1 Introduction

Local Plan Context

1.1 The Part 2 Local Plan for South Northamptonshire (Part 2 Plan) builds on the policies of the adopted West Northamptonshire Joint Core Strategy (“WNJCS”) (2014) and will cover the whole of the administrative area of South Northamptonshire, including areas identified within the WNJCS as being required to meet Northampton’s needs up to 2029. It is being prepared to further guide planning decisions in the area and, once adopted will form part of the Development Plan for the District with the WNJCS and ‘made’ Neighbourhood Plans. Once adopted, this plan will replace the remaining ‘saved’ policies of the 1997 South Northamptonshire Local Plan and WNJCS Policy H6: Gypsy, Traveller and Travelling Show People and Policy H2: Affordable Housing.

What is in this Plan?

1.2 This plan has been prepared to guide development across the district. A full list of the policies and proposals contained in the Plan is set out at the end of this Summary. The Plan

- sets the Settlement Hierarchy for the villages;
- sets the limits to development around towns and villages;
- designates areas of land that are important and should be protected (such as local green spaces, green wedges, important landscapes as well as showing other key designations such as areas at risk from flooding, Sites of Special Scientific Interest, local nature reserves, wildlife sites and historic assets, including conservation areas, listed buildings and scheduled ancient monuments);
- allocates land for employment, to ensure we have a healthy supply of developable land;
- includes policies to increase the supply of affordable homes;
- provides for affordable home ownership and Self Build plots;
- sets out polices and proposals for the regeneration and enhancement of the vitality of the two town centres;
- sets out detailed planning policies that will be used to guide development;
- establishes a monitoring and implementation framework; and
- contains a separate Proposals Map that sets out which areas are covered by the policies, on an Ordnance Survey map base, so it can be seen exactly where development is proposed, and what areas are protected from development.
2 Vision and Objectives

<table>
<thead>
<tr>
<th>Vision for South Northamptonshire in 2029:</th>
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<tbody>
<tr>
<td>South Northamptonshire is an attractive and successful place where people want to live, work and visit. The challenges of an ageing population are being addressed through meeting their health and well-being needs, and younger age groups will have been attracted and retained creating balanced and sustainable communities. Development will have taken place in a sustainable manner supported by the necessary infrastructure and with minimal adverse impact on the environment and important landscapes.</td>
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<tr>
<td>The District has retained its local, characteristics and distinctiveness. The identity and unique natural assets and multi-functional open spaces of South Northamptonshire will be valued, protected and enhanced, enabling people to access and enjoy them.</td>
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<td>Distinctive heritage and historic landscapes which attract investment and tourism are retained and, where appropriate, enhanced.</td>
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<td>There is a diverse, high quality accessible housing offer which provides choice and meets the needs of all our community, including housing for older people and vulnerable people including those with specialist needs, as well as affordable housing and smaller market dwellings for first time buyers and young families.</td>
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<tr>
<td>There continues to be strong business growth on a range of appropriate employment sites, supporting businesses of all sizes that will deliver a diverse economy in South Northamptonshire. The District is renowned for motor sport and high performance engineering specialisms centred on Silverstone, together with a growing food and drink and tourism sector.</td>
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<td>Brackley and Towcester continue to prosper providing services, facilities and employment opportunities for the wider rural area with a distinctive character and where important local heritage and environmental assets have been protected and enhanced.</td>
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<td>The vitality of the rural areas will be maintained or enhanced with villages set in attractive, open countryside. There will be a wider choice of homes to meet locally identified needs, appropriately scaled local employment opportunities and local services. This will be delivered in a sustainable way that ensures the continued identity of individual settlements and avoids coalescence.</td>
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Objectives
<table>
<thead>
<tr>
<th>Objective 1</th>
<th>To facilitate economic growth encouraging investment and job creation, aligning training with employers’ requirements to get more people into work and reduce levels of unemployment.</th>
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<tr>
<td>Objective 2</td>
<td>To deliver appropriate new employment opportunities in both the urban and rural areas, including home-based working and extended employment areas, facilitated by high-speed broadband.</td>
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<tr>
<td>Objective 3</td>
<td>To facilitate tourism and leisure related growth creating a distinct offer within South Northamptonshire.</td>
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<tr>
<td>Objective 4</td>
<td>To provide a range of new housing, of high quality environmental and design standards, including those relating to designing out crime, to meet the needs of all sections of our proposed and existing population, including affordable, housing for the younger generation and housing for older persons, vulnerable people and those with specialist housing needs.</td>
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<tr>
<td>Objective 5</td>
<td>To ensure that appropriately scaled new development to meet identified needs is located on suitable sites in sustainable locations that can be served by sustainable transport measures.</td>
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<td>Objective 6</td>
<td>To ensure good quality and a broad range of services that are accessible to all, and to promote the vitality and viability of our two town centres.</td>
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<td>Objective 7</td>
<td>To work with partners to ensure that new development is supported by the necessary provision of/improvements to infrastructure to minimise the impact of development and support the health and wellbeing of sustainable communities.</td>
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<tr>
<td>Objective 8</td>
<td>To ensure the sustainability of rural communities by retaining important community services and ensuring a diverse and resilient rural economy.</td>
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<tr>
<td>Objective 9</td>
<td>To conserve the tranquillity of the natural and built environment in South Northamptonshire through high quality design that is respectful to heritage assets, biodiversity and the environmental character of the locality and surrounding landscapes.</td>
</tr>
<tr>
<td>Objective 10</td>
<td>To protect the setting and separate identity of settlements by avoiding their coalescence and retaining the openness and character of the land around existing settlements.</td>
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</tbody>
</table>
3 The Spatial Strategy for South Northamptonshire District

3.1 This Part 2 Plan does not make allocations for additional housing within South Northamptonshire. This is because the overall strategic housing needs set-out within the WNJCS for the towns of Towcester and Brackley and the rural areas will be met, and in the case of the rural areas exceeded. However, it is acknowledged that there will continue to be a need for new affordable and market homes both to meet current government policy and, in addition, to ensure the sustainability of the rural areas. The approach to providing new homes is set out within the following policies that include:

- Revisions to the Settlement Hierarchy, to reflect the current levels of services and facilities in addition to accessibility to surrounding settlements;
- A review of settlement confines;
- Clarity on how development proposals within development confines will be managed;
- Exceptions to the above policy approaches including self-build, starter homes and other routes to low cost, affordable and entry level housing.

Settlement Hierarchy

3.2 A settlement hierarchy ranks settlements according to their size and their range of services and facilities. In the planning system the position of a settlement in the hierarchy is intended to inform decisions about new developments such as housing within South Northamptonshire (excluding the NRDA).

3.3 Outside of the Market Towns, villages within the Rural Areas are split into three categories, in accordance with the WNJCS, and confines have been drawn in this Part 2 Plan for these settlements:

- **Primary Service Villages** - these villages have the highest levels of services and facilities
- **Secondary Service Villages** - these villages have a more limited range of services, but still provide scope to meet some local needs for housing, employment and service provision, and
- **Other Villages** - these villages have an even more limited range of services and are more reliant on the services of larger centres for day to day needs. (For the purposes of this Plan ‘Other villages’ are termed ‘Small villages’)

3.4 The Settlement Hierarchy has been developed based on the Rural Settlement Hierarchy Methodology, whilst taking into account comments received and consultation responses. Within the Secondary Villages there was a large variation in the levels of services and facilities. To ensure that the settlement hierarchy operates effectively, and to direct development appropriately,
secondary villages have been split into two categories: Secondary Villages (A) and Secondary Villages (B). Secondary Villages (A) are more sustainable by virtue of the services and facilities on offer, however, larger scale development would be unsustainable.

3.5 Within South Northamptonshire there are a number of very small hamlets. These villages do not have ‘confines’ and are for the purpose of this plan considered to be ‘Open Countryside’.

Rural Service Centres – first category
- Brackley and Towcester

A. Primary Service Villages – second category
- Bugbrooke, Deanshanger, Kings Sutton, Middleton Cheney and Roade

B. Secondary Service Villages – third category
- Secondary Villages are split into two categories. This reflects their respective level of services and proximity to other higher order settlements. Secondary Villages (A) are likely to be more suitable for limited development.
  
  Secondary Villages (A)
  - Blisworth, Charlton, Cogenhoe, Grange Park, Greens Norton, Hackleton (with Horton and Piddington), Kislingbury, Nether Heyford, Old Stratford, Paulerspury (with Pury End), Potterspury, Silverstone and Yardley Gobion.
  
  Secondary Villages (B)
  - Blakesley, Brafield On The Green, Chacombe, Cosgrove, Croughton, Culworth, Denton, Farthinghoe, Greatworth, Harpole, Hartwell, Little Houghton, Milton Malsor, Pattishall (with Ascote and Eastcote), Stoke Bruerne and Yardley Hastings.

C. Small Villages – fourth category

All areas outside defined confines including hamlets and isolated groups of buildings are ‘open countryside.’
Plans showing the settlement confines can be viewed in Annex 1 of this plan

4 General Site Development Principles (SDP)

4.1 In order to deliver the vision of the WNJCS and the Local Plan there are a number of principles that development will be tested against. These include important issues including

- Coalescence between settlements
- Materials and design:
- Accessibility to a range of services (via walking, cycling and public transport).
- Protection of the built and natural environment
- Best use of brownfield land
- Impact on the environment and neighbouring properties and effects of pollution
- Water efficiency
- Crime prevention:

5 Delivering Housing

Scale and Distribution of Housing

5.1 The scale and distribution for new housing is set out within the WNJCS. The delivery of new homes across South Northamptonshire, excluding the NRDA, over the plan period (2011 – 2029) is disaggregated in WNJCS Policy S3 as follows:

- Brackley town about 2,160
- Towcester town about 2,650
- South Northamptonshire rural areas about 2,360

Development within town and village confines

5.2 A settlement confines boundary defines the extent of a settlement’s existing or proposed main built-up area, and its purpose is to direct development towards the most sustainable locations within the district. Settlement confines boundaries in this local plan have been drawn in order to encompass the built up area of each of the settlements in accordance with the Settlement Hierarchy. The principle of residential development within Town and Village Confines is acceptable within where it meets the criteria set out in Error! Reference source not found. need to demonstrate conformity with other policies in this plan.

Dwellings in the Open Countryside

5.3 To ensure development is directed to the most sustainable locations and the intrinsic beauty and rural character of the district is protected, housing development in the countryside (ie outside individual settlement boundaries) will be restricted. However, there may be specific circumstances where sustainable development, well related to the village confines will be allowed to meet specific local housing needs. These circumstances are set out in Policies LH2 – LH8 of
the Plan. These policies cover proposals for Starter Homes, Entry Level and Single Plot Exception Sites, Single Dwellings in the Countryside, Self-Build/Custom Build Development, Specialist Housing and Accommodation Needs including older people, Residential/Nursing Care Accommodation and Affordable Housing.

5.4 The Plan also includes a policy for those wishing to development housing schemes for rent (Policy LH9) and promotes a mix of house types and sizes including the provision of at least 5% bungalows on all developments of 10 or more dwellings (Policy LH10).

5.5 The Plan includes a criteria based policy against which proposals for Gypsies, Travellers and Travelling Show People will be assessed. The Plan does not allocate sites for these uses (Policy LH11).

6 The Economy

6.1 The Plan (Policy EMP1) supports training and employment agreements to secure employment and skills development for the local workforce, to generate innovation and ensure the skills and qualification levels meet the needs of new and existing businesses.

6.2 Policy EMP2 seeks to protect existing commercial sites across the district. The loss of commercial land will only be supported where there is clear evidence that the site should not be retained. New Employment Development is supported in sustainable locations. Where suitable sites within, or adjoining village confines are not available, sites within the open countryside will be considered where they meet an identified business or community need (Policy EMP3).

6.3 The visitor economy plays a significant role in the District’s economy, with over 3 million visitors per year to the District and a total expenditure of £152 million. Policy EMP4 of the Plan supports additional, high quality accommodation in appropriate locations to meet the needs of visitors and to end current under provision. Developments of a significant scale should normally be directed to the Rural Service Centres of Towcester and Brackley, as expenditure associated with overnight stays is potentially being lost, meaning that tourism has scope to play a significant wealth-creating role for the District. As with employment, the loss of existing tourist accommodation will be resisted, unless it can be demonstrated that the site is no longer economically viable or is surplus.

6.4 The Plan includes a specific policy (EMP5) aimed at supporting and managing the future growth of the Whittlebury Park Hotel, Spa, Golf & Country Club through the preparation of a Masterplan. This will set out the key principles for the future development of the site in terms of the type and distribution of development, The Masterplan will include detailed design and guidance to ensure that any development is sympathetic to its sensitive rural setting.
6.5 The Plan recognises that farming and its associated businesses remain integral to the present and future prosperity of South Northamptonshire. In encouraging economic resilience and agricultural diversification, it is important the countryside is not spoilt by the unfettered development of an inappropriate and unwarranted nature, whilst balancing the need to ensure that farms remain viable business propositions. Policy EMP6 sets out that proposals should be of a scale and nature appropriate for the location and be capable of satisfactory integration into the rural landscape. Such proposals should have regard to the amenity of neighbours, both residents and other businesses that may be adversely affected by new types of on-farm development.

6.6 The Plan proposes new site specific areas for new employment development. These are as follows:

- Bell Plantation, Towcester
- Woolgrowers Field, Towcester
- Land at Tiffield Lane Towcester

These proposals include a new site for the Towcester Town Football Club. Policies AL1 – AL3 of the Plan sets out more detail for these proposals.

6.7 New employment proposals are made for Shacks Barn, near Silverstone and Whittlebury and Furtho Pit near Cosgrove and Old Stratford. Policies AL4 and AL5 of the Plan sets out more detail for these proposals.

7 Retail and the Town Centres

7.1 Retail provision in South Northamptonshire is varied and mainly addresses the service and convenience retail needs of residents of the District’s towns and villages with larger centres outside of the District such as Milton Keynes, Banbury, Oxford and Northampton providing for residents comparison goods and other needs. The Plan seeks to direct new development should be directed to the Rural Service Centres of Towcester and Brackley. Development that cannot be accommodated within the Town Centres will be subject to a sequential approach where preference is for well-connected edge of town centre sites and then to district/local centres. Only where no sequentially preferable sites are available should proposals outside of the towns be considered, with schemes of 1000 sqm subject to a retail impact assessment. (Policy RET1).

7.2 The Plan sets out the Primary frontages for the two towns. Primary Shopping Areas are characterised by the highest proportion of Use Class A1 shop uses in the town centres. The attraction of the town centres for shoppers is particularly influenced by retaining the overall and predominant retail character and a critical mass of shops is important in sustaining ongoing vitality. In order to protect the vitality and viability of the town centres as a whole, it is necessary to protect the retail uses in this frontage, particularly A1 uses (shops). The remaining parts of the town centre areas generally contain a wider mix of retail and other uses including offices and residential. These will be termed as the Secondary town...
centre area. A more flexible approach will be taken to the type and mix of uses permitted in secondary areas but these should not result in an imbalance of retail uses, where this affects the vitality, viability or character of the area, particularly in terms of its specialist retail offer.

7.3 The Plan defines the extent of the town centres and primary shopping areas and seeks to ensure that retailing remains the main function in the Primary Shopping Frontage Area. However it recognises that a mixture of other uses such as professional offices (eg solicitors, estate agents etc.), restaurants, and community facilities can contribute towards a diverse, vibrant and more sustainable town centre. The Secondary areas are characterised as areas that, whilst containing a clear retail element, offer greater opportunities for flexibility and a diversity of uses. This is in acknowledgement that these are not just shopping destinations and that appropriate complementary uses can enhance town centres, often encouraging footfall beyond the working day. It is however, important that the prevalence of non-town centre uses is managed to ensure they do not begin to compromise or undermine the vitality and viability of the Shopping Area.

7.4 The introduction of residential accommodation into town centres is a sustainable form of housing and supports the vitality and viability of town centres. Residential development should comply with other policies in the Plan, particularly those relating to design and housing. Ground floor residential uses should not create ‘dead frontages’ in the street scene and are not therefore considered to be appropriate in the primary shopping frontage areas but can be appropriate in the secondary areas of town centres.

8 Well Designed Places and Sustainable Communities

8.1 The Plan provides additional detail on Sustainable Development, how this can be achieved across the district in addition to more detailed policies that provide direction with regard to design, the historic and natural environment, infrastructure and health. These should be used to ensure that development is resilient, inclusive and of a high quality that respects the features that make South Northamptonshire such an attractive place to live, work and invest.

8.2 Design covers a range of different factors that shape our interaction with the environment. ‘Good Design’ is about creating visually attractive and successful places that work well and are functional. Design is a key component of achieving healthy places and delivering the wider objectives of the NPPF. The Council attaches great importance to the creation of attractive and usable developments. The Design Guide complements and adds detail to Local Plan policy. The Guide provides good practice guidance in relation to all aspects of design. There are a number of different settlements in the District, each with their own character. Many of these contain a conservation area and these should be referenced when
considering the design of proposals in accordance with the Heritage Policies of this plan. Design should respond positively to the local character and pattern of the development within each settlement and local area. Design and Access Statements accompanying planning applications should demonstrate how this has been achieved. Consistency is often an important element of design, but this need not result in the rigid application of like-for-like design standards for new development. Rather, new forms of development will be expected to respond positively to existing buildings and improve the way that the area in which the development is located functions.

8.3 The Council, in dealing with planning applications for house extensions, particularly those in the open countryside, will pay particular regard to details of scale, design and materials so as to ensure that the character of the area is maintained. In order to retain the character of existing streetscapes and to enable property to be maintained, the creation of a “terracing effect” by the development of side extensions to a common boundary should be avoided. Further guidance in relation to this is set out within the Design Guide. A common form of extension is roof extensions to convert a bungalow into a two storey dwelling or to create additional living space. Bungalows are an important component of the district’s housing stock and help meeting the specific needs of different group and, across the district, there is a shortage of this accommodation type. In new developments, the council will seek to ensure that these properties remain bungalows in perpetuity. In established areas proposals that involve the upward extension of bungalows and that require planning permission will be considered having regard to the character of the area.

8.4 The Council will continue to work closely with the healthcare providers, partners and the NHS across its delivery bodies to:

- ensure the provision of additional and reconfigured health and social care facilities
- identify the anticipated primary care needs of local communities
- identify the capacity needs of local communities
- meet the healthcare requirements of local communities.

9 Infrastructure Funding and Delivery:

9.1 Any new development can increase the use of, or demand for, existing services and facilities. Where new homes or jobs are developed and there is insufficient capacity to meet additional demand it is critical essential infrastructure is provided to meet the demand created. New services and facilities should be planned to meet the demand created by new development and be delivered at appropriate timescales. This will ensure that the needs of both the existing community and future residents are provided for. The Plan sets out a policy approach whereby planning permission will only be granted for new development once the delivery of infrastructure within appropriate timescales has been secured.
9.2 The Plan seeks to deliver accessible, high quality, inclusive facilities in appropriate locations in order to meet local needs (Policy INF2).

9.3 The provision of primary and secondary education facilities, along with those for early years and lifelong learning will be needed throughout the District to accommodate population growth. The demand for pre-school facilities is likely to increase due to changes in lifestyles and work patterns. The Plan supports the growth plans of schools across the District and recognise the important role that schools have to play in maintaining the quality of life of communities (Policy INF3).

9.4 Whilst encouragement can be made for a ‘modal shift’ away from the private car to public transport, walking, and cycling, many trips will continue to be made by private motor vehicles. Electric and low emission vehicles offer the possibility of making such trips more sustainable. Electric hybrid cars are becoming more popular as they become more affordable and as battery technology develops, allowing a longer range and journeys. The Plan therefore requires all new houses with a driveway or a garage to be fitted with an electric vehicle charging point and that provision is also made within new communal or commercial parking areas (Policy INF4).

10 Green Space, Sport and Recreation:

10.1 The NPPF (2018) recognises high quality open spaces and opportunities for sport and physical activity is important to the health and well-being of communities. It contains a strong presumption against building on existing open spaces and sports and recreational land, including playing fields. Areas of open space that are valued by residents provide an important community function can make a significant contribution to quality of life. The Plan sets out open space standards to be applied to all new housing developments on sites of 6 or more dwellings (or 0.2ha) (Policy GS1).

10.2 The Plan also supports the co-location of facilities to create ‘sports hubs’. This may assist some clubs, who currently hire facilities, to have a more permanent location and space to grow. This includes support for a new Brackley Sports Hub and a new site to meet the needs of Towcester Town Football Club.

10.3 The NPPF (2018) also makes specific reference to Local Green Space (LGS) which are green areas of particular importance to a local community and the development of that would be resisted in all unless very special circumstances can be demonstrated. Local Green Spaces should be:

- In reasonably close proximity to the community it serves; and
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,
recreation value (including as a playing field), tranquillity or richness of its
wildlife; and
• Local in character and not an extensive tract of land.

10.4 There are 33 LGS allocated within this plan.

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<tbody>
<tr>
<td>1</td>
<td>Boddington (Upper): Jubilee Field</td>
</tr>
<tr>
<td>2</td>
<td>Bugbrooke: land off Church Lane</td>
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<td>3</td>
<td>Bugbrooke: Captains Close, Great Lane</td>
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<td>4</td>
<td>Bugbrooke: Elm Tree Bank, High Street</td>
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<td>5</td>
<td>Bugbrooke: Cricket Ground Camp Farm</td>
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<td>6</td>
<td>Bugbrooke: Waggon and Horses Green</td>
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<td>7</td>
<td>Chipping Warden: Cricket pitch, Culworth Road</td>
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<td>8</td>
<td>Chipping Warden: Chipping Warden Allotments</td>
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<td>9</td>
<td>Culworth: Cricket Field</td>
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<td>10</td>
<td>Culworth: Village Green</td>
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<td>11</td>
<td>Evenley: Paddock off Church Leys</td>
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<td>12</td>
<td>Evenley: St Georges Churchyard</td>
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<td>13</td>
<td>Hinton in the Hedges: Village Green</td>
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<tr>
<td>14</td>
<td>Kings Sutton: land opposite the Gatehouse, Upper Astrop Road</td>
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<td>15</td>
<td>Kings Sutton: land west and south of the Manor House</td>
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<tr>
<td>16</td>
<td>Paulerspury: Church Green and associated verges</td>
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<td>17</td>
<td>Paulerspury: Doctor’s Green (excluding associated verges)</td>
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<tr>
<td>18</td>
<td>Potterspury: Mill Pond Conservation Area</td>
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<td>19</td>
<td>Quinton: Village Green</td>
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<td>20</td>
<td>Rothersthorpe: the Conker Field Church Street</td>
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<td>21</td>
<td>Rothersthorpe: the Paddock Banbury Lane</td>
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<tr>
<td>22</td>
<td>Silverstone: Brickle Pocket Park</td>
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<tr>
<td>23</td>
<td>Silverstone: Olney Meadow Pocket Park (excluding the tract of land extending to Brackley Road between Silverstone House site and 28 Brackley Road</td>
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<tr>
<td>24</td>
<td>Syresham: The Pound</td>
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<tr>
<td>25</td>
<td>Syresham: New Jubilee Tree Wappenham Road</td>
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<td>26</td>
<td>Syresham: Abbey Road</td>
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<td>27</td>
<td>Syresham: Swingfield Wappenham Road</td>
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<td>28</td>
<td>Syresham: Jubilee Tree Abbey Road</td>
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<td>29</td>
<td>Syresham: Pocket Park</td>
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<td>30</td>
<td>Towcester: Sawpits Green</td>
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<td>31</td>
<td>Towcester: Saxon Fields</td>
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<tr>
<td>32</td>
<td>Towcester: Tove Wetland Pocket Park</td>
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<tr>
<td>33</td>
<td>Wicken: Village Green</td>
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</table>
10.5 Private green and amenity space plays an important role in delivering sustainable, healthy communities. It can contribute to boosting the ecological potential of areas, provide opportunities for resilience against climate change and contribute towards the wellbeing of residents. The Council will seek to ensure that all new residential developments provide an acceptable level of private green and amenity green space and will also resist the loss of existing private green and amenity green space in all but the most exceptional of circumstances. Standards for private and amenity green space is set out within the Residential Design Guide. Furthermore the Plan considers that planning permission for garden extensions beyond settlement limits is only likely to be granted in exceptional cases where the new residential curtilage would be contained between the existing gardens of neighbouring properties (Policy GS3).

10.6 There may be circumstances where the redevelopment of residential garden land could be suitable and help to meet the housing needs of the district. Applications for the redevelopment of residential garden land will be considered in the context of the presumption in favour of sustainable development, with planning permission granted if the proposed development is consistent with other policies of this plan, is within the defined confines of the village and there are no material considerations that would indicate it should be refused. Backland development usually involves the use of parts of a number of rear gardens to existing houses for further residential development, and can have a considerable impact on the amenities of existing residential areas. Permission will normally only be given to proposals which demonstrate that such impact has been reduced to acceptable levels (Policy GS4).

11 HERITAGE

11.1 The Council recognises the importance of the district’s heritage and sees conservation as the process of maintaining and managing change to it in a way that sustains its value and benefits and where appropriate enhances significance. The Council will expect all planning applications affecting the historic environment including both designated and non-designated heritage assets to be accompanied by an appropriate Heritage Statement (Policy HE1).

11.2 The Plan sets out a series of policies to protect specific designated heritage assets including Scheduled Ancient Monuments and archaeology (HE2), Historic Parks and Gardens (HE3), Historic Battlefields (HE4), Listed Buildings and Conservation Areas (HE5 and HE6), as well as non designated assets (HE7).

12 The Natural Environment

12.1 Part of the Upper Nene Valley Gravel Pits Special Protection Area (the SPA), is within South Northamptonshire. The SPA is particularly important in terms of impacts on nationally and internationally protected sites. Natural England considers that new housing within 3km of the SPA is likely to cause increased
recreational pressure contributing to disturbance and decline in bird species which form the SPA qualifying features. Due to its international importance, where development could have an effect on the SPA, a Habitats Regulations Assessment will be required, which may include the need for an Appropriate Assessment. For developers, early consultation with Natural England is needed regarding proposals that could affect the SPA, including all new residential development proposed within 3km of the designated site where such schemes involve a net gain in residential units (Policy NE1).

12.2 In recognition of the fact that some areas of the district are of an even greater landscape value a number of Special Landscape Areas (SLAs) were designated across the district in the latter part of the 20th century. A further review of the landscapes of the district was undertaken in 2017 which in the context of current national guidance considered a number of factors including the distinctiveness of landscapes, their scenic quality, natural and cultural character and function.

12.3 This work, South Northamptonshire: A Review of Special Landscape Areas 2017¹, resulted in the following areas being identified as SLAs. These are shown on the Proposals Map.

- Yardley Chase and Castle Ashby
- Tove Valley
- Whittlewood Forest and Hazleborough Forest
- Hemelwold Hills, Cottesbrooke and Brington
- Catesby, Fawsley, Maidford and Litchborough
- Aynho, Cherwell Valley and Eydon
- Sulgrave and Great Central Railway

12.4 The Plan expects any development proposal within or affecting an SLA to be sympathetic in terms of its siting, form, scale, materials and design and to contribute positively to the conservation and enhancement of the protected landscape. There are also specific types of development that would be generally inappropriate within an SLA including garden centres, tourist camping and caravan sites, intensive food production units and sand and gravel extraction. Proposals for golf courses, which can involve intrusive development and introduce an artificial character to the landscape if insensitively designed, will need to be carefully considered (Policy NE2).

12.5 South Northamptonshire is a district rich in character, biodiversity and Green Infrastructure. The district benefits from many attractive green spaces and local green corridors. These were assessed as part of the review of the districts Special Landscape Areas 2017 and are identified on the Proposals Map as follows:

- The Great Central Railway - Brackley to Woodford Halse.

12.6 Many of these corridors also have historic significance and their retention and integrity forms an important part of ensuring that the special characteristics of the district are retained. The Council will seek to conserve and wherever possible enhance green infrastructure, be this for the benefit of wildlife, leisure or landscape reasons, along these routes (Policy NE3).

12.7 The Plan includes a series of polices that seek to protect and enhance important natural features from inappropriate development. These include trees, woodlands and hedgerows (Policy NE4), Biodiversity and Geodiversity (Policy NE5), sites of special scientific interest and protected species (Policy NE5),

13 Connections
13.1 The Towcester Relief Road is identified in Policy T2 of the WNJCS as being essential for both the growth of the town, a core component of the Towcester South development and also a means to reduce the volume of vehicles moving through the town. The Plan safeguards a route to ensure that sufficient land is safeguarded to enable future options for Towcester’s infrastructure to be properly considered, including increasing capacity. (Policy CON1).

13.2 The Plan includes policies seeking to protect and enhance the canal network from inappropriate development including policies on the location of new moorings, facilities and marinas (Policies CON2 and CON3).

Full List of Policies

The Spatial Strategy:
POLICY SS1: THE SETTLEMENT HIERARCHY
POLICY SS2: GENERAL DEVELOPMENT PRINCIPLES

Delivering Housing
POLICY LH1: DEVELOPMENT WITHIN TOWN AND VILLAGE CONFINES
POLICY LH2: STARTER HOMES
POLICY LH3: ENTRY LEVEL EXCEPTION SITES
POLICY LH4: SINGLE DWELLINGS IN THE OPEN COUNTRYSIDE
POLICY LH5: SELF AND CUSTOM BUILT HOMES
POLICY LH6: SPECIALIST HOUSING AND ACCOMMODATION NEEDS
POLICY LH7: RESIDENTIAL/NURSING CARE
POLICY LH8: AFFORDABLE HOUSING
POLICY LH9: BUILD TO RENT

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POLICY LH10: HOUSING MIX AND TYPE
POLICY LH11 GYPSY, TRAVELLERS AND TRAVELLING SHOW PEOPLE

The Economy
POLICY EMP1: SUPPORTING SKILLS
POLICY EMP2: EXISTING COMMERCIAL SITES
POLICY EMP3: NEW EMPLOYMENT DEVELOPMENT
POLICY EMP4: THE VISITOR ECONOMY
POLICY EMP5: LEISURE AND TOURISM AND WHITTLEBURY HALL
POLICY EMP6: FARM DIVERSIFICATION

Retail and the Town Centres
POLICY RET1 : BRACKLEY AND TOWCESTER TOWN CENTRES
POLICY RET 2: PRIMARY SHOPPING FRONTAGE

Well-designed places and Sustainable Communities
POLICY SDP1: DESIGN PRINCIPLES
POLICY SDP2: RESIDENTIAL EXTENSIONS AND UPWARD EXTENSIONS
POLICY SDP3: HEALTH FACILITIES AND WELLBEING

Infrastructure and Funding
POLICY INF1: INFRASTRUCTURE DELIVERY AND FUNDING
POLICY INF2: COMMUNITY FACILITIES
POLICY INF3: EDUCATION FACILITIES
POLICY INF4: ELECTRIC VEHICLE CHARGING POINTS

Green Space, Sport and Recreation
POLICY GS1: OPEN SPACE, SPORT AND RECREATION
POLICY GS2: LOCAL GREEN SPACES
POLICY GS3: RESIDENTIAL GARDEN EXTENSIONS
POLICY GS4: BACKLAND DEVELOPMENT

Heritage:
POLICY HE1: SIGNIFICANCE OF HERITAGE ASSETS
POLICY HE2: SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGY
POLICY HE3: HISTORIC PARKS AND GARDENS
POLICY HE4: REGISTERED BATTLEFIELDS
POLICY HE5: LISTED BUILDINGS
POLICY HE6: CONSERVATION AREAS
POLICY HE7: NON-DESIGNATED HERITAGE ASSETS

The Natural Environment:
POLICY NE1: UPPER NENE GRAVEL PITS SPECIAL PROTECTION AREA
POLICY NE2: SPECIAL LANDSCAPE AREAS
POLICY NE3: GREEN INFRASTRUCTURE CORRIDORS
POLICY NE4: TREES, WOODLANDS AND HEDGEROWS
POLICY NE5: BIODIVERSITY AND GEODIVERSITY
POLICY NE6: SITES OF SPECIAL SCIENTIFIC INTEREST AND PROTECTED SPECIES

Connections:
POLICY CON1: A5 TOWCESTER SAFEGUARDING
POLICY CON2: CANAL MOORING PROVISION
POLICY CON3: CANAL FACILITIES AND NEW MARINAS

Employment Allocations:
POLICY AL1: LAND AT BELL PLANTATION, TOWCESTER
POLICY AL2: LAND AT WOOLGROWERS FIELD, TOWCESTER
POLICY AL3: LAND AT TIFFIELD LANE, TOWCESTER
POLICY AL4: EMPLOYMENT LAND, SHACKS BARN, WHITTLEBURY
POLICY AL5: LAND AT FORMER FURTHO PIT, OLD STRATFORD/COSGROVE