it has no dedicated parking so users are forced to park on the neighbouring streets, causing amenity issues for residents. The Plan includes a policy to provide modern purpose-built facilities to serve all sections and age groups of the community and provide a wide range of community, social and sporting functions, and maybe even incubator business office space. The policy suggests that the Recreation Ground is the most likely location with this having been under discussion right back to 1950.
- 11.4 There is therefore considered to be a need for a multi-activity community building to serve the parishioners of Spratton. As was previously the case, there may be an opportunity to provide this on the existing Recreation Ground in Spratton, along with dedicated parking spaces. The existing car park and club facilities, including additional land to the east are therefore included in the village settlement boundary, but this land is designated solely for community infrastructure related to the adjacent recreation ground and playing field, or the wider community infrastructure interests and needs of the parish. This is in accordance with Policy LG1.

- 11.5 Whilst funding for such a project has not yet been sought, it is considered that this will come from a range of sources such as the Parish Council, lottery funding and, if necessary developer contributions.

Policy

Policy CF1: Provision of a multi-activity community building

Proposals to provide a multi-activity community building and associated parking for the benefit of the community on the Recreation Ground within the village settlement boundary will be strongly supported.

If it is not possible to provide such a facility on the Recreation Ground within the village settlement boundary, or an alternative location is proposed, then it must be demonstrated that this location is accessible for the majority of the community, both by car and in particular, on foot.

Policy CF1	
Objective 1: Protect agricultural land in order to increase sustainability of food supplies	
Objective 2: Protect the landscape and heritage of Spratton village	
Objective 3: Protect and enhance the green spaces of value to the community	
Objective 4: Developments should meet the needs of the local community and be designed to be in keeping with the existing built form	
Objective 5: Increase local employment and opportunities for local business to thrive	
Objective 6: Address traffic, parking and pedestrian movement issues in Spratton village	
Objective 7: Provide new community facilities and support existing community facilities to address identified needs of the community	YES
Objective 8: Ensure that new development minimises its impact on the environment	

12 NON LAND USE ACTIONS

- 12.1 There are a number of issues that have been raised through the process of preparing the Neighbourhood Development Plan that are not directly related to land-use matters (although several indirectly relate to the use of land in some form). As such, they are not matters that can be addressed directly by the provision of a planning policy in the Neighbourhood Development Plan. However, this is not to say that these are not important matters and it is important that a strategy for dealing with these matters is assembled and taken forward. In doing so, this will help to achieve the vision and objectives of the Neighbourhood Development Plan.

Local lettings policy for affordable housing

- 12.2 Daventry District Council has stated in its 2013 Housing Allocations document that it will put in place a local letting policy for an area where there is evidence of the need to ensure that local affordable housing must address local needs.
- 12.3 Spratton Parish Council will therefore work with Daventry District Council and other relevant stakeholders to ensure that a local letting policy for Spratton is put in place, giving priority to those with a local connection to the parish.

Traffic speeds

- 12.4 Traffic speeds through Spratton village are a concern to many residents. The Parish Council has, for many years, lobbied the County Council to provide appropriate speed restrictions along several of the main routes through the village. Brixworth Road is used as a through route, and there is evidence of traffic approaching from the east entering the speed-restricted area at very excessive speeds. It is considered necessary to find a way to slow this traffic down and the Parish Council is committed to continuing to find and put in place appropriate solutions.
- 12.5 This continues to be a priority action for the Parish Council and therefore it is considered appropriate that money raised from development could contribute towards addressing the cost of provision. Daventry District Council has committed to putting in place a Community Infrastructure Levy (CIL) and therefore it will be possible to use this source from all development across the Parish to fund the necessary infrastructure.

Pavements and footpaths/HGV traffic

- 12.6 In order to provide improved pavements and footpaths, contributions from development through the CIL mechanism may be used to contribute towards the cost of any particular schemes that are required. A new footpath in the wide verge between Spratton and Brixworth would be very beneficial.
- 12.7 Many of the pedestrian routes within the village are unsafe due to the nature of the traffic using the roads, specifically HGVs using Brixworth Road as an east west short cut. This road is unsuitable for HGVs. It is very narrow by Sauls and the church wall. Discussions should take place with the authorities to see if it possible to introduce a restriction on HGVs and large lorries using the village, except for delivery.

Vehicular routes

- 12.8 There are a number of unsatisfactory issues relating to high volumes of traffic in the village, HGV's using the Brixworth Road as a through route, and insufficient rural bus services. The

Parish Council will engage with the relevant parties, agencies or providers to seek improvement to these matters, including a specific approach to the issue of the narrow road above Sauls.

Community facilities

- 12.9 There is an aspiration to expand the Recreation Ground if possible.
- 12.10 In order to deliver a multi-activity community building to serve the community of Spratton, contributions from development through the CIL mechanism may be used to contribute towards the cost of the new facility.

Assets of Community Value

- 12.11 It is an intention to protect key built assets within the village and ensure that the community has the opportunity to buy them if they come up for sale. The Parish Council will look to identify Assets of Community Value and will seek to get these listed on the register held by Daventry District Council.

Community cohesion

- 12.12 Any appropriate initiatives which further community cohesion will be supported, and the CIL mechanism may be used to contribute towards the cost of these.

Appendix 1 Examples of local design and heritage (to inform Policy HD1)

Design

1. The church and its surrounding churchyard mark the physical and communal centre of the village and date from 1120.

St. Andrew's Church Spratton



2. This prolonged period of predominantly stone construction spilled over into the 18th century to include other parts of the village core. Later on in the 18th and 19th century, when brick became the vernacular material, we see re-facing of stone, for example at the Manor House, Church Road.

The Manor, Church Road, refaced with brick in the early 19C



3. In the 19th century a number of larger, three-story buildings were constructed and a number of existing two-storey buildings were extended to house a third storey.

Example of a three story house, Holly House, built 1830s



Examples of two story houses raised to a third level, Manor in Manor Road, early 19C, and Olde White Horse, early 20C



4. A number of 19th century rows remain in Brixworth Road east of School Road, School Road (east side), Brixworth Road from Saul's to the Kings Head and High Street (east side) at the Brixworth Road end.

Rows of cottages in the lower part of Brixworth Road (these are made of cob)



5. In the mid to late 20th century the predominant new housing has been two-storey, 3- and 4-bedroom semi-detached and detached houses. Detached houses form the majority constructed in the last 20 years.

20th century housing in Smith Street (1930s), Gorse Road (1960s), Glebelands (1960s), High Street (date not known) and Ryefields (1980s)





Local materials

6. The older quality buildings are mainly of local ironstone. Cob was used as a cheaper and more available material in the smaller early traditional buildings. Many cob buildings were known to exist although surviving examples have generally been rendered and painted or otherwise 'gentrified' and re-faced in the 19th century but can be seen in a number of buildings in Brixworth Road (see the earlier photo) and elsewhere round the village.

Cob buildings at the junction of The Walk and Holdenby Road



7. Spratton had two brickworks down the Brixworth Road, one at the edge of the village, the other at Folly Farm where the kilns remain. Brick walls and slate roofs predominated during the 19th century with slate being used to replace thatch on older properties. Roman tiles were also used on outhouses and workshops.

One of the two old brickworks in the Parish off Brixworth Road



8. Materials used in the later 20th century were predominantly brick faced walls with tile roofs, moving from plain tile to concrete profiled tiles.
9. More recently there has been a welcome attempt through planning conditions to face properties with either local stone or brick with slate or artificial slate roofs.

Examples of recent stone and brick faced developments: School road built in the 2000s (stone and brick), and Olde Hall Close Seen in the foreground), built in the 1990s (brick)



Boundaries, hedges and walls

10. The largest remaining boundary is a wall (which is almost unbroken) formed around the former Spratton House Estate, much of which has been sold off. It is bounded by Church Lane, Church Road, the bottom part of Holdenby Road and Yew Tree Lane. The materials

vary - cob down the lower part of Holdenby Road, becoming brick faced as it turns into Yew Tree Lane, then stone with a gap (the Green with the 1897 Jubilee Oak), then stone round Cotfield and up Church Lane with brick in Church Road.

Parts of the boundary wall round the original Spratton House Estate, showing the remaining cob section in lower Holdenby Road, brick and stone in Church Road, and stone in Church Lane (right of photograph, which also shows part of the Churchyard boundary wall)



11. Other important boundary walls are around the three road frontages of the churchyard with stone in Church Road and Church Lane continuing in Yew Tree Lane around Threeways; and

in Yew Tree Lane and opposite the Green down to number 17 which is built on the road frontage.

Parts of the boundary wall round the churchyard



Part of the boundary wall (on the right) in Yew Tree Lane



12. Stone boundary walls are also to be found on Brixworth Road, in Manor Road, and in School Road.

Boundary wall to The Manor in Manor Road



Boundary walls in School Road



13. Loss of front boundary walls and the conversion of gardens into parking areas are considered likely to damage the visual quality of the street setting.
14. Elsewhere in the village, garden boundaries are made up of hedges, trees or shrubs. These can provide a link or corridors for wildlife from the surrounding countryside and are a valuable asset to nature conservation in themselves. The Neighbourhood Development Plan therefore considers that they should be encouraged.

Heritage

15. Spratton has a rich historic environment, with both designated and non-designated heritage assets. There are a number of listed buildings of special architectural or historic interest in Spratton. These include buildings dating from before 1840 which survive significantly unaltered. The majority of these buildings lie along the former main routes. However there are numerous other buildings of historic and local interest and quality with some 25 buildings over 200 years old. These have been highlighted in a heritage trail produced by the Spratton Local History Society which is shown in Figure 1.
16. The Heritage Trail encompasses six streets in the centre of Spratton. Whilst not a designated Conservation Area, the area has important and distinct heritage assets.

17. **Church Road** is characterised by high stone and cob walls from its southern end. There is a long cob wall and opposite is the last survivor of a row of cob built cottages. Further on the east side there are some substantial three storey 18th and 19th century brick houses with large gardens and mature trees running down to Yew Tree Lane. On the rising land to the west side on the former orchards and church owned paddocks lie the speculative estate developments of the 1960's and 1970's which took place firstly in St. Luke's Close with bungalows followed by predominantly four bedroom family detached houses in Ryefields. Opposite the church is the Manor House with early origins and an attractive brick faced front.

Church Road at the Brixworth Road end



18. **Yew Tree Lane** contains several 18th century stone built farm houses with important glimpses through gaps over the valley to Brixworth church. There is modern infill some of which are faced in stone and residential back land development to the rear. This includes a former farm yard now converted into residential barn conversions at Olde House Farm. There is an important open space at the junction of Church Lane and to the north of Number 6 Yew Tree Lane.

Yew Tree Lane





19. **Manor Road** with the Kings Head at the Brixworth Road junction is narrow and the houses front directly onto the road although there are examples of houses end-on to the road and short access roads including the former bake house which add character.

Manor Road – the north end and the south end showing the small green in front of The Chequers



20. Further north near Haynes Lane, one of several narrow cut-throughs between School Lane, Manor Road and High Street, stone cottages give way to the substantial houses of Northbank and Manor House. At the junction with School Road is an important small green open space in front of the former pub the Chequers, and numbers 14/16 Manor Road.
21. From here the houses are mainly of 19th century brick, with a new development of 11 houses completed in 2015 and linking through from Manor Rd to High Street. At the north end is the 17th century stone and thatch of Home farm at the junction with Smith Street.
22. **High Street** is narrow with older cottages fronting the east side and modern bungalows on the west. Outbuildings and garages interrupt the walls and provide evidence of former commercial or agricultural activity.

High Street, the east side with modern bungalows, and the north end with older houses



23. **School Road** narrows at its junction with Brixworth Road, with Saul's butchers and former slaughterhouse opposite the shop and post office closed in 2000. Cottages front the road to the east. The stone walls of a former farmyard survive to the west with a bungalow on rising land behind.

School Road



24. In the 1950s several of the older rows of cottages which had survived the earlier demolitions in 1936 as “unfit” were regarded as beyond economic repair or modernisation and were demolished. New stone faced houses now front the road. The largely unaltered Church of England Primary School, rebuilt 1911, is still in use, as is a wooden Village Hall built by the WI in 1920's. The high stone walls continue on both sides broken by the gated mock colonial style Erskine Wood development.
25. **Brixworth Road** is a hill and near its junctions with Church Road, Manor Road and High Street it contains a convenience store, butchers, hairdressers, pub and church and is the heart of the village. In the centre are numerous shallow pitched roofed buildings fronting the street including some of rendered cob, some in pale colours.

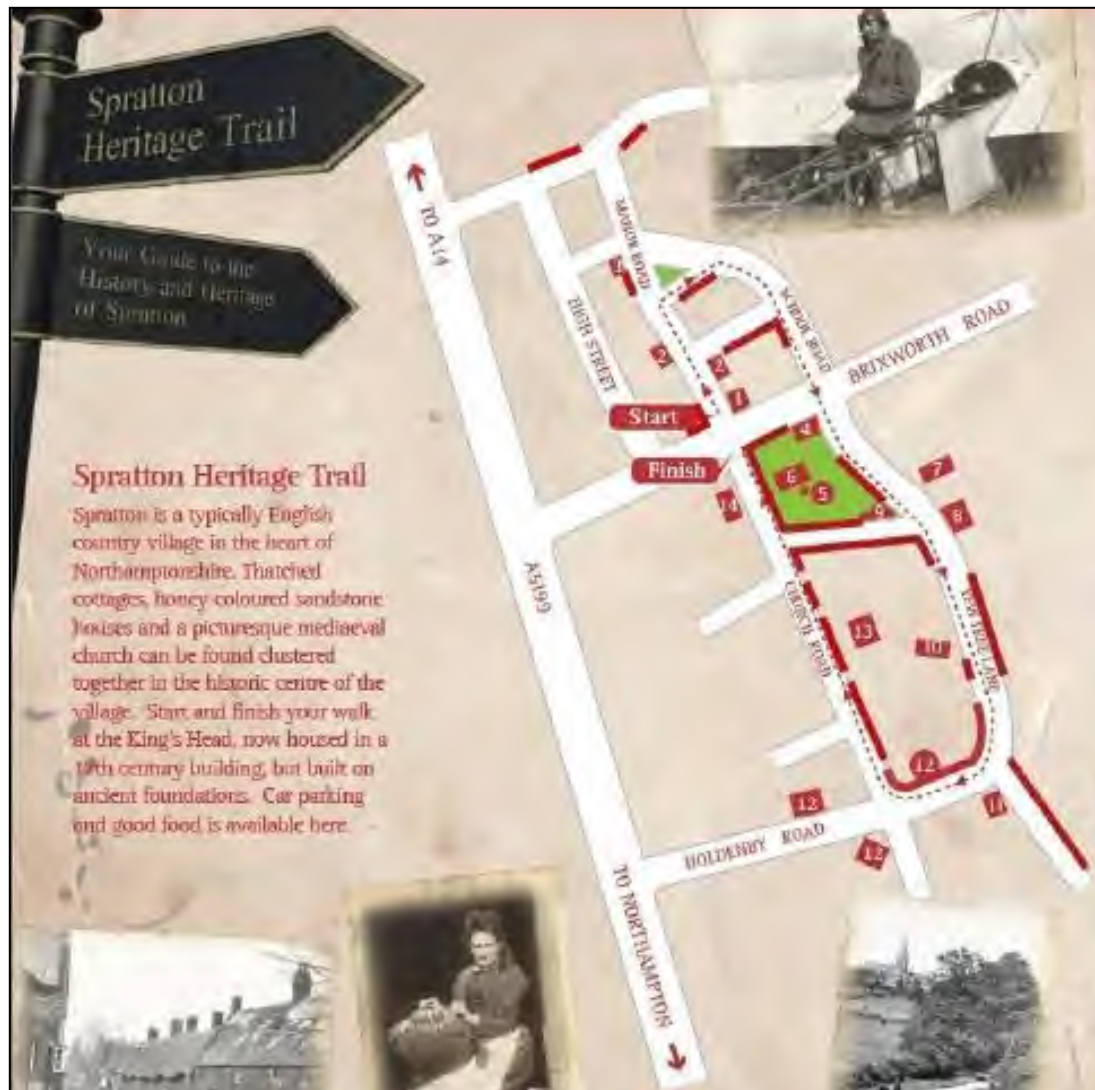
Brixworth Road, starting from the east





26. More recently density in the village has increased as more infilling has taken place with some extensions almost doubling the size of properties. This has damaged the sense of space between buildings. The loss of gardens and open spaces has also caused some loss of privacy.
27. Increasing car ownership has led to loss of front gardens, grass verges and walls which have been paved to create parking space as well as more on street parking.

Figure 1: Spratton Heritage Trail



Spratton Heritage Trail



1. The Kings Head. Housed in a 17th century stone building, this modern pub is thought to stand on the site of a mediaeval hostelry. It had its own well, which has been preserved and can be seen inside the bar.

From the Kings Head, set your sights on Manor Road.



2. Manor Road. Some of the thatched, stone or cob cottages that once were to be found throughout the village remain in Manor Road. No 7 is Grade II listed, as is No.12 Northbank.



3. The Chequers. Dating back to at least 1630, this house became a thriving public house, very popular during the Second World War. It closed in 1959 and is now a private house.

Turn right onto Northbank and into School Road. The primary school building dates from 1870 and the wooden village hall next to it was built in 1906. Continue down School Road and beyond the green with road to look across at



4. The Stone House. A fine thatched, stone house built in 1684 according to the date-stone high on the wall at the side of the house. It has a Grade II listing.

Drop one kilometre down road and walk to the north on the Stone House side. The road is mostly unimproved.



5. Churchyard. A typically English country churchyard with 18th and 19th century slate and sandstone tombstones. The War Memorial names 24 young men who died in the two World Wars, including Lt William Rhodes-Moorhouse VC, RFC, the first airman to be awarded the Victoria Cross.



Across your shoulders the river flows and a look down to the Stone House Farm, looking over the trees.



6. St Andrew's Church. Founded in 1120, Spratton Church contains a fine alabaster effigy of Sir John Swinford, a follower of John of Gaunt, who died in 1371. Next to the 13th century font is a plaque to Amphillis Twicken, the great-great grandmother of George Washington, first President of the USA. She was baptised here in 1602.



7. Old House Farm. A picturesque, 17th century farmhouse formerly part of the largest farm in Spratton. The farm ceased to operate in the 1950s. A number of the houses clustered nearby are converted barns.



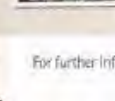
8. The Rose and Crown. This former public house was originally known as the Bricklayers' Arms and was renamed in 1880. It was closed in 1922 and became a dairy. It is now a privately owned house.



9. Threesways. This house has a datestone of 1671. The shed to the left, now a garage, is the former Fire Station where the Spratton Fire Brigade kept its horse-drawn fire engine in days gone by.



10. Mulberry Cottage. Originally a 17th century farmhouse, Mulberry Cottage was later turned into three staff cottages for Spratton House. It is now one privately owned house with a beautiful garden often open to the public.



11. The Fir Tree. This former ale house has a date stone of 1725 above its front porch. It closed in the early 1950s and is now privately owned with a Grade II listing.

From a gate into Manning Road and walk to the end of the drive way.



12. Cob Wall and Cottages. Cob (a mixture of mud and straw) is one of the distinctive building materials of Northamptonshire. The long cob wall dates from about 1800 and enclosed the Spratton House estate. Opposite the wall stands an 18th century thatched cottage made completely of cob. The white cottage on the opposite corner is all that remains of a row of lace-makers' cottages, demolished in the 1950s.

Turn right into Church Road.



13 Spratton House. Built in 1793 by William Butlin, a member of the wealthy Butlin family whose main business was wool. William's son, Thomas developed and financed the family's expansion into the linen industry.

Carry on walking along Church Road, past the church and return to the Kings Head car park, looking across the valley.



14 The Manor House. Wooden beams inside this house date it back to the early 17th century. The original thatched roof was blown off in a terrible storm in 1905.

Three more long, low houses hugged the centre of the village. Spratton Hall, Spratton Cottage and 15, 16, 17. They are all privately owned.

Other places of interest Visit nearby Fosseway, Evesham Park for wildlife, the walks and woodlands of Wood Wares. Follow the country mile of the Spratton, Fosseway and Church Lane road and enjoy the views, gardens of Fosse Manor. The house of the famous 16th century poet, John Donne.

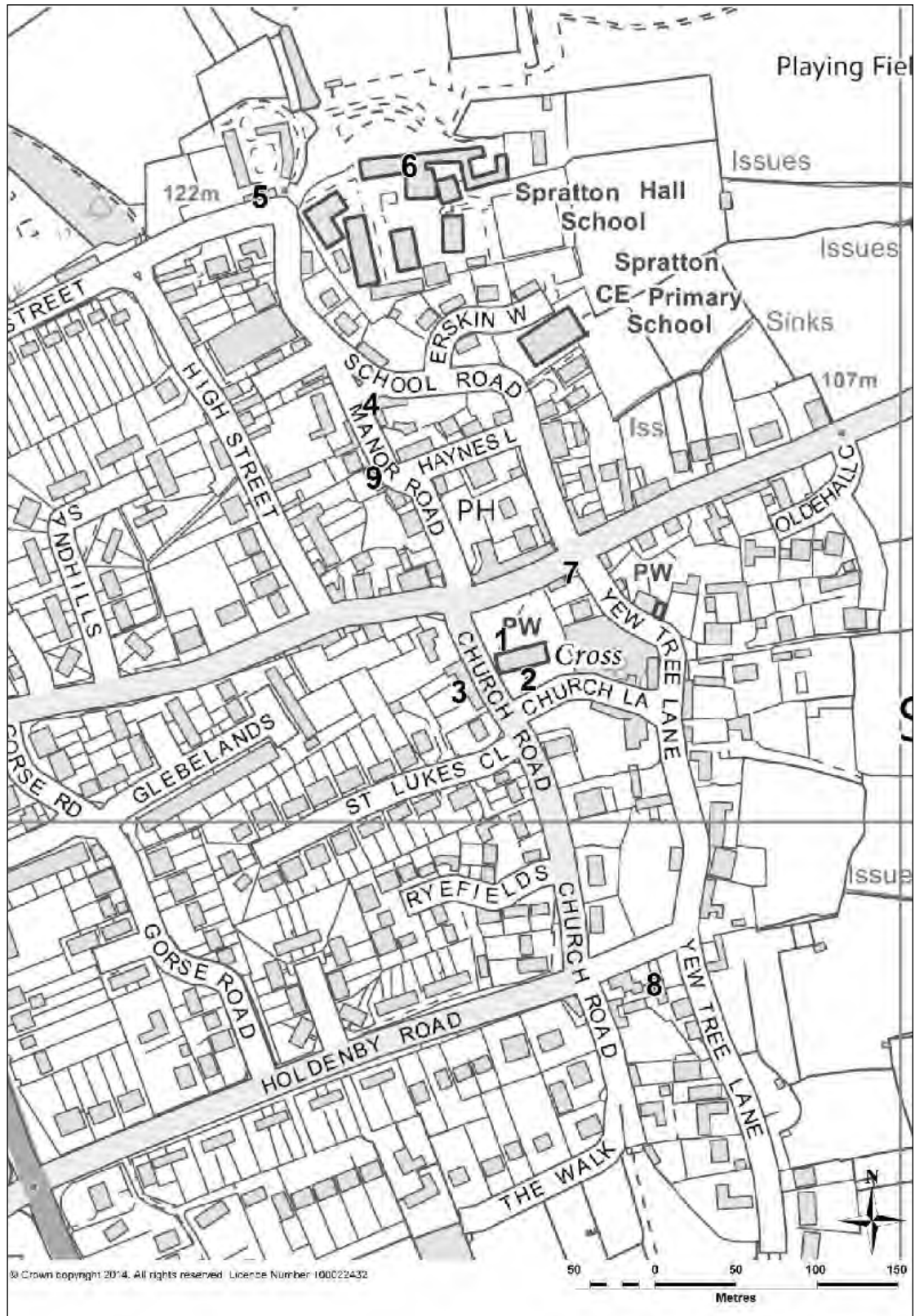
For further information visit www.sprattonhistory.org or email sib@spratton.com Group model notes available

For further information on Northamptonshire and its history and heritage please visit www.letyourselfgrow.com/heritage

Listed buildings and structures

(The numbers in Figure 2 correspond to the numbering in the text following the map)

Figure 2: Listed buildings and structures in Spratton village



Details of the listings are shown on the website of English Heritage, enter 'Spratton' into the search box at:

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

1. Church



2. Churchyard Cross



3. Chest tomb



4. Northbank House



5. Home Farmhouse



6. Spratton Hall School



7. Stone House, 2 Yew Tree Lane



8. The Fir Tree, Yew Tree Lane



9. 7 Manor Road

