

**South Northamptonshire Settlements and Development
Management Local Plan**

Issues Consultation Response Form

The Rural Areas: Villages

October 2013 – January 2014

Eydon Parish Council Responses.

ISSUES FOR THE RURAL AREAS: DEVELOPMENT STRATEGY AND SETTLEMENT HIERARCHY

1	<p>What factors need to be taken into account in defining the hierarchy of rural settlements within South Northamptonshire?</p> <p>The key factors would be those of accessibility, useful public transport links, the prevalence of car parking issues, the mix of housing types and the provision of a range of retail services.</p>
2	<p>What ‘development strategy’ approach should the Local Plan adopt in the rural areas?</p> <ul style="list-style-type: none">• a cluster approach grouping settlements together that can share services and facilities and have good access to one another?• a more ‘dispersed’ approach that considers individual villages on their own merits in terms of the local availability of services and facilities? <p>With regard to the village of Eydon, the dispersed approach is considered preferable.</p>
3	<p>What approach should the Plan adopt on village confines?</p> <ul style="list-style-type: none">• Establish confine boundaries for all settlements• Establish confine boundaries for most settlements• Replace confine boundaries in favour of a criteria-based policy so that new development is considered on its individual merits. <p>Establish confine boundaries for most settlements.</p>
4	<p>If confines are to be retained then what detailed changes should be made to the existing confine boundaries in order to provide for strong defensible boundaries for the future?</p> <p>Within Eydon Parish, the village confines should remain as they currently stand.</p>

5	<p>What further changes to confines need to be made in order to accommodate identified growth needs?</p> <p>Should new development be situated on the edge of existing villages or should there be further infill within villages?</p> <p>For example, a single larger site is more likely to result in community benefits whereas small infill sites, from which wider community benefits are unlikely, may be easier to physically integrate within a particular village.</p> <p>Utilising the site associated with the former Amos Coaches garage sufficient additional housing could be built removing the necessity for expansion of the village confines.</p>
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ISSUES FOR THE RURAL AREAS: TYPE AND SCALE OF DEVELOPMENT	
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1	<p>How much development should be allocated to each village?</p> <ul style="list-style-type: none"> • The minimum required to meet local affordable and market housing needs? • Additional development required to provide or sustain important local services and facilities or to meet the aspirations of individual local communities? <p>The minimum required to meet local affordable and market housing needs.</p>
2	<p>What other types of new development should be permitted (e.g. employment, retail, community facilities)?</p> <p>Small retail facilities should be considered.</p>
3	<p>How can we ensure that villages provide accommodation for a mix of people including those on low incomes?</p> <p>Via the provision of improved and practical public transport, encouragement of the provision of residential flats and shared-occupancy housing. SNC to review their own affordable housing: new development ratio. Villages to be encouraged to monitor and debate evolving local needs through the development of workable village plans.</p>

4	<p>Apart from Affordable Housing, what mix and type of future housing should there be within each village?</p> <p>The typical mix should reflect the complete demographic range to accommodate the single/couples, the needs of the young family and those post-retirement.</p>
5	<p>What type of employment including tourism should be permitted to support the rural economy and create locally accessible jobs?</p> <p>None specified, this should be determined as circumstances dictate.</p>

ISSUES FOR THE RURAL AREAS: SERVICES AND FACILITIES

1	<p>How can services and facilities be safeguarded and provided to meet the needs of rural communities? Should Parish Councils prepare a list of assets of Community Value?</p> <p>The charging of favourable business rates and rents could assist safeguarding beneficial services/facilities.</p> <p>Parish Councils should be encouraged to recognise and list those assets of Community Value.</p>
2	<p>Should the Local Plan encourage the provision and use of shared space in community facilities (such as local shops, meeting places, cultural buildings, cemeteries, allotments, public houses and places of worship) and in other buildings providing services and facilities?</p> <p>Yes.</p>
3	<p>How can the Local Plan seek to improve accessibility to local facilities and larger centres through improved public transport provision?</p> <p>Subsidised fares and a complete timetable throughout the working day would be of great benefit.</p>

4	<p>How can the Local Plan prevent the loss of existing infrastructure or plan for the consequences of its loss and new infrastructure is required to support new sites ie new housing and new sites for mixed opportunities development?</p>
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ISSUES FOR THE RURAL AREAS: ENVIRONMENT

1	<p>Are there important pockets of local green space, road verges, important views within or around the village that need additional protection because of their local significance in terms of their beauty, historical importance, recreational value, tranquillity or wildlife contribution?</p> <p>Yes, as described in the Eydon Village Design Statement (VDS)</p>
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OTHER ISSUES

1	<p>Are there any other issues that the Local Plan needs to consider for the rural areas within South Northamptonshire?</p>
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Open Countryside

October 2013 – January 2014

Eydon Parish Council Responses.

ISSUES FOR THE OPEN COUNTRYSIDE: HOUSING	
1	<p>Are there any special circumstances where the Local Plan should support proposals for isolated homes in the countryside?</p> <p>Only those specific to agricultural/horticultural enterprises.</p>

ISSUES FOR THE OPEN COUNTRYSIDE: LOCAL EMPLOYMENT	
1	<p>How far can the Local Plan support jobs and prosperity in the wider countryside?</p> <p>Only to a limited extent and would have to be subject to usual development criteria.</p>
2	<p>In light of the proposed changes to national policy regarding the change of use of agricultural buildings how can the Local Plan encourage the conversion of existing buildings and/or support the provision of new buildings to support the local economy</p> <p>Not known</p>
3	<p>What approach should the Plan take towards the existing employment areas and any other existing employment areas located in the open countryside?</p> <p>The approach should be to encourage new and protect such areas.</p>
4	<p>How do we ensure that modern agricultural buildings and infrastructure do not harm the landscape?</p> <p>The Local Plan and associated planning procedures (including the needs for use of appropriate building materials) are the means to ensure agricultural developments are compatible with the local landscape.</p>

5	<p>Can more farm diversification be encouraged without it compromising the main business of farming?</p> <p>Yes providing there is also no compromise to the local landscape and community.</p>
6	<p>How can the repair and maintenance of traditional farm buildings be supported?</p> <p>Via subsidy through favourable / zero VAT rate charges on repair costs</p>

ISSUES FOR THE OPEN COUNTRYSIDE: TOURISM

1	<p>What can the Local Plan include to further enhance the tourism offer within the open countryside areas of South Northamptonshire in respect of its key assets at Sulgrave, Castle Ashby and the Canal?</p>
2	<p>Should the Local Plan include a criteria based policy that supports new development subject to detailed scrutiny against a range of criteria including landscape, conservation benefit, traffic, access to the rights of way network and consideration of impact on special qualities?</p> <p>Yes</p>
3	<p>What approach should the Local Plan take to diversification proposals in the countryside including proposals such as visitor accommodation, other small businesses and farm shops?</p> <p>Encourage such proposals providing the primary environment is not detrimentally affected ie ensure appropriate planning controls are in place.</p>

ISSUES FOR THE OPEN COUNTRYSIDE: TRANSPORT, UTILITIES AND COMMUNICATIONS

1	<p>What measures should be included in the Local Plan to address the issues identified in the Transport Strategy?</p>
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2	<p>What factors should the Local Plan consider when considering the expansion of electronic communications networks in the countryside, such as telecommunications and high speed broadband?</p> <p>All communities should be considered as having equal need.</p>
3	<p>Should the Local Plan seek to enhance the public rights of way network?</p> <p>Yes</p>
4	<p>How can the Local Plan reconcile concerns about wind turbines and solar farms with the NPPF's requirement that the UK should meet its energy requirements from renewable and low carbon sources?</p> <p>Reconciliation of these issues is not considered feasible through the Local Plan.</p>
5	<p>What further support should the Local Plan give to domestic and small scale business/community renewable energy?</p> <p>Encourage the processes where appropriate but being subject to local planning criteria and local sensitivities.</p>

ISSUES FOR THE OPEN COUNTRYSIDE: HISTORIC CHARACTER AND LANDSCAPE

1	<p>How should the Local Plan seek to protect the District's 'special character'?</p> <p>Through comprehensive consultation to guide development procedure. Ensure adherence to appropriate planning regulations.</p>
2	<p>Should the Council seek to have parts of the District designated as an Area of Outstanding Natural Beauty?</p> <p>Yes</p>

3	<p>What criteria should the Local Plan identify when considering proposals for development affecting wildlife?</p> <p>Those described in obligatory and comprehensive environmental audits.</p>
4	<p>Should the Local Plan protect areas of ‘tranquillity’ which are relatively undisturbed by noise or regarded for their recreational and amenity value?</p> <p>Yes</p>
5	<p>What do you think are the visually distinctive aspects of the local landscape and how do you feel they can best be safeguarded and enhanced?</p> <p>The typical rural and panoramic views are notable for the area and are best protected by established planning regulations. These views could be improved in certain parts of the locality by de-cluttering by excessive road signage.</p>
6	<p>What sort of factors should the Local Plan identify to positively encourage the conservation and enjoyment of the historic environment?</p>

OTHER ISSUES	
1	<p>Are there any other issues that the Local Plan needs to consider for the open countryside within South Northamptonshire?</p> <p>Aspects of light pollution should be addressed and likewise “Dark Sky” areas should be encouraged.</p>

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Development Management Policies

October 2013 – January 2014

Eydon Parish Council Responses.

ISSUES FOR THE RURAL AREAS: DEVELOPMENT STRATEGY AND SETTLEMENT HIERARCHY

The National Planning Policy Framework provides some areas where local policies would be valuable. As well as policies that may arise from the issues already raised in this report (including for example, village confines, allocations for development, transport and landscape) there is a need for a more general set of policies that cover all forms of development. Such policies could for example cover areas such as:

- High quality design and sustainable construction
- Density
- Parking standards for both urban and rural areas and for differing types of development
- Phasing of development

in addition policies can be divided under the 3 key elements of sustainability as set out in the National Planning Policy Framework:

Economic

- Primary and secondary town centre frontages
- Mixed Use sites

Social

- Health and wellbeing and inclusive communities
- Development of residential gardens
- Rural exception sites for affordable housing
- Sport, open space and recreation

Environmental

- Climate change and energy
- Flood risk
- Historic built and natural environment including conservation areas
- Under grounding of Telecommunications and public utilities equipment
- Local landscape areas
- Waste

1	Should the Local Plan include policies on the above topics? Yes.
2	Are there any good practice 'model' policies that the Council should consider using in the Plan?
3	Are there any other topics where policies should be included?

Eydon Parish Council.

Parish Council Worksheet.

1. What makes your Parish unique or special?

At a SNC Building Control meeting Eydon was described by a District Councillor as “the jewel in the crown of South Northants”. It is a beautiful mainly unspoilt village. It is referenced in the Domesday Survey of 1086 although its history as a settlement goes right back to the Stone Age. This gained national recognition in the 1970s through the book 'A Countryman's Tale' written by Syd Tyrrell which was broadcast on Radio 4 and had been compared to “Lark Rise to Candleford”. With further writing left at his death, the Eydon Historical Research Group edited the sequel “Syd Tyrrell's Eydon”. In addition the group themselves have produced a unique collection of books on all aspects of village life over the centuries. The colour of the stone of the houses gives the village a warmer feel than that of the much more famous Cotswolds. The village enjoys incredible views. Hopefully It is just far enough from the proposed HS2 to escape its blight and hence needs to be especially treasured.

2. What potential is there to enhance the place?

Reseeding of grass verges and while generally discouraging parking on these verges, the possible use of matting to protect some of them from occasional use for this purpose. With help from NCC highways department to find a more appropriate (particularly with regard to colour) and more hard wearing alternative to the golden gravel that was coated onto the pavements six years ago. Vitally, to continue to adhere to the recommendations of the Village Design Statement in relation to any new build, extensions or repairs. A revamped or new Village Hall is required to for it to remain as a hub of the village.

3. Do you have a vision for your village for the next 10-15 years?

It would be lovely to believe that the beauty of the village can be enjoyed just as much in 10 – 15 years time as it is now. Any new houses must not distract from this. It is to be hoped that all the owned but unoccupied houses will be brought back into full use. It is ironic to be discussing the building of further houses when so many of the existing stock are standing empty.

4. Has your village completed a community questionnaire as part of the preparation for the SNC Local Plan? If so what are the results of this?

Time restraints imposed by the short turn round of consultation has meant that this has not been possible on this occasion. A public meeting has been held. A very extensive questionnaire with an 80% response rate was undertaken for the Village Design Statement in 2010. There has been little change in the demographic, or indeed of the actual residents, since that time. The Parish Council would be prepared to conduct a further questionnaire, given sufficient time, if there was thought to be a need and relevant questions needed to be asked.

5. What needs does your Parish have over the next 10-15 years?

Superfast broadband and other relevant technology, so far unknown, that will develop over that time span.

Regular public transport at least into major local towns such as Banbury, Daventry and Northampton – with realistic fare structure.

A new or much improved village hall as a hub of village activity.

6. Has the Parish got any hopes or aspirations that it wants to achieve?

See 5 above

7. Does your Parish share this desire? If so what improvements do you think are necessary to your village to achieve this aim? How can your village be made more sustainable?

Yes very much so – see 5 and 6 above.

In addition the Parish Council has applied in the past for funding to look at the energy needs of the village. We do not even have a mains gas supply. So far we have not been successful in any of these applications.

8. Does the Parish consider that the existing village confines policy should be retained? If so, are there any parts of the village confines around your Parish that you consider need to be amended? If so please provide justification.

YES they should be retained. Possible excluding of one area (see below question 10) from confines to give further protection against possible future building application.

9. Do you think your Parish has the right mix of housing and employment?

The statistics provided indicate a good mix in house sizes. The only employment within the Village is in The Public House, and in the scattered rural businesses. Most other employment is home based. It is hard to foresee where any future employment opportunity could arise, and maybe this is an area the Parish Council should consider. Infrastructure improvement i.e. Fast Broadband would make opportunities for this more attractive.

Are there any sites that you wish to submit for future growth?

As indicated on other submissions if additional housing was found to be necessary the brown field site formally used by Geoff Amos coaches would seem to be the most appropriate.

10) Do you have any green spaces within the village that you wish to see protected from development? Please provide the following justification.

Given good will we would hope to retain all green spaces rather than to see them be built on solely for personal gain rather than to meet genuine need. The paddock behind Manor Farm should be protected to retain the historical relationship between the 12th century church and the village. This could possibly be helped by redrawing

the confines to place the paddock outside the confines. An area outside the confines but within the parish known as Buftons is also particularly beautiful and it would be useful if we could be receive advice as to how this area could be preserved for posterity.

12. Please advise what consultation you have undertaken with your parish

Public meeting held Tuesday January 7th 2014

Responses ratified by Parish Council Tuesday January 14th 2014

Village Design Statement: Adopted by South Northants District Council 2011

As part of that process Questionnaire with 80% response from the village completed 2010.