



# STAVERTON NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2029

Referendum Version (May 2019)



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### Supporting this plan are the following documents

Staverton Parish Questionnaire Statement 2017  
Staverton Housing Need Statement 2017  
Staverton Village Confines Statement 2017  
Daventry District Council Parish Housing Survey 2017

Staverton Site Assessment Statement 2017  
AECOM Site Assessment Report 2017  
Feedback analysis 18<sup>th</sup> November 2017  
DDC Strategic Environmental Assessment 2018

# Foreword

Neighbourhood Development Plans come out of the Government's determination to ensure local communities are closely involved in the decisions which affect them. The Staverton Neighbourhood Development Plan (SNDP) has been produced to establish a vision for the Parish and to help deliver the local community's aspirations and needs for the plan period 2018 – 2029. Our Neighbourhood Development Plan is a statutory document that once made will form part of the Development Plan for the District and must be used by them to determine planning applications.

Our plan has been produced by an SNDP committee using the views of the residents of Staverton Parish. The SNDP committee has consulted and listened to the community, local businesses and organisations on a wide range of issues that will influence the wellbeing, sustainability and long term preservation of our rural community. Every effort has been made to ensure the views and policies contained in this document reflect those of the majority of residents in Staverton Parish.

A Neighbourhood Development Plan has many benefits. The SNDP has been produced to:-

- Protect the village from uncontrolled, large scale, or poorly placed development and
- Ensure that any development is sympathetic to, and responds effectively to the look and feel of the village

The committee received 145 separate responses to the questionnaire undertaken. In total the responses contained approximately 500 comments from residents and businesses. The comments were reviewed by the committee. A full list of these comments can be found in the Consultation Statement.

An electronic copy of this plan, the draft Consultation Report, and suite of supporting documents can be found online at [www.stavertonparish.com](http://www.stavertonparish.com) A list of all policies that are contained within the plan can be found in Section 6.

The Parish Council would like to thank the members of the committee and pay tribute to their work since June 2015. The Parish Council is also grateful for the help and engagement of many others in the village without whom it would not have been possible to produce this SNDP.

Tony Glover  
Chair, Staverton Parish Council

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## Section 1 – Introduction and Background

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### Introduction

- 1.1 The Localism Act 2011 introduced new statutory rights whereby communities were given powers through the development of Neighbourhood Plans, to shape future development in their area. The intention behind this act was to give communities more of a say in the development of their local Parish (within certain limits and parameters). Decision making on future development within that Designated Neighbourhood Area (DNA) was passed down from Local Government to local Communities.

### Purpose

- 1.2 The purpose of the SNDP is to ensure that the Parishioners of Staverton have the opportunity to influence what, where and how future development should take place within our Designated Neighbourhood Area.
- 1.3 This has been achieved by firstly setting out a Vision for our Area, which was agreed by Parishioners. The Vision was then split into its constituent parts to derive Core Objectives and Goals which were then translated into a practical set of Policies, that would directly influence any future development within the Designated Neighbourhood Area. Policies have all been informed by data derived from the Questionnaire, delivered to every household in the Parish. The Process as described, is fully explained in Section 2 of this plan.
- 1.4 When adopted the SNDP will become part of the development plan along with the West Northamptonshire Joint Core Strategy 2014 and the saved policies of the Daventry District Council local plan 1997. The policies and proposal contained within it, will be used in the determination of new planning applications, and appeals by the Local Planning Authority. Consequently, unless material considerations indicate otherwise, decisions should be taken in accordance with the development plan, including the Staverton Neighbourhood Development Plan. Daventry District Council is currently producing the settlements and Countryside Local Plan part 2, which will eventually replace the saved policies from the 1997 Local Plan.

### What is a Neighbourhood Plan?

- 1.5 The SNDP is a tool which uses planning policies to control the use of land by which our Community can develop a local Planning Framework for guiding the future development, enhancement of existing assets, and conservation within our Parish. It contains community led Policies derived from a programme of community engagement, thus ensuring that the views, aspirations, wants and needs of

Parishioners are formally represented. It will inform where future development should be located and the size and pace of any such development along with the policies contained within this plan.

### **How will it work?**

- 1.6 The SNDP has been developed following a process laid down by Government. This process must include two six week periods of consultation on the draft plan, and culminate in a referendum.
- 1.7 If 50% plus one of those voting in the referendum vote 'Yes', then Daventry District Council are required to formally adopt the plan. They will be obliged by law to be guided by it when considering future development in the area. If there is a majority 'No' vote, then the council will take no further action. The Parish Council would need to decide whether to investigate the reason/s behind a majority 'No' vote and potentially opt for redrafting the plan accordingly.
- 1.8 There are seven key stages to Neighbourhood Development Planning as follows:-
  - Stage 1: Define and designate the Neighbourhood Area
  - Stage 2: Prepare the draft plan
  - Stage 3: Consult on the draft plan
  - Stage 4: Pre-Submission consultation
  - Stage 5: Examination (submission consultation)
  - Stage 6: Community Referendum
  - Stage 7: Make a Neighbourhood Plan
- 1.9 These stages are covered in detail within Section 2 of this plan.

### **Qualifying body**

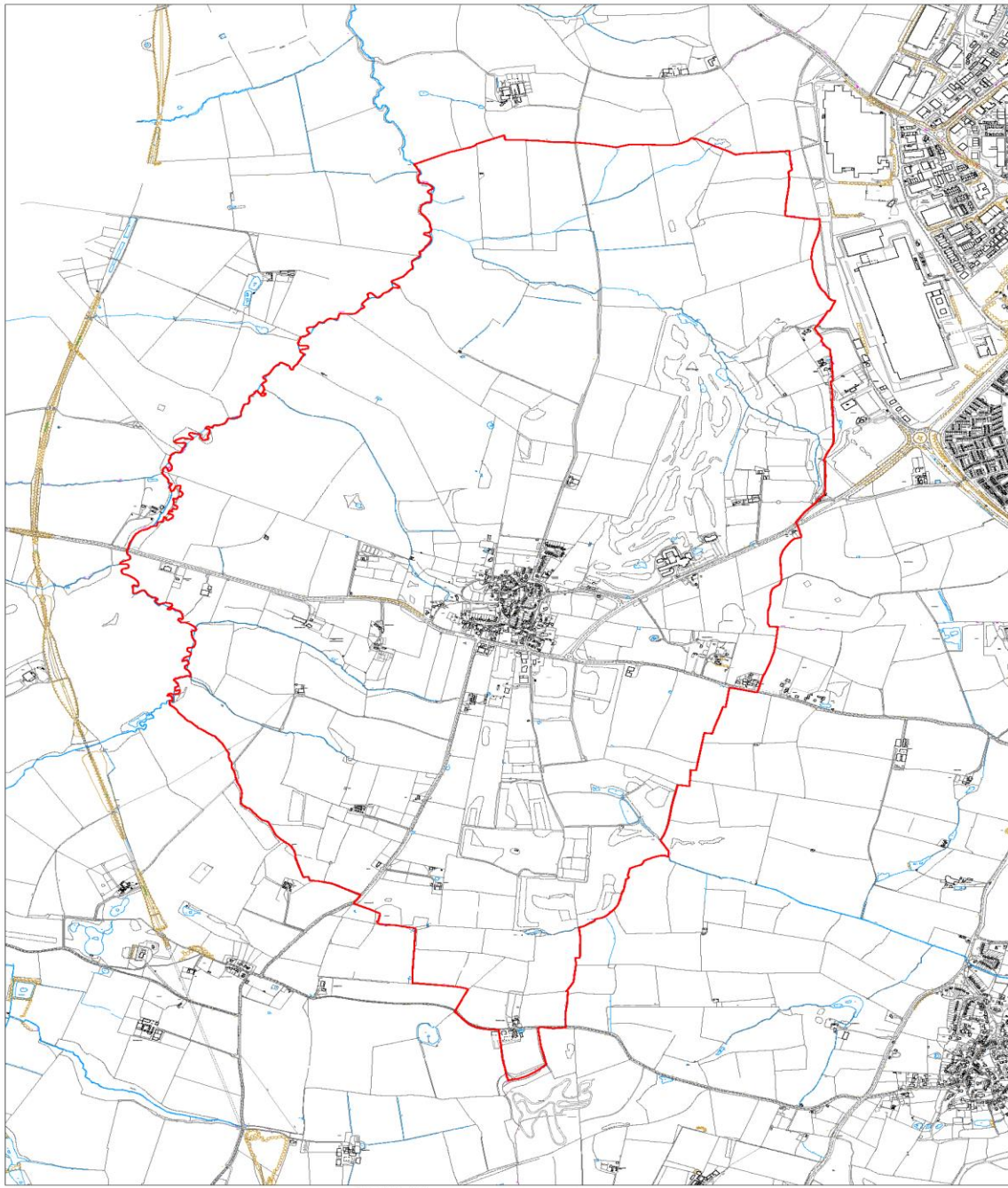
- 1.10 Staverton Parish Council (SPC) is the Qualifying body for this Neighbourhood Development Plan. The Research, Public Consultations and Plan writing were undertaken initially by a working group, then by a committee of the Parish Council, namely SNDP committee, and completed by the Parish Council. The group/committee comprised Parish Councillors and Volunteers from within the Parish. The composition of the group has changed over time. A full list of members is listed in Appendix 4.

### **Neighbourhood area**

- 1.11 As the qualifying body, Staverton Parish Council approached Daventry District Council (DDC) to designate the Designated Neighbourhood Area in 2015. The application was submitted in May 2015, and following consultation on the application Daventry District Council designated Staverton Parish as a Neighbourhood Area on 8th May 2015. The Staverton Parish Designated Neighbourhood Area is shown on Map 1 **outlined in red.**



## Map 1 - Staverton Parish Designated Neighbourhood Area



Staverton Neighbourhood Area:

Crown copyright and database rights 2011 Ordnance Survey 100023735.

## **The Basic Conditions**

1.12 The SNDP must meet certain 'basic conditions':-

- 'Having a regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan'
- 'The Making of the Neighbourhood Plan contributes to the achievement of sustainable development'
- 'The Making of the Neighbourhood Plan is in general conformity with strategic policies contained in the development plan for the area of the authority (or any part of that area)'
- 'The Making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations'
- 'Prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been compiled in connection to the proposal for the Neighbourhood Plan'

1.13 Adherence to these conditions ensures that an appropriate balance is struck between a community influencing future development within their Designated Neighbourhood Area by developing a Neighbourhood Development Plan, whilst ensuring it does not inappropriately constrain the delivery of important strategic policies for the local area.

## **National Policies**

1.14 At a National level the SNDP has taken into account relevant policies contained in the National Planning Policy Framework (NPPF), and the National Planning Policy Guidance (NPPG).

## **Local Policies**

1.15 Staverton Parish is situated within the administrative area of Daventry District Council. In turn Daventry District Council sits within the County of Northamptonshire, which is administered by Northamptonshire County Council (NCC). Northamptonshire County Council is responsible for setting County wide policies, and Daventry District Council is responsible for determining local policies. In developing the SNDP reference has therefore been made to the West Northamptonshire Joint Core Strategy – December 2014, and the Saved Policies within the Daventry District Council Local Plan (1997), due to be replaced by policies within the emerging Daventry Settlements and Countryside Local Plan.

## **Sustainable Development**

1.16 The Government's approach to Sustainable Development is set out in the National Planning Policy Framework. The SNDP contributes to the achievement of Sustainable Development through policies that advocate the following:-

- Provision of a mix of housing types, based on meeting local need
- Support for high quality build design
- Appropriate transport provision, including accessible public transport, cycle facilities and safe and convenient pedestrian routes
- Upgrading of infrastructure to support and encourage home working
- Support for 'green' development that incorporates facilities to encourage recycling, water collection, local energy generation, etc.
- Retention and/or enhancement of valued Community assets
- Protection and enhancement of wildlife areas, open green spaces, Conservation Area, Special Landscape Areas, and measures to support biodiversity
- Conservation of historic buildings and environments

### **European Union Obligation**

- 1.17 The plan was considered as part of an assessment of compliance with the basic conditions, and the plan was found to conform to the appropriate European Union Obligations details of which can be found in the basic conditions statement.
- 1.18 The Environmental Assessment of Plans and Programmes Regulations 2004 and the Conservation of Habitats and Species Regulations 2017, have also been complied with as detailed in the Strategic Environmental Assessment (SEA) screening undertaken by Daventry District Council which can be found online at [www.stavertonparish.com](http://www.stavertonparish.com).

### **Human Rights requirements & Equality**

- 1.19 The plan was considered as part of an assessment of compliance with the basic conditions, and the plan was found to conform to the appropriate Human Rights requirements and the Staverton Equality and Diversity statement which can be found on Staverton Parish Council Website [www.stavertonparish.com](http://www.stavertonparish.com).

### **Plan period, monitoring and review**

- 1.20 The period covered by the SNDP is from 2018 up to 2029. This is in line with the plan period for the West Northamptonshire Joint Core Strategy, and the emerging Settlements and Countryside (Part 2) Local Plan. This enables the SNDP to be in general conformity with the policies and time period stated within this plan. It therefore sets out our housing development requirements for the period up to 2029.

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## Section 2 – Process Summary

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### **STAGE 1 - MAY 2015 – Define and designate the Neighbourhood Area**

- 2.1 **8<sup>th</sup> May 2015** Daventry District Council confirmed the Neighbourhood Area Designation and the consultation of residents process commenced at the Annual Parish Meeting.

### **STAGE 2 - JUNE 2015 to JUNE 2016 – Prepare the draft plan**

- 2.1 For the next year of the plan's production, the local community were engaged with and formally consulted in order to gather baseline information. Details of how this was undertaken can be found in the Staverton Consultation Statement 2018.
- 2.2 A 'Call for sites' exercise was undertaken with options being identified and assessed, details of which can be found in the Staverton Site Assessment Statement 2017.
- 2.4 During this time a Village Confines Map was produced. Detail of how the Village Confines map was produced can be found in paragraph 6.42 of this plan and the Staverton Village Confines Statement 2017.

### **STAGE 3 - JULY 2016 to December 2017 – Consult on the draft plan**

- 2.5 Various modes of communication were used to undertake consultation with the Parish, details of which can be found in the Staverton Consultation Statement 2018 and examples of which are listed below:
- Parish Council Open Forum
  - Parish Notice Board
  - Parish News Magazine
  - Parish Newsletter
  - Parish Website
  - Consultation events
  - Parish Vote
  - Parish Questionnaire
  - Housing Needs Survey
- 2.6 There was liaison with Daventry District Council throughout as the draft plan emerged.
- 2.7 Goals, Objectives and Policies were produced, underpinned from the analysis of the questionnaire, details of which can be found in the Staverton Parish Questionnaire Statement 2017 and the Staverton Consultation Document 2017.
- 2.8 Daventry District Council was instructed to undertake a Housing Needs Survey and Staverton Parish Council in conjunction with the SNDP committee analysed the Staverton Parish Questionnaire 2017 to produce a Staverton Housing Needs Statement 2017.



- 2.9 External consultants (AECOM) were engaged to undertake an independent report regarding: (1) - Suitability of sites for inclusion in the plan (2) - Review of the Parish Council's sites assessment statement. Following receipt of the AECOM report the Parish Council selected two sites to go forward in the plan.
- 2.10 External consultants (KIRKWELLS) were engaged to assist with the Regulation 14 process and to undertake a consultation event regarding the proposal to include within the plan allocated sites, where the sites would be, and any community benefit on offer.
- 2.11 Following the consultation exercise, whilst some residents would like to see growth in the village, the majority of respondents did not want to allocate sites
- 2.12 DDC published their consultation on the Settlements & Countryside (Part 2) Local Plan. As a result, the plan was cross checked against the emerging policies and amendments made.

#### **January 2018 to February 2018 - Producing the Draft plan**

- 2.13 External Consultants AECOM Limited were engaged to undertake a Health Check of the First Draft Plan before it was subjected to the regulation 14 process and submitted to DDC.
- 2.14 Daventry District Council undertook a Strategic Environmental Assessment screening process which can be found online at [www.stavertonparish.com](http://www.stavertonparish.com), with the deadline for receipt of assessments being the 9th February 2018. Statutory consultees were consulted over a 4 week period.
- 2.15 February 2018 the First Draft plan was amended in light of comments received from DDC, and both sets of consultants advising the Parish Council.
- 2.16 At an extraordinary meeting on the 20th February 2018 the Parish Council approved the Draft plan to consult on and agreed to the commencement of the Regulation 14 process.
- 2.17 Also, at the extraordinary meeting it was agreed to put up publicity around the Parish – posters/website to highlight the oncoming commencement of regulation 14 and to send an email to all interested parties, with statutory and local connections.

#### **STAGE 4 - March to August 2018 – Pre-Submission Consultation**

- 2.18 During March it was agreed a letter, response form and Parish Newsletter containing an executive summary of the plan be delivered to every household in the Parish
- 2.19 During the six week consultation period an open day was scheduled to be held in the Village Hall with display boards, facilitated by Kirkwells the Parish Council consultants. In addition three further drop in events were arranged to be held by the Parish Council which would enable villagers to ask questions with regard to the Draft plan.

- 2.20 Mid-April - Consultation responses were recorded, considered, and a response decided upon and included in the Consultation Statement with amendments made to the draft plan where appropriate.
- 2.21 At the July/August Parish Council meeting the plan was approved for submission to DDC along with the Basic Conditions & Consultation Statements.

### **STAGE 5 – Submission Consultation and Examination**

- 2.22 The Staverton Neighbourhood Development Plan was submitted to Daventry District Council on the 14<sup>th</sup> August 2018. This was put out for consultation for 6 weeks from 28<sup>th</sup> August to 12<sup>th</sup> October 2018. An Independent Examiner, Rosemary Kidd was appointed to examine the plan. Her report on the Neighbourhood Plan was received and published on 18<sup>th</sup> February 2019. The Examiner recommended that with modifications the plan could proceed to Referendum.

### **STAGE 6 - December 2018 – Community Referendum**

- 2.23 Following a decision at Full Council in May 2019 it is anticipated that a referendum will be held on 27<sup>th</sup> June 2019 as 28 working days have to be allowed for it to be publicised by DDC.

### **Stage 7 – 2019 Make a Neighbourhood Plan**

- 2.24 It is the intention of the Parish Council to have a review/refresh of the plan once adopted every four years (one in a term of office). This will keep the plan in line with key local planning policy changes.
- 2.25 If the plan is made by 2019 the first refresh would be in 2023, then subsequently in 2027 in readiness for the plan period end.

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## Section 3 – Vision, Goals & Objectives

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### Consultation

- 3.1 The Vision Statement and Objectives were developed with the local community, utilising data from the questionnaire and subsequent consultation events.



- 3.2 The overwhelming view from Parishioners is that Staverton's strength is that it is a small rural village, which should retain its character. The Parishioners are not against small scale change in order to remain sustainable.

### Vision Statement

- 3.3 In order to develop a vision, the question was posed 'What gives Staverton its character?' - "That it is a small traditional rural village surrounded by agricultural land and other small villages with a strong community spirit"
- 3.4 The above information was brought together into a vision statement that reflects all elements:

***'A sustainable cohesive community that retains its character, rural surroundings and green spaces, whilst embracing the positive benefits appropriate development can bring'***



- 3.5 The Vision statement was presented to Parishioners at a consultation event where it was supported.

### Goals & Objectives

- 3.6 The objectives were derived from the Vision Statement and broken down into three Core Goals:
- (1) Sustainable Community
  - (2) Protection of the Environment
  - (3) Management of change for the positive benefit of the Parish
- 3.7 Underpinning these three Core Goals a number of key objectives were defined as detailed in the table in the Parish Questionnaire Statement 2017. This can be found

on the Parish Website <http://www.stavertonparish.com/councils>. They are also listed in the tables on pages 13 to 15

- 3.8 The Consultation Document also demonstrates how the plan objectives were linked to sustainable development within section 5 of the document.
- 3.9 The Objectives and Neighbourhood Plan Policy Matrix in Appendix 5 shows the relationship between each identified objective of the neighbourhood development plan and the neighbourhood plan policies

## (1) - Sustainable Community

### Main comments raised by local people during the consultation process

- To provide for some smaller homes & bungalows within Staverton village
- New homes to be distributed over several small sites, preferably individual plots
- Sites should be chosen to facilitate social integration into Staverton village
- To provide for up to ten new dwellings on a site

### OBJECTIVE(1) – To provide housing that meets the need of the local community

- To support small scale housing development that meets identified local needs
- To provide for a mix of housing types including smaller homes, particularly for elderly villagers wishing to move to a more suitable home within Staverton

**SUPPORTING POLICIES:** West Northants Joint Core Strategy BN5 R1  
Daventry Local Plan HS22

### OBJECTIVE (2) – To protect community cohesion within the village

- That any development is sited to fully integrate into Staverton village
- To provide for organic growth within Staverton village
- That each new development is suitably small in scale
- That size, mix and type of new build is suitable with respect to its location
- To reject large scale developments that could adversely affect the strong sense of community within the village

**SUPPORTING POLICIES:** West Northants Joint Core Strategy R1  
Daventry Local Plan HS22

### OBJECTIVE (3) – To encourage preferential access to new homes for people with a strong local connection

- To recognise that changing demographics require a corresponding re-balance of suitable homes in Staverton
- To provide for a balance mix of new housing (including a mix of tenures) that corresponds to need.
- Provide for accessibility to homes for all sectors of a balanced and inclusive community

**SUPPORTING POLICIES:** National Planning Policy Framework

### OBJECTIVE (4) - To retain existing valued amenities

- To support the provision of continued access to local community services and facilities (including educational, public transport, utilities and amenities)
- To support the capacity of those public services in line with growth from new housing
- To resist any proposed loss of valued amenities resulting from any proposed new development

**SUPPORTING POLICIES:** Daventry Local Plan HS22 GN2 (a)

### OBJECTIVE (5) - To support the provision of mobile and broadband provision for the benefit of the community

- To ensure that all financial contributions received by Staverton Parish Council from developments (S106 and/or CIL) are used on projects and initiatives that meet the identified needs of the community

**SUPPORTING POLICIES:** Daventry Local Plan GN2 (p)



## (2) – Protection of the Environment

### Main comments raised by local people during the consultation process

- To prioritise the wellbeing of the historic and natural environment in decision making
- To protect existing and encourage the creation of new local wildlife habitats; but not if detrimental to the historic environment.
- To take every opportunity to safeguard the rural environment
- To value and protect all public open spaces in Staverton
- To see that any new development is built to high ecological standards
- To value and protect our natural and built inheritance throughout Staverton Parish

### OBJECTIVE (6) – To retain the rural character and cohesive nature of the village

- That any new development integrates into Staverton by design and reflects the character and feel of the immediate locality
- The design properly reflects the local distinctive character of Staverton, in particular the Staverton Conservation Area
- To support the preservation and enhancement of the historic environment of Staverton, including both designated and non-designated heritage assets
- To support the use of only high quality building materials e.g. stone or brick
- That each home reflects the character and feel of the immediate locality

#### SUPPORTING POLICIES:

West Northants  
Joint Core  
Strategy

S1

R1

Daventry  
Plan

Local

HS22

EN1

EN18

EM13

GN1 (e)

### OBJECTIVE (7) – To have a friendly and safe environment

- To maintain the existing low crime, secure and peaceful environment
- To provide for improved management of intrusive traffic on the A425
- To support reduced speed limits on the A425 throughout Staverton Parish

#### SUPPORTING POLICIES:

National Planning  
Policy Framework

### OBJECTIVE (8) – To retain the open spaces in the village

- To preserve green spaces within the village
- To protect and enhance Staverton's open spaces e.g. Village Green
- To support the provision of green space within any new development

#### SUPPORTING POLICIES:

Daventry Local  
Plan

HS22

EN1

### OBJECTIVE (9) – To preserve the special landscape area

- To protect, enhance and conserve the surrounding countryside, special landscape area and important views
- To protect and enhance the historic environment of Staverton
- To ensure any new development respects Staverton's Special Landscape Area status

#### SUPPORTING POLICIES:

Daventry Local  
Plan

HS22

EN1

EM13

### (3) – Management of change for the positive benefit of the Parish

Main comments raised by local people during the consultation process

- To support the provision of high quality IT services throughout Staverton Parish
- To provide for access to training and services
- To invest any Community Infrastructure Levy for the benefit of the community
- To reflect the changing demographic in Staverton in the provision of suitable housing development
- To ensure the designated area status of Staverton as a Conservation Area and Special Landscape Area

#### OBJECTIVE (10) – To influence development for positive benefit

- To support the provision of recreational areas, play areas and facilities for children
- To support the protection and preservation of existing bridle paths, public footpaths and high quality agricultural land in the Parish
- To encourage support for existing village amenities e.g. Village Hall, St Mary The Virgin Church, Playing field, and all green spaces
- To protect the open land that is so important to the character and form of the village
- To provide only for development sites of up to ten dwellings that will integrate into Staverton village

**SUPPORTING POLICIES:**  
West Northants Joint Core Strategy  
R1  
Daventry Local Plan  
HS22  
EN1  
GN2 (a)

#### OBJECTIVE (11) – To ensure that the appropriate infrastructure is in place to support the existing and future needs of the Village

- That utilities and service providers address existing local issues in advance of any new development (currently the sewage system)
- That traffic flow in Staverton is integral in the design of any new development
- That all new development has provision for high speed broadband
- That good lighting, dog bins, and waste bins are provided on any new housing development
- To positively support the development of improved mobile communications
- That enough off road parking for all residents is provided in every new housing development
- To promote usage of our restricted public transport

**SUPPORTING POLICIES:**  
Daventry Local Plan  
GN2 (d)

#### OBJECTIVE (12) – To minimise the impact of any new development on the environment

- To support the protection of mature native trees and hedges
- To support the development of Eco friendly housing
- To support the reduction of the carbon footprint of the village
- To support change to parking arrangements in Staverton that benefit the community

**SUPPORTING POLICIES:**  
Daventry Local Plan  
HS22  
EN1  
GN1 (b)

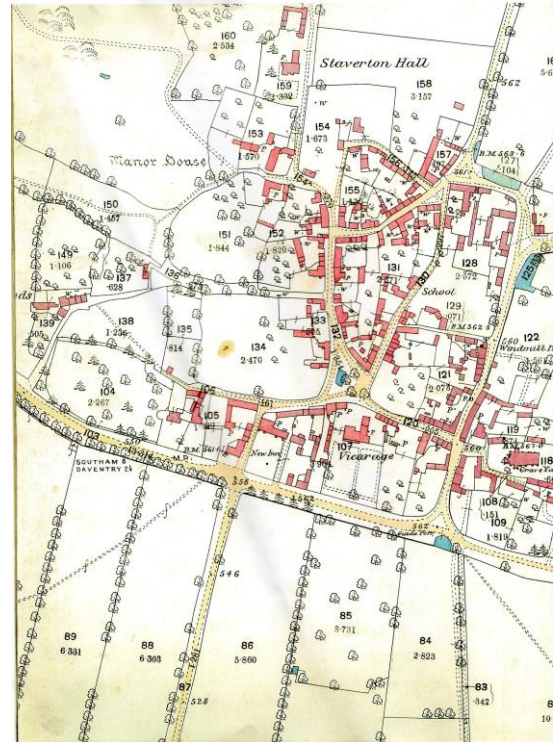
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## Section 4 – Staverton - Our Village

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### Our History

- 4.1 Staverton, or otherwise “Stave Town” as referred to in the Domesday Book, took its name from the compounds. The town became established on high ground around an Anglo Saxon Burial Ground and then the early makings of the Anglo Saxon Church (c800AD).
- 4.2 Mid-way between the Shire Towns of Northampton and Warwick, the settlement was well placed for its trade. The well-trod road through the village later became known as the Portal Road as the road between the respective portcullis of the two castles built after the Norman invasion.
- 4.3 As well as the Church, perhaps the oldest remaining building in the village is part of the Manor House which although reduced in stature still retains an Anglo Saxon Cellar and remnants of the house that previously stood on the same footprint.
- 4.4 The settlement developed and grew



Map 2 - Extract from 1885 Ordnance Survey Map



predominantly supported by the agriculture in the surrounding fields. Evidence of substantial ridge and furrow can still be found in the former open ground of the underling fields. Apart from a few outlying Farmhouses and yards, the Town formed a hub of as many as 12 Farmhouses, each with their own yards, outhouses, paddocks, orchards and farm cottages, along with several smallholders homes and yards. Some of these original buildings still remain, all be it converted into modern homes. Their construction in

“Staverton Stone”, a Marlstone which has both pale limestone and darker ironstone qualities, produced the local vernacular, and can be seen in such properties such as The Old House, No.1 Church Street and The Countryman Pub (all Grade II listed). Furthermore, their situation on the shallow rock of the natural terrain forms their sound foundations.

- 4.5 The Village by now referred to as “Staton” or “Statun” perhaps with a silent second “t”, extended to the north of the Church with a collection of dwellings and hovels where, *“Upon a Tuesday in 1720 between the hours of midnight and 1am at night there happened at this town a sudden and dreadful fire attended by a very strong southern wind, and continued vehement and extreme for about 3 hours. It began at the south end of the town, destroying all before it, consuming 22 dwelling houses besides ricks of grain, barns, stables, outhouses, and other buildings and in all probability had destroyed the whole village but for the hasty but happy falling of a shower of rain upon the virulency of the wind ceased and the rage of the flames abated”*. The fire was estimated to have caused damage to the extent of £3,000. Following this event, the area in question was not redeveloped and the populous were all relocated within the Hub where it remains today. Evidence of the ruins left from the fire can still be seen in the North wall of the Church Yard, the West wall of the former Home Farm Yard East of Daventry Road and in the open fields adjacent to the Church.
- 4.6 Although the Village had previously enclosed itself with various ancient enclosures around its periphery, the Enclosure Act of 1773 and the consequential enclosure of the entire Parish brought about a considerable change in the farming community. Ownership of land became secured and the farming activities of the smaller farmer became relocated and consolidated to a specific location in lieu of their scattered holdings throughout the Parish. The renewed prosperity that followed over the next century or so established a number of Historic Parish Charities for the benefit of the less fortunate. Funded by the endowments of former inhabitants they provided: fuel for the poor, support for those in need, and the beginnings of education for the young. Although now amalgamated, several of these charities remain active today in the bodies of: the Staverton Education Foundation, the Reading Room Trust, and the Staverton Relief in Need.
- 4.7 By the end of the two World Wars the Village had evolved to rely less on Agriculture and more on the developing neighbouring Industry. 1950 onwards saw the building of the several then Council Houses in the Village to house many of the growing local population. Around this time came the main drains, running water and street lighting. Since then the Village has successfully absorbed a further amount of ‘in character’ natural growth as a restricted infill Village. In addition to this many of the former Farm yards have successfully lent themselves as small developments of either tasteful new houses or the conversion of the original farm buildings which remain in keeping. A practice that the village would wish to retain.
- 4.8 There is too much Village History to give justice in these few pages. The overwhelming charm of Staverton has been its sense of well-being both in its architecture, its tranquil location in its surrounding countryside and its charity to others. A pleasant village community.

## **Our Growth**

- 4.9 Since that time the Village has successfully absorbed a further amount of organic growth, as a restricted infill Village. There are a number of examples of moderate growth that have taken place over recent years. In 1984 three 3 bedroom terrace Cottages and one 3 bedroom semi-detached house were built in Glebe Lane. Church Fields was built in 1987

and consists of five 4 bedroom houses, with one 5 bedroom property. Windmill Gardens was built in 1997 and consists of two 4 bedroom Dormer Bungalows, One 4 bedroom Barn conversion, and four 4 bedroom houses. In 2003 one 6 bedroom house and one 4 bedroom house, were built on Daventry Road, in part of the former gardens of Vine Tree House. In 2008 a 3 bedroom detached property was built within the grounds of an existing property in Manor Road. Also in 2008 a 2 bedroom Bungalow was built within the existing grounds of a property in Home Close. More recently in 2013 a 3 bedroom Bungalow and 4 bedroom houses were built on the brown field site of an unused metal works, on Daventry Road. All of these developments were designed to blend into the character of the existing village, being predominately built in stone, or high quality brick. The small nature of each development has ensured the successful integration of new residents, and the diversity of design promotes sustainability by providing housing to meet a range of existing and future needs.



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## Section 5 – Conservation Area

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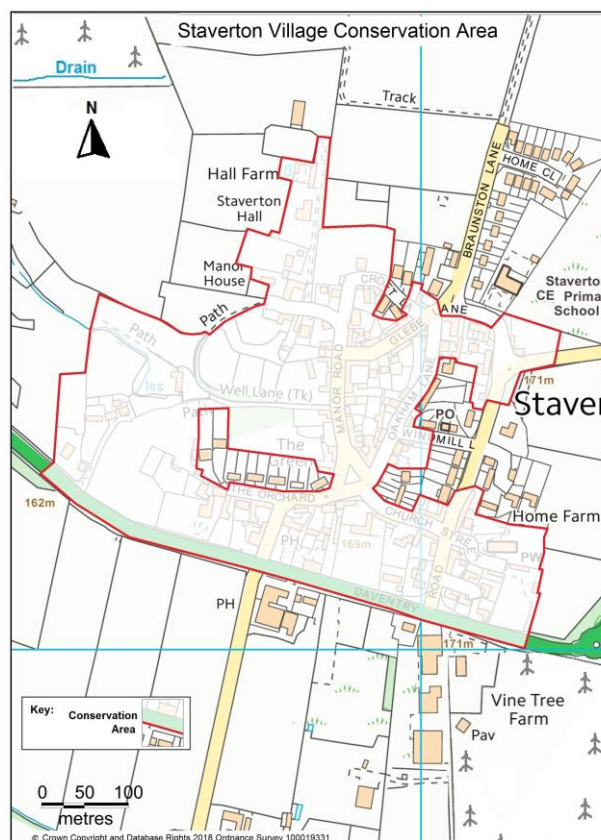
### Staverton village setting

- 5.1 Following a Landscape Character Assessment, Staverton Parish was placed into the category of 'Staverton Hills' with elevations of over 500ft above sea level. The rolling land to the west descends to, and looks out over the plains of Warwickshire, making this one of the most attractive views in Northamptonshire.
- 5.2 In addition, part of this landscape, namely Staverton Parish was previously designated a 'Special Landscape Area' by Daventry District Council which placed a responsibility on all to protect and enhance its special qualities.

### Built Environment

- 5.3 The village Conservation Area was designated in 1990. Within the conservation area are 27 listed buildings that have been judged to be of architectural or historic interest. Map 3 below details the conservation area as designated in 1990:

**Map 3 – Village Conservation Area**



Reproduced from the 1971 Ordnance Survey 1:2500 map with permission of the Controller of Her Majesty's Stationery Office  
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## Open Spaces, Village Green & Landmarks

5.4 The village green is the most significant green space in the centre of the conservation area. The limited open space in the village gives a sense of enclosure and identity. The Open spaces/views statement details the village greens, pocket park and playing field all of which form an important green space near the periphery of the village.



5.5 St Mary The Virgin 13<sup>th</sup> century church is dominant at the edge of the village. Its Norman tower is a landmark to the south east. The churchyard contains listed tombs and graves, and there is a war memorial in the Church.

5.6 The Countryman public house is a landmark on the south side of the village.

## Buildings

5.7 The conservation area contains a wide range of buildings from mediaeval to modern. Most buildings are two storeys with rooflines of varying pitches and heights which adds to the historic character of the village. The roofs, many of which used to be thatch, are now mostly tiled. Some of the houses, as well as the church and a number of features in the churchyard, are listed. The older buildings generally open onto the street. Most of the properties built after 1918 are built further back creating front gardens. The village buildings are now predominantly residential, the centrally placed shop and the post office having closed down. Some other businesses, including Skylark farm and the garage are located on the western edge of the village.

5.8 The traditional and historically important buildings and stone boundary walls, form the core elements in the conservation area and reflect the general vernacular style of building in this part of Northamptonshire.

## Conservation Status

5.9 Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act, imposed a duty on local planning authorities to designate as a Conservation Area any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Conservation Areas also have special interest which warrant particular protection from inappropriate development, and require a high regard to be given towards the preservation or enhancement of their overall character. Government guidance for conservation areas aims to harmonise any new development with its neighbours and to take full advantage of “group value” (the interrelationship of buildings in close proximity) examples of which are:

- The Woodlands (Over 300 years old)

- The Manor/Godfreys (Original part of the village)
- The Old Vicarage/The Beeches/Hall Farm (original Green/Pond)

Thus development and other land use changes which fail to preserve or enhance the character of the Conservation Area should be resisted.

- 5.10 Conservation Area Status does not prevent future development, but provides greater control over development and protection of trees. The care and conservation of trees within a wide range of historic environments is an important responsibility. Many trees have survived for hundreds of years, some possibly over a thousand years, and can be considered living monuments, important in their own right. Other trees are of importance as rare specimens or are magnificent champions for their height or girth.
- 5.11 The Conservation policy below sets out clear and simple guidance for the design of all development in the village, based on its character, its conservation status, and its harmony within its setting, and whether it makes a positive contribution to the immediate environment.
- 5.12 The nature of the development in the conservation area creates a high degree of enclosure and identity within the village. Views out from the centre are restricted, which serves to promote this feeling of enclosure and identity. The combination of historic buildings, group value, open space and mature landscaping is considered worthy of protection and have been reviewed as part of the production of this plan.
- 5.13 The Parish has a Grade I listed church, 25 Grade II listed buildings, one pocket park, one registered village green and a playing field.

## Section 6 – Policies

- 6.1 The Designated Neighbourhood Area covered by the SNDP is shown in Map 1 page 5.
- 6.2 In addition, the SNDP must be able to show that it has properly consulted local people and other relevant organisations during the process of making the plan, and has followed regulations.
- 6.3 Section 2 of the plan summarises how we have engaged with the community, with the Consultation Statement giving the detail. Many methods of communication were deployed for example open forums at Parish Council Meetings, specific consultation events, use of website and village Notice Boards being just a few.
- 6.4 There is evidence that pre submission consultation has been carried out in line with the 2012 Regulations as detailed in the consultation statement. In addition the Parish Council's consultants Kirkwells felt substantial consultation has been undertaken by the Parish Council as detailed in the consultation statement.
- 6.5 This section sets out the planning policies to guide development in Staverton up to 2029. The vision for Staverton developed in this plan is to have:
- 'A sustainable cohesive community that retains its character, rural surroundings and green spaces, whilst embracing the positive benefits appropriate development can bring'*
- 6.6 To deliver the vision three Core Goals have emerged which are supported by key objectives:
- (1) *Sustainable Community*
  - (2) *Protection of the Environment*
  - (3) *Management of change for the positive benefit of the Parish*
- 6.7 The policies and proposals contained within this plan have been divided into the above three Core Goals. They should be read in conjunction with the relevant design policies of Daventry District Council and West Northamptonshire Joint Core Strategy 2017 found at [www.daventrydc.gov.uk/living/planning-policy](http://www.daventrydc.gov.uk/living/planning-policy).

Table 1 – Policies		
CORE OBJECTIVE	REF	POLICY
(1) Sustainable Community	SC1	Protection and Enhancement of Local Community Assets & Recreational Facilities policy
	SC2	Housing policy
(2) Protection of the Environment	PE1	Protecting and enhancing the landscape and character policy
	PE2	Open/Green Spaces policy
	PE3	Conservation Area policy
(3) Management of change for the positive benefit of the Parish	MC1	Development Policy
	MC2	Development Design Policy

- 6.8 Each policy has a Policy Background & Summary which provides an explanation of the policy and what it is seeking to achieve.
- 6.9 The policies are presented within pink boxes in this document. It is against these policies that all planning applications will be assessed.

## MC 1      DEVELOPMENT POLICY

### 6.10    **Policy Background & Summary**

This is a general policy which relates to all types of existing and new development that requires planning permission.

6.11    All new development will be expected to enhance the positive attributes of the village and local design features. Development will not be permitted where it has a detrimental impact on the character of the village/area in which it is located.

6.12    The Daventry District Local Plan 1997 identifies Staverton as a Restricted Infill Village in Policy HS22.

6.13    Planning permission will normally be granted for residential development in the restricted infill villages provided that:

- It is of a small scale
- It is within the confines of the village
- The proposal is in keeping with the character and quality of the village environment

6.14    The draft (November 2017) Daventry Settlements and Countryside Local Plan Part 2 consultation document defines Staverton as a Secondary Service Village - These settlements have a more limited range of services, but still provide scope to meet some local needs for housing, employment and service provision; The emerging draft consultation on Settlements and Countryside Local Plan (Part 2) for Daventry District proposes a hierarchy of settlements. The Spatial Strategy for Rural areas stipulates that development within rural areas will be guided by this hierarchy. Although this hierarchy has yet to be determined by Daventry District Council in the emerging Settlements and Countryside Local Plan, there is an assumption for the purpose of this plan that the current status of restricted infill applies.

6.15    As part of the plan making process a village confines map has been agreed with Daventry District Council, Map 4, page 32, to help provide clarity for decision making and reflect the role of Staverton being proposed to be at the higher end of the hierarchy.

6.16    Results from the Parish Questionnaire revealed that there was a clear view amongst respondents that development should be on a small scale, in keeping with the rural character of the village.

6.17    Photographs (page 24) show examples of recent appropriate infill development within the village:

6.18    All new development is required to include adequate surface water drainage measures (including Sustainable Drainage Systems) to protect existing and new development from flooding. See NCC Local Standards and Guidance Document at <https://www.floodtoolkit.com/planning/surface-water-drainage/> and the NCC Flood Toolkit available at <https://www.floodtoolkit.com/>





Church Fields



Windmill Gardens



Old Daventry Road



Old Gardens

### **Policy MC1 Development Policy**

New developments, alterations, or change of use to existing buildings within the village confines will be supported when they meet all the following criteria, and other policies in the development plan.

- a Consideration has been given to the design, scale and detail of the proposal in relation to the immediately adjoining area, including streets and open spaces, and the attractive mixed character of the village as a whole so that it does not impact adversely on these characteristics;*
- b Appropriate and safe access can be achieved to meet the requirements of the Highways Authority;*
- c That the proposed use will not adversely impact on residential amenity by reason of noise, nuisance or infrastructure;*
- d The rural character of the village will be maintained;*
- e The site is socially and environmentally sustainable;*
- f Appropriate on-site parking commensurate with the size of property can be accommodated;*
- g Development proposals should be located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the latest West Northamptonshire Strategic Flood Risk Assessment (SFRA);*
- h All new development is required to include adequate surface water drainage measures (including Sustainable Drainage Systems) to protect existing and new development from flooding in accordance with the latest Northamptonshire County Council Local Standards and Guidance Document; and*
- i It does not result in the loss of existing services and facilities important to the sustainability of the settlement.*

## MC 2      Design of Development Policy

### 6.19 Policy Background and Summary

Staverton Parish Council considers it to be essential that the character of the village and the surrounding landscape should be retained.

- 6.20 In considering the design of walls, street style and simpler design a balance has to be struck between privacy, safety and security on the one hand and aesthetic considerations on the other. For example the need for security should not outstrip other relevant considerations such as the visual impact and effects on local amenity and should take into account: Sitting and height, Style, Landscaping and effects on Trees

### Policy MC2 Design of Development Policy

All new developments should respond positively to the distinct character of the area and be of good design and quality. In seeking to protect and enhance the area, all development will be expected to take account of the following:

- a) Be of good quality design and in keeping of the character and appearance of the surrounding area;
- b) The layout and style of developments should be sympathetic to those already existing in the locality and should reflect the general character of the village;
- c) All residential developments of 10 or more dwellings (or 0.3ha or more site area) should contribute to the provision or enhancement of open space based upon the local quality, quantity and accessibility standards to meet the needs generated by the increase in population from the development;
- d) New developments should incorporate SuDS within such open spaces to create or enhance multifunctional areas;

#### Layout

- e) Seek to protect the historic stone boundary walls which are a particular feature within the village;
- f) Maintain the style of the streets;

#### Type

- g) *Terraced building represents a traditional and preferred method for less expensive housing;*

#### Height

- h) *There should be suitable overall roof height restrictions having regard to the immediate locality; and*

#### Traffic

- i) *Traffic calming measures and the reduction in traffic speeds.*

## SC 1 Protection and Enhancement of Local Community Assets and Recreational Facilities policy

### 6.21 Policy Background and Summary

For a village such as Staverton, the number and range of community facilities are comparatively limited.

**Table 2 – Village Assets**

Assets in the ownership/control of the Parish Council	Church Assets	Privately owned community facilities
Playing Field	Staverton C of E Primary School	Skylarks Fields Café
Daventry Road Allotments	St Mary The Virgin Church	Countryman Public House
Village Hall		De Vere Staverton Estate (Leisure Facility & Golf Course)
Pocket Park Junction Daventry Road/Glebe Lane		Green Acres
Village Green		Staverton Veterinary Surgery
		Telephone Box

6.22 In order for Staverton to be a functioning sustainable village it is important that it retains its community facilities where possible. In order to achieve this, the SNDP Committee has made a presumption in favour of the protection of existing facilities. To lose any of these amenities would have a negative impact on the sustainability of Staverton, as a rural village. As at January 2018 the following facilities were present in the village:

6.23 The **Staverton Playing Field** is located in Braunston Lane and has an assortment of play items including swings, roundabout, seesaw, basketball, climbing structure etc. There is also a football pitch, seating and picnic tables. Recent improvements have been made facilitated by a Tesco grant in 2016.



6.24 Most days children can be seen playing in/enjoying the playing field and therefore it is considered to be an important resource. In addition, it is occasionally used for community events. The field also provides the valuable space required to maintain and enhance opportunities for people to participate in outside informal activities, which in turn contributes to maintaining an active and healthy community which secures far wider reaching benefits.

6.25 The land was purchased by the Parish Council from the Official Receiver of a liquidated developer. The Land is subject to a covenant in favour of the Receiver and his Creditors which prevents the erection of any buildings and restricts the use only as a Playing Field.

6.26 **Staverton allotments** serve the community and are located on Daventry Road. They are well used and there is a waiting list. In addition they are considered to be an important historic asset for the community, and an important facility that promotes self-sufficiency and a healthy lifestyle. The Parish Council also has a legal duty to provide this facility.

- 6.27 Staverton is fortunate in that it has a well-used and 'loved' **village hall** that is considered to be at the heart of the community, located in the centre of the village. Although there are issues with parking 74% of the respondents to the Parish Questionnaire felt the village hall would not be used more if it moved location. It is a financially self-sufficient entity, that is not a burden on the taxpayers of the village. In 1934 the land was donated to the village and the building was paid for with local fundraising events. It is currently managed by a committee of Trustees.



- 6.28 The **Pocket Park** was established by the Parish Council in 1993 on waste ground which was the site of a former Village Pond. After the required length of time the Parish Council secured Possessory Title to the Site. The site is too small for physical activity, but instead provides a place to sit outdoors along with providing an area where wildlife such as birds can establish a foothold.



- 6.29 **St Mary the Virgin Church** has been a site of Christian worship for well over a thousand years, with the present church dating from about circa 1300. For hundreds of years before this, possibly dating back to before 800 AD, a burial ground existed on the site, as evidenced by the raised churchyard. The Church has a Parochial Church Council and a regular Sunday service is held. The Churchyard remains open and is available for burials. It attracts many visitors from UK and overseas due to its historic interest.
- 6.30 **Staverton CE Primary School** is a voluntary controlled school which caters for boys and girls from 4-11 years of age. It presently has approximately 100 children on the roll (January 2017). In August 2014 the school became an Academy with the Peterborough Diocese Education Trust. The school itself serves the communities of Staverton, Hellidon and Catesby. The children from these villages attend the school along with a number of pupils from outside these areas.
- 6.31 The Parish Questionnaire identified a desire amongst the community to retain The Countryman, which is the only pub in Staverton, and Skylarks Café & Farm shop (which is now closed). The Countryman and café is used by the community. In light of the current climate of villages losing their shops and pubs, which are disappearing at an alarming rate from the rural landscape, this was a very positive response.
- 6.32 Staverton Village has for many years had a red K6 **Telephone Box** bearing the crest of Queen Elizabeth II, which is sited in Manor Road. The Telephone box whilst rarely used is viewed as not only an essential emergency communication facility, but also as an iconic feature of our traditional village. In response to a consultation undertaken by Daventry District Council regarding the intended removal of this telephone box by BT, representations were submitted from both Parishioners and

the Parish council in support of maintaining this facility. Historic England has subsequently Listed it Grade II status as a structure of historic interest.

### **Policy SC1 Protection and Enhancement of Local Community Assets and Recreational Facilities policy**

Redevelopment requiring planning permission of community facilities in the Neighbourhood Plan area will only be supported where the following can be demonstrated, in addition to the requirements of Core Strategy Policy RC2:

- a Satisfactory independent evidence is produced that demonstrates over a period of at least twelve months that there is no longer an economic and social justification/demand for the facility, and;*
- b That the proposal would be of benefit to the local community and would outweigh the loss of the existing facility;*

Community facilities include but are not limited to:

- St Mary The Virgin Church
- Daventry Road Allotments
- Staverton C of E Primary School
- Village Hall
- Countryman Public House

- 6.33 Social justification relates to the community asset and how well that it is used or the benefits it provides to social values through the improvement of quality of life. Supporting information can include provision of evidence that it is no longer required and valued by the local community as well as independent marketing assessment or marketing for a minimum of 12 months.

## **SC2 Housing policy**

### **6.34 Policy Background & Summary**

Staverton Parish had a population of 468 in the 2001 census reducing slightly to 458 in the 2011 Census.

- 6.35 Neither the West Northamptonshire Joint Core Strategy nor Daventry District Council set a housing requirement for Staverton Village. The scale of housing required within the West Northants Joint Core Strategy is detailed in Table 3:-

<b>Table 3 - Housing required within West Northants Joint Core Strategy</b>	
Overall Requirement for Daventry District	12,370
Daventry Town	4,260
Daventry Rural Areas	2,360
Northampton Related Development Area	5,750

- 6.36 The housing requirement for the rural area has been met and as at 1<sup>st</sup> April 2017 this has been exceeded by 520 dwellings. Details can be found in the Daventry District Council 2017 Housing Land Availability Report.



- 6.37 The Housing Need Analysis (which can be found online at [www.stavertonparish.com](http://www.stavertonparish.com)) generated from the questionnaire indicated there was a mix of house types and sizes required for future housing up to 2029: 66% of those that expressed a need for future housing, indicated that flats/bungalows and 1-2 bedroom dwellings would be needed in the future.

<b>Table 4 – Housing Need Analysis from Parish Questionnaire</b>		
<b>No</b>	<b>Description</b>	<b>Percentage</b>
1	Flat	7%
7	Bungalows	46%
2	1-2 bedroom	13%
3	3 – 4 bedroom	20%
1	Affordable	7%
1	5 bedroom	7%
15	TOTAL	100%

- 6.38 The Housing Need Survey undertaken by DDC in April 2017 shows 17 respondents that have a housing need within the village. This includes 15 respondents as well as 2 identified households from the Housing Register. From the identified respondents; 3 preferred a tenure to rent/buy from a housing association, a further need for 2 social housing for rent and 3 indicated a preference for a starter home, with the remaining respondents preferring a tenure option from the open market. The Staverton Housing Need Survey identifies how a housing need of 15 properties has been determined for the plan period.
- 6.39 Staverton is a small village with few facilities but a distinct charm, character & cohesive community. It is clear that residents of Staverton are anxious that those who want to maintain a traditional way of Village life should be able to do so. Existing residents felt that we must act as ‘guardians’ of our village to ensure that we are not forced to lose the right to a village lifestyle, by speculative development proposals by Developers. It is strongly felt that inappropriate development would lead to a loss of Village identity, i.e. not being part of a specific cohesive community.
- 6.40 There is a limited amount of available land within the village confines therefore the possibility of including preferred sites for development within the plan was explored, detail of which can be found in the Staverton Site Assessment Statement 2017. However, following a consultation exercise on the 18<sup>th</sup> November 2017 whilst some residents would like to see growth in the village, the majority of respondents did not want to allocate sites. As there is insufficient land available within the confines, the plan therefore allows for some small scale development immediately adjacent to the village confines, in order to satisfy the Housing Need demonstrated through the latest Housing Need Survey
- 6.41 Daventry District Council in November 2017 commenced a consultation exercise in relation to its Settlements and Countryside Local Plan (Part 2), which proposes to include an updated settlement hierarchy.
- 6.42 For this purpose the SNDP, up until the Local Plan Part 2 is adopted, have worked on the basis that our current designation i.e. restricted infill would remain. As part of

the revision of the Settlements and Countryside Local Plan (Part 2) Staverton has been proposed as a Secondary Service Village at the higher end of the hierarchy.

- 6.43 Consequently as the policies for the plan were produced they were cross-checked against the emerging Settlements and Countryside Local Plan (Part 2) plan to ensure there were no conflicting positions. The starting point for establishing the village confines (Map 4, page 32) was the Saved policies of the Local Plan, which sets out the current method for defining confines for restricted infill villages and supporting text to Policy HS22.
- 6.44 The Daventry District Council's Confines Guidance Note version 2, January 2017
- (a) Buildings, curtilages and open spaces which are contained and visually separate from the open countryside that are clearly part of a network of buildings that form the village, but refer to point d - exclusions below regarding gardens
  - (b) Land with planning permission for built development
  - (c) Allocations for built development in the local plan or a neighbourhood development plan
  - (d) Boundaries should include the entire part of a dwelling house and attached outbuildings
- 6.45 The exceptional circumstances definition as defined by the submission version Settlements and Countryside Local Plan Part 2 refer to :
- (a) Where the housing land supply is less than five years (three years where a neighbourhood development plan is in place that allocates site for housing); or
  - (b) Where the housing provided would clearly meet an identified need such as identified through an up-to-date Housing Needs Survey carried out by Daventry District Council;
  - (c) Where a scheme is required to support an essential local service that has been demonstrated to be under threat, especially a primary school or primary health service.

## **Policy SC2 Housing policy**

Residential development within the village confines will be supported.

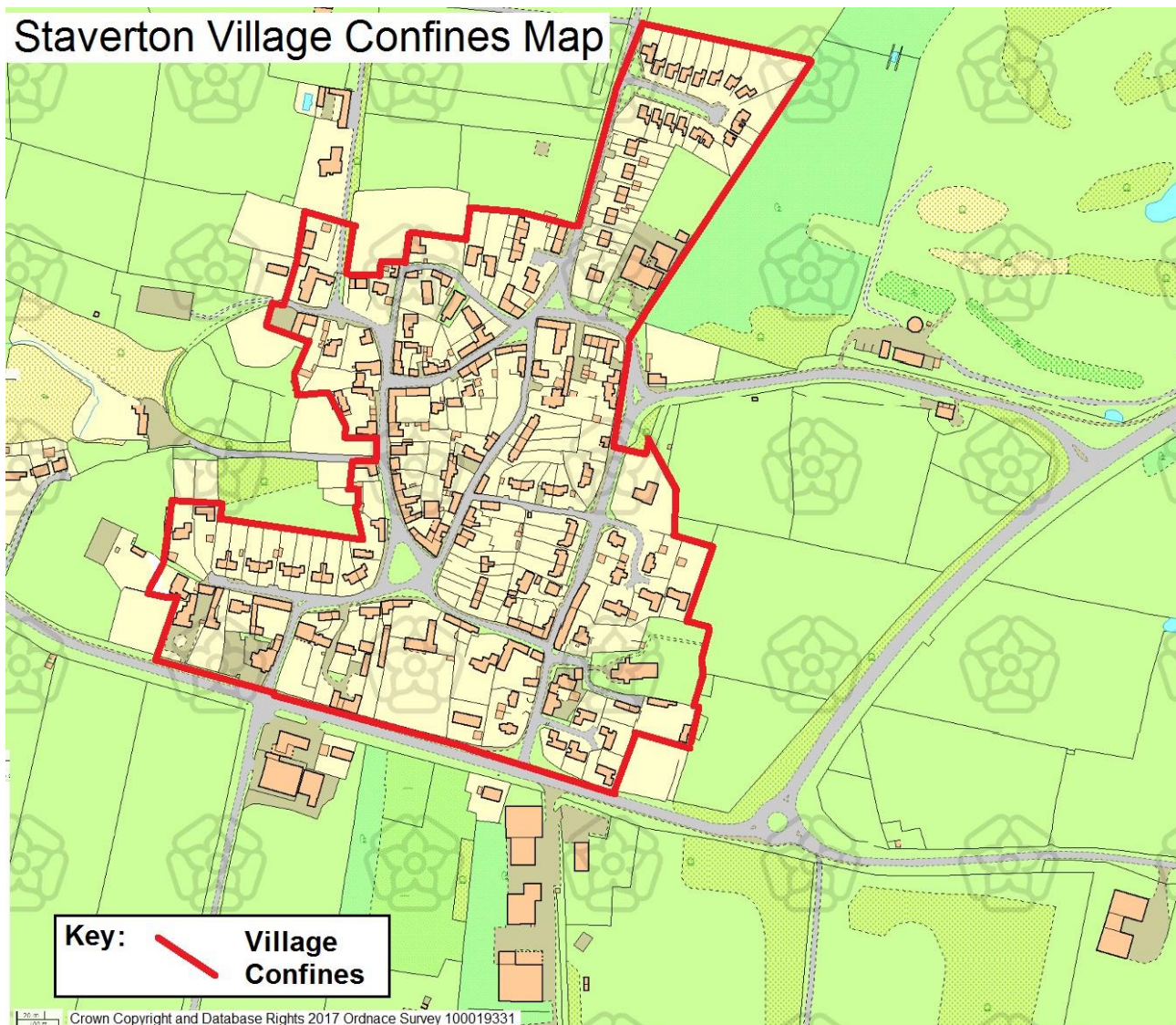
Residential development will only be supported directly adjacent to the village confines in exceptional circumstances and where it is demonstrated that it is required to meet a local need as set out in the latest Staverton Housing Needs Survey provided that:

- a appropriate and safe access can be achieved;*
- b the form, character and setting of the village and areas of historic or environmental importance including those identified in the conservation area appraisal are protected;*
- c the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement is maintained ;*
- d the development is accessible by walking and cycling to the majority of services and facilities within the settlement and*
- e the amenity of existing residents is safeguarded.*

Residential development in the Plan area should satisfy the requirements of Policies MC1 and MC2 and the following criteria:

- f be of an appropriate density in relation to the immediate surroundings;*
- g ensure appropriate and safe access can be achieved; and*
- h demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community.*

## Map 4 – Staverton Village Confines Map



## **PE 1      Protecting                      and                      enhancing the landscape and character policy**

### **6.46 Policy Background & Summary**

Staverton lies in the South-West of Northamptonshire England, approximately 2 miles West of Daventry, 8 miles East of Southam, and 15 miles East of Leamington Spa. The Parish straddles the A425 road from Daventry to Leamington.

6.47 The village is set high up upon an escarpment with commanding views in all directions. The ground rises over 100metres (328`) across Staverton Parish, from around 120M (400`) above sea level where the A425 continues North West into Warwickshire, to some 222 Metres ( 728`) at the summit of Big Hill to the South.

6.48 Much of the surrounding land has been designated as a 'Special Landscape area'. We are very keen to maintain this as it is the essence of the village.

6.49 The village is referred to in the Domesday Book and the church can trace its origins to around 800 AD. Many of the properties in the 'new' part of the village date back to the great fire of 1721 although there are number which were built well prior to this.

6.50 Over half of the village is listed as a Conservation Area and there are 28 listed buildings. One of the notable features of the village is the multitude of stone buildings, including the ancient stone boundary walls along with the later sympathetic additions. These make the village a much admired and enjoyable place to live offering an ideal place bring up families.

6.51 In addition to the structural and architectural aspects of the village, there are a number of mature and historic trees within the village which have Tree Preservation Orders. The village is set in a very rural location with fields and farms on all sides and the presence of the natural surroundings contribute greatly to the appeal of the parish.

6.52 The Parish feel that it is supremely important that the historic and rural content of the parish as a whole be preserved and sustained for future generations.

6.53 Arbury Hill, part of which lies within Staverton Parish, the highest point in Northamptonshire at 225M (738`), is around 1.5 miles to the South West of the village. On its summit there is evidence of an Iron Age hill fort of an unusual square shape.

6.54 Also, around 3 miles to the South West, within these hills near the village of Hellidon – itself part of the Staverton School catchment area, the river Cherwell has its source. The Cherwell seeks yet a different route to the coast – South then via the River Thames, onward to the North Sea via the Thames Estuary.


6.55 The 88 mile Jurassic Way, which guides the long walk from Banbury to Stamford, follows a route through Staverton. The much shorter Three Rivers Ramble Circular Walk, passing near the source of the rivers Nene, Leam and Cherwell, dips in and







out of the Parish and the Nene way if started from the river's source, provides Staverton with yet another opportunity for walkers to find adventure.


- 6.56 The Parish is predominantly rural in character as defined in the Environmental Character and Green Infrastructure Suite 2007
- 6.57 Staverton owes much to its farming heritage. The landscape bears the imprint of changes over many centuries and today's farmers play a crucial role in its preservation, even if they now form only a small part of the working population. Much land is under the plough for cereals, animal feed and more recently for green energy supply.
- 6.58 Grassland, grazed mainly by sheep and a few cattle, is still a distinctive landscape feature. Horses are kept for racing or recreation, but the pig is conspicuous by its absence, no longer kept by a family to be slaughtered and preserved for winter meat.
- 6.59 There is a wide variety of both flora and fauna in the parish. Huge ash, oak and beech, horse chestnut, sweet chestnut, lime and a variety of conifers. Silver birch and rowan are few in number with yew largely confined to the churchyard. Elm is struggling on in the hedgerow a mere remnant of its dominant place both as a feature and the resource of centuries past.
- 6.60 Wild flowers abound, with the primrose and cowslip a joy to find unexpected, when walking. In the woods early in the year the delicate wood anemone and otherworldly flush of bluebells can saturate the senses. The miniature scarlet pimpernel, buttercups, daisies, celandines, clover, wragged robin, red and white campion, marsh marigolds, the list goes on. The hedgerows deliver sweet spring leaves followed in turn by blossom and fruit. Gathered and used to make wine, jams and preserves, the local countryside offers much.
- 6.61 Many Pipistrelle bats are present at dusk, and feed around the mature sycamore trees. Foxes are both friend and foe. Keeping rodents in check but choosing chicken when available. Being top of the food chain has its pressures. The badger too is abundant locally again eating the best of what is available, not always to the delight of others. Rabbits, weasels, stoats, rats, mice, voles, moles are all found locally, along with grass snakes and the occasional adder. The wealth of birds seen in and around the Parish at various times of the year include Swifts and Swallows, Song thrushes, Fieldfare, Goldfinches amongst many visitors, with long tailed, blue, great and coal tits busy all year round. Both Greater spotted and Green woodpeckers can be seen and heard, with Kestrel, Buzzard and the occasional Red Kite to be seen checking the larder. Rooks, Crows, Wood Pigeon, Blackbirds, Sparrows, and Wrens all contribute to the day to day experience of living in the Parish with few demands made in return.
- 6.62 The whole of the Parish falls within Daventry District Council's Special Landscape Area designation. This is particularly relevant for any development proposals outside of the village confines. 67% of the respondents from the Parish Questionnaire felt conserving the Special Landscape Area and protecting the local wildlife and habitats were the two top priorities for the village.

- 6.63 The residents, Parish Council and SNDP committee consider it highly important to protect the setting of the village and surrounding rural character of the landscape. The Parish Questionnaire specifically identified that there was a need to maintain the rural character of the village. To preserve this rural character there is a need to ensure a separation of the various settlements between Staverton and neighbouring urban developments. Based on the information gathered and, using Daventry District Council templates along with knowledge of the local area, pages 35-38 identify key important views to be included within the Staverton Neighbourhood Development Plan.
- 6.64 A number of significant trees in the parish are protected by 'Tree Preservation Orders'. These are shown on Map 8 Appendix 7. These are situated throughout the village and add significantly in defining the natural village setting.
- 6.65 Beyond the immediate confines of the village, the surrounding fields and farmland are defined by many ancient boundary plantings including shrubs, hedges and trees. These add greatly to the diverse wildlife which inhabits the nearby countryside. We are fortunate to have areas of land dedicated to game keeping which helps preserve the nearby fields and woodlands.
- 6.66 We consider it important to preserve and encourage the maintenance of these boundaries and woodlands, as well as encouraging new planting throughout the area, especially where they are crossed by public footpaths and can be enjoyed by members of the public.



External View	Reason	Value
<p><b>1. Looking West from Public Footpath FD1 at the side of Staverton Hall, Manor Road</b></p>  <p>Looking across the Leam Valley into Warwickshire and beyond the Leam Valley</p>	<p>Staverton sits on the edge of a limestone escarpment, giving uninterrupted panoramic views over Rugby, Southam &amp; Coventry, extending for over 40 miles in good conditions. (on a clear day, as far as the Malvern hills).</p> <p>This view is important as it is also observed from the 'Jurassic Way' footpath. This footpath stretches for over 140km from Stamford to Banbury.</p>	<p>The footpath provides recreational facilities for many residents and visitors to the village. This in turn generates revenue for local businesses e.g. pub, farm shop etc.</p>
External View	Reason	Value
<p><b>2. Looking North West from Public Footpath FD6, when entering the fields at the bottom of Well Lane</b></p>	<p>A rural side valley, leading from the village above, looking down into the Leam Valley and surrounding hills.</p> <p>This is an important view as the valley extends down to the Warwickshire Leam Valley Wildlife Trust situated</p>	<p>Walkers and ramblers enjoy the view from the ancient pathway which is one of the last remaining Drovers' routes. Attracting visitors brings additional income to local businesses.</p>

 <p>Looking down a tributary stream valley which feeds into the River Leam, the County boundary between Northamptonshire and Warwickshire</p>	<p>to the East of Leamington Spa.</p> <p>The trust promotes the environmental importance of the Leam valley and surrounding areas.</p>	
External View	Reason	Value
<p><b>3. Looking North West from Public Footpath FD8, standing at the end of The Orchard behind The Hatch</b></p>  <p>Looking over the paddock and the characterful cottages towards the rolling countryside and Leam Valley beyond</p>	<p>Excellent views across the Leam valley towards the settlement of Flecknoe on the far side of the valley.</p> <p>This view is important due to the elevation of Staverton. The village stands at over 170mtrs above sea level and commands unrivalled views from the limestone escarpment across</p>	<p>A well-used publicly accessible viewing point providing locals and visitors with a historic window into Staverton past with views of early 17<sup>th</sup> century thatched farmhouse cottages.</p>
External View	Reason	Value
<p><b>4. Looking South West from Public Footpath FD12, at the junction of Daventry Road and Catesby Road opposite The Countryman Public House</b></p>  <p>Looking across the open Northamptonshire farmland towards the Great Central Railway viaduct at Catesby</p>	<p>The important view from the head of footpath HD12 towards the 12-arch blue brick viaduct of the Great Central railway line nearby Catesby as it crosses the infant river Leam.</p> <p>First opened in 1898 as part of the Great Central's 'London Extension', its construction benefited from the mechanical advantages of steam navvies. It is an elegant and striking structure, boasting vast but gently-graded approach embankments.</p> <p>From this point, locals and visitors can also see Arbury Hill. At 225 metres, this is the highest point in all of Northamptonshire.</p>	<p>Railway enthusiasts from far and wide are attracted to walk this footpath to further view this historic edifice.</p>
External View	Reason	Value
<p><b>5. Looking North West from the main A425</b></p>	<p>This is important as it offers</p>	<p>It attracts visitors</p>

<p><b>Daventry Road roundabout at the Junction of Badby Lane</b></p>  <p>Looking towards the beautifully preserved Norman church and churchyard which contains Anglo Saxon remains</p>	<p>excellent views of the Grade 1 listed St Mary the Virgin Church.</p> <p>A place of Christian worship has stood on the site for well over a thousand years. At 170 metres, it sits at the highest altitude of any church in Northamptonshire with uninterrupted views in all directions.</p> <p>The original Anglo-Saxon church was extended in the 13<sup>th</sup> century to incorporate a Norman tower. However, the graveyard dates back to the 9<sup>th</sup> century.</p>	<p>worldwide thus adding to the local economy e.g. local hotels and B&amp;B.</p>
External View	Reason	Value
<p><b>6. Looking East from the churchyard of St Mary the Virgin in Church Street</b></p>  <p>Looking towards The Clump and Big Hill situated due East of the village</p>	<p>This view is important as it shows the nearby hill known locally as 'The Clump'.</p> <p>At an altitude of more than 700 feet, and topped with a tree lined summit, it is reliably said that if you travel East from the summit, the next land you encounter at that altitude will be the Ural Mountains in Russia.</p>	<p>Home to a large array of indigenous wildlife enhancing the natural environment.</p>

Internal View	Reason	Value
<p><b>1. St Mary the Virgin Church</b></p>  <p>Looking East along Church Street to St Mary the Virgin Church</p>	<p>The Norman church sits on the site of an even older structure.</p> <p>The name of Staverton's first recorded vicar appears in the year 1220.</p> <p>The church can claim to sit at the highest elevation in Northamptonshire.</p>	<p>As the highest and oldest structure in the village, the church tower can be seen from most parts of the Parish.</p> <p>The view from Church Street gives an uninterrupted line of sight of the gateway leading to the main entrance with the clock set in the original Norman bell tower.</p>
Internal View	Reason	Value
	Glebe Lane runs through the	The character of



<p><b>2. Glebe Lane</b></p>  <p>Looking Southwest along a line of historic cottages</p>	<p>heart of the village. The building on the right is the Reading Room cottage.</p> <p>This was used to help teach locals and also the navvies who built the Great Central Railway near the village at the end of the 19<sup>th</sup> century.</p> <p>The Reading Room Trust charity is still helping parishioners to this day.</p>	<p>Staverton village lies in its rural setting and historic buildings.</p> <p>After the great fire of 1723, the heart of the village moved from the Eastern side of the church to its present location.</p> <p>The current streetscape has evolved naturally over the years.</p>
Internal View	Reason	Value
<p><b>3. The Village Green</b></p>  <p>Looking across the Village Green from Church Street towards the pub the Old Crown Inn public House now residential</p>	<p>Located at the heart of the village, the Green has Protected Village Green status and is situated in a conservation area.</p> <p>Originally, the water run-off from a nearby hill, The Clump, filled a pond on the green. This was used by the local farmers as a waggon wash.</p> <p>More recent drainage work has led to the pond being filled in.</p>	<p>Mature trees populate The Green and the Parish notice board is situated on one side of it along with a ceramic bird bath.</p> <p>There is also a historic Mile Post marking the Jurassic Way.</p> <p>Fetes and Easter Egg rolling events take place annually.</p>

### Policy PE1 Protecting and enhancing the landscape and character policy

Development proposals will be supported which do not adversely affect the character of the local landscape

Proposals should:

- 1) Demonstrate how the following views have been taken into account;

#### EXTERNAL

**View (1) Looking West from Public Footpath FD1 near Staverton Hall**

**View (2) Looking North West from Public Footpath FD6, at the bottom of Well Lane**

**View (3) Looking North West from Public Footpath FD8, behind The Hatch**

**View (4) Looking South West from Public Footpath FD12, opposite The**



### **Countryman Public House**

**View (5)**      **Looking North West from the main A425 relief road roundabout**

**View (6)**      **Looking East from the St Mary the Virgin church**

#### **INTERNAL**

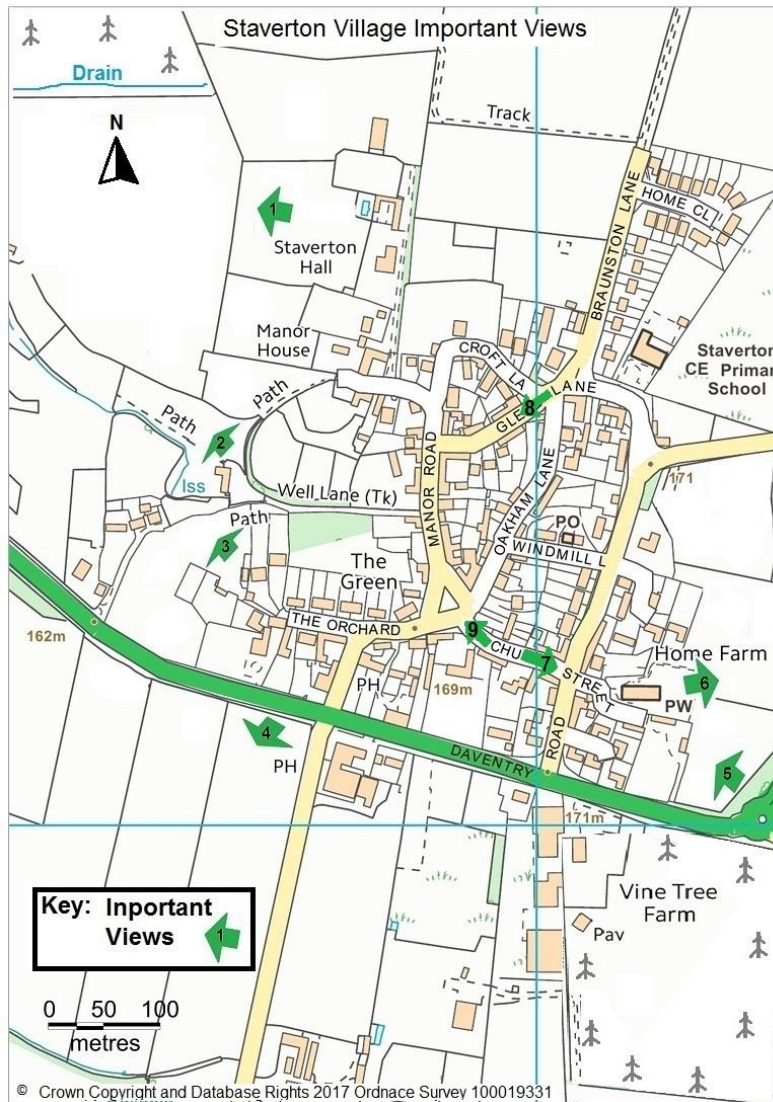
**View (7)**      **St Mary The Virgin Church**

**View (8)**      **Glebe Lane**

**View (9)**      **The Village Green**

- 2) Conserve traditional farm buildings through continued and appropriate new uses. Repairs and alterations should use local materials and techniques wherever possible;
- 3) Ensure that any lighting is purposeful and does not generate intrusive and unnecessary spillage, which would cause light pollution.

**Map 5 - Important Views:**



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## PE 2 Open/Green Spaces policy

### 6.67 Policy Background & Summary

Staverton Parish has a network of footpaths and open spaces, linking facilities around the village, open countryside and long distance footpaths. The top two activities undertaken by residents as identified in the Parish Questionnaire were Walking/Rambling (42%) and Dog Walking (36%).

6.68 In terms of protecting the existing open spaces in the village 74% of residents felt the retention of Open Spaces was very important.

6.69 The National Planning Policy Framework (NPPF) advises at paragraph 76 that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By

designating land as Local Green Space communities will be able to rule out new development other than in special circumstances”.

6.70 Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open spaces. However, the designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves
- Where the green area is demonstrably special to a particular local significance e.g. because of its beauty, historic, recreational value tranquillity or richness of its wildlife
- Where the Green area concerned is local in character and is not an extensive tract of land”

6.71 Table 5 in Appendix 6 sets out how each of the proposed protected local green spaces meet these criteria. In addition, the Local Green Spaces are to be taken forward in the emerging Local Plan Part 2 by Daventry District Council.

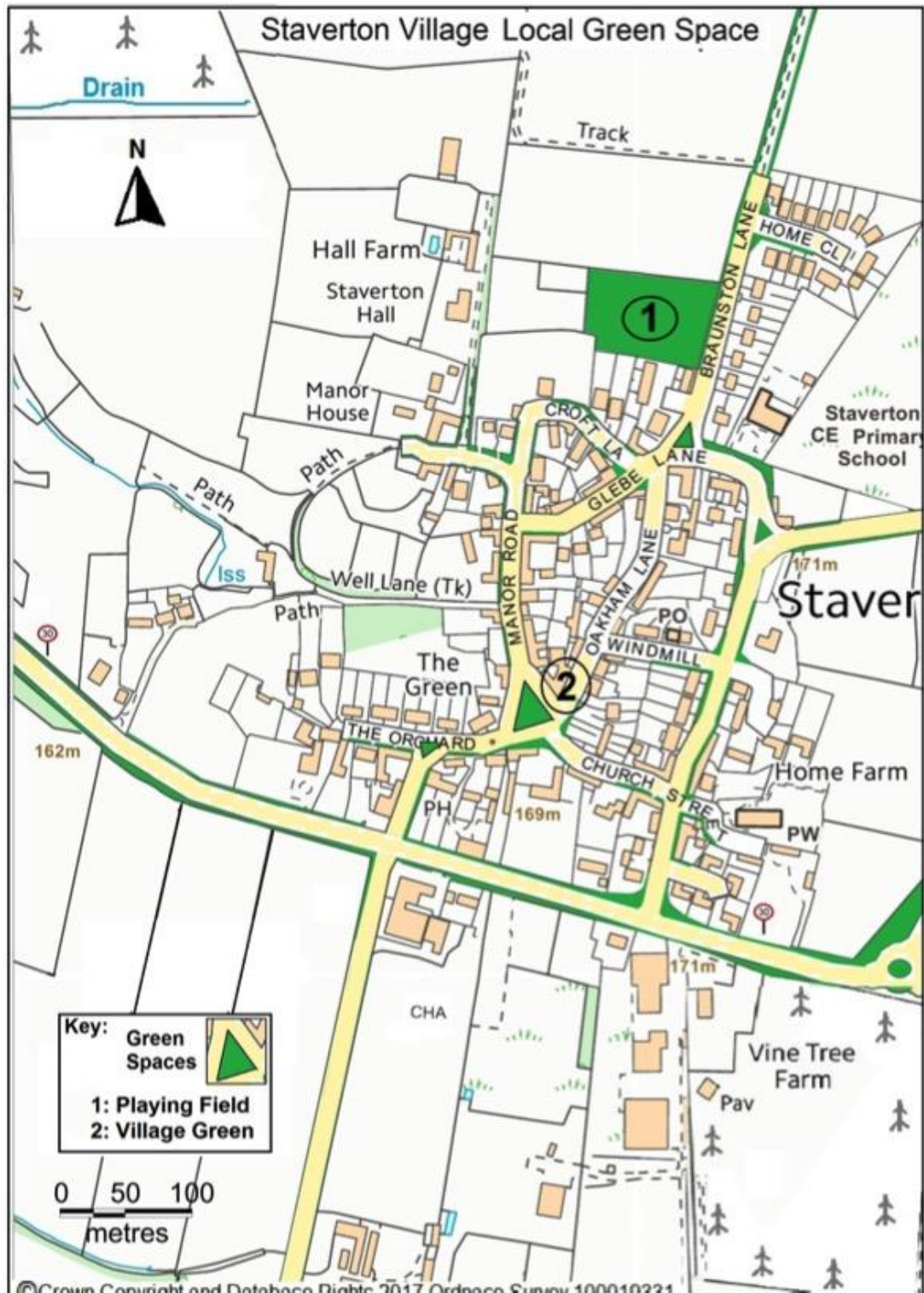
#### **Policy PE2 Local Green Spaces policy**

The Local Green Spaces identified on Map 6 (page 42) are designated in accordance with paragraphs 76 & 77 of the National Planning Policy Framework.

- (1) Playing Field
- (2) The Village Green

New development which impacts adversely on the function, openness and permanence of these sites will not be permitted unless it is beneficial to the community or very special circumstances can be demonstrated.

## Map 6 – Local Green Spaces



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## PE 3 Conservation Policy

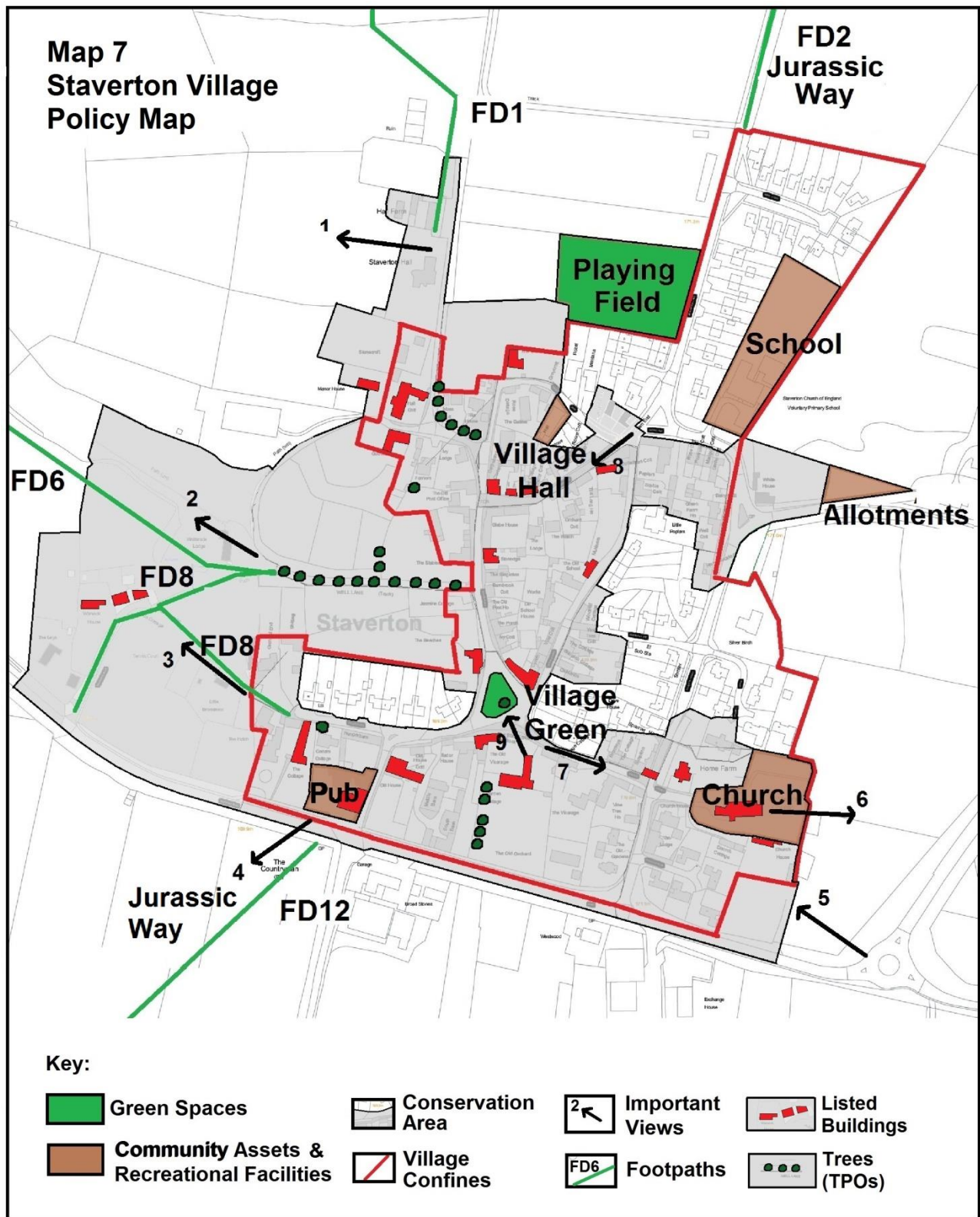
### Policy PE3 Conservation Policy

Development in or near to the Staverton conservation area should:

- a Conserve or enhance the character or appearance of the conservation area within its rural setting;
- b Respect the character and appearance of the locality by reason of its scale and proportion;
- c Have regard to the historic and/or architectural detailing of existing buildings, in order to achieve high quality new design and reinforce local distinctiveness;
- d Utilise materials appropriate to the locality and avoid the use of non- traditional materials unless they are demonstrated to be of an appropriate character and quality and would not detract from overall appearance of the locality and ;
- e Safeguard trees of amenity value, traditional hedgerows and historic boundary stone walls.



**Map 7 – Village combined  
Policies map**



Staverton Village

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## Community Projects

- 6.72 The majority of roads in Staverton (particularly the older part of the village) are narrow and unsuitable for large amounts of traffic, in particular Oakham Lane, Croft Lane, Windmill Lane, Church Street and Well Lane.
- 6.73 The entry to the village adjacent to the Countryman Pub is considered difficult and somewhat unsafe due to the quantity and regular speeding of traffic on the A425 in addition to being at the top of a 'blind hill'.
- 6.74 Staverton Parish Council will seek the following improvements to road safety, traffic management and public transport in keeping with the character of the village:
- Highway improvement schemes to promote the safety of pedestrians, cycle users and parking which was the highest priority in the questionnaire
  - Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes within or adjacent to the village confines as evidenced in the traffic survey undertaken in January 2018
  - Increasing public and community transport which was a theme that came through at the various consultation events
- 6.75 The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed
- 6.76 Seek provision for sustainable transport measures through community projects:
- Pedestrian routes and cycle paths to enable residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing pedestrian routes, where available, in order to gain access to village services and facilities
  - Provide where possible, and where funding and developer contributions allow, new pedestrian and cycle routes or improving existing village networks to serve new development
  - Continue establishing or enhancing pedestrian and cycle routes within the village Parish
- 6.77 Staverton Parish Council has secured funding from both the Tesco Bag Scheme and The Waitrose Community Projects Scheme to help replace and enhance the equipment in the Playing Field. Further funding will be sought on an ongoing basis to continue with further upgrading and improvements.
- 6.78 The SNDP seeks to support the retention and the creation of transport systems in accordance with the residential character of the Parish. This will include measures to improve car parking, and to maintain adequate access for public transport and emergency vehicles.
- 6.79 The West Northants Joint Core Strategy highlights the importance of improving accessibility in rural areas.

The location and nature of the Parish results in the primary form of transport being private cars, vans and motorcycles. Only a small proportion of the community utilise the bus service that goes through the village due to the severely limited service.

- 6.80 There is a low-floor bus service between Daventry-Staverton-Southam-Leamington-Southam-Banbury, operated by Stagecoach in Warwickshire from Monday to Friday. There is also a bus service from Daventry which connects to Northampton & Rugby as well as the County connect service. The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed, to support the future development in the village.
- 6.81 There are regular train services between Northampton/Long Buckby/Rugby and London/Euston/Milton Keynes & Birmingham. Main line connections can be made at Northampton/Long Buckby/Rugby & Banbury. However local connection to railway stations is severely limited
- 6.82 Some of the highest traffic growth in recent years has been on routes in rural areas, with increased congestion having a detrimental impact on villages. The volume and speed of the traffic passing through the village on both the old and new Daventry Road (A425) is considered to be an issue, with traffic speeds in excess of the 30 miles per hour limit often being raised as a concern and evidenced by the traffic survey undertaken in January 2018. The traffic survey (January 2018) evidences that over 50% of traffic exceeds the speed limit by over 20%.
- 6.83 Parking is also an issue in some parts of the village, especially near the school at the beginning and end of the school day. Therefore appropriate solutions which remedy this issue will be supported.
- 6.84 Traditional traffic management, such as signing and bollards may detract from the overall character of the village, therefore different approaches for limiting traffic are required. Actions that would make the village a more attractive and accessible place for pedestrians and cyclists are favoured, with residents keen to see measures to promote safe roads and pedestrian routes and discourage through traffic.

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## Section 7 – Appendix

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## Appendix 1 - Abbreviations

DDC	Daventry District Council
DLP	Daventry Local Plan
DNA	Designated Neighbourhood Area
NCC	Northamptonshire County Council
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
SEA	Strategic Environmental Assessment
SNDP	Staverton Neighbourhood Development Plan
SPC	Staverton Parish Council
SPF	Statutory Planning Framework
SVDS	Staverton Village Design Statement
WNJCS	West Northants Joint Core Strategy



## Appendix 2 - Map Index

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## Appendix 4 - Acknowledgements

Members who served on the Staverton Neighbourhood Development Plan Committee (Formerly Staverton Neighbourhood Development Plan Committee - May 2015- Sep 2017).

Members
Yana Andrews
Karen Edwards
Rupert Frost
Jo Gilford
Tony Glover
John Golding
Jay Holliday
Vanessa Lee
Anna Manning
Debs Scott
John Vale
Ian Weaver
Tracy Whitehead
Carolyn Wilson
Tony Wilson

### Village Design Statement Group



Nick Godden  
John Golding  
Ian Weaver  
Tracy Whitehead

## Appendix 5 - Objectives and Neighbourhood Plan Policy Matrix

Objectives	Neighbourhood Plan Policies						
	SC1	SC2	PE1	PE2	PE3	MC1	MC2
<b>(1) - Sustainable Community</b>	✓	✓	✓	✓	✓	✓	
Objective (1) – To provide housing that meets the need of the local community	✓	✓				✓	
Objective (2) – To protect community cohesion within the village	✓	✓	✓	✓	✓	✓	✓
Objective (3) – To encourage preferential access to new homes for people with a strong local connection	✓	✓				✓	
Objective (4) - To retain existing valued amenities	✓			✓		✓	
Objective(5) - To support the provision of mobile and broadband provision for the benefit of the community							
<b>(2) – Protection of the Environment</b>	✓	✓	✓	✓	✓	✓	✓
Objective (6) – To retain the rural character and cohesive nature of the village	✓	✓	✓	✓	✓	✓	✓
Objective (7) – To have a friendly and safe environment		✓	✓			✓	✓
Objective (8) – To retain the open spaces in the village	✓		✓	✓			
Objective (9) – To preserve the special landscape area			✓				
<b>(3) – Management of change for the positive benefit of the Parish</b>	✓	✓	✓	✓	✓	✓	✓
Objective (10) – To influence development for positive benefit		✓	✓		✓	✓	✓
Objective (11) – To ensure that the appropriate infrastructure is in place to support the existing and future needs of the Village	✓	✓	✓	✓		✓	✓
Objective (12) – To minimise the impact of any new development on the environment	✓	✓	✓	✓	✓	✓	✓

## Appendix 6 - Local Green Spaces

**Table 5 – Local Green Spaces**

Ref	(1)
<b>Name</b>	<b>Playing Field</b>
<b>Location</b>	<b>Braunston Lane</b>
<p><b>Description and purpose</b> - The Recreation Ground is situated at the edge of the village.</p> <p>It was acquired by Staverton Parish Council some years ago and is used for sport and recreational purposes including children's play equipment and a public football pitch. Seating is also provided for public use. It is occasionally used for public events e.g. The Queens Diamond Jubilee celebrations.</p> <p>The green space is in reasonably close proximity to the community it serves</p> <p>The green area is demonstrably special because of its beauty, historic, recreational value tranquility and richness of its wildlife:</p> <p><b>Statutory or local designation</b> - The Recreation Ground is owned and held in trust by Staverton Parish Council. It is the only public play and recreation area in the parish. It is owned by the Parish Council but does not have statutory or designated status.</p> <p><b>Accessible by the community</b> - The Recreation Ground is situated on the edge of the village and is accessible to all Parishioners and members of the general public including children from the local school.</p> <p><b>How the nominated green space meets the three NPPF criteria –</b> Reasonably close to the community it serves The Recreation Ground is situated on the edge of the village in a residential street. It faces on to and is adjacent to village housing. It is adjacent to the village confines but not situated within it.</p> <p><b>How it is demonstrably special to the local community</b> This site is the only public play area within the village. It is covered by a covenant to protect it. It is used by members of the community and public, especially children from the local school each afternoon.</p> <p>It is local in character and not an extensive tract of land It is bounded on two sides by village houses. The remaining two side are set to pasture and crops. However, there is an established hedge between it and the adjacent land.</p>	
	
Ref	(2)
<b>Name</b>	<b>Village Green</b>
<b>Location</b>	<b>The Green</b>
<p><b>Description and purpose</b> - The parish notice board is situated on the village green. All official notices are attached to it each month.</p> <p>The reverse side is used to advertise many other events</p> <p>The green space is in reasonably close proximity to the community it serves</p> <p>The green area is demonstrably special because of its beauty,</p>	
	



historic, recreational value tranquility and richness of its wildlife:

The Green area concerned is local in character and is not an extensive tract of land

**Statutory or local designation** - Staverton Village Green is registered as a village green with the Department of Environment, Food and Rural Affairs: Land Management and Recreation.

**Accessible by the community** - The village green is situated in the centre of the village and is accessible to all parishioners and members of the general public. It is accessible at all times. There are no fences or gates. It is adjacent to the historic Jurassic Way footpath which runs alongside. There is a marker post on the village green indicating the footpaths route.

**How the nominated green space meets the three NPPF criteria –**

Reasonably close to the community it serves

The village green is situated at the centre of the village. It is within the village confines.

**How it is demonstrably special to the local community**

It is designated as a village green and is occasionally used for functions (e.g. Easter Egg rolling). There is public seating on the village green.

It is local in character and not an extensive tract of land. It is bounded on all sides by village roads and houses. There are no other adjoining tracts of land.

Appendix 7 - Map 8 - Tree Preservation Orders

