Dedicated to Sue Corner who was the driving force behind this Plan, and a dear friend and colleague lost to us 19th September, 2020
# Table of contents

Table of contents .......................................................................................................................................................... 3

1 An Overview of Nether Heyford ....................................................................................................................................... 6

2 The Role of The Neighbourhood Plan .................................................................................................................................. 10

3 Public Consultation ................................................................................................................................................... 13

4 Vision ........................................................................................................................................................................... 15

4.1 Developing our Vision and Objectives ......................................................................................................................... 15

4.2 Matters raised by the Survey and Open Day .................................................................................................................. 16

4.3 Process of Agreeing Statements for the NHNP ............................................................................................................... 18

4.4 Statements for the NHNP ........................................................................................................................................... 19

4.5 Strategic Objectives .................................................................................................................................................. 21

5 POLICIES ................................................................................................................................................................... 22

5.1 Housing & Development ......................................................................................................................................... 23

   Policy H1: Built Up Area Boundary .......................................................................................................................... 23

   Policy H2 Part A: Provision Of New Education Facilities .......................................................................................... 26

   Policy H2 Part B: Bliss School Site ............................................................................................................................. 27

   Policy H3: Infill Within The Village Boundary .............................................................................................................. 28

   Policy H4: Housing Mix ............................................................................................................................................ 28

   Policy H5: Specialist Accommodation ....................................................................................................................... 30

   Policy H6: The Provision Of New Community Facilities .......................................................................................... 30

5.2 Built Environment .................................................................................................................................................... 32

   Policy BE 1: Achieving Environmentally Sustainable Design ...................................................................................... 32

   Policy BE 2: Density .................................................................................................................................................... 33

   Policy BE 3: Heritage Assets ........................................................................................................................................ 34

   Policy BE 4: Use Of Garden Land .................................................................................................................................... 37

   Policy BE 5: Responding To Local Character ............................................................................................................... 38

   Policy BE 6: Pre-Application Consultation .................................................................................................................. 39

   Policy BE 7: Conversion Of Rural Buildings ............................................................................................................... 40

5.3 Business &Employment ........................................................................................................................................ 41

   Policy ECON 1: Business Opportunities in Nether Heyford ....................................................................................... 41

   Policy ECON 2: Superfast Broadband ........................................................................................................................ 42

   Policy ECON 3: Home Working .................................................................................................................................. 42

   Policy ECON 4: River and Canal Activities .................................................................................................................. 43

   Policy ECON 5: Rural Tourism .................................................................................................................................... 43
Chair’s introduction

The Nether Heyford Neighbourhood Plan Steering Group (on behalf of the Nether Heyford Parish Council) present this pre-submission version of the plan for information and comments.

We welcome any constructive comments about the plan, the planning process, or specifics within the plan. All comments received by the end of the consultation period will be considered conscientiously by the Parish Council. However, it is legitimate for the neighbourhood plan body to take a different view, and provide a rationale for their judgement to the external examiner.

This is part of the process to take our plan forward to further consultation, to inspection and then a local referendum to accept the final plan for our village.

Mr Tony Clewett
Chair of the Nether Heyford Neighbourhood Plan Group

On Wednesday 22 July 2020 South Northamptonshire Council resolved to adopt the South Northamptonshire Local Plan (Part 2) 2011-2029 at its meeting of Full Council. Building on the West Northamptonshire Joint Core Strategy (WNJCS) which was adopted in December 2014, it was prepared to help further guide planning decisions in the area and forms part of the Development Plan for the District, along with the WNJS and "made" neighbourhood plans.

The Local Plan (Part 2) replaces all of the remaining saved policies of the 1997 South Northamptonshire Local Plan and supersedes Policy H2 and Policy H6 of the WNJCS.

In 2021, the West Northamptonshire Council became the single unitary council responsible for providing public services to residents and businesses in the areas of Daventry, Northampton and South Northamptonshire.

It has replaced Daventry District Council, Northampton Borough Council and South Northamptonshire Council, and now delivers all the services which were previously provided by these councils.

Maps, flood areas and other diagrams are indicative and not necessarily precise reproductions for planning purposes.
1 An Overview of Nether Heyford

Topography and Geology

1 Nether Heyford is located in the county of Northamptonshire, 7 miles west of Northampton and 7 miles east of Daventry. It is also at the heart of the country’s principal transport arteries with the West Coast main railway line ¾ mile south of the village, the M1 motorway and A45 trunk road 1 mile north, the A5 (Watling Street) 1 mile south and the Grand Union Canal passes through the village. Junction 16 of the M1 is just over a mile away.

2 The northern half of Nether Heyford lies in the wide, flat valley bottom of the River Nene at 74m (243 ft) above sea level. The other half being built on the rising ground forming the southern slopes to the valley which ultimately rise to 155m (508ft) above sea level and form the large watershed that gives rise to several watercourses that descend through the village to discharge into the River Nene.

3 The geology and topography of the area were key to the siting of the village where the alluvial plain provides excellent fertile farmland and the river was a reliable source of water and power for milling.

4 The flat valley around the River Nene is 600 –700m wide and results in a wide shallow floodplain. Flooding usually occurs once or twice each year, but rarely inundates any dwellings, even those adjoining the floodplain.

5 The Northamptonshire Environmental Character and Green Infrastructure Strategies\(^1\) shows Nether Heyford to be within the Environmental Character Area of the Upper Nene Catchment & Watford Gap Area located within the Current Landscape Character Area of the Undulating Hills and Valleys — Bugbrooke and Daventry. This valley lies within a larger area of undulating hills and valleys; views in the area are often long and panoramic. The land is characterised by its low-lying farmland, typically arable because of its well-drained underlying sands and gravels. The availability of local ironstone and clays are reflected in the construction material of many of the properties in Nether Heyford and contribute to its character.

History

6 Nether (or earlier known as ‘Lower’) Heyford was recorded in the Domesday Book as ‘Heiforde – 2 hides and a virgate of land rendering 16s’ with a population of 11 villagers, three smallholders and four slaves. There is evidence of Roman occupation here with the remains of a Villa recently excavated and preserved at Whitehall Farm in the south-west of the parish and another villa excavated and preserved in Hoarestone Field just outside the parish’s eastern boundary. Evidence has been found of stone axes and flint scrapers suggesting populations existing here in the Neolithic period.

7 Until the digging of the Grand Union Canal in the 1790s and the opening of the railway in the 1830s, employment in the village was mainly agricultural. However, this brought trade to the area and, towards the end of the 1800s, two furnaces were in operation followed later by a

---

\(^1\) The Northamptonshire Environmental Character and Green Infrastructure Strategies were published by the River Nene Regional Park CIC in 2006.
brickworks. This meant that the Furnace Lane area between the railway and the canal became a hive of industry involving coal, bricks and iron. Iron ore was quarried in the hills just south of the Watling Street near Church Stowe, 2 miles south of Nether Heyford, and brought to the furnaces by a new gravity fed rail trackway. By 1841 the census shows a population totalling 596 occupying 129 houses.

During the first half of the 20th century Nether Heyford thrived with many of the social clubs and organisations in the village being formed during this time. The second half of the century saw the village more than double in size with extensive development taking place (see Figure 2). Further development over the next 30 years or so impacted on Nether Heyford and took the number of houses from 235 in 1964 to 582 in 1991.

The most prominent feature of the village is its enormous ‘green’ – the largest in the county and one of the largest in the country. It dominates the centre of the village and is referred to as the ‘village’s lungs’. It hosts the annual village fete and school sports day. Until the opening of the Playing Fields in the late 1980’s the green was used by Heyford Athletic for football matches. It is bounded by the School, Village Hall, Baptist Chapel, shops, a pub and houses.

The village has been fortunate in having its own school since 1674 when it was endowed by William Bliss of London, a native of Heyford and who became a wealthy merchant in The City. The Trust that he set up still endures today and provides continuing financial support to the Bliss Charity Aided Primary School – the only one of its type in the county. The village boasts a number of listed buildings including the Parish Church, built in the early 1200’s and a Manor House built in the early 1300’s. The current Manor House was built around 1740 by William the 3rd Marquis of Powis using the stone from the original Manor House.
Character Appraisal

12 The village green is a key feature and focal point in the village with traditional cottages and modern houses enclosing the space. In contrast to the spacious open green, the building and walls along Church Street create an intimate, compact feeling. Most buildings reflect the local vernacular being constructed in local stone and to a modest scale. A number of the more significant buildings were designed to reflect the architectural style of the period - Classical and Victorian Gothic. The green spaces in and around the village significantly contribute to its character.

13 The Nether Heyford Conservation Area Appraisal (see supporting documentation 01) raises an opportunity to ensure that all new development is sustainable, high quality, well designed and responds to its context in terms of urban design and its architectural design.

14 Nether Heyford is a compact village centred around the village green. The main roads into the village, Weedon Road, Furnace Lane, Bugbrooke Road and Watery Lane all meet around The Green which is the focus of village activity. The older parts of the village are located around the green and the area to the north towards the church. These areas are distinct in character with the compact development along Church Street between the Church of St Peter and St Paul and The Green. In addition, the area between Middle Street and Watery Lane was developed around a number of farmsteads. Modern development has filled in open spaces and surrounded the old village. See Map 1 where there was a rise from 235 properties in 1964 to 582 in 1991, and on to around 700 in 2019. Church Street, Manor Walk and Middle Street follow a north south alignment to the north of The Green towards the river. There are a number of east west footpaths linking the roads as alleyways, ‘snickets’ and passages. There is a principal path around the western edge of the historic core.

15 Our plan sets out to match the densities, building size and spacing of existing housing in the areas where there is a potential for development - but to reverse the apparent trend to reduce width of roads, pavements and the size of gardens that is seen in the village developments during the 60’s, 70’s and most evident in the Bliss Close development in 2012. The character of village properties tends to include that houses front roads and pavements, have front gardens and rear gardens. Exclusive play areas do not exist in any developments, and privately maintained (via covenant) ‘buffer zones’ are not in character with the village, or in line with the wishes of villagers.

The Village Today

16 The housing churn rate across the village is measured but positive with a low number of homes on the market at any time. South Northants was recognised in 2014 as the 7th best place to live in the country and the village of Nether Heyford is often described as a sought-after location. This may derive from the village’s low crime rate, its friendly atmosphere and community spirit.

17 A number of clubs and societies exist within the village as well as there being an active playing fields association - offering cricket, football, tennis and bowls. Expansion during 2020 saw the creation of a junior football pitch and facilities for basketball and netball. The village hall, located

---

against the green, central to the village, is the home for a number of the clubs and societies, and is very well utilised throughout the day and evening during the week. It also hosts an annual fête on the village green. Other space available for community use includes that at the Youth Club building, the Baptist Church Rooms and the Church of England Church Rooms; there is a very successful ‘Café on the Green’ each Friday afternoon running out of the Baptist Rooms, which front onto the village green. The very large green also provides Bliss School with its recreational and sports facility on a frequent basis.

18 The village boasts a number of footpaths (Nene Way, Midshires Way, and numerous permitted access tracks on farmland) that wind around and throughout the village, some in open farmland, others in ginnels, jitties and alleyways, linking roads in the village. The parish also has marinas, a small caravan club park, pubs with rooms and a fishery. The canal, the footpaths and heritage of other neighbouring parishes all make Nether Heyford an attractive place to visit.

19 The heart of the village at the convergence of four roads is the location for a general store with post office, a butcher, hairdresser and an occasional vintage outlet. The popularity of these outlets brings a number of vehicles into the village, both shoppers and suppliers – often creating issues with parking, access and road safety. Bliss School has no onsite parking, and at drop off and pick up times roads become very congested, and also throughout the day with staff vehicle parking. Although the village is not on a major trunk road, there are issues with peak time speeding by vehicles using the village roads as a short cut between the A5 and Jn 16 of the M1. This plan contains actions which seek to find solutions to some of these issues.

Map 1 Map of Village Expansion from 1960's
2 The Role of The Neighbourhood Plan

20 The Localism Act 2011 gives Parish Councils and other relevant bodies powers to prepare Neighbourhood Development Plans (NDPs) to help guide development in their local areas. Once ‘made’, a Neighbourhood Plan becomes a statutory document forming part of the ‘Development Framework’ and sits alongside the West Northamptonshire Joint Core Strategy (adopted in 2014) and the South Northamptonshire Part 2 Local Plan (adopted 2020), which superseded the saved policies from the previous Local Plan from 1997. This means that applications will be determined in accordance with the plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in any planning application determinations.

Neighbourhood Plan Process and Preparation

21 The Neighbourhood Area covers the whole of the Nether Heyford parish. It is a long established, well recognised and clearly defined area, entirely within the remit of Nether Heyford Parish (as the ‘qualifying body’. The parish incorporates the village of Nether Heyford, where the majority of residents live and which has a clear physical and social identity3, together with the surrounding rural hinterland. The designated Neighbourhood Area is shown in Map 2.

22 A steering group comprising Parish Councillors and local residents was established in June 2016 to progress work on the plan. The steps taken in preparing the Neighbourhood Plan, which were presented to people living in the village, are set out in figure 5.

Figure 3 The 8 Step Process to Prepare a Neighbourhood Plan
3 Public Consultation

31 Consultation Statement

23 A Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Part 5 Section 15(2) which:

a. Requires details of the persons and bodies consulted about the proposed neighbourhood plan
b. Explains how they were consulted
c. Summarises the main issues and concerns raised by the people consulted
d. Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

24 The aims of the Nether Heyford Neighbourhood Plan consultation process were:

a. To ensure that everyone who wanted to had an opportunity to share their thoughts on the aims and content of the Plan
b. To reach the widest range of people to draw on their skills and knowledge to develop the evidence base
c. To ensure the consultation process used a variety of approaches and techniques in order to maximise community input
d. To provide regular updates and feedback

25 The Consultation Statement has been produced as a stand-alone publication that accompanies this report. Figure 6 shows a timeline of the key engagement events.

26 Every effort has been made to make contact with business and residents within the village and wider Parish. We have had good attendance figures at all of our consultation and engagement events and a high percentage of completed Household Surveys. In general people have been enthusiastic for and supportive of the Plan. Indeed, one villager commented on how impressed they were with ‘demonstrating an open, clear and democratic process’.

27 During 2020-21, the impact of the Coronavirus pandemic has resulted in postponed face to face meetings of the NHNPG, and of engagement events within the village. Sadly, Sue Corner who was the Group’s treasurer and secretary, as well as our link to the Parish Council, passed away in September of 2020. The development of the plan to this point is just one testament to the tremendous contribution she has made on behalf of people in Nether Heyford. The Group are following the guidance issued from the Government for Neighbourhood Plan Groups at this time⁴, and continuing to develop the Plan.

⁴ https://www.gov.uk/guidance/neighbourhood-planning-2#covid-19
3.2 Timeline of Key Steps & Public Consultations

June 2016
First Public Consultation and establishment of Steering Group

May 2017
Household Survey, 324 completed

June 2018
Village Fête sharing initial site assessments

November 2019 - March 2020
Housing Needs Survey undertaken


March 2017
Open Day held visited by 256 people, ideas collected from adults, children, businesses in the Parish. Identifying the Issues.

Consultation Event presenting survey results, Developing our vision and statements

November 2018
Weekend consultation event, voting for preferred sites and viewing draft policies and wellbeing statement. Generating Options.

2020
Independent Assessment of sites report completed. Coronavirus pandemic postponements.

Articles published in The Prattler throughout, with banners, leaflet drops and invitations to every household and business in the parish before public events and consultations.

Figure 4 Timeline of Consultations
4 Vision

4.1 Developing our Vision and Objectives

43 A neighbourhood plan vision is an overarching statement, or series of statements, describing what we want our neighbourhood area to be like at the end of the plan period. The group agreed that our vision should be concise and locally distinctive and cover what we hope the area will look like, what facilities will be needed and what it will be like to live and work here. A plan’s vision is similar to a company mission statement which is a broad statement of intent and a succinct description of the company’s core purpose.

44 Our vision needed to be locally distinctive and capture what makes our area unique. Our vision would set the direction for the changes we would like to see, based upon what our community would like for the future of the area. A strong, positive vision would give people a sense of ownership of our Neighbourhood Plan and enable us to secure community support. The views of the wider community and the issues they think the Plan should address may not of themselves be sufficient evidence to justify our vision, objectives and policies. We would need to substantiate this qualitative data with quantitative data (facts and figures). Our vision would be based on the whole community’s views about the issues that are important to them, while grounded in facts and evidence about our area.

THE VISION FOR NETHER HEYFORD’S NEIGHBOURHOOD PLAN

By 2029, Nether Heyford will have retained and celebrated its historic rural village character, by protecting and enhancing the appeal and uniqueness of the Parish of Nether Heyford, and will have ensured that any housing development opportunities have been sustainable and appropriate to the identified housing need of villagers. It is a place where people want to and are enabled to live, work and contribute, now and in future generations.

45 During the development of our plan, we were aware that new issues may have come to light or we may have decided to change our priorities, as a result of significant comments received during community consultation or when we found that there was insufficient evidence to justify a particular policy approach. Our objectives (and even the vision) were not set in stone at this point, and we constantly reviewed and amended the structure of our plan to ensure both policies and the vision were fit for our purposes.5

5 http://www.rtpi.org.uk/media/1282915/how_to_develop_a_vision_and_objectives.pdf
Strategic objectives are more specific and set out what the Neighbourhood Plan aims to achieve. Once we had a vision, we could look at each part of the vision and decide what needed to be done to achieve it.6

We needed to identify strategic objectives for our Plan that would help to deliver our vision. For each element of our vision there is one or more strategic objective. The strategic objectives are broad statements of intent. They clearly link back to the issues we were seeking to address through our neighbourhood plan. Our vision and strategic objectives provide the framework to develop our policies and proposals. Each policy delivers a particular strategic objective and also delivers on a number of ‘statements’ that emerged from the matters raised by our community (see Consultation Statement Sec 4).

Once we had collected information, evidence and the views of the community we identified the main and recurring matters. These were then sorted into the common local themes. These themes provide the basis for realistic strategic objectives and statements for our Neighbourhood Plan that policies need to deliver (See Section 4.5).

4.2 Matters raised by the Survey and Open Day

HOUSING & DEVELOPMENT

- To provide a limited amount of new housing to meet local needs - including a greater range of affordable housing for Nether Heyford residents
- To provide a mix of housing types prioritising smaller homes for older people, for villagers wishing to downsize and for young singles, couples or families needing their first home
- To ensure that new development is of high-quality design, is built to a high sustainability standard and reinforces local distinctiveness
- To keep all new developments smaller than 20 homes
- To give preferential access to some new homes for people with a strong local connection
- To ensure that the design and location of new development both connects to and improves local waste and surface water management and is resilient to the effects of climate change and flooding

ENVIRONMENT & VIEWS, FLOOD PLAIN, GREEN SPACES

- To minimise the visual impact of new development when seen from the approach roads from Bugbrooke, Weedon and Upper Heyford and also to enhance the character of the village to ensure integration of the various neighbourhood areas within the village through new and enhanced pedestrian and cycle links
- To place high value on the landscape setting of the Parish of Nether Heyford including key gateways, views and vistas, local wildlife habitats and maximising the opportunities offered by the River Nene and other waterways

6 https://planninghelp.cpre.org.uk/improve-where-you-live/shape-your-local-area/neighbourhood-plans/step-3-develop-a-vision-and-objectives
• To protect the environment, by minimizing flooding and pollution on land, in water and in the air

TRANSPORT

• To promote safe public streets and spaces, particularly in regard to lighting
• To reduce traffic volumes through sensitive and integrated planning, including footpaths and cycle routes
• Ensure appropriate parking solutions which are sensitive to Nether Heyford’s unique character and needs (particularly regarding the school and shop access)
• To provide an appropriate level of parking for any residential and business development

COMMUNITY FACILITIES

• To improve the leisure and recreation opportunities for residents of Nether Heyford of all ages by encouraging provision of open space and children’s play facilities, and protect existing assets such as the village hall and other community buildings and spaces used for community events
• To enable friendly, co-operative and helpful behaviour in neighbourhoods
• To enable social inclusion, good community engagement and a sense of community identity
• To provide widely available and effective telecommunications and internet access
• To ensure sufficient provision of accessible local health care and social services

HERITAGE

• To identify, protect and enhance Nether Heyford’s heritage assets and key public spaces
• Ensure that any future development is sympathetic to the existing character of the Parish of Nether Heyford, including the conservation area, in attractive, environmental and innovative ways

HEALTH

• To engage proactively with the regional and local providers in the development of rural health and social care initiatives

WELLBEING

• Any development must be able to demonstrate a positive contribution to the wellbeing of villagers in Nether Heyford
4.3 Process of Agreeing Statements for the NHNP

49 The NHNPG used the following process to explore, discuss and agree a range of statements on which the Plan would deliver, derived from the ‘matters’ that were raised by the community.

50 It was also raised at the workshop that the use of some language we were using was not in common use. An example was the word ‘objective’. We wanted to be able to communicate intentions to our village without any misinterpretation. We decided to use the term ‘statements’ to describe our objectives at this level. Strategic Objectives (Table 1) would remain the overarching aims to deliver policies. Draft statements were developed at a workshop in January 2018 (see Consultation Statement), and shared with villagers at a public event, and finalised as shown in Section 4.4.
4.4 Statements for the NHNP

Our Plan captures that villagers want the Neighbourhood Plan to achieve the following:

S1. To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home, in line with Nether Heyford’s identified housing needs

S2. To give preferential access to some new homes for people with a strong local connection

S3. To ensure that any new development is of the highest design and construction standards, that market and social housing are integrated and indistinguishable, and are of a design which is consistent with the identity, atmosphere, and character of the village

S4. To ensure a proportion of new housing is adaptable to changing circumstances of occupants, particularly those with challenging needs

S5. That any new development must be designed in attractive, environmentally friendly and innovative ways; ensuring that new housing is thermally highly efficient and, where possible, includes micro-generation

S6. To ensure that the design and location of new development both connects to and improves local waste and surface water management and is resilient to the effects of climate change and flooding

S7. That housing development up to 2029 should meet the needs of the village

S8. To support village services, shops, home-working, artisans and other businesses providing employment opportunities, including agriculture

S9. To care for the safety and well-being of all residents by promoting the introduction of traffic management and speed calming measures to reduce speeding and better protect pedestrians and cyclists

S10. To ensure the historic buildings and environmental heritage of the village are recognised, recorded and protected and that green spaces, green field boundaries and views into and out of the village (by roads, paths and canal) are protected and maintained for the benefit of future residents and the national heritage
S11. To ensure appropriate parking solutions which are sensitive to Nether Heyford’s unique character and needs (particularly regarding the school and shop access)

S12. That any development must be able to demonstrate a positive contribution to the wellbeing of residents in Nether Heyford

S13. To engage proactively with the regional and local providers in the development of rural health and social care initiatives

S14. To promote social inclusion throughout the village, with good community engagement and a sense of community identity

S15. To improve the leisure and recreation opportunities for residents of Nether Heyford of all ages by encouraging provision of open space and children’s play facilities, and protect existing assets such as the village hall and other community buildings and spaces used for community events

S16. To promote safe walking and cycle routes both within the village and to nearby settlements

S17. To ensure that development of any size does not have a detrimental impact on the current surface water management system

S18. To identify potential uses to which community infrastructure levy (C.I.L.) funds could be put

S19. To maintain, protect and develop existing assets and identify new assets that will benefit the community in the future

These statements are the underpinning to the strategic objectives (Table 1). Both the Statements and Strategic Objectives provide a framework against which the Plan can be reviewed.
### 4.5 Strategic Objectives

**Vision**

By 2029, Nether Heyford will have retained and celebrated its historic rural village character, by protecting and enhancing the appeal and uniqueness of the Parish of Nether Heyford, and will have ensured that any housing development opportunities have been sustainable and appropriate to the identified housing need of villagers. It is a place where people want to and are enabled to live, work and contribute, now and in future generations.

<table>
<thead>
<tr>
<th>Policy Area</th>
<th>Strategic Objective</th>
<th>Relevant Statements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wellbeing</strong></td>
<td>Any proposal or change must demonstrate a positive impact on the wellbeing of villagers and the community of the Parish of Nether Heyford.</td>
<td>2, 4, 7, 9, 12, 13, 14, 15, 16</td>
</tr>
<tr>
<td><strong>Housing &amp; Development</strong></td>
<td>To support development that meets the local need for affordable housing and smaller market housing, of the highest build standards and designed to be consistent with the atmosphere and character of the village.</td>
<td>1, 2, 3, 4, 5, 6, 7, 17</td>
</tr>
<tr>
<td></td>
<td>To carry out site assessments in an open and transparent way, involving our local community, and in line with South Northants’ Local Plan.</td>
<td></td>
</tr>
<tr>
<td><strong>Built Environment</strong></td>
<td>To promote high quality sustainable innovative design (ecologically, visually and integral to the community), which is built for whole life spans.</td>
<td>3, 4, 5, 6, 12, 14, 17</td>
</tr>
<tr>
<td></td>
<td>The historic environment is preserved and enhanced.</td>
<td></td>
</tr>
<tr>
<td><strong>Business &amp; Employment</strong></td>
<td>To support services, shops and other businesses providing employment opportunities, including agriculture and tourism.</td>
<td>8</td>
</tr>
<tr>
<td><strong>Community Infrastructure &amp; Leisure</strong></td>
<td>To support the provision and improvement of leisure facilities for all ages, and to ensure that improvements to community facilities and infrastructure go hand in hand with development.</td>
<td>12, 15, 16, 19 (leisure) and 6, 9, 10, 11, 14, 15, 16, 17, 18, 19 (community infrastructure)</td>
</tr>
<tr>
<td><strong>Roads &amp; Transport</strong></td>
<td>To seek solutions to parking, speed and movement of people and vehicles within the Neighbourhood Area.</td>
<td>9, 11, 16</td>
</tr>
</tbody>
</table>

Table 1 Links between Vision, Strategic Objectives and Statements
5 POLICIES

52 No policies should be regarded in isolation. Each policy is expected to conform to stipulations in other policies. Some policies contain ACTIONS which have been identified during the consultation process but are outside the scope of the planning department, and are not suitably served by planning policy. The Parish Council will take ownership of ACTIONS, and will deliver them locally with the help of others. These ACTIONS are shown in orange-coloured boxes.

WELLBEING AS A CORE THEME THROUGHOUT OUR POLICIES

53 The Nether Heyford Neighbourhood Plan will include a range of policies which will have a wellbeing component, or will have an impact on the individual’s as well as the community’s wellbeing. Societal and personal well-being in the village is looking beyond what we produce, to areas such as health, relationships, education and skills, what we do, where we live, our finances and the environment. In order to maintain wellbeing as a theme throughout the plan, it can be used as a framework in decision making for any proposed changes within the NP, or for proposed changes by external parties regarding the village. In this way:

Any proposal or change must demonstrate a positive impact on the wellbeing of villagers and the community of the Parish of Nether Heyford.

54 This statement, for the purpose of neighbourhood planning, adopts the ONS definition of wellbeing and the dimensions that the ONS found to be critical. Positive contributions across these areas are important in maintaining or improving wellbeing, and no proposal will be supported that undermines this. This statement will be used to audit any proposal that affects this village. The Wellbeing theme relates to Statements 2, 4, 7, 9, 12, 13, 14, 15, 16.

55 The Wellbeing theme is in line with Local Plan SDP3

56 WELLBEING ACTIONS

The Parish Council might consider periodically measuring wellbeing across the village, and set up a sub-group to manage the process

The establishment of an accessible wildlife sanctuary

Review or establishment of bicycle network in the village

Open a dialogue with health and social care providers about the needs identified in NHNP Survey

Developing and maintaining support for expectant mothers

7 https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing
51 Housing & Development

57 The strategic objective is to support development that meets the local need for affordable housing and smaller market housing, of the highest build standards and designed to be consistent with the atmosphere and character of the village.

58 A further strategic objective here is to carry out site assessments in an open and transparent way, involving our local community, and in line with South Northants’ Local Plan.

59 The Housing & Development policies deliver Statements 1, 2, 3, 4, 5, 6, 7, 17

POLICY H1: BUILT UP AREA BOUNDARY

Proposals for new dwellings within the Village Confines (Built Up Area Boundary), as defined in Map 1, or on sites allocated within this Neighbourhood Plan, will be supported in principle, subject to being in accordance with other policies in the Development Plan. Areas that are outside the Village Boundary or not designated within this plan are classed as open countryside. New dwellings within the open countryside will be strictly controlled and limited to rural exception dwellings, replacement dwellings, conversion of property, dwellings for rural workers and the construction of houses with exceptional design.

EXPLANATION & EVIDENCE

60 The built-up area boundary encloses potential development sites which have been identified and then assessed both indicatively (local process) and formally (independent process) by the methods shown in the supporting document Site Assessments & Methodologies. The local process and evaluation were shared with villagers at the 2018 village fete, and also online, with posters, maps and displays. The formal assessment confirmed findings from the local assessment and discussions with villagers, to conclude three development sites (shown in blue Map 3) and one site (yellow) which is identified as a potential site for relocation of the village school and the creation of additional community facilities. The built up area boundary is shown in red.

a. The independent assessors suggest that Site SNC542 (see Map 4) is reduced to create a narrow strip sufficient for a small row of houses in the non-flood plain area of the plot (see Map 3).

b. Site SNC257 (see Map 4) is visually sensitive at this entrance to the village, and it is suggested that the site is reduced to provide a continuity from established homes on
Village Confines: Nether Heyford

Map 3 Village Confines and Potential Development Sites
the eastern side of the plot, reflecting the density (see Appendix 1) of housing opposite with sensitivity to the views afforded from current homes. This is the most popular site voted for by villagers for development.

c. Site OR317 (Map 4) A small development of new dwellings would appear part of a natural extension and continuation of the built form of Furnace Lane and would assimilate into the settlement pattern and character reasonably well. This site is currently garden land.

d. Site SNC310 (Map 4 and in yellow on Maps 3 and 5) Part site development, which would be an *educationally-led* allocation, to include community facilities and parking. A cooperative master plan as an overarching planning document defining spatial layout, involving all agencies, would be required to structure the site use and subsequent development.

61 Policy H1 Built up Boundary is in line with the former Local Plan LH1 and West Northamptonshire Joint Core Strategy (WNJCS) R1, and the South Northamptonshire Local Plan (Part 2) 2011-2029 (Policy SS1: The Settlement Hierarchy). The allocated sites will become part of the built-up area once delivered.
POLICY H2 PART A: PROVISION OF NEW EDUCATION FACILITIES

This Plan allocates land off Bugbrooke Road, as shown in Maps 3 and 5, for the following uses:

- Education to include the relocation of Bliss School
- Community Facilities

Limited housing would be supported where it is part of a masterplan agreed with the Parish Council and the Local Planning Authority prior to the submission of an application which demonstrates that it would not prejudice the use of the site for educational or community uses.

Bliss School (including the open classroom) shown at current site in green, with potential site for future development shown in yellow.

EXPLANATION & EVIDENCE

62 Assessment of sites highlighted the potential site, which comes up for agricultural leasing renewal in 2020, owned by Northamptonshire CC.

63 This plan supports the initiative which is led by Bliss School Board of Trustees, to relocate the existing school to provide facilities fit for purpose, to relocate the pre-school and provide integrated community facilities. Plans would include sufficient parking and drop-off space to

---

8 Please see Supporting Documentation for letters of support from Trustees and School Head
resolve some of the parking issues identified during the consultation period.


POLICY H2 PART B: BLISS SCHOOL SITE

This plan supports possible relocation of the existing educational facilities (Policy H2 Part A), and the consequent redevelopment of the current site.

Should Bliss School be successful in relocating, development of the existing site will be supported provided that it:

a. Respects the conservation status of the building and surrounds
b. Contributes to the assessed local need
c. Is designed to meet the criteria of the conservation area.
d. Provides appropriate onsite parking

EXPLANATION & EVIDENCE

Any new educational developments must be fully completed and agreed as such by all agencies involved prior to any redevelopment of the current site. There should not be any significant disruption to pupils’ educational progress during this time.

The current school building includes a Grade II listed frontage, and as such is a structure of special interest which warrants preservation. The remainder of the site has a number of extensions and buildings added in recent years to manage a growing number of pupils. The future use of the site as it becomes available would be agreed with the Parish Council and be in line with other policies in this plan. For example, the provision of workshops for artisans, or conversion to apartments. Any development of the site must consider on-site parking.
**POLICY H3: INFILL WITHIN THE VILLAGE BOUNDARY**

The Plan will support organic renewal in suitable locations in a controlled manner. Limited infilling within the Village Built-up Area Boundary will be supported in principle, provided that the development:

a. Respects the historic significance of the building and its setting.
b. Is modest and in proportion to the size of the site and designed to respect the historic significance of the building and its setting.
c. Conforms with the Design Standards (Policy BE1) of this Plan.

**EXPLANATION & EVIDENCE**

67 Suggestions from villagers in the household survey (see supporting documents) included using infill spaces for car parking and for small business use. It was also highlighted that some redundant garage spaces could be utilised for development.

68 Policy H3 Infill within the Village Boundary is in line with Local Plan LH1 and WNJCS R1.

**POLICY H4: HOUSING MIX**

Market Housing Developments should provide a mix of house types and sizes which reflects the most up-to-date needs of the Parish and be informed by the Strategic Housing Market Assessment, Parish level surveys or Housing Needs Surveys as well as any site-specific issues and evidence of market circumstances.

**EXPLANATION & EVIDENCE**

69 A variety of house types and sizes should be provided in general accordance with the following mix unless evidence indicates otherwise; our Household Survey (2020) data sees a similar level of housing need as found in 2017, after which 4 x 2-bedrooms accommodation gained approval at Hillside Crescent (within the village, led by housing association, built in 2019). By 2020, 6 respondents were looking for shared ownership, and a similar number of people looking for affordable rents. Open Market housing is primarily for people looking to downsize, with some people looking to self-build. The village sees an average turnover rate of 21 market homes each year.
<table>
<thead>
<tr>
<th>Property Type</th>
<th>Affordable Rent</th>
<th>Shared Ownership</th>
<th>Open Market Housing (Remain in Village)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed bungalow</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bed home</td>
<td></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>2 Bed bungalow</td>
<td>4</td>
<td></td>
<td>17</td>
</tr>
<tr>
<td>3 Bed bungalow</td>
<td></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>2 Bed house</td>
<td>3</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>3 Bed house</td>
<td>2</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Totals</td>
<td>12</td>
<td>6</td>
<td>25*</td>
</tr>
</tbody>
</table>

Table 2 Housing Need 2020

Please note at * that 11 of these 25 are seen as in suitable accommodation and not in housing need.

70 The requirement for, and provision of, a mix of different types and sizes of both market and affordable housing within the Parish will be monitored throughout the Plan period in order to ensure that local housing needs are being met and to inform this policy.

71 The most popular type of housing residents felt were required was semi-detached at 82%, with bungalows recording a figure of 76% and retirement/sheltered homes 75%. 66% wish to see community-led housing.

72 There is an increasing ageing population in the village compared to South Northants as a whole. The village has 24.1% of people of 65 years old and above, compared to South Northants at 16.9% (2011). Historically, the village saw considerable expansion between the mid 60’s and the early 80’s, with house numbers increasing significantly. Many of the original occupiers of the properties of this period are of retirement age, many have raised families, and continue to live in those properties. This policy aims to encourage the movement of 65 plus into smaller more manageable properties, releasing larger properties for families with people of employable age.

73 The village has a higher percentage of detached houses (46% in 2011) than South Northants as a whole (43%). Table 3 below (as of 2011) shows that about a third of the houses in the village are four bedrooms and above, with less than a fifth of housing stock at one and two bedrooms.

<table>
<thead>
<tr>
<th></th>
<th>1 Bed</th>
<th>2 Beds</th>
<th>3 Beds</th>
<th>4 Beds</th>
<th>5 Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nether Heyford %</td>
<td>1.8</td>
<td>16.2</td>
<td>51.5</td>
<td>24.2</td>
<td>6.3</td>
</tr>
<tr>
<td>Nether Heyford n</td>
<td>12</td>
<td>110</td>
<td>350</td>
<td>164</td>
<td>43</td>
</tr>
</tbody>
</table>

Table 3 Numbers of Bedrooms

Note: Since this time, an additional 34 properties were built at Bliss Close.

74 The Plan recognises that a development of more than 10 properties would be a major housing scheme and would require that 50% should be affordable.

---

It is not considered necessary to allocate significant tracts of land for housing development. The emerging Local Plan states that development within South Northants has been met in the sustainable urban developments within Brackley and Towcester. Development in the rural areas is focussed on meeting the locally identified need.

Policy H5 Housing Mix is in line with Local Plan LH8, LH10 and WNJCS H1, H2 and R1.

**EXPLANATION & EVIDENCE**

In our 2017 survey, three households wanting to move had a specialist housing need. One for ground floor accommodation and two with more complex needs of sheltered housing with support services. In light of the ageing population, the provision of small market, accessible and affordable bungalows will be particularly welcomed. This plan recognises that this demographic is likely to be under represented; committing vulnerabilities to housing and needs surveys can be difficult.

Policy H6 Specialist Accommodation is in line with Local Plan LH6.

**POLICY H5: SPECIALIST ACCOMMODATION**

Specialist accommodation for the elderly or those with specialist accommodation needs will be supported, subject to demonstrating how the proposal will contribute to the wellbeing within the village and compliance with other policies in this Plan.

**EXPLANATION & EVIDENCE**

To support the village, additional or enhanced community facilities will be required over the life of the plan to ensure the wellbeing of existing and future residents. The relocation of Bliss School (Policy H2A & H2B)

**POLICY H6: THE PROVISION OF NEW COMMUNITY FACILITIES**

Proposals for new facilities which diversify and enhance the range of community facilities within the village will be supported where the proposed development:

- a. Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties.
- b. Will not generate a need for parking that cannot be adequately catered for.
- c. Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.
- d. Can demonstrate integration, accessibility and how the space can be shared where appropriate.

**EXPLANATION & EVIDENCE**

To support the village, additional or enhanced community facilities will be required over the life of the plan to ensure the wellbeing of existing and future residents. The relocation of Bliss School (Policy H2A & H2B)
provides an opportunity for redevelopment and the repurposing of this important building. Should the school relocate, we would expect the allocated site (SNC 310) to deliver enhanced facilities such as a sports hall, pre-school facilities, health and wellbeing resources and community shared spaces, alongside education. Should Bliss School not relocate during the time of the plan period there will still be the need for facilities such as storage and meeting place for scouts, potential healthcare and wellbeing space and additional sports facilities. These will be supported where they meet the criteria of the policy.

80 Issues such as how parking can limit the use of some community facilities, the lack of outdoor space for pre-schoolers, the lack of storage spaces for community activities, may be addressed through the provision of new community facilities during the life of this plan.

81 This policy links to Policy COM 2 regarding ‘green’ community facilities such as bicycle networks and safe walking, outdoor gym, leisure pursuits and natural park areas. It has a clear wellbeing impact for the village, which will need to be evidenced.

82 Policy H6 Provision of New Community Facilities is in line with Local Plan INF2, INF3 and WNJCS RC2.
5.2 Built Environment

83 The strategic objective is to promote high quality sustainable innovative design (ecologically, visually and integral to the community), which is built for whole life spans. The historic environment is preserved and enhanced.
84 This section delivers on Statements 3, 4, 5, 6, 12, 14, 17

POLICY BE1: ACHIEVING ENVIRONMENTALLY SUSTAINABLE DESIGN

This plan supports proposals that demonstrate a high degree of environmental sustainability, designed in environmentally friendly and innovative ways, ensuring that new housing is thermally highly efficient and, where possible, includes micro-generation. Sustainable development will demonstrate how it equally addresses economic, social and environmental issues.

All development proposals will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved.

Proposals that protect or enhance landscape and biodiversity by incorporating high quality native landscaping will be supported

This policy does not support the addition of private shared land maintained at additional cost to people living in any development. The expectation is that all land apart from roadside verges would be garden land.

EXPLANATION & EVIDENCE

85 The most popular type of housing residents felt were required was semi-detached at 82%, with bungalows recording a figure of 76% and retirement/sheltered homes 75%. 66% wish to see community-led housing.
86 69% were in favour of solar panels and 65% triple glazing for environmentally friendly systems. Half went for a rainwater system for toilets and water butts.
87 82% of residents felt it was very or quite important for new developments to be built off existing village roads ensuring integration.
88 94% believed that new housing should have off street parking for two cars and 81% believed that new housing should have car ports rather than garages to keep cars off the road.
89 The environmental impacts of cars, for example, or reduced carbon footprint and the use of recycled and recyclable materials in developments are examples of good practice which this plan would use to assess sustainability in potential developments.
90 Policy BE1 Design is in line with Local Plan SDP1, INF4 and WNJCS S10 and R1.
POLICY BE 2: DENSITY

Development proposals resulting in the net gain of 10 or more dwellings should respect the densities that surround or adjoin the densities shown in Appendix 07. Densities should not exceed 25 per Ha.

The density and layout of development must reflect and enhance the character and quality of the immediate local surrounding and preserve the amenity of neighbouring residential homes.

EXPLANATION & EVIDENCE

As a result of the latest housing development (Bliss Close) being completely out of character in terms of density (33 per hectare) with the rest of the existing Village housing, the Neighbourhood Plan Group sought to establish the existing housing densities of the various parts of the Village in order to provide a datum upon which new developments could be based to blend in more effectively with neighbouring areas.

Figure 6 Aerial View of Bliss Close

This was accomplished by a method where:

a. The areas of the houses within the village were identified by enclosing roads.
b. These areas were measured from 1:6000 scale Ordnance Survey plans of the village to determine each area in square meters.
c. The number of dwellings in each of the areas was ascertained.
d. The areas in square meters were converted to hectares and the number of dwellings divided by the area in hectares to arrive at a housing density for each housing area. The area of gardens, access roads, footpaths, verges and green spaces within each area was included but schools, pubs, shops and nature conservation areas were excluded. Distributer roads and footpaths were also excluded.

In applying this to potential new housing areas, this information will inform the policy numbers for the various site locations so that each potential housing site under consideration had the density of the
neighbouring existing housing applied to it in order for it to sit seamlessly with the original areas of the village. Please see Appendix 07 for further details.

93 Policy BE2 Density is in line with WNJCS H1.

POLICY BE 3: HERITAGE ASSETS

Proposals which cause harm to the special architectural or historical interest of designated or non-designated heritage assets or their settings will not be supported.

Proposals, including changes of use, which enable the retention of or the appropriate and sensitive restoration of listed buildings, will be supported.

Development which impacts the setting of heritage assets will be expected to demonstrate the highest standards of design in terms of appearance. Development which fails to preserve or enhance the character or appearance of heritage assets within the parish will not be supported.

Proposals that will aid the understanding of the area’s heritage, for example the introduction of waymarking or information boards will be supported.

EXPLANATION & EVIDENCE

94 When asked about how we should protect or improve the historic features of the village, villagers were clear that they should be further protected, retained and maintained, as well as being openly accessible and signed. There were suggestions about keeping records on show in the village hall, and developing history boards at particular sites, and for a conservation sub group of the Parish Council. Other areas, such as the small cemetery, the sites of Roman Villas, and the site of a former railway could be included in heritage trails and history walks which could be published in the ‘Prattler’ and on line, as well as displayed on boards in the village. This would also encourage visitors using facilities such as the canal, caravan park and fisheries to enjoy what Nether Heyford has to offer.

95 The Parish of Nether Heyford is home to 25 Heritage Assets as listed buildings and a number of Non-Designated Heritage Assets. The listed buildings are shown on the following map (number 6).
1. Heyford Cottage
2. Heyford Lodge
3. Manor Cottage
4. Manor House
5. Nether Heyford War Memorial
6. Simons Cottage
7. Tandys Place
8. The Old Sun Inn
9. The Springs
10. Wall Bounding Churchyard to East of Church of St Peter and St Paul
11. Wall Bounding Churchyard to South of Church of St Peter and St Paul
12. White Hall
13. 1, Furnace Lane
14. 17, the Green
15. 22, Church Street
16. 22, Furnace Lane
17. 39, Church Street
18. 49 and 51/53, Church Street
19. Ash Tree Cottage
20. Bliss Charity School House
21. Bridge Number 27 at Sp 644 590 Grand Union Canal
22. Bridge Number 33
23. Chest Tomb Approximately 8 Metres South of Chancel of Church of St Peter and St Paul
24. Church of St Peter and St Paul
25. Cob Wall Enclosing Orchard at Heyford Cottage

Map 6 Map of Listed Buildings in Nether Heyford
Other Non-Designated Heritage Assets\(^{10}\) within the Parish include

1. Water tap at No. 49 Church Street
2. Water tap on house on corner of Church Street, opposite Manor Cottage (No. 15)
3. Methodist Chapel in Church Street
4. ‘Bob’s Stores’, now called Robin’s Nest, and cottages behind
5. Cottage at entry to Manor Walk (right hand side) was a butcher’s shop
6. Ladder Makers Yard
7. Adams Family farm house in Middle Street (dated 1686)
8. Site of Stanton’s Barn in Weedon Road, appears on an old map of 1791 when Corporation Sons of the Clergy sold the land to Grand Junction Canal Co. Oldest building on the farm.
9. Roman Villa and Saxon Burial site on Adam’s farm
10. Roman Villa on Bugbrooke Road
11. Ox Barn near river
12. Wharf Farm, Furnace Lane was formerly a public house
13. Coal yard, Furnace Lane was formerly a public house

\(\text{Map 7} \quad \text{Map showing Non-Designated Heritage Assets in Nether Heyford}\)

---

\(^{10}\) NDHAs assessed through criteria specified by South Northants Council at https://www.southnorthants.gov.uk/downloads/download/695/non-designated-heritage-assets

Nether Heyford Neighbourhood Plan 36 Pre-Submission Consultation Version
One of the development sites identified in this plan is currently garden land. This policy guides the future development of this site. See OR317 on Map 4.

Policy BE4 Use of Garden Land is in line with Local Plan GS4.

**HERITAGE & NON-DESIGNATED HERITAGE ASSETS ACTIONS**

- Parish Council to consider the formation of a Conservation Sub-Group of the council
- Research and designate Heritage Trails within the Parish
- Consider funding display boards reflecting history and heritage at sites throughout the Parish where appropriate

**POLICY BE 4: USE OF GARDEN LAND**

Development on garden land will only be supported if it can be demonstrated that proposals will:

- a. Preserve or enhance the character of the area
- b. Not introduce an inappropriate form of development which is at odds with the existing settlement pattern
- c. Not significantly and demonstrably harm the amenity of neighbouring properties
- d. Provide satisfactory arrangements for access and off-road parking
- e. Not result in the density of the immediate local area to exceed 25 per hectare
- f. The proposal would not conflict with any other policies in this Plan

**EXPLANATION & EVIDENCE**

97 One of the development sites identified in this plan is currently garden land. This policy guides the future development of this site. See OR317 on Map 4.

98 Policy BE4 Use of Garden Land is in line with Local Plan GS4.
EXPLANATION & EVIDENCE

99 The older buildings are predominately constructed in coursed ironstone with some coursed limestone. A number of buildings have ironstone and limestone banding. Later buildings are constructed in local brick in Flemish Bond, some buildings having diaper work on the principal elevation. There are a number of buildings which have been painted and rendered as well as some pebble dashed properties particularly around the green which do not reflect the general character of the area.

100 The local settlement pattern tends to be nucleated and over time has radiated outwards from the older conservation area and Green. Houses generally front onto roads with front gardens or open space which falls within the boundary of the house, along with rear gardens. Future development should respect this settlement form.

101 Densities, heights and buildings from the sixties, etc. Even away from the conservation area, need to keep to the principles and have due regard to other developments.

102 Policy BE5 Responding to Local Character is in line with Local Plan NE4 and WNJCS R1.11

11 https://www.southnorthants.gov.uk/downloads/download/489/design-guide
POLICY BE 6: PRE-APPLICATION CONSULTATION

Positive and proactive engagement with the local community can manage expectations and simplify the application process. This Plan supports the early engagement and involvement of the local community in any significant or sensitive developments within the Neighbourhood Area. The Parish Council will seek to proactively engage with developers in the pre-application process so that all issues can be identified and ideally addressed at an early stage.

Applications for 5 or more dwellings are expected to

   a. Make a presentation to Parish Council prior to submission
   b. Allow time for villagers to comment on publicity provided both online and in hard copy within the village, prior to submission

EXPLANATION & EVIDENCE

103 Lessons learned from previous experiences with developers lead the Parish Council to encourage a closer engagement with all involved throughout the planning process, improving public engagement, demonstrating a visible need within the village, and clarifying links to the Neighbourhood Plan.

104 Policy BE6 Pre-Application Consultation is in line with The Local Plan section 7 and former WNJCS Policy S10. This contributes to both sustainable communities and well-designed places, balancing the environmental, social and economic factors that new development should follow to ensure that sustainable development can be achieved.
POLICY BE 7: CONVERSION OF RURAL BUILDINGS

It is recognised that ‘Class Q prior approval’ allows for the conversion of redundant buildings for residential use, subject to internal floorspace requirements. The Parish Council actively encourages the re-use of redundant and vacant buildings. In many cases, planning permission will enable a better use of the site and buildings. As such, proposals including those that require modest re-building (e.g. to reinstate a historic building), or extension which does not exceed the existing floorspace of the building to make better use of the site will be supported where they meet the criteria of this policy and other policies within the Plan.

The conversion of redundant buildings built of traditional materials and of architectural merit to housing, permanent business space or residential tourist accommodation will be supported provided the development:

a. Does not have an unacceptable impact on the visual and landscape amenity of the area
b. Does not have an unacceptable impact on neighbours’ amenity
c. Does not cause harm to nature conservation interests
d. Benefits from a safe and convenient access to the site or a satisfactory access can be created
e. The building is genuinely capable of being converted without significant modification, rebuilding (including foundations and walls) or extension
f. Ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building

Such applications will be expected to demonstrate compliance with the above criteria through the submission of supporting documentation such as ecological surveys and structural engineer’s surveys.

EXPLANATION & EVIDENCE

105 The village is fortunate to benefit from the surrounds of farms and agricultural land, a wharf, marinas, a canal and a fishery. There are some buildings which may lend themselves to conversion as described in this policy, and further assist tourism, small businesses and artisans within the village. According to our survey, 31% of villagers thought creative workshop spaces could be developed, 23% would like to see extra shops and the same figure support small starter office units. 23% of households in the village contain someone who works from home. Of those working from home, 8% were interested in collaborating with other home workers – about 10-20 households who could initially benefit from facilities like shared ‘back office’ services.

106 This policy is in line with The Local Plan EMP4 and EMP6. Villagers were keen that use should be made of discreetly located redundant rural/farm buildings for businesses, but to retain the village crucially as a place to live and not to become ‘industrialised’.12

---

12 Q36 responses to NHNPG Household Survey (2017)
5.3 Business & Employment

107 The strategic objective of the business and employment policies is to support existing and potential services, shops and other businesses providing employment opportunities, including agriculture and tourism.

108 This policy delivers on statement 8.

109 The neighbourhood area plan supports existing and potential employment opportunities; the nature of the current businesses is across the service industry with some agricultural and warehouse work. Most of the businesses employ small numbers (less than 10) of workers, not necessarily from the village itself. Local employers such as the pub/restaurant, the school and the village shop are important to preserve vital local amenities, social cohesion and to reduce dependence on car use.

POLICY ECON 1: BUSINESS OPPORTUNITIES IN NETHER HEYFORD

The creation of small businesses that require a built environment other than home, will be supported provided that they

- a. Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties.
- b. Will not generate a need for parking that cannot be adequately catered for
- c. Proposals that utilise existing vacant space through conversion or extension within the village will be supported provided they comply with the other policies of this plan and do not result in an adverse impact on neighbour amenity.

EXPLANATION & EVIDENCE

110 Almost half of respondents said that they would support small businesses such as extra shops, small starter office units, serviced office units, small commercial units and creative work-shop spaces.

111 The survey asked where people thought any new small businesses might be based. About 100 responses gave various positive descriptions of possible locations, integrated and part of the community (Appendix G of the Household Survey).
112 Some residents report an intermittent broadband connection, particularly outside the village confines, in the southern part of the neighbourhood area. Fibre Optic cable is part of the infrastructure to the village.

113 40% were satisfied with the broadband speed in the village, with 43% not satisfied.

114 Access to wi-fi within community buildings considerably improves the functionality and experience of both presenters and audiences, and at meetings held in those buildings.

115 It is important to provide an environment in which sustainable local business of a scale appropriate to the village can be supported. This will require effective fast broadband provision.

116 This Policy Econ 2 Superfast Broadband is defined in Section 8.1.2 and supported in Section 5.1.5 of the Local Plan and is in line with Policy INF1: Infrastructure Delivery and Funding.

117 There is a growing trend for employers to expect people to be able to work from home, in dedicated workspace, in order to meet their policy/legal obligations under Health & Safety regulation. 23% of households contain someone who works from home.

118 This Policy Econ 3 Home Working is supported by Section 5.1.6 of the Local Plan.
EXPLANATION & EVIDENCE

119 Policy ECON4 River and Canal Activities is in line with Local Plan Section 12.2, Policies CON2, CON3 and WNJCS BN8. Two of the top four suggestions for leisure improvements in the village were for disability access and improvements to the towpath along the canal.\textsuperscript{13}

POLICY ECON 4: RIVER AND CANAL ACTIVITIES
The use of the River Nene and the Grand Union Canal for business and leisure related activities will only be supported if:

a. Flood risk is not exacerbated
b. River and Canal banks are preserved in their natural state for the benefit of ecology
c. There are no adverse impacts on heritage assets
d. There are no adverse impacts on residential amenity
e. There is no major reshaping of the river or man-made features such as engineering works

EXPLANATION & EVIDENCE

120 This plan supports rural tourism that is sustainable and at a level appropriate to the size and capacity of the village. We would not foresee a rise in rural tourism that upsets the balance of managing road traffic, parking, noise, pollution and litter that exists in the village.

121 Policy ECON5 Rural Tourism is in line with Local Plan EMP4, CON2, CON3 and WNJCS E7 and R2.

\textsuperscript{13} Sec 6 Q45 NHNPG Household Survey (2017)
5.4 Community, Infrastructure & Leisure

122 The strategic objective of the community, infrastructure and leisure policy is to support the provision and improvement of leisure facilities for all ages, and to ensure that improvements to community facilities and infrastructure go hand in hand with development.

123 This policy delivers on statements 12, 15, 16, 19 (leisure) and 6, 9, 10, 11, 14, 15, 16, 17, 18, 19 (community infrastructure).

POLICY COM 1: FLOOD AND SURFACE WATER MANAGEMENT POLICY

All development schemes should demonstrate how they will manage surface water run-off and mitigate the risk of flooding. Please see 2018 revision of the flood map for Nether Heyford (Map 8).

EXPLANATION & EVIDENCE

124 Nether Heyford is located in a low-lying valley surrounded by rolling hills that form the local rain water catchment area. The topography runs typically on a SW-NE direction formed by earth movements in the Jurassic Period. For long geological periods the area had been under sea and glaciers, the latter shaping the area with the last occurring 11,500 years ago. The geology is mainly a mixture of sandstone and clays with the occasional inclusion of peat (the whole area was once wooded). Typically, glacial deposits are formed along the valley towards Northampton comprising gravel and sand covered with alluvium. Within the Village the terrain is typically shallow around the River Nene with gentle slopes to the north and south. Within the catchment area the terrain is varied and undulating especially to the SW side of Watling Street. Although there are distinct watercourses the geology gives rise to numerous springs which historically have provided fresh water to the inhabitants via wells distributed throughout the centre of the Village.

Map 8 Flood Warning Areas in Nether Heyford (Revised 2018)
Tributaries flow into Nether Heyford and are culverted through the village before entering the River Nene. Three culverts manage the flow of the tributaries through the village and into the river. These are known as the N-S culvert, the E-W culvert and the South View culvert.

1. Heyford Brook (also known as The Luddle) flows under the A5, is culverted under the railway and Grand Union Canal to the west of Furnace Lane emerging to run along the backs of gardens in Winston Close, Ridgeway Furlong and Roberts Field before disappearing into the main E-W culvert with a small diversion into the N-S culvert under Church Street and discharging into the River Nene in Manor Park.
2. Hoarstone Brook flows from Bugbrooke along the village boundary to the east of Wakefield Way. It receives the discharge from the E-W culvert before entering the River Nene at the corner of the Playing Fields.
3. Another small unnamed brook flows under the railway and canal South of the village and is culverted at South View discharging into the E-W culvert at the junction of Watery Lane and The Green.

Policy COM1 Flood and Surface Water Management is in line with Sec 8.1.1 and Policy INF1: Infrastructure Delivery and Funding of the Local Plan and WNJCS BN7A and BN7.

**EXPLANATION & EVIDENCE**

Villagers appreciate the existing local services, and would not want to see them reduced. The shop, the pubs, the hairdressers and butchers are not just businesses, they are meeting places for people, where they talk to each other and create a community bond. The central retail area, although small, is important.

Villagers brought up the possibilities of local health services in the village, and whilst there is an understanding that a GP practice would be highly desirable, there is an opportunity to open discourse with providers to hold clinics in the village.

Nether Heyford is well served with local services such as transport (both public and local community transport services), sports and leisure facilities, and transport providing access to GP practices in neighbouring villages.

This Policy Com 2 is in line with Policy INF2: Community Facilities, of the Local Plan.
POLICY COM 3: ALLOTMENTS

Any development proposal that would result in the partial or complete loss of an existing allotment space within the Neighbourhood Area will not be supported unless it can be clearly demonstrated that there would be a positive improvement to existing provision or provision elsewhere.

Proposals for the provision of new allotment space in an appropriate and suitable location will be supported. Proposals for new allotment space should clearly demonstrate the following:

a. There are no adverse impacts on the landscape or character of the area
b. There are satisfactory arrangements for parking
c. There are satisfactory arrangements for water supply
d. There would be no adverse impacts on neighbouring uses

Residential developments are encouraged to provide shared space or private gardens which are suitable for, and encourage and enable residents to have, the opportunity to grow their own food.

EXPLANATION & EVIDENCE

131 Following the establishment of the Community Orchard within the allotment area, there is a waiting list for allotments; a scheme for smaller plots to ‘trial’ villagers’ interest, and to support wellbeing, has also been introduced.

132 Policy COM3 Allotments is in line with Local Plan INF2.

COMMUNITY INFRASTRUCTURE & LEISURE ACTIONS

- Explore rural health and social care initiatives
- Expand on villagers’ ideas to use CIL funds
- Log existing and new assets, and publicize in village
- Promote facilities for tourists, e.g., History boards, maps for local walking
- Consider an emergency plan for the village
- Scope viability of access to the canal towpath for users of pushchairs, wheelchairs and varying disabilities
- The PC supporting alternative management and ownership (community) to keep services running
- Scope the possible attenuation of the Heyford Brook just south of the canal culvert with a balancing meadow/lake
5.5 Natural Environment

The strategic objective for the natural environment policy is to promote sustainable growth whilst ensuring the historic environment is preserved and enhanced, as is the character of the natural landscape throughout the parish.

The policy delivers statements 3, 10, 19.

POLICY NE1: GREEN INFRASTRUCTURE
Development proposals will be expected to demonstrate high quality and sensitive landscaping and native tree/hedge planting wherever possible.

Wherever possible development proposals should seek to retain and protect existing trees and hedgerows. Where it is not possible to retain existing trees and hedgerows, development proposals which demonstrate full replacement with appropriate native species in mitigation will be supported.

The Parish Council will expect to take over the management and maintenance of all green spaces created as part of a new development within an agreed timeframe.

EXPLANATION & EVIDENCE

The NHNPG Survey found that one of the three most important issues to be included in the Plan was to promote the protection of existing mature or important trees, groups of trees and hedgerows (58%).

Following an audit of green spaces within the village confines, it was decided not to pursue designation of any further green spaces; the largest area of green space within the village is registered village green (about 2.2 hectares14). The village and parish are surrounded by open countryside, with many opportunities for walking and recreation.

Policy NE1 Green Infrastructure is in line with Local Plan GF1.

14 https://www.geograph.org.uk/photo/4364475
The NHNPG Survey found that two out of the three most important issues to be included in the Plan were to preserve the local landscape (71%) and to preserve the views around the village (63%).

The development sites selected through the site assessment process have no or limited impact on the existing vistas. Site OR317 is garden land, surrounded by hedges and trees which shield the site. In order to protect the landscape, it is suggested that SNC257 is reduced in size minimising the impact on the landscape when entering the village at the junction of Weedon Road and Church Lane. It is also suggested that SNC542 is reduced in size to create a narrow strip sufficient for a small row of dwellings within the area unaffected by the flood plain.

This Policy NE 2 is driven by the Local Plan Section 11.1.3 statement that ‘All landscapes in the district are considered to have character and particular distinctive features to be conserved, positive characteristics to be enhanced and detracting features to be mitigated or removed.’

The NHNPG Survey revealed that 66% of respondents are supportive of developing a wildlife reserve in the Parish. Also, 52% of those who responded are supportive of a Community Orchard being established for the village.

The neighbourhood area borders a Site of Special Scientific Interest, Bugbrooke Meadows. Following the establishment of the Community Orchard, our first wildlife area has been created and protected on the allotments.

Policy NE4 Nature Reserves is in line with Local Plan NE5.

Bugbrooke Meadows is a 10.1-hectare biological Site of Special Scientific Interest (SSSI) east of Nether Heyford. 1.7 hectares of this site is directly managed by the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire.

Situated on the banks of the River Nene this is part of a natural flood zone and has not been treated with artificial fertilisers or farmed for arable use. Consequently, the site contains a diverse and rare flora including jointed rush and greater pond sedge. In addition, there are ancient hedges which are important both historically and as a habitat for wildlife. This is a unique site hence the level of protection ascribed to it.
The Community Orchard was established in 2018-2019, sited within the allotments in the village. A community led project has led to the planting of over 30 fruit trees, supported by the Parish Council with contributions from local businesses and groups. The orchard and allotments are being managed sympathetically to local fauna and fora, encouraging wildlife and pollinating insects.
5.6 Roads & Transport

146 The strategic objective for the roads & transport policy is to seek solutions to parking, speed and movement of people and vehicles within the Neighbourhood Area.

147 The policy delivers statements 9, 11, 16.

POLICY R&T1: WALKING AND CYCLING

The Neighbourhood Area has a wealth of public rights of way which circle parts of the village and offer exceptional views into and out of the village. These should be protected, and where possible enhanced, expanded and positively utilised in all new development.

Where appropriate, developments should demonstrate how walking and cycling opportunities have been prioritised. Proposals which either adversely affect existing walking, including dog walking routes, or fail to encourage appropriate new walking and potential cycling opportunities will be resisted.

To encourage residents to use an alternative to the private car, proposals should demonstrate safe and convenient access to pavements and footpaths, and where possible incorporate opportunities for cycle routes.

Future housing schemes should demonstrate how they will integrate into the village, both physically and socially, that existing footpaths within the village are maintained and that developments do not hinder the ability to walk throughout the village on pavements and footpaths. Any scheme should integrate with the village and not create a ‘one way in and out’ for walkers, cyclists or vehicles.

EXPLANATION & EVIDENCE

148 82% of residents felt it was very or quite important for new developments to be built off existing village roads ensuring integration. Of those who responded, 228 people go walking in the village and 124 do so elsewhere. Walking and cycling are important leisure activities, as well as a practical means of getting around the village.

149 Development, where possible, should reflect the existing street pattern. The principal streets radiate out from The Green, with some access around The Green. Church Street, Manor Walk and Middle Street follow a north south alignment to the north of The Green towards the river. There are a number of east west footpaths linking the roads as well and a principal path around the western edge of the historic core.16

---

16 Nether Heyford Conservation Area Appraisal 2012
Where possible developments will front onto existing roads and the creation of ‘buffer zones’ (privately maintained) will be resisted. No developments will be allowed where pathways, play areas, cycle routes or other amenities are exclusive to those developments, or where exclusivity is implied by design.

Primary village of Bugbrooke is not accessible safely by foot or bicycle, only by car or bus, to access services. 53% of respondents in our survey would welcome an improvement in cycle connections to Upper Heyford, Bugbrooke and the national cycle network.

This Policy R&T 1 is in line with Policy INF2: Community Facilities of the Local Plan.

**POLICY R&T 2: HIGHWAY SAFETY**

New development in the Neighbourhood Area should allow for sufficient off-road parking and not adversely impact levels of safety particularly for pedestrians and cyclists. All new development will be expected to demonstrate that:

- The safety of all road users will not be compromised
- There will be no demonstrable adverse impact on the capacity and operation of the local highway network
- There is safe access, egress and appropriate visibility to serve the development
- Where off street parking is likely to occur, this does not compromise pavement width and impact users of pushchairs, wheelchairs and other walking aids.
- Service and delivery vehicles access must also be considered.
- Existing on-street parking problems are not exacerbated by the development

All new development should demonstrate that there is adequate provision for off-road parking meeting the recommendations in SNC’s Design Guide. Additionally, our local requirement for parking is a minimum of two spaces per property. Dwellings should provide secure storage space for cycles.

Non-residential developments must provide adequate parking in accordance with the County Council’s adopted standards.

Proposals which fail to demonstrate the above will not be supported.

**EXPLANATION & EVIDENCE**

In our survey, 94% of respondents believed that new housing should have off street parking for two cars. 81% believed that new housing should have car ports rather than garages to keep cars off the road.

Narrow roads within the development at Bliss Close are an example of poor planning for off road parking and access for service and delivery vehicles. Stickers are often put on cars which are parked legally, but which hinder access for larger vehicles.
Issues were raised during the consultation period with regards to roads and transport; see Outcomes from Open Day comments (see Consultation Statement). The Parish Council will engage with the appropriate agencies to seek solutions or bring about improvements with regard to these points.

This Policy R&T 2 is in line with Policy SS2: General Development and Design Principles of the Local Plan. A Health Impact Assessment may be a tool to ensure Highway Safety has been properly considered in any potential development.

ROADS & TRANSPORT ACTIONS

- Review on-street parking in the village
- Develop actions concerning speeding (particularly Furnace Lane)
- Review of the road markings and priority at junction at Furnace Lane and Weedon Road
6 Review & Monitoring

157 Once made this Plan will be formally adopted by Nether Heyford Parish Council and the Nether Heyford Neighbourhood Plan Steering Group will be dissolved. From this point onwards the Parish Council will be responsible for Implementation, Monitoring and Reviewing the Plan until the Plan end in 2029.

158 The Neighbourhood Plan has two broad components, one relating to Planning which becomes part of the Statutory Development Plan for the area and as such has legal force. The other component of the Plan covers actions that fall outside of the scope of planning policy and do not form a statutory part of the Neighbourhood Plan. Although not statutory these actions have significant value to the village, identified through the consultation process with village residents.

159 The Parish Council will also be accountable for the delivery of the actions and desired outcomes of those actions over the Plan period. The Parish Council has an existing Planning Committee who are experienced in Planning matters and have a good working relationship with the LPA. On behalf of the Parish Council the Planning Committee will become responsible for the statutory element of the Neighbourhood Plan.

160 This will include:

- Scanning all planning applications against all policies included in the Plan for compliance
- Ensuring applications contribute to actions in the plan, or at least do not have any negative impact on those actions
- Helping to resolve any conflicts between development proposals and actions
- Supporting local residents in understanding the Neighbourhood Plan as regards any proposed development
- Working with developers to ensure any proposed developments are aligned to the Neighbourhood Plan at an early stage of the process
- Ensuring any Community Infrastructure Levy (CIL) is received by the Parish Council for reinvestment in the village
- Monitoring LPA planning approvals to ensure compliance with the Neighbourhood Plan or where at deviance material justifications are evident
- Proposing amendments to the plan as experience is gained and circumstances change (see annual review)

161 The Parish Council will form a separate committee to take ownership of the non-statutory component of the Plan, that is all the non-planning related actions. This will be a new committee.

162 There are circa 20 actions across all policy areas and the scale and scope of these actions vary substantively. Also, some fall solely within the remit of the Parish Council whilst others will involve engaging and working with other agencies. Some may also require fund raising beyond the existing village precept. As such the ‘Actions’ committee will be responsible for planning and prioritising the actions identified in the Plan and creating a pipeline of projects to deliver those actions. Those projects would be brought to the full Parish Council for approval and if necessary, funding, or at least proposals for how funding would be secured.

163 Given the varying scale and scope of such projects separate delivery and governance structures may need to be created in order to ensure their delivery, but as a minimum each project would have a Parish Councillor as a key stakeholder on each project team. As the Parish council has limited and voluntary human resources and limited funding careful planning and prioritising of the actions will be key to effective delivery.
164 The Actions Committee will be responsible for monitoring the delivery of the actions pipeline and will report monthly to full council on progress and raise any issues for resolution. In summary two specific committees responsible for and focused on each primary component of the Plan, Planning and Actions, and reporting to council on a monthly basis.

165 As time progresses it will become necessary to make updates and amendments to the Plan, as actions are delivered or as external circumstances change. As such full council should capture proposed changes on an ongoing basis, but update the plan formally at six-month intervals from the point of adoption.

166 In addition, full council should conduct an overall review of the Neighbourhood Plan on an annual basis, at twelve-month intervals from the point of adoption, until the plan end date. This should include:

For Planning (in the Plan period)

- Review of all completed planning applications
- Review of any completed developments
- Review of any developments underway
- Review of existing policies
- Identify any required changes and revise plan accordingly

For Actions (in the Plan period)

- Review of actions completed
- Review of actions underway
- Review of actions not yet started
- Identify any required changes and revise plan accordingly

Policy Areas (in the Plan period)

- Review for validity and relevance and revise accordingly

Overall (since Plan adoption)

- Summary review of overall progress against plan
- Communication to community and wider stakeholders of progress
- Agreement on priorities and focus for following twelve months

A separate council meeting would be required for this review along with necessary supporting papers.

167 This is new territory for Nether Heyford Parish Council and as such there will be ongoing learning and experience and as such the proposed structure above may change, but only with formal approval of full council. All documents pertaining to the Neighbourhood Plan will be managed and retained by the Parish Council Clerk in line with all other council information assets.
## 7 Appendices

### 7.1 Appendix 1 Housing Densities in Nether Heyford

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>LENGTH</th>
<th>WIDTH</th>
<th>AREA (m²)</th>
<th>TOTAL</th>
<th>Ha</th>
<th>DWELLINGS</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Furnace Lane (SW)</td>
<td>299.28</td>
<td>65</td>
<td>19453.200</td>
<td>19453.2</td>
<td>1.945</td>
<td>37</td>
<td>19.83</td>
</tr>
<tr>
<td>Furnace Lane (NW) - from Weedon Rd to Winston Cl incl Roberts Field and Ridgeway Furlong</td>
<td>160.97</td>
<td>50.18</td>
<td>8077.475</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winston Close</td>
<td>183.65</td>
<td>104.29</td>
<td>19152.859</td>
<td>19152.8585</td>
<td>1.915</td>
<td>32</td>
<td>16.71</td>
</tr>
<tr>
<td>Rollin Cres, South View, The Peak, Close Road, Western Ave</td>
<td>186.22</td>
<td>1</td>
<td>29265.740</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillside Road (N), The Pound, The Green (S)</td>
<td>132.61</td>
<td>0.5</td>
<td>35465.207</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manor Park</td>
<td>123.94</td>
<td>0.5</td>
<td>12551.404</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Church St (W), Manor Walk (E), Church Street E, The Green (N)</td>
<td>120.92</td>
<td>0.5</td>
<td>29265.740</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Middle St (W), Passion Close, Manor Walk E, Church Street E, The Green (N)</td>
<td>123.94</td>
<td>0.5</td>
<td>12551.404</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Weedon Road (N)</td>
<td>52.32</td>
<td>0.5</td>
<td>29265.740</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bliss Close</td>
<td>120.92</td>
<td>0.5</td>
<td>29265.740</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Nether Heyford Existing Housing Densities**

- Furnace Lane (SW) - from Weedon Rd to Winston Cl incl Roberts Field and Ridgeway Furlong
- Winston Close
- Rollin Cres, South View, The Peak, Close Road, Western Ave
- Hillside Road (N), The Pound, The Green (S)
- Manor Park
- Church St (W), Manor Walk (E), Church Street E, The Green (N)
- Middle St (W), Passion Close, Manor Walk E, Church Street E, The Green (N)
- Weedon Road (N)
- Bliss Close

---

Pre-Submission Consultation Version
7.2 Appendix 2 – Evidence Base & Documents Listing

The following publications and papers are collated in a supporting document for the Neighbourhood Plan:

i. Nether Heyford Conservation Area Appraisal
ii. Nether Heyford Household Survey 2017
iii. Nether Heyford Household Survey 2017 Report
iv. 2017 Household Survey Presentation
v. Invite Leaflet
vi. Site Voting Poster
vii. Table Poster
viii. 2019 Housing Needs Survey Report
ix. Supporting Letters from Trustees and School Head (Bliss School)

Other companion documents:

Strategic Environmental Assessment Screening Determination
Consultation Statement
Site Assessments

Reference materials include:

South Northamptonshire Local Plan Part 2
Locality: Neighbourhood Planning Screening NPs for SEA
Locality: Neighbourhood Plans Roadmap
Heyfords & Bugbrooke Ward Profile, SNC 2011
West Northants Joint Core Strategy Local Plan
Census Parish Data 2011
Nomisweb Official Labour Market Statistics
New Economics Foundation: Measuring Well-being
## Glossary

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>Affordable Housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. It does not include low cost market housing.</td>
</tr>
<tr>
<td>Affordable Rented Housing</td>
<td>Rented housing let by registered providers of affordable housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.</td>
</tr>
<tr>
<td>Built Confines</td>
<td>That area of a 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.</td>
</tr>
<tr>
<td>CIL</td>
<td>Community Infrastructure Levy. A mechanism that empowers local authorities to apply a levy or charge on new developments in their area to support community infrastructure delivery.</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>An area designated by the District Council under Section 69 of Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.</td>
</tr>
<tr>
<td>Exception Sites</td>
<td>Small sites used for Affordable Housing in perpetuity where development would not normally be permitted.</td>
</tr>
<tr>
<td>Green Space</td>
<td>A collective term to describe all parks, public gardens, playing fields, children’s play areas, woodlands, nature reserves, allotment gardens and other open spaces.</td>
</tr>
<tr>
<td>Historic Parks &amp; Gardens</td>
<td>Gardens, parks and designated landscapes which are of national historical interest and included in Historic England’s Register.</td>
</tr>
<tr>
<td>HE</td>
<td>Historic England. The public body responsible to the government’s Department of Culture, Media and Sport for protecting the historical environment of England.</td>
</tr>
<tr>
<td>Infilling</td>
<td>The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals etc.</td>
</tr>
<tr>
<td>Intermediate Affordable Housing</td>
<td>Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. Home-Buy), other low-cost homes for sale and intermediate rent.</td>
</tr>
<tr>
<td>LCA</td>
<td>Landscape Character Assessment. A process sponsored by Natural England to identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types.</td>
</tr>
<tr>
<td>Listed Buildings</td>
<td>Buildings and structures which are listed by Historic England as being of special architectural and historic interest and whose protection and maintenance is the subject of special legislation.</td>
</tr>
<tr>
<td>(Open) Market Housing</td>
<td>Private housing for rent or sale, where the price is set in the open market.</td>
</tr>
<tr>
<td>MRH</td>
<td>Midlands Rural Housing</td>
</tr>
<tr>
<td>NCC</td>
<td>Northamptonshire County Council</td>
</tr>
<tr>
<td>NP</td>
<td>Neighbourhood Plan. A plan forming part of the development plan prepared by Town or Parish Councils.</td>
</tr>
<tr>
<td>NHNP</td>
<td>Nether Heyford Neighbourhood Plan</td>
</tr>
<tr>
<td>NHPC</td>
<td>Nether Heyford Parish Council</td>
</tr>
<tr>
<td>NHNPG</td>
<td>Nether Heyford Neighbourhood Plan Group</td>
</tr>
<tr>
<td>NPPF</td>
<td>National Planning Policy Framework. A document setting out the Government’s planning policies for England and how these are expected to be applied.</td>
</tr>
<tr>
<td>Registered Providers</td>
<td>Organisations providing social housing registered with (and regulated by) the Homes and Community Agency.</td>
</tr>
<tr>
<td>Registered Village Greens</td>
<td>Greens which are registered enjoy special protection enshrined in various Acts of Parliament.</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>The Plan</td>
<td>The Nether Heyford Parish Neighbourhood Plan</td>
</tr>
<tr>
<td>SNC</td>
<td>South Northamptonshire Council</td>
</tr>
<tr>
<td>SNLP</td>
<td>South Northamptonshire Local Plan (Part 2) 2011-2029</td>
</tr>
<tr>
<td>SSSI</td>
<td>Site of Special Scientific Interest. Sites listed by Natural England and protected by law to protect their wildlife or geology</td>
</tr>
<tr>
<td>Social Rented (Affordable) Housing</td>
<td>Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime</td>
</tr>
<tr>
<td>Sustainable Development</td>
<td>In broad terms, this means development which meets the needs of the present without compromising the ability of future generations to meet their needs</td>
</tr>
<tr>
<td>WNJCS</td>
<td>West Northants Joint Core Strategy</td>
</tr>
</tbody>
</table>