STAVERTON PARISH COUNCIL
Policy 010

Planning

Introduction
The Localism Act, which received Royal Assent on November 15 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans. Parish Councils can use new neighbourhood planning powers to establish general planning policies for the development and use of land in a neighbourhood. These are described legally as **'neighbourhood development plans.'**

Local councils will continue to produce development plans that will set the strategic context within which neighbourhood development plans will sit. Neighbourhood development plans do not take effect unless there is a majority of support for them in a referendum of the neighbourhood. They also have to meet a number of conditions before they can be put to a community referendum and legally come into force. These conditions are to ensure plans are legally compliant and take account of wider policy considerations (e.g. national policy).

Conditions are:

- they must have regard to national planning policy
- they must be in general conformity with strategic policies in the development plan for the local area (i.e. such as in a core strategy)
- they must be compatible with EU obligations and human rights requirements.

Staverton Neighbourhood Plan
Staverton Parish Council (hereinafter 'SPC') agreed at its meeting on Tuesday 4th November 2014 to start the process of preparing a Neighbourhood Plan for the Parish. SPC also agreed to request that West Northants Council (hereinafter called 'WNC') work with them by way of their Unitary Councillor to submit a bid to the Neighbourhood Planning programme. SPC was unanimous in its decision that if it is to control development within the Parish, it now needs to prepare a Neighbourhood Plan.

Planning Policy
SPC has a right to be consulted by WNC on all planning and development applications and decisions relating to the Parish and is normally given 21 days to respond.
SPC is committed to ensure the Parish has a voice in this matter, and the local planning authority WNC has a duty to consider the views of SPC when reaching a decision.

Aims of SPC:

- To actively seek to protect and enhance the character and appearance of the village of Staverton and surrounding Parish;
- To seek to ensure that any development, whether new or an alteration to an existing property, will be sympathetic to its location and surroundings;

Procedure

- Staverton Parish Council will:
- Circulate details of new planning applications to all councillors in advance of the full parish council meeting held each month.
- List 'Planning Matters' as a standing item on the Parish Council's agenda detailing any planning applications received.
- Conduct its business openly. Parishioners will be encouraged to pass on their comments during the public forum or in any adjournment period.
- Perform its business fairly and objectively with each planning application being judged on its own merits.
- Ensure all consultation responses will be based on planning considerations.
- Undertake site visits, as appropriate and with permission, to assist in formulating SPC's response.

Policies and principles relating to applications for planning and development in the absence of a neighbourhood plan.

Adopted by SPC at its meeting held on Tuesday 3rd February 2015.

This Statement has been drawn up by SPC to provide guidance to parishioners and developers on the principles that it follows in its assessment of any application for planning and development in the Parish. It draws from the relevant WNC planning policies and from discussions and decisions of SPC over the past ten years.

Planning considerations are:

1. ***Village confines.***
2. ***Style & Design.***
3. ***Protected Areas.***
4. ***Roads & Highways.***
5. ***Development outside the village confines.***

1. Village *confines.*

1.1 Staverton is designated a "Restricted Infill Village" under WNC Saved Policy HS22 which only permits development *either:*

(a) on a small scale within the village confines and that does not affect open land which is of particular significance to the form and character of the Parish *or*

(b) which comprises renovation or conversion of existing buildings for residential purposes and which is in keeping with the character and quality of the village".

HS22 defines "existing confines of the village" to mean that area of the village defined by the existing main built-up area but excluding those peripheral buildings such as free-standing individual or groups of dwellings, nearby farm buildings or other structures which are not closely related thereto. Gardens, or former gardens, within the curtilages of dwelling houses, will not necessarily be assumed to fall within the existing confines of the village.

1.2 SPC fully supports this policy and control any development which would extend the confines of the village.

1.3 Infill and development of existing properties on a managed basis could be considered within the village, subject to such development meeting other planning criteria. *Maps of the village show that there are areas of land (some in public ownership, some in private) which could be considered for small-scale development.*

2. Style and design

2.1 Staverton is a traditional village with a strong vernacular architecture from its longhistorical past. All development must recognise, respect and retain this character. Developments must be of a height and size which is in keeping with properties around them.

2.2 Throughout the village, boundary walls and grass verges are long-standing, pleasant and distinguishing features. SPC promotes the protection, retention and maintenance of these features.

2.3 SPC is proud of its village gateways (entrance via Countryman, Churchfields and at the north eastern junction of the A425 into the old Daventry Road) and feels that any development permitted should retain the visual effect of an entrance to a rural community.

2.4 SPC preferences in new development will take account of the views expressed in the April 2012 Staverton Housing Needs Survey (see Annex) recognising the diversity of views of Parishioners and that no development would necessarily meet all wishes of those who responded to the surveys.

3. Protected areas

3.1 Any development within the Conservation Area must take special care of the appropriateness of such proposals and be in keeping with adjacent buildings and spaces.

3.2 Staverton currently contains 26 Listed Buildings and any development of these buildings must preserve the historic nature of the buildings, maintain their internal and external form and features, and retain their contribution to the overall look and character of the area.

3.3 New additions to old properties must be sensitively handled so as to retain the integrity of the old parts.

3.4 The quality of materials and workmanship must match and be in keeping with the rest of the building.

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3.5 Staverton contains one registered village green and one pocket park, together with several smaller greens and grass verges, which are considered to be a key feature of the village and therefore SPC is obliged to protect them.

Any development which faces onto these areas will be looked at carefully to ensure that it retains and enhances the character, style, views and ethos of the green/park and does not adversely affect the public amenity.

3.6 SPC will similarly protect and preserve the playing field and allotments as public amenities. SPC considers that the retention of a barn on the playing field is paramount in order to ensure (a) the playing field sustainability by way of the income it receives from renting the premises and (b) a precedent for any future replacement of the current building.

3.7 SPC considers Well Lane (believed to be one of the oldest lanes in the village) a lane of particular interest due to its visual characteristics and historic value. It should be protected from development that would adversely affect its physical appearance or would give rise to a material increase in the amount of traffic using it.

4. **Roads and highways**

4.1 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. Any development which would increase traffic on these roads will be looked at with great care.

4.2 All developments must have integral parking to avoid any need for further parking on the street.

4.3 The entry to the village adjacent to the Countryman Pub is considered difficult and somewhat unsafe due to the quantity and occasional speed of traffic on the A425 in addition to being at the top of a 'blind hill'. Therefore SPC opposes any development which would exacerbate the current situation.

5. Development outside the village confines

5.1 The character and ethos of Staverton village is intimately connected to its relation to the surrounding countryside with significant importance being given to the views of the Leam valley which lies to the north of the village and are within a Special Landscape Area (SLA). SPC will seek to protect the intrinsic character, distinctiveness and beauty of the landscape, in particular the views from the network of public rights of way including the Jurassic Way footpath.

5.2 SPC will seek to protect and enhance the wildlife, both fauna and flora, including European Protected Species and their habitats.

5.3 SPC opposes applications outside the village for a change of use from agricultural to residential or mixed use where the development is in open agricultural land remote from existing residential properties. SPC believes this would contravene the following DDC Policies: GN1 A, GN1 F, GN2 A, GN2 G and GN2 H.

5.4 Further development of Catesby Lane towards Hellidon would not be supported as this would adversely change the intrinsic nature of the lane.

5.5 The current commercial use of the premises at Vine Tree Barns has been developed from disused agricultural buildings. In keeping with the rural nature of the village, SPC does not believe that further development or change of use to industrial development should be permitted.

5.6 The area to the west and north west of the A425, as it approaches the roundabout from Daventry, is considered to be of historical importance being the original site of the village prior to the fire of c1720. Development of this land would not be looked upon favourably.

5.7 Development of the area along Braunston Lane should be restricted as it is a registered bridal way and part of the Jurassic Way. It is outside the confines of the village confines and any development would encroach upon the present agricultural land.

The Parish Council reserves the right to amend or cancel this policy at any time in accordance with the Standing Orders.

Adopted: 3rd February 2015
Amended: 1st November 2016
Reviewed: 2nd July 2019