

# Clipston Neighbourhood Plan 2020 – 2029

Pre-Submission Version – Sept 2020





Pupils from Clipston Endowed VC Primary School produced a number of suggested logos for this Plan. A public vote was held at the Drop In Event in February 2018, with this being the winning entry. As described in the Foreword and Introduction, the Advisory Committee (recited in the logo) was appointed by Clipston Parish Council to prepare this Plan.

# Contents

Chapter Heading	Page
Glossary	4
Foreword	5
1. Introduction	6
2. How this Plan fits into the planning system	7
3. This Plan's Vision	8
4. How this Plan was prepared	9
5. The Parish	11
6. Meeting the requirement for sustainable development	13
7. Contributing to tackling Climate Change	14
8. Housing and the built environment	24
9. The Environment	38
10. Place	61
11. Community Actions for Clipston	76
12. Monitoring and review	79

## Appendices

Appendix 1 – Basic Condition Statement (with submission version)

Appendix 2 – Consultation Statement (with submission version)

Appendix 3 – Census data

Appendix 4a - Housing needs report

Appendix 4b - District Council Housing Survey 2017

Appendix 5a - Site Allocation Summary

Appendix 5b - Strategic Sustainability Assessments of Sites (as summarised in Appendix 5a)

Appendix 6 – Design Standards (existing buildings)

Appendix 7 – Environmental Inventory key map

Appendix 8 – Environmental Inventory in score order

Appendix 9 - Local Green Space evidence base

Appendix 10 - Non-Designated Heritage Assets

Appendix 11 - Important views

Appendix 12 - Pedestrian paths/pavements

## Supporting Documents

SD1 - Environmental Inventory scoring system

SD2 - Statutorily protected heritage assets

SD3 - Clipston Neighbourhood Plan Consultation Summary 25<sup>th</sup> February 2018

SD4 - Report of the Clipston Open Day 26<sup>th</sup> January 2020

SD5 - Environmental Assessment

## Glossary

Advisory Committee	the Clipston Neighbourhood Plan Advisory Committee appointed by Clipston Parish Council from volunteers
Community Action(s)	the action(s) to be taken by the community to maintain and improve facilities for the benefit of the Parish as set out in Chapter 11
Daventry Local Plan	the Part 1 Strategic Plan and the Part 2 Strategic Plan
District Council	Daventry District Council
District Council Housing Survey	The Daventry District Council Clipston Parish Housing Survey 2017
Environmental Assessment	The Strategic Environmental Assessment prepared by Aecom Limited (V4 August 2020) and comprising Supporting Document SD5
NPPF	The Revised National Planning Policy Framework (2019)
Parish	Clipston Parish
Parish Council	Clipston Parish Council
Parish Plan	the Clipston Parish Plan dated 2004
Part 1 Strategic Plan	West Northamptonshire Joint Core Strategic Local Plan (2014)
Part 2 Strategic Plan	the Settlements and Countryside Local Plan (Part 2) for Daventry District (Adopted February 2020)
Plan Area	the Parish of Clipston shown on Figure 1 and edged red
Plan Consultation Exercises	the Clipston Neighbourhood Development Plan questionnaire (sent out to all Clipston households in early 2018); its responses; and the two Clipston Neighbourhood Development Plan Open Drop-in Events held on 25 <sup>th</sup> February 2018 and the 26 <sup>th</sup> January 2020
Plan Period	from the date of this Plan until 2029
this Plan	the Clipston Neighbourhood Development Plan 2020 - 2029
VDS	Clipston Village Design Statement adopted by Daventry District Council on 15 <sup>th</sup> May 2013
Vision	the vision statement set out in Chapter 3

## Foreword

This Plan is being created by the village in the hope that in the future the views and wishes of the Clipston community are taken into account.

The process of creating this Plan has been driven by Parish Councillors and members of the community and is part of the Government's approach to planning contained in the Localism Act of 2011. Local people now have a greater say about what happens in the area in which they live by preparing a neighbourhood plan that sets out policies that meet the needs of the community whilst having regard for local, national and EU policies. The aim of this Plan is to put forward the wishes of the community regarding future development and to deliver local aspirations within the context of the strategic planning framework. The Parish Council has overseen its development but has delegated the preparation of this Plan to the Advisory Committee.

One of the driving factors behind this Plan is an aspiration to do what we can to tackle the issue of climate change, which represents a huge challenge facing the world as this Plan is being put together. We realise that Clipston can only make a small contribution to this global issue: however we feel that it is important to do what we can and this Plan represents more than just a statement of intent – it highlights specific actions which if replicated elsewhere would begin to make a significant difference.

This Plan contains a number of policies, including some areas where the Parish Council will support development activity, and other areas such as 'Local Green Spaces' that the community wish to protect. These policies have been drafted following engagement with the residents and landowners of the Parish.

During the development of this Plan and the dialogue with residents and other stakeholders, it became evident that there were opportunities for the community to improve the Parish. These opportunities are included as Community Actions. Wherever you see this symbol, it means that a Community Action has been identified, as listed at the rear of this Plan. The aspiration is to progress these Community Actions, acknowledging that the ability to do so will depend upon residents volunteering their time, energy and skill to convert them into action.



We are grateful to officers from the District Council who have supported us through the process and to our community for engaging in the process. Many hours of volunteer time and expertise have made this Plan possible. The Parish Council expresses sincere thanks to all the Parishioners who contributed to the development of this Plan.

Clipston is an attractive and popular place in which to live, and the contribution from people who care about their community and want to make it better for the future is greatly appreciated.

Councillor Robert Burnham - Chair, Clipston Parish Council

# 1. Introduction

- 1.1 This is the Pre-Submission version of this Plan for the Parish. It has been prepared by the Advisory Committee together with the support of three theme groups. The Advisory Committee has brought together members of the local community and has been led by the Parish Council.
- 1.2 A neighbourhood plan is a relatively new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for protecting special features within the village and delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.
- 1.3 As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.
- 1.4 It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like, and which areas of land should be protected from development.
- 1.5 Neighbourhood plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with district-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.
- 1.6 At the request of the District Council the Environmental Assessment was prepared. Its conclusions and recommendations have been considered.
- 1.7 Once any comments received through the pre-submission consultation process have been considered and the proposed neighbourhood plan amended where appropriate, it will be submitted to the District Council who will consult on it further, before submitting it for independent examination where the Plan will be tested for conformity with a range of “Basic Conditions”, including having regard for national planning policy; contributing towards the achievement of sustainable development; being in general conformity with the strategic policies of the development plan; and being compatible with human rights requirements and with EU obligations.
- 1.8 Once the proposed neighbourhood plan has passed independent examination it will be put forward for referendum, where those on the electoral register in the Parish will be invited to vote on whether or not they support it. At least 50% of those voting must vote yes for it to become a “Made” statutory planning document.
- 1.9 After being “Made”, each time a planning decision has to be taken by the District Council, or any other body, they will be required to refer to this Plan (alongside the Daventry Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

## 2. How this Plan fits into the planning system

- 2.1 The right for communities to prepare neighbourhood plans was established through the Localism Act 2011, which sets out the general rules governing their preparation.
- 2.2 A neighbourhood plan forms part of the statutory Development Plan (the Daventry Local Plan and other strategic District Council planning documents) for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.
- 2.3 A neighbourhood plan is not prepared in isolation. It also needs to be in general conformity with relevant national and district-wide (i.e. the District Council) planning policies.
- 2.4 For Clipston, the most significant planning document is the Daventry Local Plan. This sets out the strategic planning framework for the District Council's future development up to 2029. It contains a number of policies and objectives which are relevant to Clipston and this Plan must be in general conformity with such policies and objectives. These span issues such as climate change, local services and connections, the provision and extent of new housing, protecting the green infrastructure and promoting high-quality design. This Plan is in general conformity with the policies and objectives contained in these documents.
- 2.5 Also important is the NPPF. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including neighbourhood plans) to promote sustainable development and details three dimensions to that development: an economic dimension – they should contribute to economic development; a social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality built environment with accessible local services; and an environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environments.
- 2.6 In addition, neighbourhood plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights legislation.
- 2.7 This Plan and the policies it contains are consistent with the NPPF, the Daventry Local Plan and relevant EU legislation. Full details of how this Plan complies with these legislative requirements are set out in the Basic Conditions Statement (to be made available with the submission version of this Plan). Furthermore, these policies are specific to Clipston and reflect the needs and aspirations of the community.
- 2.8 It is important to note that without a neighbourhood plan, development will still take place, but will be based on the District Council's policies and the NPPF; rather than local community-based aspirations and needs shaping development that would complement Clipston's character.

### 3. This Plan's Vision

- 3.1 The Plan Area encompasses the whole of the Parish of Clipston and covers the projected period up to 2029, a timescale which deliberately mirrors that of the Daventry Local Plan.
- 3.2 Clipston is a loosely knit and fairly dispersed village in open countryside containing a large variety of sizes and ages of buildings. There are a number of open green spaces radiating from and around the core of the village, thereby maintaining its rural nature.
- 3.3 The vision is for the village to continue to evolve in such a way so that by 2029:
  - 3.3.1 it recognises the importance of climate change and has done what it can to mitigate its impact;
  - 3.3.2 it has retained its rural nature, open spaces and 'green' character;
  - 3.3.3 any new development has been consistent with the rural nature, open spaces and green character of the village and has avoided any urbanisation, thereby having maintained the absence of densely packed housing;
  - 3.3.4 traffic and parking issues have been managed to ensure the safety of pedestrians (particularly schoolchildren) cyclists and walkers, as well as motorists, whilst limiting noise and vibration pollution, and pollution from vehicle emissions;
  - 3.3.5 local employment with existing businesses and working farms have been encouraged;
  - 3.3.6 the sense of tranquillity, open spaces and attractive views have been preserved;
  - 3.3.7 increases in surface water run-off are limited to reduce the strain on watercourses and drains;
  - 3.3.8 there has been maintained and encouraged the sense of community as illustrated by the existing Bulls Head public house, Recreation Fields, clubs and other social organisations; and
  - 3.3.9 boundary vegetation and landscaping has been maintained to preserve the character and rural values of the village, with species selected to support local flora and fauna.
- 3.4 The draft of the Vision was presented to the community at the initial Open Drop-in Event which took place in February 2018 and received high levels of support.



## 4. How this Plan was prepared

- 4.1 The Parish Council decided to undertake the formulation of a neighbourhood plan for Clipston and appointed an Advisory Committee to take the process forward. The Parish Council appointed neighbourhood plan consultants 'Yourlocale' to advise and assist the Advisory Committee.
- 4.2 The mandate was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver this Plan.
- 4.3 All Parishioners were invited to the initial Open Drop-in Event in the Village Hall. The purpose of such Event was to find out which aspects of the village and life in the village were important and highly valued, and which, if any, needed to change. A series of display boards and large-scale village maps were set out in the Village Hall with each focussing on a topic relating to planning and development.
- 4.4 Attendance was positive, with 66 attendees participating, providing important input into the future development of this Plan. A summary of the responses is available in the Supporting Document SD3.

**CLIPSTON**  
Neighbourhood Plan

This is your chance to help plan the future development of YOUR Parish

**OPEN DROP-IN EVENT**  
**Sunday 25 February 2018 Clipston**  
**Village Hall**  
**10:00 am - 1:00pm**

**Share your views about the future of Clipston:**  
**For example**

- What open spaces and views should be protected?
- What do you think about new housing or business development?
- What heritage assets should be protected?

**Refreshments Provided**

**Come and see what the early results are from the Neighbourhood Plan Questionnaire!**



4.5 A comprehensive questionnaire was produced in early 2018 (“the Questionnaire”) to obtain further information from the community. The Questionnaire was distributed to every household in the Parish with an invitation to all adult householders to respond. Responses were received from 148 householders representing 29% of the adult population and provided very clear direction for this Plan and the future of the Parish. Many households chose to return a

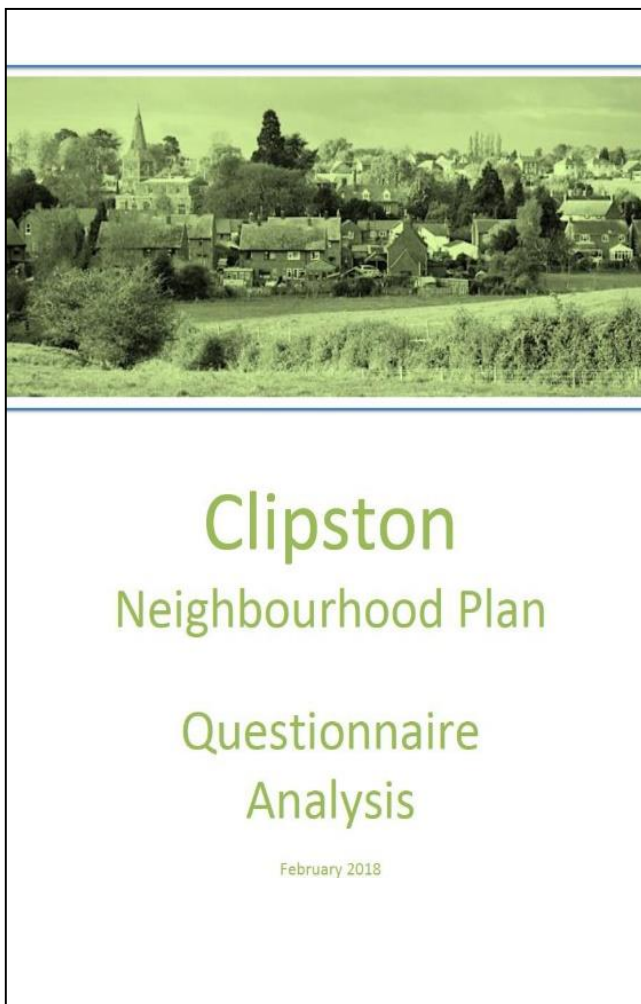
single Questionnaire representing the views of more than one person, so the response rate figures are arguably higher than those stated.

4.6 Theme groups were established in March 2018 which looked in detail at the draft of the Vision and considered the development of this Plan from the perspective of housing, environment, community facilities, transport and employment. It was through this process that the draft policies and supporting evidence was collated.

4.7 A second Drop-in Event was held in the Village Hall to provide an update to the Plan process; the suggested allocated housing site; the 16 Community Actions in the Plan; and suggested options for the future of the Village Hall. Attendance was positive with over 100 attending. A summary of the findings of the Drop-in Event is contained in Supporting Document SD4.

4.8 Comments arising from the Plan Consultation Exercises have been taken into account when finalising this Plan.

4.9 Throughout the preparation of this Plan, parishioners were kept informed of progress through the Clipston Courier and the Parish Council website.



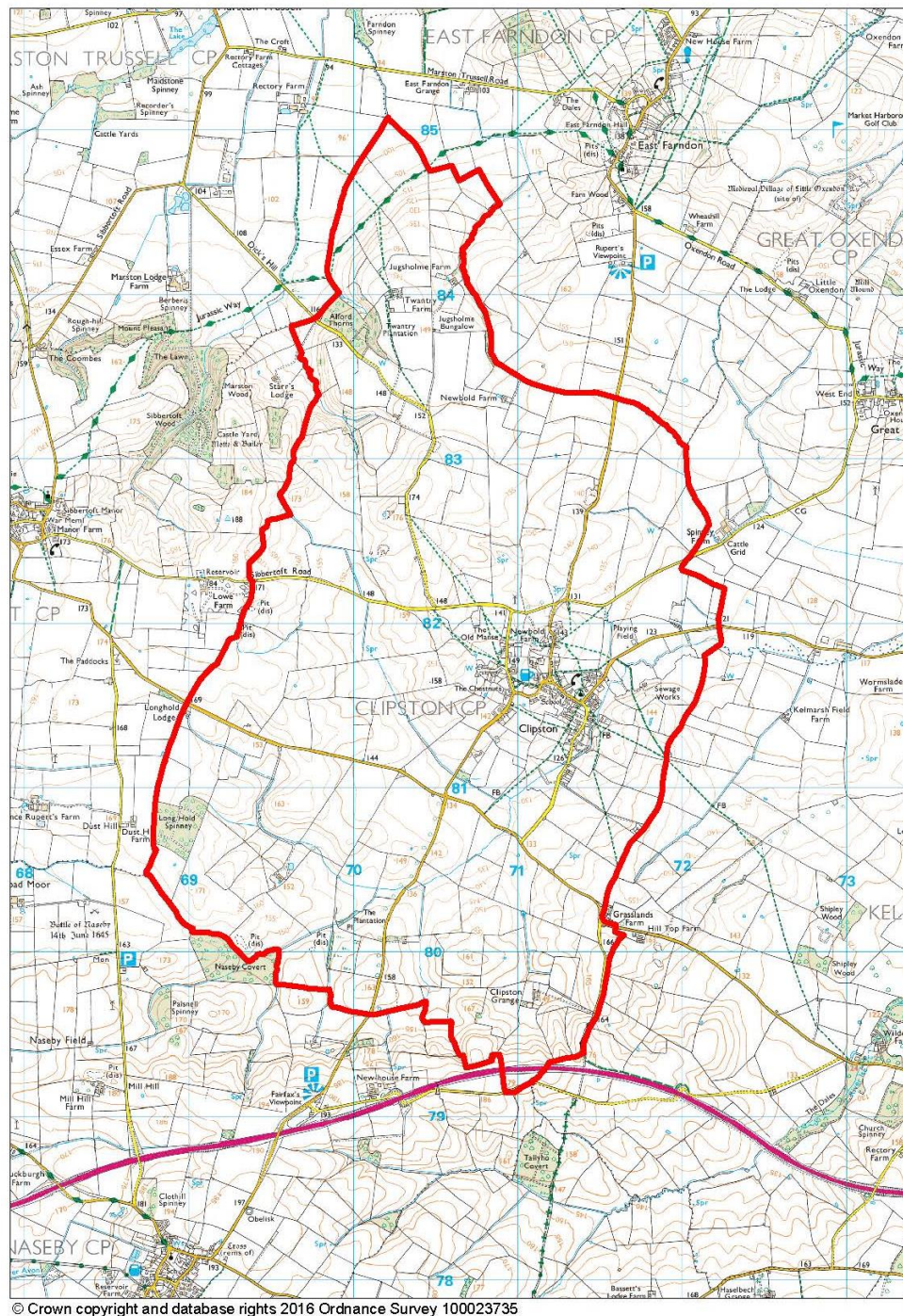


## 5. The Parish

### The Plan Area

- 5.1 The Plan Area comprises the whole of the Parish of Clipston, within the district of Daventry, as shown in Figure 1 within the red line boundary. High resolution versions of all numbered Figures are available with the online version of this Plan.
- 5.2 The Plan Area was formally designated by the District Council on 3 March 2017.

Figure 1 – Parish of Clipston – Designated Area



## History of Clipston

- 5.3 The parish of Clipston is a rural community typical of those found in this part of Northamptonshire – 4 miles south west of Market Harborough and 15 miles north of Northampton. It is fortunate in that it has been well documented over the years and has had no less than four published books written about it in the twentieth century.
- 5.4 The Domesday Book mentions the village as Clippestone, the first element of which is derived from an Old Norse name Klypper. Originally, therefore, the village's name probably meant "Klypper's Farm". However, over the years, the name of the village has undergone several changes. Evidence is shown that as early as 1667 the village was known as "Clipston", on the occasion of the endowment of the Grammar School (a building which remains to this day).
- 5.5 At one time the Parish also included the village of Nobold, but this was deserted by the early 18th century. Clipston was at one time a "double lordship" consisting of two independent three field systems – one for Nobold and one for Clipston. These two three field systems were distinct until removed by the 1776 Act of Enclosure.
- 5.6 The area around Clipston is also important historically for its connections with the Civil War and it was also believed that King John held a palace in the village, which was probably a hunting lodge according to Benjamin Pitts Copper in a book published in 1812.

## Clipston today – Census data from 2011

- 5.7 At the time of the 2011 Census, Clipston was home to around 643 residents living in 252 households. Analysis of the Census suggests that between 2001 and 2011 the Parish population increased by around 5% (31 people). During this period, the number of dwellings rose by 7% (16).
- 5.8 There is evidence of an ageing population with the share of residents aged 65 and over increasing from 10% in 2001 to 16% in 2011. The Census shows that the number of residents aged 65+ rose by 61% during this period. In line with national trends the local population is likely to get older as average life expectancy continues to rise.
- 5.9 Home ownership levels are high with around 77% of households own their homes outright or with a mortgage or loan. At 12% the share of households living in private rented accommodation is low when compared with the national rate. There is evidence of under occupancy. There is a predominance of detached housing with a high number having 4 or more bedrooms.
- 5.10 Land Registry price paid data indicates some new build housing in the Parish over recent years.



## 6. Meeting the requirement for sustainable development

### The NPPF

6.1 The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

#### Social

6.2 Consensus has been sought, through this Plan, to safeguard existing open space for the future enjoyment of residents. The Parish is also seeking to protect existing community facilities and to deliver a mix of appropriate and required housing types so that this Plan meets the needs of present and future generations and ensure that this Plan supports the community's needs and its health, social and cultural wellbeing.

#### Environmental

6.3 To protect and enhance the natural, built and historic environment, the Plan seeks to ensure that housing development is suitable and of the right type in the right location, so that it does not harm but instead positively reflects and complements the historic character of the area to:

6.3.1 protect the village identity and conserve the rural nature of its surroundings;

6.3.2 recognise the need to protect and, where possible, improve biodiversity and important habitats;

6.3.3 provide for improved pedestrian facilities; and

6.3.4 inform and influence, as far as neighbourhood plans are able to do so, sustainability strategies to mitigate growing concerns over climate change.

#### Economic

6.4 Whilst the built-up parts of the Parish are primarily residential, there is a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. This Plan therefore wishes to encourage employment opportunities in the area by:

6.4.1 supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and

6.4.2 increase opportunities for start-up businesses and home working.

6.5 This Plan sets out local considerations for delivering sustainable and appropriate development across the Parish. Development proposals should meet the requirements of all relevant policies in the Daventry Local Plan.

## 7. Contributing to tackling Climate Change

### Introduction

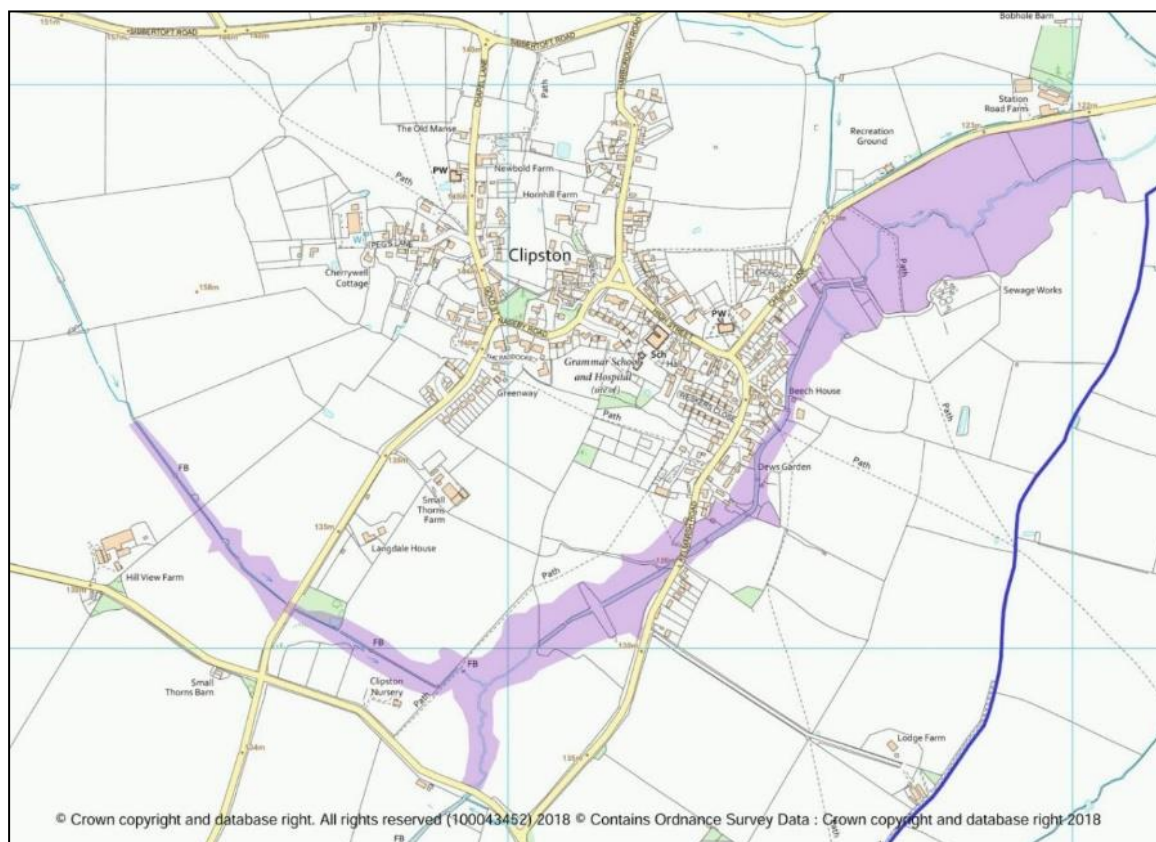
- 7.1 The world is facing a great challenge in tackling climate change.
- 7.2 The Climate Change Act 2008 commits the UK to an 80% reduction in CO<sub>2</sub> emissions by 2050. This is a challenging target, made even more urgent by the latest evidence and climate forecasts. There is now a global commitment to tackle climate change: the Paris Climate Change Agreement (December 2018), with 196 signatory countries around the world, should commit all levels of the English planning system hierarchy (including Neighbourhoods) to take action on climate change.
- 7.3 The NPPF, particularly sections 9 and 14 and the Part 1 Strategic Plan (Policies S10, S11 and BN7), deals with measures for reducing global temperature rise and mitigating the forecasted effects of climate change. The Part 2 Strategic Plan also has policies of relevance to the topic. All of these documents give more weight to meeting the challenge of climate change than previous equivalents. They do this by requiring development plan documents to include policies which deliver a contribution to climate change mitigation and adaptation, both immediately and by taking account of the effects (on infrastructure and flood risk, particularly) of unavoidable environmental changes that are widely predicted to occur within the next few decades.
- 7.4 In this context, at the most devolved level in English planning policy-making, neighbourhood plans provide an opportunity for communities to highlight the issue and to contribute towards meeting global targets. This Plan adds local detail to these global aspirations, but particularly to the national and local planning documents by including policies (and Community Actions) to deliver incremental mitigating action against the climate change challenge at a level at which the community of Clipston can make meaningful contributions.
- 7.5 This chapter brings together a set of policies which, robustly implemented, will provide a local and effective response to the climate change challenge. There are policies elsewhere within this Plan that contribute towards this ambition but bringing specific policies together in this chapter helps to focus attention on the issue and to highlight the measures taken as a whole. The chapter aims to be proactive and site-specific in policy areas of relevance to climate change.

### Flood risk

- 7.6 Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades.

- 7.7 It is therefore desirable to plan for a medium-term future in which weather events continue to become more extreme by putting in place measures that mitigate the challenge of climate change for the Plan Period and beyond. This objective is explicitly supported by the Environment Agency (EA) draft National Flood and Coastal Erosion Risk Management Strategy for England (2019), in which the strategic emphasis for the EA shifts from mitigation to resilience; in other words from requiring new development to reduce their adverse effects on flood risk to avoiding creating or adding to flood risk at all.
- 7.8 In Clipston, there is a need to manage the main river (the Ise) to reduce the impact of high-water flood events in the Plan Area and downstream. Areas likely to be required for such works (Figure 2) should not be impeded by new development or other infrastructure. The “rewilding” approach to mitigating and managing river flood events, including leaving the floodplain undeveloped so it can resume its natural attenuation function, is one of a range of strategies that should be considered for Clipston. The evidence, both in the UK and abroad, is clear: rewilding (new planting, or allowing natural regeneration by native plant and animal species) and naturalisation (allowing the river to resume a natural profile, or engineering a 'natural' profile based on full understanding of stream dynamics) both prevent flooding.

Figure 2: Area to be reserved for river flood management measures, including floodplain attenuation (indicative)



- 7.9 There is also a desire to improve the infrastructure within the built-up area for managing flash-flooding and surface water run-off events where this is not unnecessarily detrimental to the historic built environment or to biodiversity sites and other open and green spaces.

- 7.10 This policy supports and is in conformity with the NPPF paragraphs 155, 156 and 157, especially (b) and is strongly supported by the 2019 draft National Flood and Coastal Erosion Risk Management Strategy for England, particularly the strategy's recognition for the need to build resilience into future strategic development planning.

#### POLICY CC1: MITIGATION OF CLIMATE CHANGE-DRIVEN FLOODING

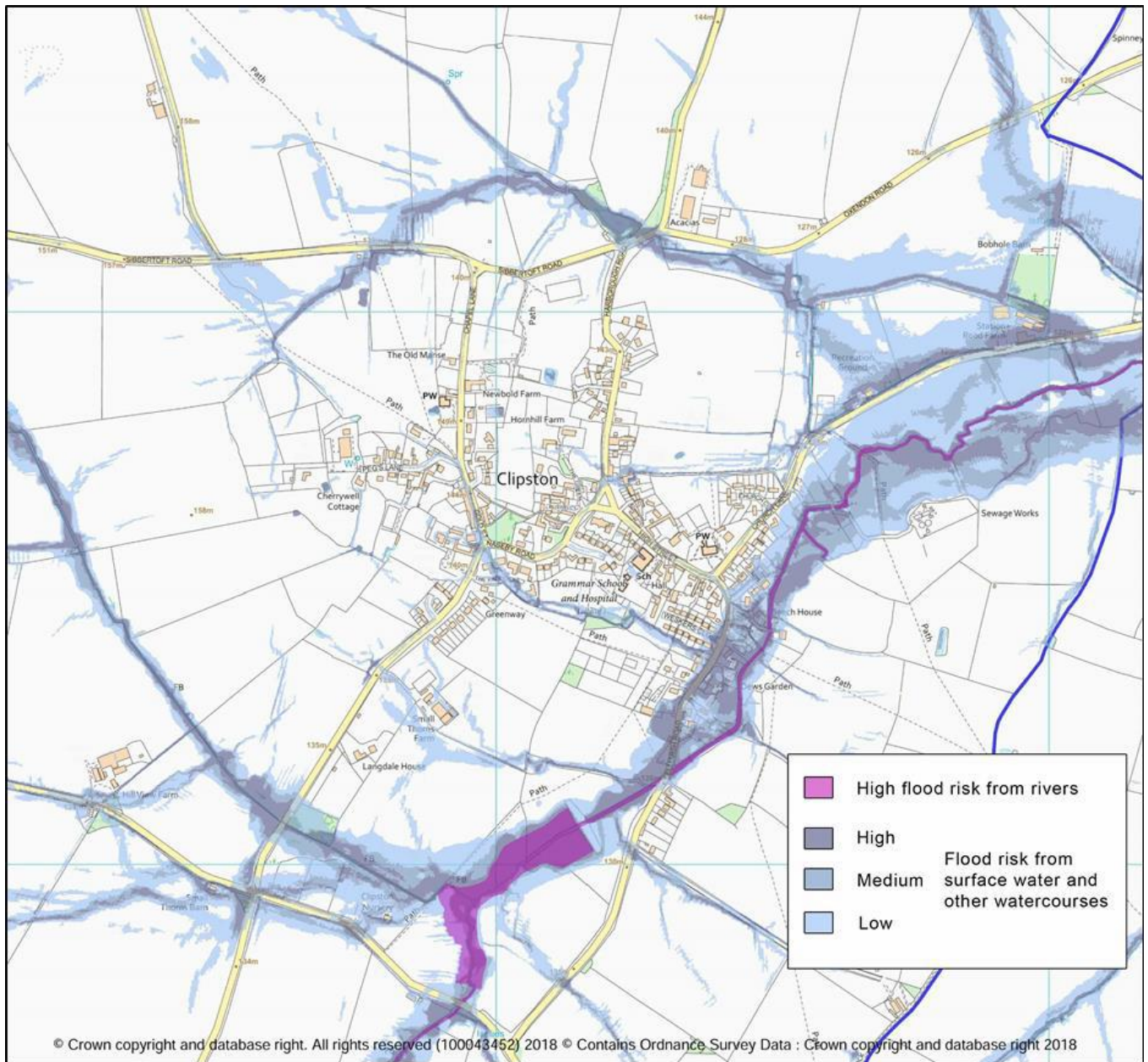
- a) Development proposals within the area indicated in purple on Figure 2 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.
- b) Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be strongly supported.

## Flooding

- 7.11 While flooding from the River Ise and other watercourses is at the moment an occasional challenge, it can be predicted to worsen as the unavoidable consequences of hitherto unmitigated climate change take hold. The important and immediate issue for residents is that flooding from surface water has been observed to have increased in the Parish over recent years. Possible causes are increased rainfall overall, more intensive rainfall events, intensification of agriculture and new development being permitted without recognition of its effects on local hydrology. Within the Parish, flooding from surface water (run-off and flash flooding) is an actual or potential risk generally and specifically at sites adjacent to ordinary watercourses, i.e. rivers, streams, ditches, drains, cuts, culverts, dykes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. Robust sustainable and low carbon drainage systems (SuDS) can help to prevent new development from exacerbating this risk and avoid the potential for adverse effects on the environment (e.g. polluted run-off entering existing water bodies). In addition, SuDS should always be designed to complement and not disturb existing habitats.
- 7.12 The NPPF does not prohibit development in areas of high flood risk (e.g. Environment Agency Flood Risk Zone 3). Flooding from surface water was excluded from the National Flood Resilience Review (September 2016). This policy therefore represents a local determination to strengthen the conditions in respect of flooding and hydrology to be applied to all development of one or more dwellings or employment development in the Parish. It supports and is in conformity with relevant sections of the NPPF paragraphs 155 – 164 and is strongly supported by the 2019 draft National Flood and Coastal Erosion Risk Management Strategy for England.



Figure 3: Environment Agency mapping of flood risk in Clipston



POLICY CC2: FLOODING - Development proposals adjacent to watercourses, of one or more dwellings and/or for employment development should demonstrate that:

- a) if in a location susceptible to flooding from rivers or surface water, an alternative site to meet the local residential development need is not available;
- b) its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- c) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten other natural habitats and water systems;
- d) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- e) it does not increase the risk of flooding to third parties;
- f) proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and
- g) it takes the effects of climate change into account.

## Renewable energy generation/low carbon technologies

7.13 Renewable energy and low or zero carbon development are issues of interest in the Parish. The community is keen to explore opportunities for renewable technology development.

7.14 Consultations show that the community is not in principle opposed to local low carbon energy generation development and recognises the potential benefits it may bring as a renewable source of energy. However, the potential for wind energy and other forms of renewable or low carbon development needs to be balanced against other important considerations, notably the potential impact on the Parish's high-quality landscape, ecology and residential amenity.

7.15 Any development must also be of an appropriate scale, in a suitable location, and sensitive to the special and high-quality landscape of the Parish, as well as respecting residential amenity and other important considerations.

POLICY CC3: RENEWABLE ENERGY GENERATION INFRASTRUCTURE - Suitably located and designed proposals that promote and encourage the development of renewable and low carbon energy resources will only be permitted where they:

- a) do not have an adverse impact on the amenity of local residents (including noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions, sensitivity and character of the landscape);
- b) do not have an adverse visual impact on the character and sensitivity of the landscape;
- c) do not have an adverse effect on any designated or non-designated heritage asset, or their setting, or on sites and features recognised for their significance in this Plan;
- d) would not, in the case of wind turbines, result in an adverse effect on protected species, including migration routes or sites of biodiversity value; and
- e) provide, in the interests of residential amenity and safety, an appropriate minimum separation between wind turbines (over 25m to blade tip) and residential properties.

## Energy efficiency of new buildings

7.16 The energy efficiency standards for new housing and existing buildings are set out in Approved Document Part L of the Building Regulations, which have become increasingly stringent since 2002.

7.17 In 2015 the Government streamlined the requirements set by different councils in respect of housing development and cancelled the Code for Sustainable Homes assessment regime, so that developments just need to comply with the Building Regulations, meaning that neighbourhood plans could not require more stringent standards in respect of the energy efficiency of new housing than are required to meet such Regulations.

7.18 The intention previously was that the Building Regulations would be modified so as to require all new dwellings to be carbon neutral. However, the Government subsequently announced that it did not intend to proceed with the zero carbon homes scheme.

7.19 It is still possible, however, to include supportive statements in neighbourhood plans in relation to the energy efficiency of new developments.

POLICY CC4: ENERGY EFFICIENT BUILDINGS - The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes, where practical and subject to viability:

- a) siting and orientation to optimise passive solar gain;
- b) the use of high quality, thermally efficient building materials;
- c) installation of energy efficiency measures such as loft and wall insulation and double glazing;
- d) reducing water consumption and increasing water reclamation;
- e) non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent';
- f) any new development to incorporate on-site energy generation from renewable sources such as solar panels, to at least the extent required by the Part 1 Strategic Plan Policies S10 and S11;
- g) the retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations; and
- h) alterations to existing buildings must, where appropriate, be designed with energy reduction in mind and comply with sustainable design and construction standards.

## Electric vehicles

- 7.20 The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2040 to combat rising levels of air pollution (in particular NOx) and address climate change concerns. The implication is that the number of 'pure' (i.e. not hybrid) electric vehicles (EVs) on the road will increase rapidly; there is some evidence this is already starting. If EVs are to have a similar range to today's petrol/diesel cars, they will need to have large capacity batteries installed (for example, an EV with a 310-mile (500kms) range requires a battery capacity of 90kWh). This raises the crucial question for the planning system of providing infrastructure for EV battery recharging.
- 7.21 Residential charging is probably the current norm but using a typical generator size of 3.7kW (as currently installed as standard on board EVs, with similar electrical usage as a domestic kettle), this would take 19 hours to re-charge the battery (assuming a typical run-down state of 25% of maximum). The lower capacity (and lower range <100miles) Nissan Leaf would take about 6 hours. The availability of larger capacity on-board generators (7kW) is emerging, which would halve these times, but this is then the maximum that would be possible using current standard domestic electricity supply (single phase 240volt). However, residential charging is only allowed where off-road parking is available.



7.22 This issue is already influencing planning and building regulations and it would seem wise to include such requirements for new developments in Clipston, if rural communities are not to be left behind. Similarly, commercial rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7kW re-charge time by a factor of 3). These could be utilised in Clipston for example by installation in a permanent parking area as described above, providing re-charging for residents with no off-road parking, and allowing opportunity fast re-charge for all residents.

POLICY CC5: ELECTRIC VEHICLES - Residential development should, where practical, provide 7kW (or current best practice) cabling to a vehicle-accessible location on the exterior of each dwelling to facilitate subsequent installation of a home electric vehicle charging point.

The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish.

## Home working

7.23 In rural areas such as the Parish, with limited local employment opportunities, one benefit of supporting home working is that it helps to promote local employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish, thus aiding the drive to combat climate change.

7.24 However, it is recognised that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the development of small scale new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in the Parish.

POLICY CC6: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) no significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they must be subservient by reason of height, scale, massing, location or the facing materials used in their construction.

## Public Transport provision

7.25 The NPPF encourages a reduction in greenhouse gas emissions through the introduction of measures which promote a decrease in the number of car journeys. However, the paucity of public transport provision for the residents of Clipston means they are heavily dependent on owning and driving cars. Currently a once-a-day only bus service between Welford and Market Harborough, which operates Monday to Friday, comes through the village, but this service is not guaranteed to continue. The only other provision requires the user to phone to arrange a collection time and pick-up point that fits in with the times, points and destinations of all the other users which makes it unworkable and unrealistic.



7.26 To support the NPPF objective lift sharing and voluntary driver schemes could be considered.

## Cycling

7.27 A good number of the inhabitants enjoy cycling but no specific questions on the subject were posed as part of the Plan Consultation Exercises, so it is not possible to comment on the villagers' views on this matter.

7.28 The Parish and surrounding area is very popular with cyclists due to the rarely congested road network and scenic territory, "The Cotswold's without the crowds" is how cycling clubs describe the area. Time trials use the local roads and recreational cyclists regularly ride through the village. All Saints Church supports the Northamptonshire Historic Churches event in late summer but there is no permanent welcoming or meeting place for cyclists visiting the village. Publicising the existing refreshment facilities available in the village may help to encourage cyclists to visit Clipston. However, there is very little provision of cycle parking racks and provision of cycle lanes within the narrow roads is impractical and the speed of traffic going through the village needs to be addressed to ensure the safety of cyclists.



## Pedestrian paths/pavements

7.29 Most pavements/paths in the village are in need of some sort of repair and many require levelling, with many having a steep uneven camber or containing bad cracks. Paths also need to be kept clear of overhanging vegetation. The extent of through-traffic increases the importance of maintaining the pavements as illustrated below:

7.29.1 several areas of pavements/paths are narrowed because of outgrowing hedges;

7.29.2 generally, more frequent pavement sweeping/cleaning is required;

7.29.3 Harborough Road – in front of Nether Green vehicles park on the pavement to allow traffic to pass safely on the approach to the 'S' bends on the Green (photo 1 in App. 12);

7.29.4 Church Lane – there are a number of places where the pavement narrows and becomes a hazard for wheelchair users and families with young children and pushchairs – this is the only paved access to the Recreation Fields which includes children's play equipment (photo 2);

- 7.29.5 High Street – the pavement on the church side narrows at one point to being less than half a metre wide. This is a path used to travel to school for villagers that live in the Church Close/Church Lane/Bassett Way/Weskers Close and Kelmarsh Road area of the village. The church wall is slowly being pushed by the weight of the graveyard causing the wall to lean and cause an obstruction to pedestrians using this path (photo 3);
- 7.29.6 Naseby Road – the pavement narrows due to the grass verge encroaching on the pavement and tree roots are surfacing causing the tarmac to ridge and crumble away. This occurs on the most hazardous corner at the junction with Gold Street. The section of Naseby Road opposite Marecroft has cars parked on the verge to avoid obstruction of the road. Although this helps traffic flow it can prove to be a hazard for pedestrians with pushchairs or wheelchairs (photos 4, 5 and 6);
- 7.29.7 Gold Street – on entry into Gold Street the right-hand path is so narrow that it is not safe to use (photo 7). Further along, the pavement is obstructed by parked cars to an extent it is not passable when residents are at home; evenings and weekends being the worst times (photo 8). It is necessary for cars to park in this manner to allow for larger vehicles/agricultural vehicles to use this road. Parking on the left is normal. The left-hand path becomes obstructed on bin collection day resulting in pedestrians being forced to walk in the road at some points (photo 9);
- 7.29.8 Pegs Lane – a small section of the path has deteriorated, and cracks are causing a trip hazard and there are overhanging hedges (photo 10);
- 7.29.9 Chapel Lane – the left-hand path travelling out of the village is badly in need of attention. At one point it has been completely overgrown by grass and moss (photo 11); and
- 7.29.10 alleyways – the alleyway running along the front of the cottages on The Green is in poor condition in some places and residents need to ensure that vegetation is trimmed back to allow reasonable access (photo 12). The alleyway (the Jitty) from The Green to Gold Street is in good repair at the lower end but requires attention further up. A further example is Footpath CH7 (running south west from Weskers Close) with often overhanging vegetation.



**POLICY CC7: PEDESTRIAN PATHS/PAVEMENTS** - The upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:

- a) service new developments and connect them to the existing pedestrian footpath network;
- b) encourage walking over car use for making journeys within the Parish; and
- c) provide an improved and more extensive footpath network to support exercise and leisure activities for the Parish residents and visitors.

## 8. Housing and the built environment

### Introduction

- 8.1 Clipston is a classic Northamptonshire village lying in the undulating hills towards the north of the county. The attractive landscape of gentle hills and valleys, with its cultivated fields and extensive pastures, copses and hedgerows always surprise outsiders since its attractiveness remains relatively unknown. The verges and street scenes leading to open countryside, together with the village green, open spaces and natural hedgerows, all contribute to the green character of the village which manifest itself on all approach routes to Clipston.



- 8.2 It is a loosely knit and fairly dispersed village containing a large variety of sizes and ages of buildings. Groups of these older buildings are interspersed with some modern development with a considerable amount of open spaces radiating from and around the core of the village. The village has kept its character through the maintenance of these important spaces thus preventing an urbanization of its rural nature through inappropriate infill, which could easily create a highly inappropriate suburban effect.





- 8.3 Most of the properties in the village are not densely packed and have front gardens which are considered important to the character of the village. The main exception being the terraced housing which, albeit comprising small parts of the village, are architecturally and historically significant in themselves, and add much character to the street scene of the village. Nearly all village properties have rear gardens. This contributes to the sense of openness and greenery that is a characteristic of Clipston.



- 8.4 The earliest part of the village to develop is thought to be the area around the High Street and Church Lane. The second stage of development was probably an extension to the north west, comprising three roughly parallel streets, with the village green in the then south east corner. Two of these streets survive today as Chapel Lane and Harborough Road. Later developments include Pegs Lane and more recently Kelmarsh Road.
- 8.5 Soon after World War One the local Oxendon Rural District Council built 4 semi-detached houses on the Harborough Road and in about 1930 built 12 council houses on the Naseby Road. In 1935 that Council merged with Brixworth Rural District Council and after the Second World War built the houses in Bassett Way.
- 8.6 A few years later Church Close was developed to provide council housing. In 1967, a scheme of bungalows was built in Weskers Close and since then later developments have occurred in Kelmarsh Road, Church Lane, Harborough Road and Chestnut Grove. More recent developments have taken place at Nobold Court, Marecroft, land at The Hollies, Buswell Court (being the site of the Old Red Lion public house), The Paddocks and a site currently under construction off Naseby Road.
- 8.7 The buildings of Clipston represent a variety of styles and building materials reflecting the changing fashions in vernacular architecture, innovations, building technology and the industrialisation of the production of building material over the course of the centuries. The main local building materials are Northamptonshire ironstone which, as its name suggests, has a large iron content with a warm orange colour; and also red brick from the village brickworks, used to build many properties up until its closure in 1870. The historic core of the settlement is centred

around All Saints Church. It is here that most of the buildings are built in traditional materials of stone/render, thatch and slate, though there are other examples throughout the village. There are also a few cob (a mixture of clay and straw) buildings in the village.

- 8.8 The roofs of properties range from thatch to slate to clay to modern concrete roof tiles. The earliest buildings have slate roofs with thatch, a material associated with eighteenth century properties in the village. The majority of nineteenth century development used slate with some peg tiles. The earlier twentieth century developments saw the use of clay tiles with, from about 1950, concrete roof tiles being introduced reflecting the modernisation and manufactured nature of building products. The vast majority of properties have roof lines that include chimneys and there are some fine examples of polychrome brickwork, mainly in Pegs Lane.
- 8.9 In summary Clipston retains an historic charm which is exemplified by the high number of listed buildings and other heritage assets. It has a mix of building styles which for the most part complement each other. This is partially achieved due to the high proportion of traditional dwellings at its core and the retention of the original village layout – it has for the most part grown gradually and sensitively

## National Planning Policy

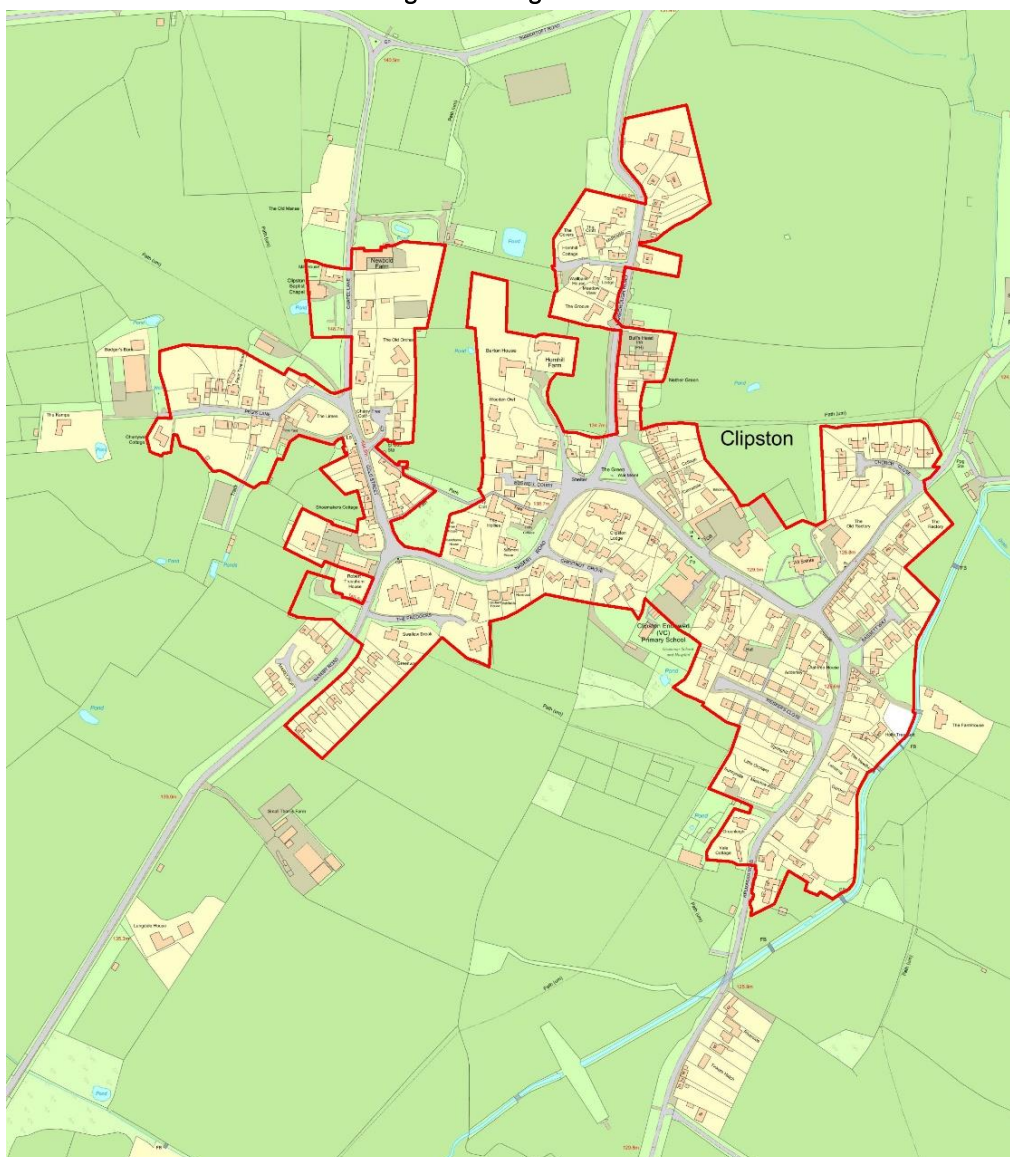
- 8.10 Under the Part 2 Strategic Plan, Clipston is classified as an “other village”, where development is strictly controlled in order to protect the integrity of the landscape, character and settlement pattern.
- 8.11 The Part 2 Strategic Plan states, amongst other matters “it is considered that development should be limited at these villages, to being small scale within the confines”. Such “other villages” perform a predominantly local role in providing a limited number of services and facilities for their residents. This Plan supports this policy approach and aims to enhance this individual, characterful village and to focus future residential growth to within the Village Confines as defined in this Chapter and as shown edged red in Figure 4.

## The Village Confines

- 8.12 The purpose of Village Confines are to ensure that sufficient housing and economic activity is available in appropriate locations that will avoid overloading the transport infrastructure and intruding into the local countryside. Village Confines criteria have been established by the District Council in order to clarify where new development is best located. They are used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development is acceptable in principle, and where it would be unacceptable - generally in the least sustainable locations such as in the open countryside. Development in the open countryside risks the creation of ribbon development and can detract from the visual amenity of the area.

- 8.13 To maintain Clipston's character there is a need to control carefully where development occurs to protect its very open and rural setting and to complement the existing historically significant buildings. To direct development to those areas within the settlement that are considered most suitable, this Plan designates Village Confines for the built-up part of Clipston. The Clipston Village Confines also takes into account recently implemented planning permissions. Some sites within the Village Confines are protected from further development through other designations, identified through the policies in this Plan. In planning terms, land outside a defined Village Confines, including any small groups of buildings or small settlements, is treated as countryside.
- 8.14 Supporting "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it" is a core planning principle. This approach also helps to maintain the special landscape character of the Parish and protects the countryside for its own sake as an attractive and accessible natural resource. Focusing development within the agreed Village Confines will help to support existing services within the village and protect the countryside and the remainder of the Plan Area from inappropriate development. The drawing of the Village Confines follows the methodology outlined in the Daventry Local Plan.

**Figure 4: Village Confines**



POLICY HBE1: VILLAGE CONFINES – Development proposals on sites within the Village Confines, or in terms of new sporting or recreational facilities close or adjacent to the Village Confines as identified in Figure 4 above, will be supported where they respect the character of Clipston and comply with the policies of this Plan.

Land outside the defined Village Confines will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

## Meeting housing need

- 8.15 It is important that the future housing needs of the Parish are met within the Plan Period and that any assessment of need is based upon evidence. Although the District Council have no residential target allocation for the Parish it is accepted and agreed that there are gaps in the current residential provision. It was apparent from the Plan Consultation Exercises that some local people are looking to downsize, whilst other families require increased bedroom provision without the need for a larger executive style home in a much higher price bracket. A range of information has been scrutinised, including Census data 2011 (Appendix 3); Housing Needs report 2017 (Appendix 4a) and the District Council Housing Survey (Appendix 4b), the Plan Consultation Exercises and Land Registry data.
- 8.16 The NPPF sets out to address the lack of housing delivery and in particular, increase the affordable housing supply. The NPPF supports land coming forward for development where it is needed, informed by a local housing needs assessment. There is a higher percentage of detached properties in Clipston compared to the rest of the Daventry District (60.5 v 42.7), and fewer semi and terraced properties (18% v 30%). Home ownership levels are higher than the District generally (77% v 72%), but levels of affordable housing are lower (10.7% v 14.9%). 5-bed homes are 16.7% of the stock compared to 8% across the District.
- 8.17 A principal aim of this Plan has been to establish policies that deliver future housing that meets the needs of the Parish in a holistic fashion. High land values and resulting high house prices have led to an under provision of certain tenure types and sizes of dwellings in the Parish: this under provision has been highlighted by the District Council Housing Survey.
- 8.18 Of the 51 responses to the District Council Housing Survey, 11 respondents stated they had a housing need. In particular 3 respondents showed a need for both rental and shared ownership social housing, and a further 3 respondents had a need for three and four-bedroom market value houses. This latter need is reflected in the responses to the Plan Consultation Exercises, which showed a need for three and four-bedroom houses.
- 8.19 Whilst the District Council Housing Survey also refers to a need for bungalows, it is noted there are already a relatively high proportion of bungalows in the village: all Weskers Close seventeen dwellings comprise market value bungalows and, in addition to the other market value bungalows in the village, there are four social housing bungalows in Marecroft. The District Council Housing Survey also notes the potential need for two bedroom market value houses but it is considered that a specific inclusion of such a requirement in any allocated



development site addressing housing needs would be unreasonable, especially when it is a proposed requirement that 40% of such site dwellings will be affordable housing.

8.20 Accordingly, taking into account all of the factors set out above, in order to satisfy the identified housing needs of Clipston the following are proposed:

8.20.1 a residential site for about 10 dwellings with 40 per cent affordable accommodation;

8.20.2 during the Plan Period the following dwelling sizes are required to meet the demographic projections:

- i. two dwellings with two bedrooms each;
- ii. four dwellings with three bedrooms each; and
- iii. four dwellings with four bedrooms each.

8.20.3 the affordable housing requirement of 40 per cent of the total site yield (equating to four dwellings) shall comprise:

- i. two dwellings – one dwelling with two bedrooms and one dwelling with three bedrooms – to be of a social or affordable rented tenure; and
- ii. two dwellings – one dwelling with two bedrooms and one dwelling with three bedrooms – to be of a shared ownership tenure.

All four dwellings shall be made available for people with a local connection to Clipston.

8.21 Agreement has been reached with the landowner and their professional advisers for a proposed allocated site for 10 dwellings complying with Policy HBE2.

## Residential site allocation

8.22 The Plan Consultation Exercises showed a generally negative perception towards extensive residential growth and in particular a fear that Clipston would be “overdeveloped” and lose its individual character and appeal. This Plan seeks to allocate housing to meet a locally identified need. A site appraisal process involving all available potential residential development sites was undertaken and this process, which ultimately determined the most suitable location for new housing, is described in detail in Appendix 5a and Appendix 5b. The suitably located site is both developable and deliverable in satisfying the locally identified housing need.

8.23 The Plan Consultation Exercises showed a preference for more reasonably sized new houses compared to large new houses. This is reinforced by the high numbers of properties in the Parish with five or more bedrooms (which account for 16.7% of all dwellings compared to 8% across Daventry District). Additionally, the Plan Consultation Exercises encouraged the provision of affordable housing for local people, to establish a better mix of housing leading to residents more likely to remain in the village. Accordingly, the tenure of any affordable



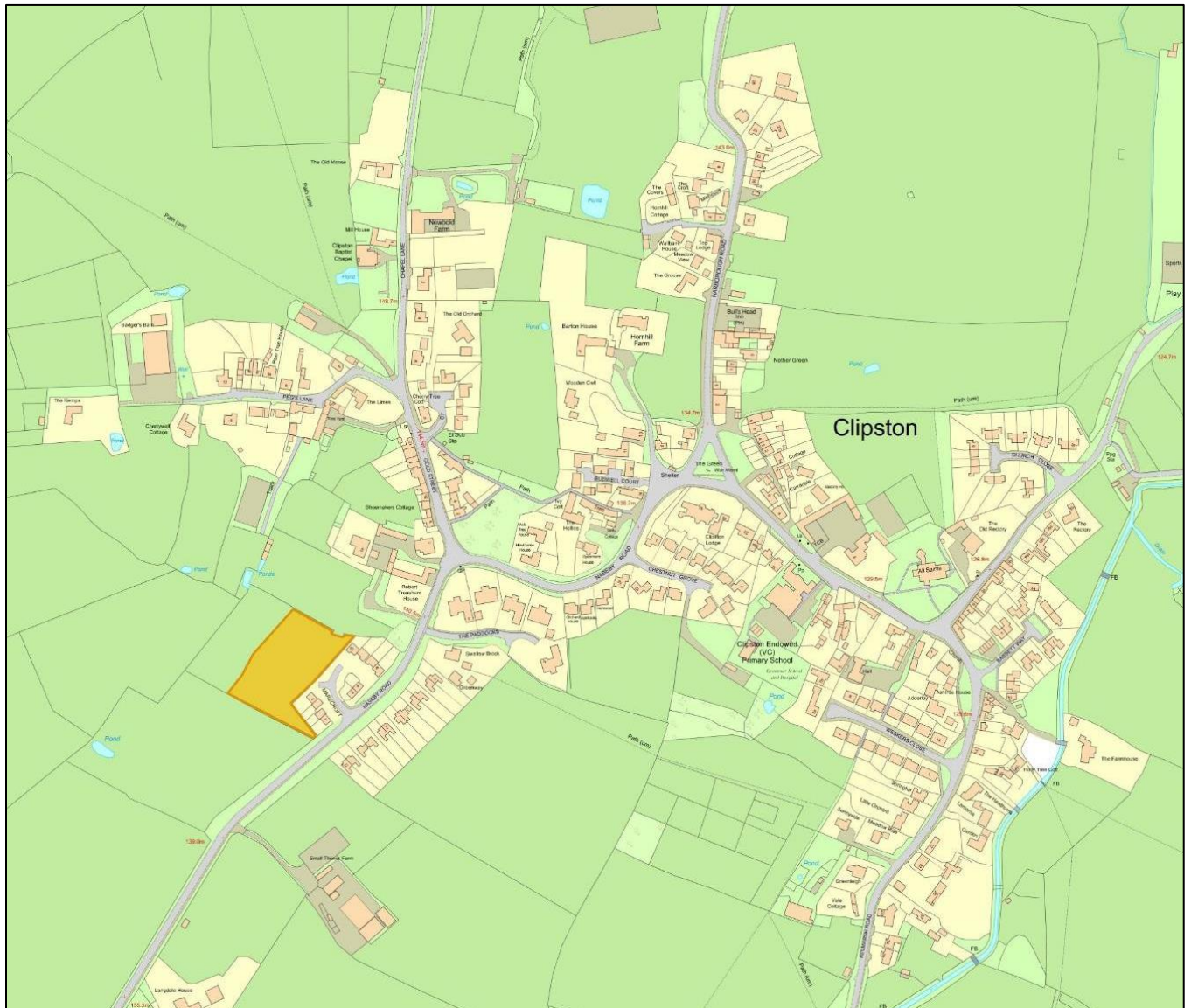
housing proposed by this Plan should follow the District Council guidelines and should prioritise local people: any such affordable housing should be either developed or owned by a registered housing association.

- 8.24 Adopting the Plan Consultation Exercises' responses which did not support new large houses, a maximum size should be imposed on any new dwellings, together with a restriction against the development of any new dwellings with more than four bedrooms. Additionally, due to the topography of the suitably located site, the existing built environment of adjacent properties and the need to restrict dwelling sizes, the height of any new dwellings should be restricted to a maximum level.

POLICY HBE2: RESIDENTIAL SITE ALLOCATION – Land is allocated off Naseby Road and to the rear of Marecroft for about ten dwellings as shown shaded yellow on the plan below (Figure 5). Development will be supported subject to the following criteria being achieved:

- a) the development proposal will provide a mixture of housing types specifically to meet identified local needs as determined by the District Council Housing Survey, the Plan Consultation Exercises or (if applicable) future evidence of housing need;
- b) all of the affordable dwellings will be constructed at least to the National Space Standards;
- c) none of the three bedroomed market value dwellings shall be larger than 150 square metres (excluding the garage) and none of the four bedroomed market value dwellings shall be larger than 180 square metres (excluding the garage);
- d) 2 of the market value dwellings will be built to a minimum of building regulations M4(2) – accessible and adoptable;
- e) no properties shall be higher than two and a half storeys;
- f) suitable pedestrian connectivity to be provided between the development site, the existing dwellings at both Marecroft and Naseby Road, so as to link into the existing village pedestrian network;
- g) a natural landscaping scheme shall be planted along the south western and the north eastern boundaries of the development site to maintain a rural aspect and to ensure the development is sympathetic to neighbouring residents; and
- h) no development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the local planning authority.

**Figure 5: Residential allocation**



## Windfall development

- 8.25 A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or neighbourhood plan process.
- 8.26 To help maintain the character of Clipston, further development beyond the housing allocation described in Policy HBE2 above will be restricted to windfall sites within the Village Confines, and will be of no greater size than two additional properties on any single site in order to maintain the open aspect of the village.
- 8.27 If residential, to meet the need for smaller dwellings, single unit developments (in addition to an existing dwelling/building) will be of a suitable scale to the whole site but developments of two additional units will include at least one dwelling that is no more than three bedrooms.

POLICY HBE3: WINDFALL SITES - Small development proposals on infill and redevelopment sites will be supported where such development:

- a) is located within the Village Confines;
- b) will not result in the loss of existing services and facilities important to the sustainability of Clipston;
- c) provides for safe vehicular and pedestrian access to the development with adequate off-road vehicular parking;
- d) retains existing important natural boundaries such as trees, hedges and streams;
- e) respects and complements the form, character and setting of the village, protects relevant areas of historic or environmental importance and has appropriate regard to the open nature of Clipston;
- f) protects the integrity of garden or other open land to ensure any reduction in such space does not adversely impact the form or character of its immediate setting and/or the village;
- g) does not result in an unacceptable loss of amenity for neighbouring residents by reason of loss of privacy and/or loss of daylight, and/or creation of visual or noise intrusion;
- h) involves not more than two additional dwellings and/or buildings, which if two additional dwellings shall include at least one small dwelling with three or fewer bedrooms; and
- i) complies with all other relevant policies in this Plan.

## Clipston Village Design Standards

- 8.28 The purpose of the Clipston Village Design Standards (“the Design Standards”) are to inform developers, builders and householders of the design elements that have been identified by the residents of Clipston as contributing to, and being important to, the character and amenity of Clipston. It is a central element of this Plan.
- 8.29 The Design Standards will provide clarity relating to design principles for all forms of development (including new build, extensions and conversions) within the Parish (for the purposes of paragraphs 8.30 to 8.36 referred to as “Development”) and for all types of use (including residential, industrial and commercial).
- 8.30 The Design Standards are centred around a collection of principles for Development to cover the range of considerations necessary to ensure Development is of an appropriate nature and complements the character of the village and the local environment.
- 8.31 It is not the intention of the Design Standards to impose a particular style of building design nor to exclude good examples of modern design and construction. It is, however, intended that any development proposals do not conflict with their surroundings nor diminish the existing historical value and local amenity. It serves as an update to the VDS.
- 8.32 The Design Standards do not supersede or replace the suggestions and guidance in relevant national and local documents but are designed to augment them. The intention is that Development is of a higher standard than the general national and local requirements. It is the aspiration of the Clipston residents that Development maintains and complements the existing character and environment and benefits the community where possible.
- 8.33 The Design Standards should be read in conjunction with this Plan, as a whole, specifically the relevant policies detailed in other sections such as Contributing to tackling Climate Change and The Environment.
- 8.34 The Design Standards are intended to safeguard the setting, feel and character of the village. The Design Standards will require Development to be sympathetic to their surroundings in terms of design, density and scale. They will ensure that such Development will enhance and complement both the built and natural environment.
- 8.35 The Plan Consultation Exercises identified a strong feeling that Development should either reflect Clipston’s architectural characteristics or make a positive high-level architectural contribution to the immediate locality of the Development site.
- 8.36 There is an expectation that high quality materials will be used, and that these should integrate sympathetically. All Development will be required to be built in a sustainable format. Development should not adversely affect the local green spaces, the views in or out of the village, the wide range of existing heritage assets, or the local street scene all of which make a strong contribution to the overall character and form of the village. The importance for wildlife of gardens in new development is recognised and supported.



8.37 Examples of completed developments in Clipston consistent with the Design Standards are set out below:



Car port and refurbished outbuilding at the Old Rectory



Side extension at Nobold Court





Single storey extension at Pegs Lane



First floor timber clad extension at The Limes, Pegs Lane

POLICY HBE4: DESIGN STANDARDS - Development proposals will demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of Clipston and the Parish.

Development proposals should have regard to the following design principles where appropriate and proportionate to the development:

- a) to enhance and reinforce the local distinctiveness and character of the area in which it is situated. Proposals should clearly show how the general character, the scale, mass, density and layout of both the site and the building or extension, fit in with the surrounding area. Specifically, Development should be no more than 2.5 storeys in height;
- b) not to disrupt the visual amenities of the street scene and existing buildings, not to impact negatively on any significant wider landscape views nor to detract from the views in and out of the village. Development should have no adverse effect on local green spaces, sites of environmental significance, important open spaces, buildings and structures of local significance, or historic ridge and furrow sites;
- c) high quality materials are required to avoid an appearance typical of large-scale urban developments; however, for sites with multiple buildings care must be taken to introduce a variety of built forms and to avoid monotonous repetition of design;
- d) building materials and design, including rooflines, fenestrations, and street furniture (for example kerb stones), should be consistent with, and complement, the design and character of the surrounding area;
- e) existing buildings should be maintained in a style consistent with, and using materials that are sympathetic to, their original construction, as further outlined in Appendix 6;
- f) contemporary and innovative materials and design will be supported, where positive improvement can be robustly demonstrated without detracting from the historic context or character of the village;
- g) consideration should be given to how the design meets accessibility standards and how provision above the minimum statutory requirements can be achieved;
- h) detailed consideration of both vehicular and pedestrian access, and the provision of sufficient off-road parking and storage for bicycles and other outdoor equipment. Where possible, enclosure of plots should be of native hedging and/or timber post and/or rail fencing and/or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original. Provision for new trees and plants should be made where possible to encourage the Development to blend into the rural setting and soften the lines between old and new buildings;

- i) redevelopment, alteration or extension of historic farmsteads, agricultural buildings and workshops should be in keeping with the rural character of the area and be sensitive to their distinctive character, materials and form;
- j) proposals should minimise the impact on general amenity and give careful consideration to mitigate the adverse impacts of noise, odour and light. Light pollution should be minimised wherever possible. Both on-street lighting and exterior lighting on buildings need to be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area;
- k) individual dwellings should accommodate discreet and accessible meter cupboards and storage containers compliant with the refuse collection system;
- l) should protect existing flora where possible (such as retaining mature trees and protecting roots) and enhance biodiversity, including design to preserve habitats for wildlife and protected species (for example the use of hedging and provision of bird boxes);
- m) should incorporate, where appropriate, sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology; and
- n) should incorporate, where appropriate, robust sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and to mitigate climate change driven flooding.



## 9. The Environment

### Introduction

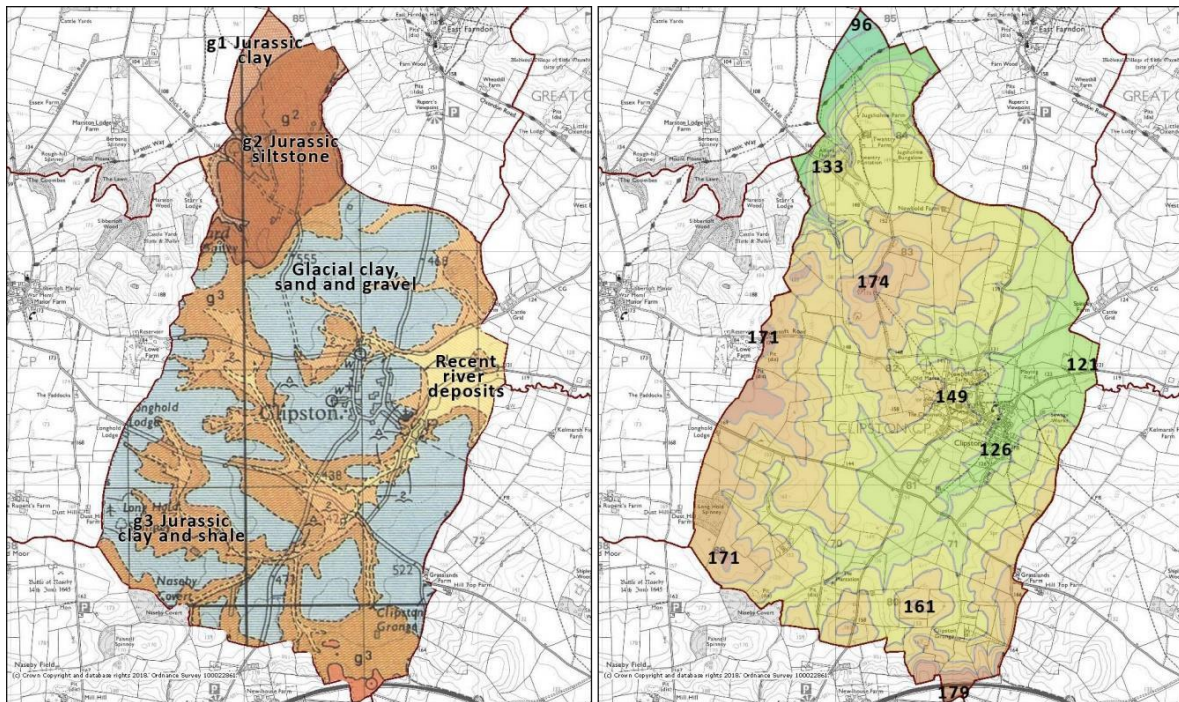
- 9.1 This chapter deals with the environmental component of *sustainable development*, as described in the NPPF page 5. The chapter aims to balance the requirement for appropriate development in Clipston against the value of environmental features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including recognition of the amenity and setting values of open spaces, and protection and enhancement of local biodiversity.
- 9.2 Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan Period. Even including Clipston’s unusually extensive statutory historic designations, only 19% by area of all the open and currently undeveloped land in the Parish is protected in any way from potential environmentally damaging development. The key statistics are:
- |      |   |                          |
|------|---|--------------------------|
| i.   | Total area of the Plan Area   | 1181 ha                  |
| ii.  | Area of all open or undeveloped land                                  | 1151 ha                  |
| iii. | Area already protected as Scheduled Monument                          | 142 ha (12.3%)           |
| iv.  | Area designated or notified in this Plan for environmental protection | 66 ha (5.7% of ii above) |
- 9.3 NOTE: Chapter 7, *Contributing to tackling of Climate Change*, deals with a range of *broadly environmental* policy areas which have direct relevance to this important topic at the appropriate level for a neighbourhood plan. It covers flood mitigation, new development in areas of flood risk, renewable energy generation and energy-efficient building standards.

### Landscape, geology and setting

- 9.4 Clipston lies at about 130 metres (426 feet) above sea level on the south-facing side of the Ise Valley, which is one of the headwaters of the River Nene. North and west of the village the land rises to over 170 metres (560 feet) on a ridge of open upland created by a layer of a resistant layer of Jurassic (170 million years old) siltstone. The far northern boundary of the Parish follows the steep, dissected escarpment where the sharp edge of this siltstone outcrops above the wide floodplain of the Welland Valley. To the village’s south the land rises more gently into the Northamptonshire Uplands. Although the Parish is underlain by Jurassic rocks – siltstone in the north, clay and shale in the south – most of them are buried beneath a thick blanket of Ice Age deposits. This stony clay, gravel and sand was spread here by ice sheets and their associated meltwater rivers and lakes about 300 thousand years ago.
- 9.5 The Parish’s position between the Ise and Welland puts it on ‘the main watershed of middle England’, as described by Natural England. One result is Clipston’s relative isolation, rural ambience and tranquillity, elements of its character that residents value very highly.

**Figure 6: Geology (left) and topography of Clipston.**

Geological map adapted from British Geological Survey online resources. Spot heights in metres  
Both © Crown copyright and database right. All rights reserved (100043452) 2018



## Historic environment

9.6 Archaeological finds show that the area around Clipston was inhabited during the Roman occupation, and presumably long before that by the Celtic “British” people who were assimilated into Romano- British culture. Sometime after the arrival of Saxon people and culture in the 7<sup>th</sup> century, it seems likely that the occupants of separate farmsteads in the area decided to move into the middle of their territory and establish the village itself; the place-name *Clipston* (*Klypper’s settlement*) is a blend of an Old Norse personal name and Anglo-Saxon “*tun*” and probably dates the “modern” village to the 9<sup>th</sup> century AD. The village and its farmlands were well-established by the time of the Norman Conquest and Domesday Book; the layout of the medieval open fields and the form and extent of the village, both of which already existed in the 11<sup>th</sup> century, can still be seen in the landscape today. Clipston is recognised, by the designation of a large area of Scheduled Monument, as nationally important for the survival of earthworks preserving the medieval ploughlands (as ridge and furrow) and the streets and house plots of the village as it was at its maximum extent in the 14<sup>th</sup> century. The modern village’s two centres around a network of lanes, jitties and greens, and the open spaces and paddocks within the built-up area, all have medieval origins overlain with 17<sup>th</sup> to 21<sup>st</sup> century rebuilds and additions. This Plan directs new development to places where this important heritage will not be adversely affected.

## Natural environment

- 9.7 The history of land use in the Plan Area (it has been more or less cleared and managed by its human inhabitants for up to 2500 years) means that all “natural” environment is actually *semi-natural* (as classified by Natural England). This does not imply, however, an absence of wildlife, because animals and plants have adapted and evolved, even moved in, to occupy the landscape features created by human occupation and use. While the Plan Area has no recorded nationally important wildlife sites it does have a significant number of local features and habitat areas whose ecological value makes a vital contribution to English biodiversity. They include watercourses and wetlands, woods, hedgerows, gardens and churchyards, arable field margins and other “re-wilded” places, and – of particular significance within the Plan Area, permanent grazing fields where a mix of grassland plant species still survives.

## Existing environmental designations

- 9.8 The Parish is located in National Character Areas (Natural England landscape areas, defined for Planning purposes) 89 *Northamptonshire Vales* and 95 *Northamptonshire Uplands*. It also coincides with parts of Northamptonshire County Council’s *Naseby Plateau* Landscape Character Area. The River Ise valley, through and downstream from Clipston, is designated as part of a *Nature Improvement Area (NIA)* in a partnership between Natural England, the Local Authorities and landowners. There are two Scheduled Monuments (one an extensive feature covering some 30 parcels of land in and around the village), 19 Listed Buildings (Supporting Document SD2), part of one Registered Battlefield, two Registered Village Greens and 14 further areas and features of archaeological or historical significance (Northamptonshire Historic Environment Records). In the natural environment, there are seven areas of *Priority Habitat* (as defined by Natural England), nine validated or candidate Local Wildlife Sites (Northamptonshire County Council) and sixteen further parcels of land mapped by Northamptonshire County Council as having biodiversity significance because of the occurrence of locally rare or threatened habitats.

## Environmental inventory

- 9.9 An Environmental Inventory (Appendix 8) of Clipston was carried out between May and November 2018. A key map showing the inventory parcel numbers is Appendix 7. The work comprised two elements:
- 9.9.1 review of all existing designations and available information; and
  - 9.9.2 fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.
- 9.10 The review compiled information from many sources, including: DEFRA, Natural England, Historic England, Leicestershire & Rutland Historic Environment Records, Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology), Environment Agency, British Geological Survey Old maps (Ordnance Survey, manuscript), British History Online, Local history and archaeology publications, and local knowledge.

- 9.11 Fieldwork reviewed all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were checked.
- 9.12 This data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the criteria for Local Green Space selection in the NPPF 2019.
- 9.13 The Environmental Inventory forms Appendix 8 and the site scoring system is a Supporting Document (SD1).

## Local Green Spaces

- 9.14 Of the approximately 200 inventoried parcels of open land in the Parish, some 70 were identified as having notable environmental (natural, historical, cultural and/or community) value. These sites were scored, using the nine criteria for Local Green Space designation noted in the NPPF.
- 9.15 Three sites score 76% (19/25) or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in the NPPF (paragraph 100). Their statutory protection will ensure that these most important places in Clipston's natural and human environment are protected. The Local Green Space evidence base and assessments form Appendix 9.

POLICY ENV1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (Figure 7) will not be permitted other than in exceptional circumstances:

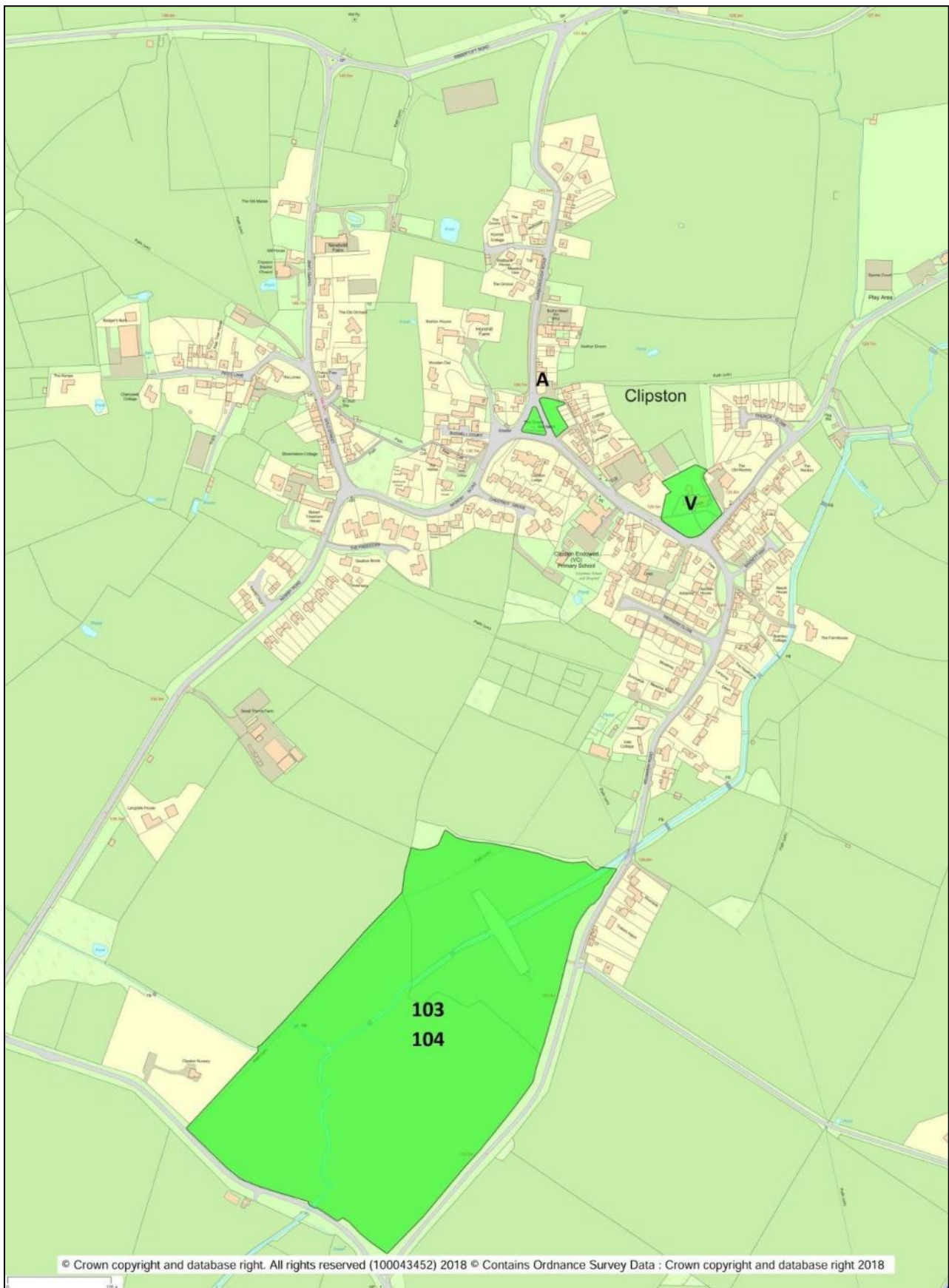
All Saint's Churchyard (inventory reference V)

Village Green (two parcels) (A)

Haddon Fields (103/104)



### Figure 7: Local Green Spaces



## Sites of environmental significance

- 9.16 A group of Environmental inventory sites score relatively highly for “history” and “wildlife” but, because their community value scores are not necessarily high they are generally not eligible for Local Green Space designation. The features for which the identified sites have been selected and scored are listed in the Environmental Inventory (Appendices 7 and 8). Figures 8.1 and 8.2 show their locations.
- 9.17 The historical environment sites comprise a) Scheduled Monuments, b) additional sites with *extant and visible* archaeological or historical features recorded in the Northamptonshire Historic Environment Records database; and c) other sites of historical and social significance identified in local records and during the inventory process.
- 9.18 The natural environment sites comprise a) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; b) sites identified as ecologically significant by Northamptonshire County Council, including Local Wildlife Sites; and c) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

POLICY ENV2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE – The sites listed and mapped (Figures 8.1 and 8.2) have been identified as being of local significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued.

Development proposals, or changes of use requiring planning permission, will be required to demonstrate that the development’s local value outweighs the environmental significance of the site or feature.

Figure 8.1: Sites of historical environment significance

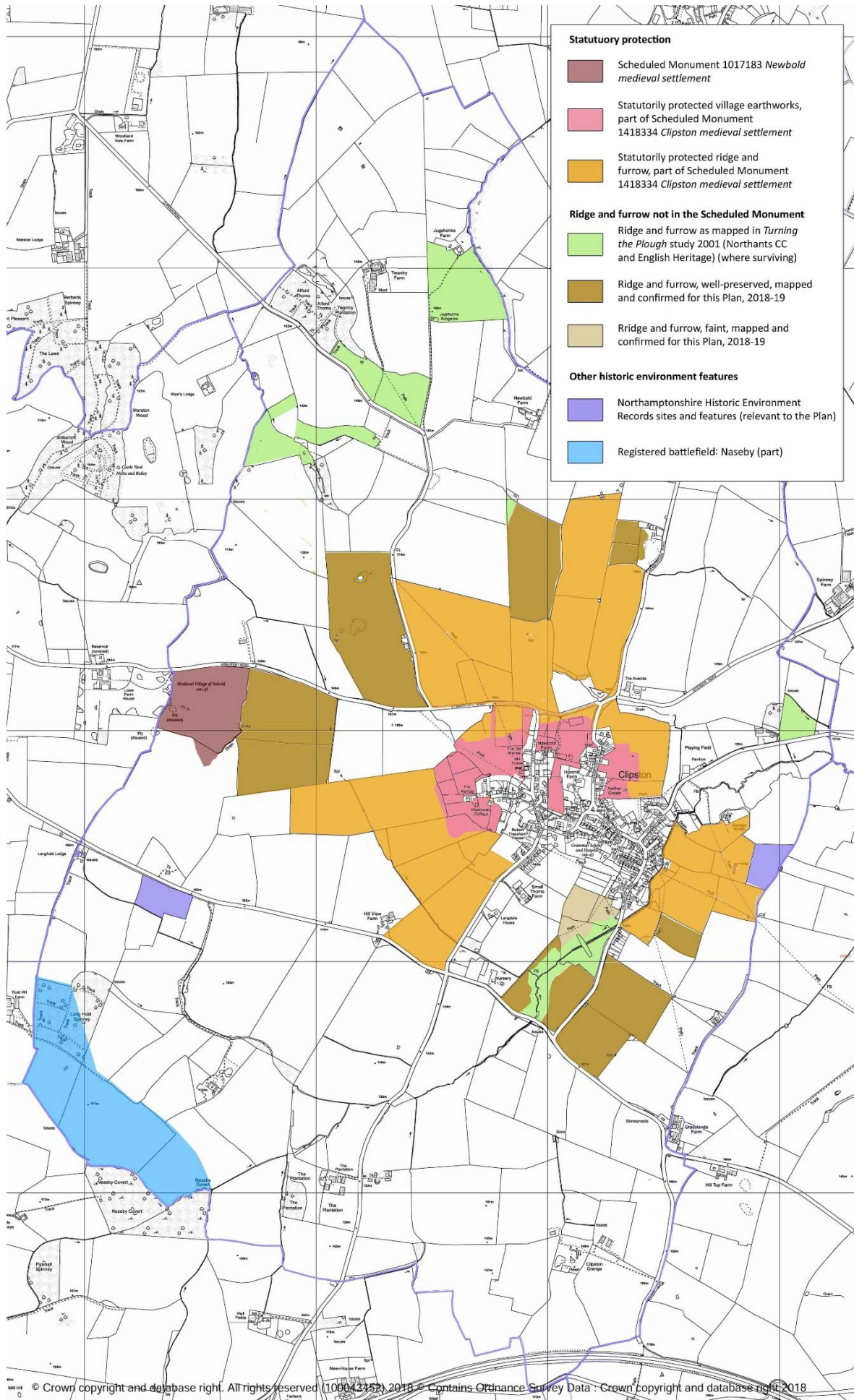
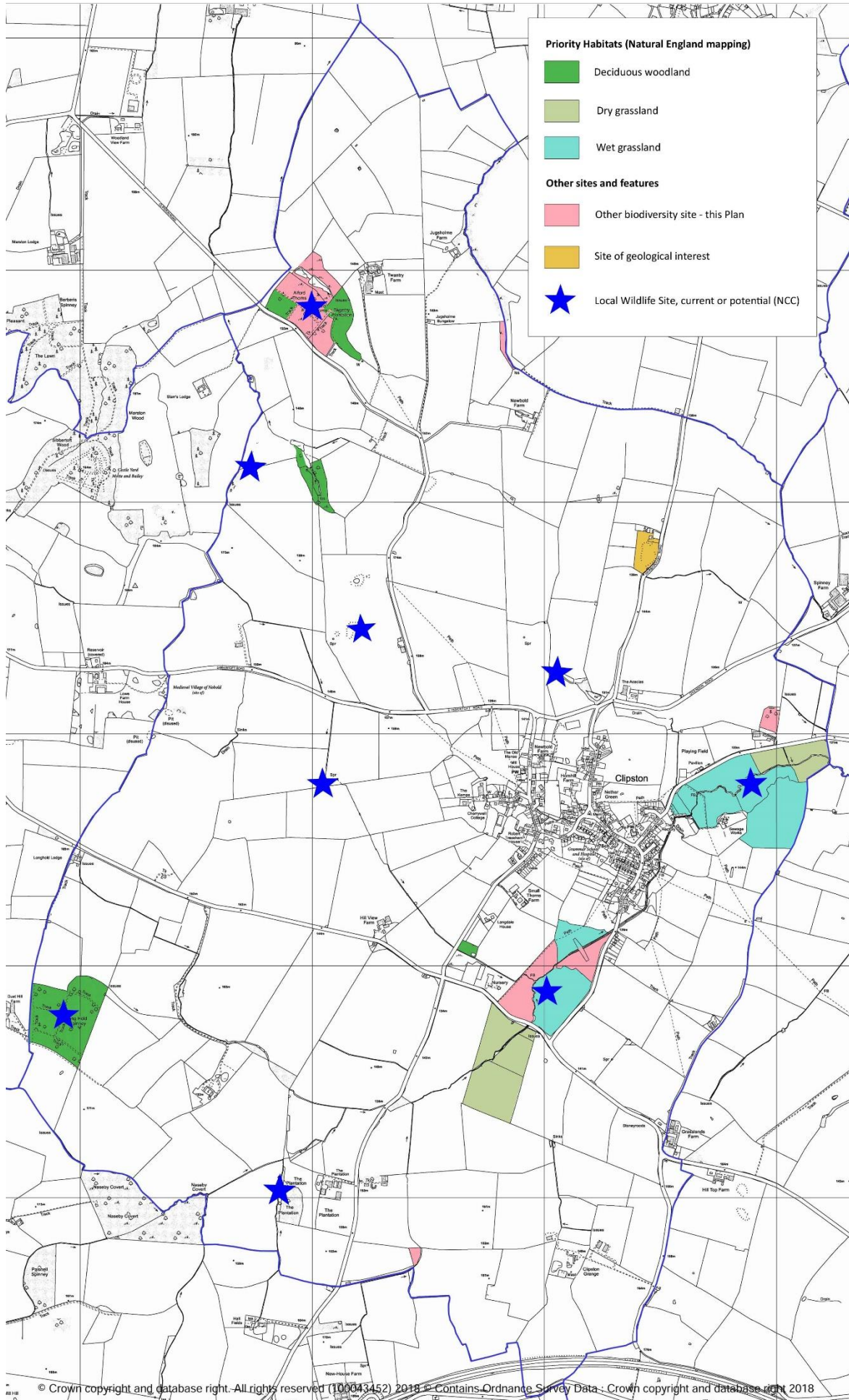




Figure 8.2: Sites of natural environment significance





## Important open spaces

9.19 A group of sites score highly in the Environmental Inventory for their community value (for aspects such as sport and recreation and/or open space and green infrastructure) as stated in the *Part 2 Strategic Plan, Policy CW1 ii*. The list is based on the important open spaces identified in the VDS. They have been allocated to one or more of the open space typologies used in *Planning the future of Open Space, Sport and Recreation in West Northamptonshire: Report for Daventry District Council, June 2017, Part 1 p.14*, or to three further typologies that occur in Clipston and are used by other Local Planning Authorities:

Parks and gardens	Village greens
Natural and semi-natural greenspace	Cemeteries and burial grounds
Children's play facilities	Open space contributing to settlement's setting and character
Outdoor sports	

9.20 The basis of the list was the 'important public and private open spaces' section of the VDS, which has been reviewed and updated, including removal of sites that do not qualify as public spaces in planning, or are not in or close to the settlement boundary. This approach is in conformity with the Part 2 Strategic Plan and its Policies RA3 C (iii) and (iv) and which is supported by paragraph 5.1.09 and several others in respect of the status of village design statements when planning proposals are under consideration.

9.21 All the open spaces proposed in this Plan have been identified and checked through fieldwork, community consultations and in the Parish records. Their values as open space *within and close to the built-up areas* and as community resources are recognised in this policy, which supports and is in conformity with NPPF paragraph 97 and the Part 2 Strategic Plan Policy RA3, and with Policy RC2 of the Part 1 Strategic Plan.

**POLICY ENV3: IMPORTANT OPEN SPACES** – The following sites (Figure 9.1) are existing open spaces with a sport and/or recreation function, amenity value, or significance for the contribution they make to Clipston's setting and character. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated to the Parish Council that the open space's amenities are no longer required by the community.

- A. Village Green (CPC Open space) (amenity green space; registered village green) (Local Green Space)
- B. Recreation Fields (Outdoor sports, children's play, young people, amenity green space)
- D. Post box verge, High Street (amenity green space)
- F. Church Close verges, Harborough Road (amenity green spaces)
- G. Weskers Close verges, Kelmarsh Road (amenity green spaces)
- O. Old village pound (amenity green space; registered Common Land)
- T. Bassett Way verges (amenity green space)
- U. The Baptist Chapel burial ground (cemeteries and burial grounds)

V. All Saints Churchyard (cemeteries and burial grounds; Local Green Space)

Development proposals affecting the following additional open spaces (Figure 9.2), which make an essential contribution to the setting and character of Clipston, will be resisted unless the local benefit of the development can be shown to outweigh the existing open space value of the proposal site.

E. Harborough Road paddock

I. Paddock north of Bridge House, Kelmarsh Road

K. Nobold Farm paddock

L. Rectory paddock

N. Vale Cottage paddock

Q. Jitty gardens

R. Land adjacent to 'The Hollies', Naseby Road / Gold Street

S. Paddock opposite Bulls Head PH

Figure 9.1: Important open spaces with sport, recreation and amenity value

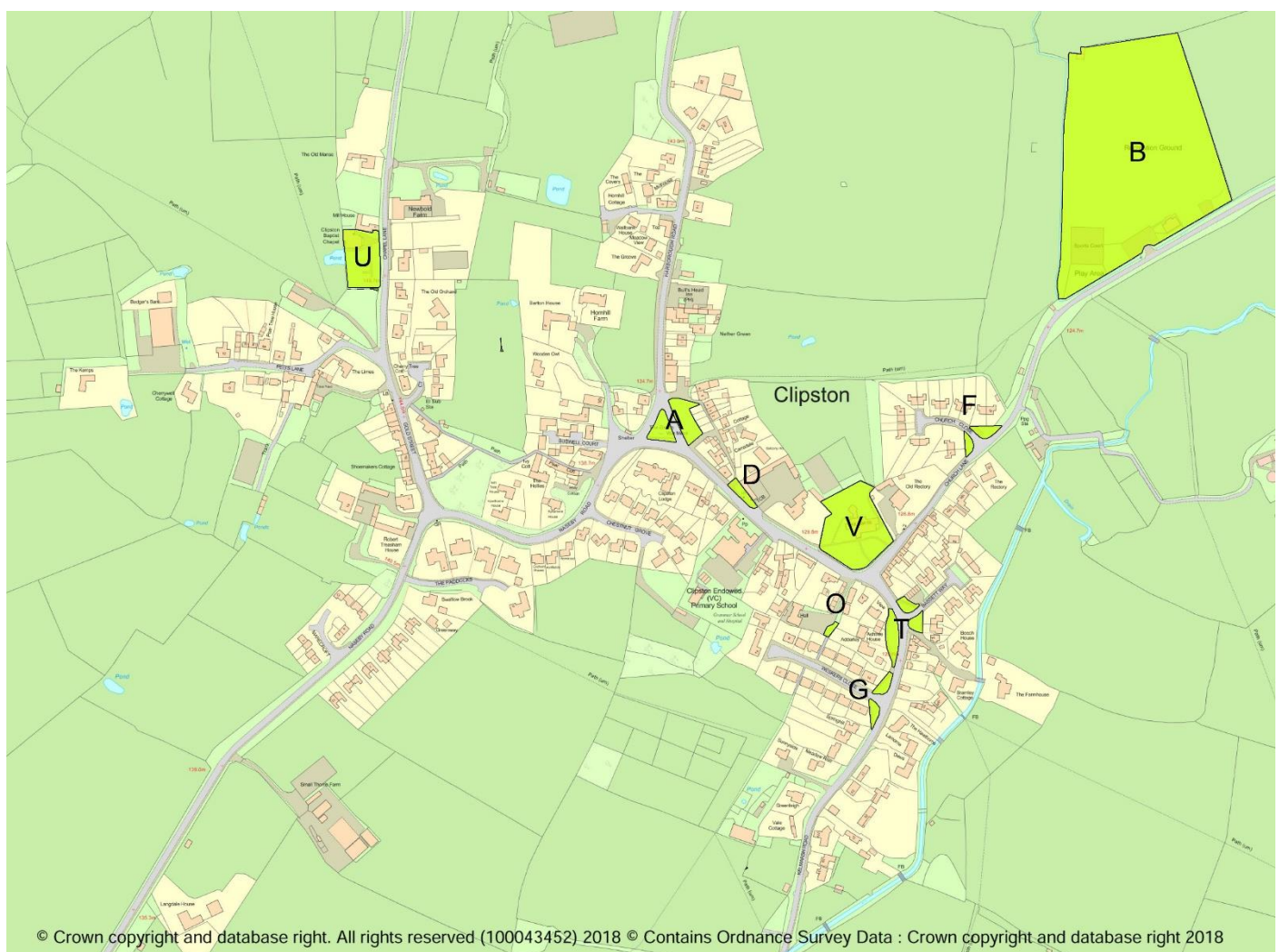
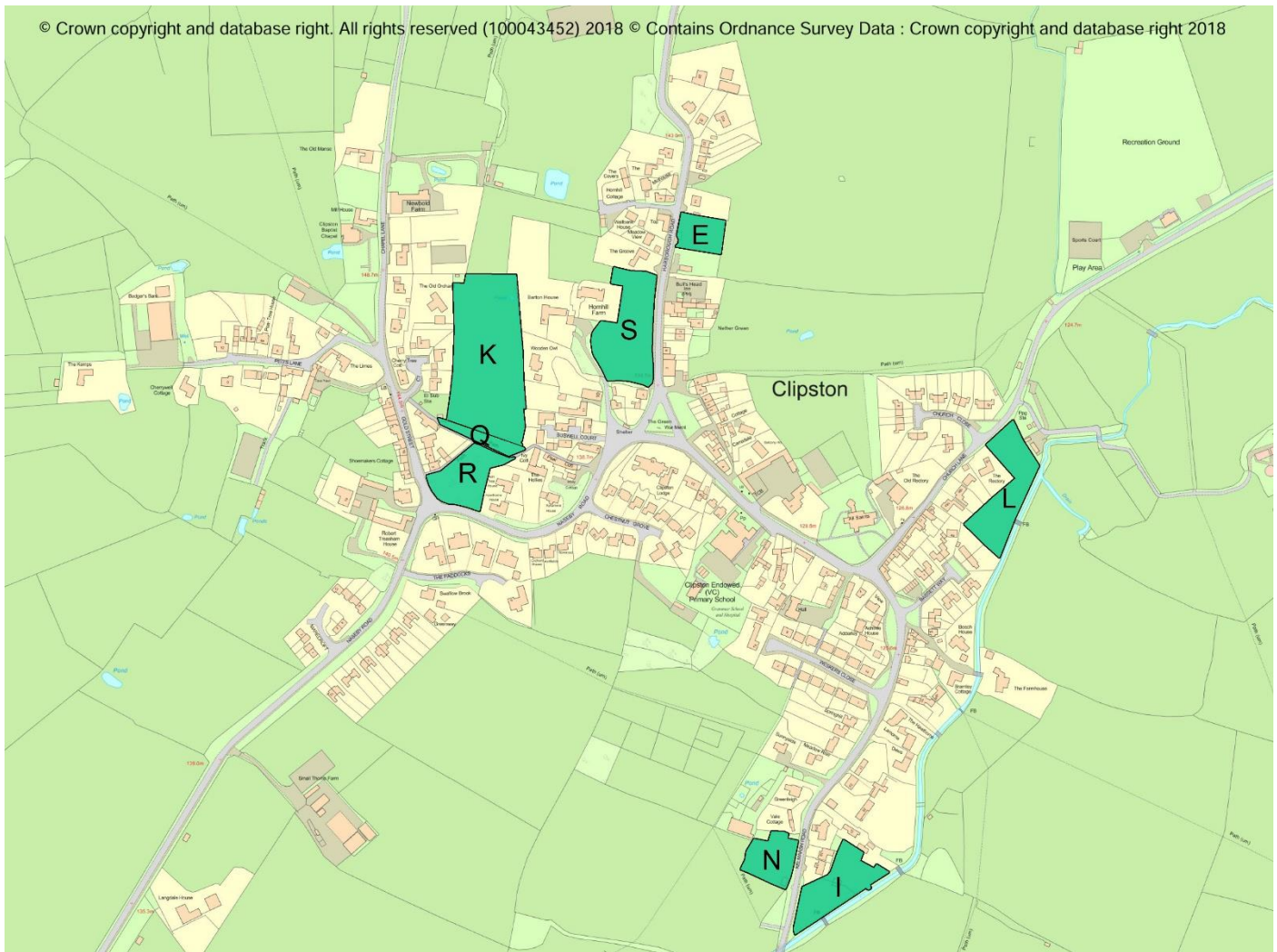


Figure 9.2: Important open spaces contributing to village's setting and character



## Important buildings and structures

9.22 Nationally, many important buildings and structures are protected through Listed Building and Ancient Monument status. These are buildings or other structures that have been identified by the Government and Historic England as being of special architectural, historical or cultural significance. Two areas in the Parish are Scheduled Monuments, 19 buildings and structures in the Plan Area have statutory protection through Listing at Grade I, II\* or II, and there is one Registered Battlefield site. This Plan lists them for reference (Supporting Document SD2) and to note that adjacent new development will also be required to take into account their settings as defined, on a case by case basis, by Historic England.

9.23 There are also many buildings which, whilst not meeting the criteria for national designation, contribute to the special local historic and architectural character of the Parish, and are valued by the local community. These buildings and structures have been identified and validated through the production of the VDS and subject to reassessment and updating through the process of preparing this Plan.



9.24 These buildings are shown in Figure 10 and identified through this Plan as non-designated heritage assets in accordance with national and local planning policies to ensure that all interested parties are aware of their local importance and merit, and the need to protect and enhance this. These buildings and structures are described in Appendix 10.

Figure 10: Buildings and structures of local significance (non-designated heritage assets)





POLICY ENV4: NON-DESIGNATED HERITAGE ASSETS - Development proposals that affect the buildings and structures listed below, or their setting, will be expected to conserve the significant features which make them important. In weighing planning applications that affect directly or indirectly a building or structure in the list below, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the building or structure.

1. Old Rectory, Church Lane
2. The Bulls Head public house, Harborough Road
3. Cottages, numbers 2 – 6 The Green
4. Cottages, Church Lane
5. Vale Cottage, Kelmarsh Road
6. Bridge House, Kelmarsh Road
7. Cottages, numbers 39– 43 Kelmarsh Road
8. Pump, Church Lane
9. Stable block rear of ‘The Chestnuts’
10. Gold Street terrace
11. Cottages, numbers 8 and 10 Pegs Lane
12. Manor Farm, Pegs Lane
13. The Limes, Pegs Lane
14. Mill House, Chapel Lane
15. No.14 The Green
16. The old shop, 26 Harborough Road

## Ridge and furrow: medieval Clipston and Nobold

9.25 Clipston is regarded as being nationally important<sup>1</sup> for the survival of a significant area of archaeological remains (earthworks) showing the location and extent of the medieval settlement and the layout of its *open fields*. This level of survival means that, with the medieval church and a number of other important buildings, Clipston preserves a visible record of a “typical” English village and its rural economy between, roughly, 850AD and 1776, and explains why Historic England has designated some 142 hectares of the Plan Area as Scheduled Monument.

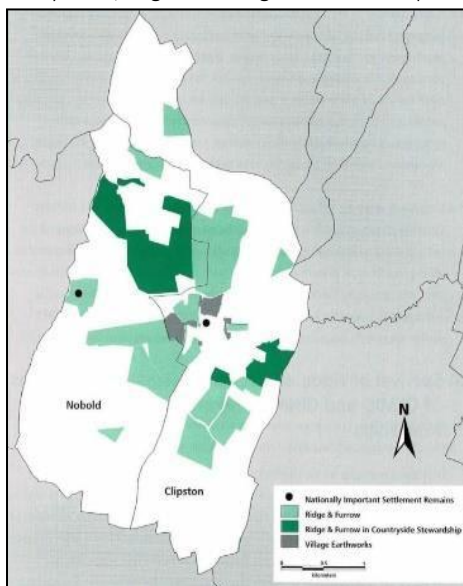
---

<sup>1</sup> *Turning the Plough: Midland open fields: landscape character and proposals for management*  
English Heritage and Northamptonshire County Council, 2001

- 9.26 The modern civil Parish, which coincides with the Plan Area, approximately covers a territory whose boundaries were established at least as long ago as the post-Roman “Dark Ages” – perhaps, although impossible to confirm, much older. Settlers from across the North Sea had begun to arrive here in the 6<sup>th</sup> or 7<sup>th</sup> century; mainly in small groups, they took over or integrated into what was left of Romano-British settlement and pattern, establishing scattered “farmsteads” across the landscape. During the 8<sup>th</sup> century, in parallel with a change in farming practice, these separate farmsteads were reorganised so that large *open fields* were laid out around *nucleated settlements* – modern villages. In Clipston’s case, there were eventually two *townships* (settlement and fields): Clipston (“Klypper’s Place”) and Nobold (“new build”), each with its three open fields. Nobold was depopulated from the 14<sup>th</sup> century, but its fields, like those of Clipston, continued to be worked on a 3-field rotation system, mainly arable, until 1776. The medieval plough was non-reversible, which produced – as the plough- teams went up and down the furlongs always throwing the earth to the right – alternating ridges and furrows with a height difference of as much as 2 metres. Following the 18<sup>th</sup> century agricultural revolution and its associated social changes, however, the old system was abandoned, and the open fields were subdivided (“enclosed”) with stock-proof hedges and converted to permanent pasture. The ridges and furrows were protected under the grass, thus preserving the medieval landscape as a green corrugated patchwork under the fields of sheep and cattle.
- 9.27 A second agricultural revolution after the Second World War effectively reversed the first one. British governments, later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%. In the 1990s English Heritage (now Historic England), realising the scale of this destruction, undertook the first of a series of surveys across the Midlands, including Northamptonshire, and made recommendations for protection and management. Clipston (Figure 11.1) was shown to be (as noted above) a rare and important survivor (designated a *priority township*, and thus among the 43 best examples nationally), with some 270 ha (equivalent to a 77% loss) still existing in 1999.

**Figure 11.1 Ridge and furrow in Clipston, 1999**

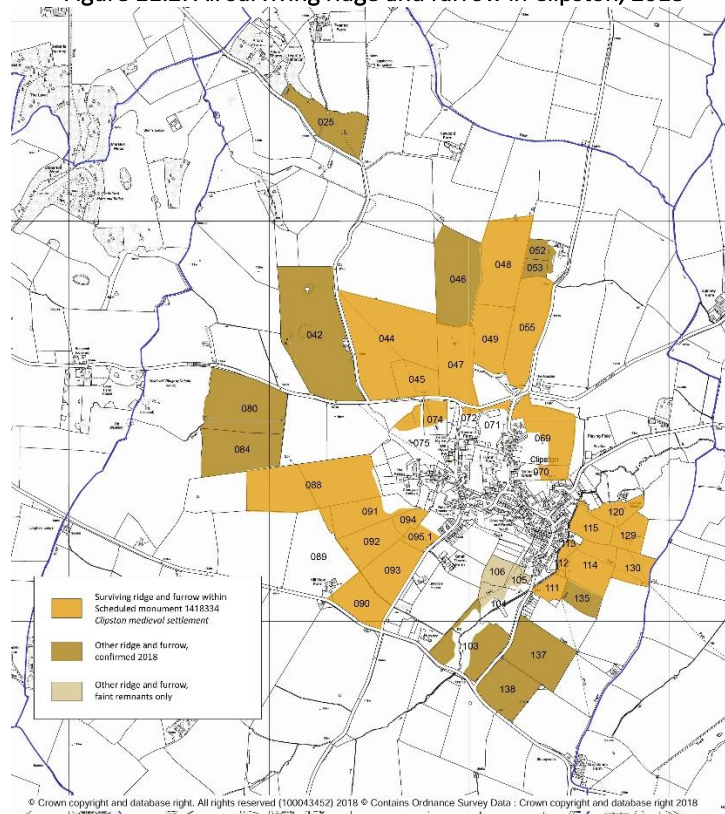
From *Turning the Plough* survey 1999, English Heritage and Northamptonshire County Council, 2001



9.28 Figure 11.2 shows the situation in 2018, as re-surveyed for this Plan. The results are:

- 9.28.1 ridge and furrow designated as part of Scheduled Monument 1418334 (excluding areas of medieval settlement earthworks)- 97.8 ha;
- 9.28.2 ridge and furrow (good and fair quality) not included in Scheduled Monument, confirmed 2018 - 67.1 ha;
- 9.28.3 faint ridge and furrow, not in the Scheduled Monument - 3.4 ha; and
- 9.28.4 area of ridge and furrow apparently lost since 1999: 101.7 ha.

**Figure 11.2: All surviving ridge and furrow in Clipston, 2018**



9.29 In conformity with paragraph 194 of the NPPF (including footnote 63) and following the recommendation of Historic England, all surviving ridge and furrow in Clipston which is not part of the Scheduled Monument should now be regarded as a non-designated heritage asset and taken into account in the planning system as visible evidence of a piece of national heritage comparable in significance to that of surviving medieval buildings.

**POLICY ENV5: RIDGE AND FURROW** - The areas of ridge and furrow earthworks mapped above (Figure 11.2), if not already designated as Scheduled Monument, are recorded here as non-designated heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) to the areas shown in Figure 11.2 which are not part of the Scheduled Monument is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

## Notable trees

9.30 By comparison with the surrounding countryside and neighbouring villages, Clipston is (see below) a green settlement, with a number of large trees of historical, arboricultural and ecological value. Important groups are located around the church, Village Green, in several large gardens with 19<sup>th</sup> century origins and elsewhere, particularly on the southern and eastern sides of the settlement. Their main importance is to the built and social environment, thanks to their vital contribution to the picturesque appearance of the village – a reason, as given in the Plan Consultation Exercises for why Clipston’s residents enjoy living here.



9.31 Trees are living organisms, so they do not live for ever and require arboricultural management to prolong their lives and for safety reasons; this policy deals with their protection within the limits of the planning system.

9.32 This policy strengthens the protection afforded to trees already under Tree Preservation Orders and extends it to all notable trees in the Plan Area as mapped in Figure 12.1. A Community Action seeks to ensure that notable trees are recommended for Tree Preservation Order status where appropriate.



**POLICY ENV 6: NOTABLE TREES** – A number of trees (Figures 12.1, 12.2) have been identified as having high arboricultural, historical, ecological and/or landscape value. They make a significant contribution to the setting and character of Clipston. They should be protected from felling, uprooting or wilful damage, including by development proposals works, unless they are independently judged by a qualified arboriculturalist to present a safety risk.



Figure 12:1 Notable trees of arboricultural, historical or ecological importance in Clipston parish

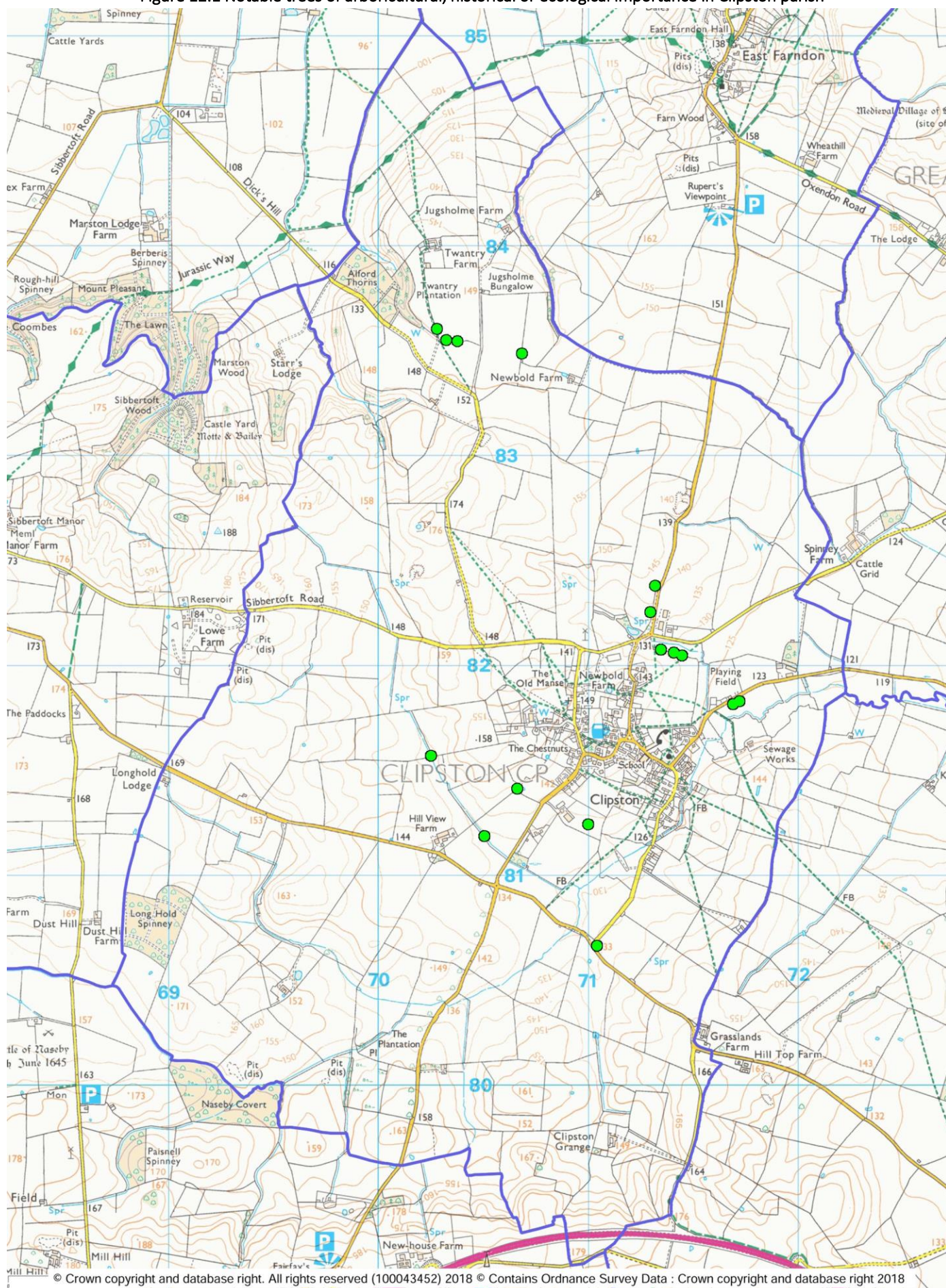
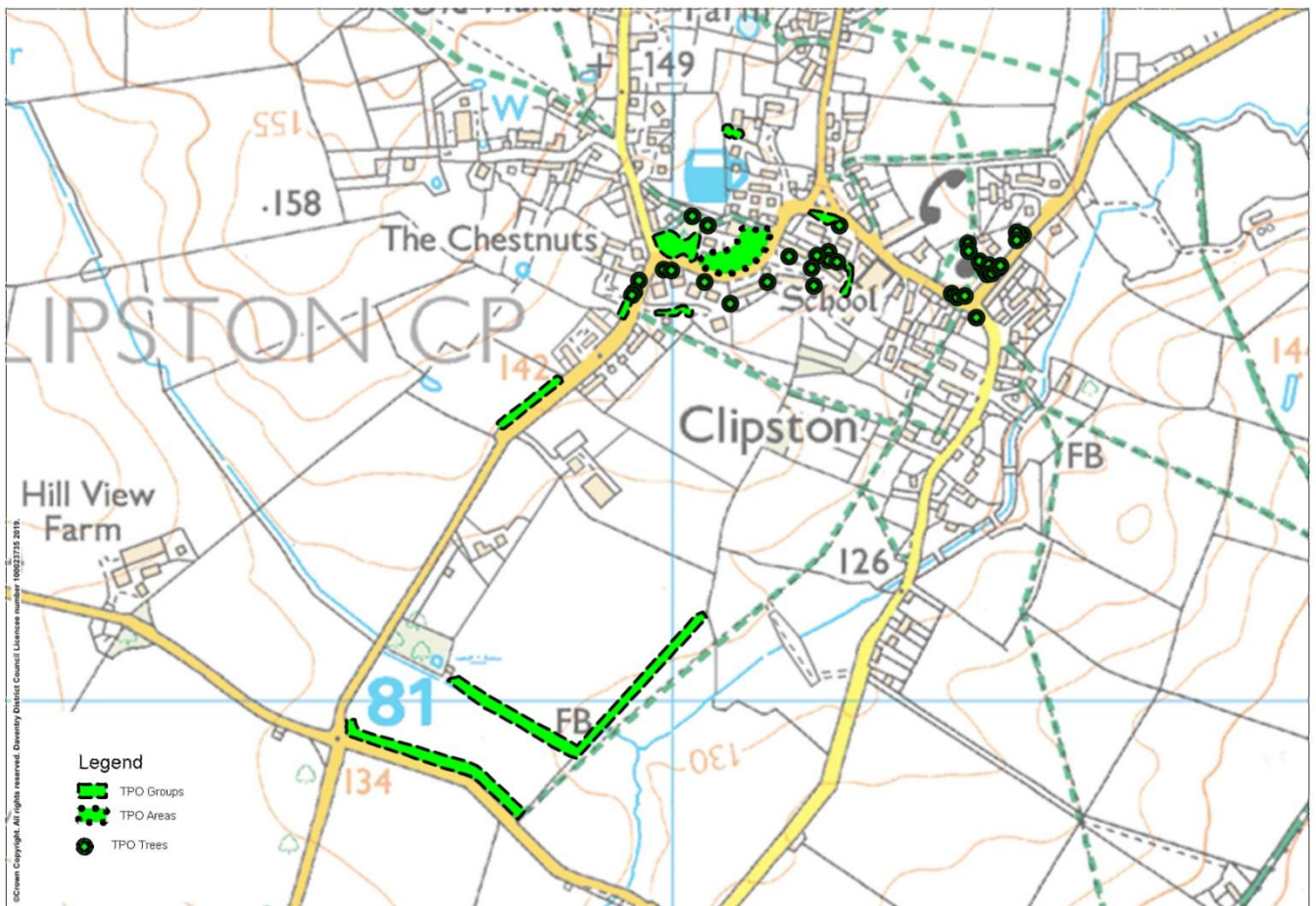




Figure 12.2 Locations of trees under Tree Preservation Orders in Clipston village



## Biodiversity, hedges and habitat connectivity

9.33 As described in *Landscape, geology and setting* above, Clipston is located in a rural area with a very long history of farming. Productive arable and pastoral agriculture means that any “wild” land, even the watercourses, was cleared or managed at least 1500 years ago and that today’s wildlife – plants and animals – has adapted and evolved to survive in semi-natural niches and habitats and in the places where people also live and work. These include:

- 9.33.1 watercourses, wetlands and ponds;
- 9.33.2 areas of less intensively managed open land, including field margins and corners (some currently under Environmental Stewardship schemes) and steep hillsides;
- 9.33.3 permanent grass (grazing fields, paddocks, roadside verges) under low-intensity (unploughed, no artificial fertilizers or herbicides) management in which a “semi-natural” mix of grass species and flowering plants survives;
- 9.33.4 planted, managed and semi-natural (regrowth) woodland: generally small and isolated (coverts, spinneys, community woodland, and ornamental or commercial plantations);
- 9.33.5 species-rich hedgerows: a few on ancient boundaries, many of 18<sup>th</sup> century date (‘Enclosure hedges’) and some modern plantings;
- 9.33.6 gardens, cemeteries, allotments; and
- 9.33.7 farmyards, traditional and historic buildings.

- 9.34 Although attractive and productive, the rest of the landscape is inevitably of relatively low biodiversity value, and the pockets of good habitat are small and distant from one another. This has two effects. It raises the relative importance, in the context of the Plan Area, of the few remaining sites of local biodiversity importance – whether semi-natural or artificial – to high / irreplaceable; and it means that *species connectivity*, by which populations of animals and plants are able to interact, feed and reproduce, is disrupted.
- 9.35 Policy ENV2 deals with the protection of identified parcels of land of high biodiversity value. Policy ENV7 covers the general principal of protecting trees and woodlands and hedgerows. It also identifies a wildlife corridor, incorporating some of the best semi-natural habitat areas in the Parish and passing close to the village. This wildlife corridor will provide *habitat connectivity* to enable wildlife populations to move between the otherwise isolated surviving places for living, breeding, foraging and feeding, and (because of its proximity to the village) give opportunities for local people to enjoy the benefits of appreciation of the natural world.
- 9.36 A Community Action (classified as CA2 in Chapter 11) expresses an aspiration to enhance Clipston's biodiversity by planting trees, sowing wildflower seed mixes or creating ponds and other wetland habitats on suitable land. The area of land known as Haddon Fields has already been planted with native deciduous trees under the auspices of the Woodland Trust and is designated in this Plan as Local Green Space. Further opportunities for tree planting will be sought, and provision will be made for ongoing management as woodland by the community and landowners. The value of trees for effective carbon sequestration (as part of the drive to combat the effects of climate change) is now internationally recognised by scientists and governments. Clipston's contribution to this approach to dealing with atmospheric CO2 should be a combination of tree planting and natural rewilding.
- 9.37 Protection of habitats and species in the planning system is an obligation under European directives (e.g. *Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*) and the English legislation derived from them (e.g. *Wildlife and Countryside Act 1981* with later amendments). An individual planning decision affecting one parcel of wildlife habitat in Clipston might feel too small to have an effect on biodiversity more widely. But English biodiversity consists *only* of the sum of all such individual places; destruction of any one reduces English biodiversity – irreversibly – by that amount. The cumulative effect of this approach, allowing development to destroy local habitat sites, has played a significant part in the observed 70% decline of much of England's wildlife over the past several decades. The people of Clipston want to play their part in discouraging this unhelpful approach to Planning. In so doing they are explicitly supported by a number of paragraphs in the NPPF as well as by thoughtful interpretation of the NPPF's definition of *sustainable development*. As noted in the NPPF, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011.



Legend:

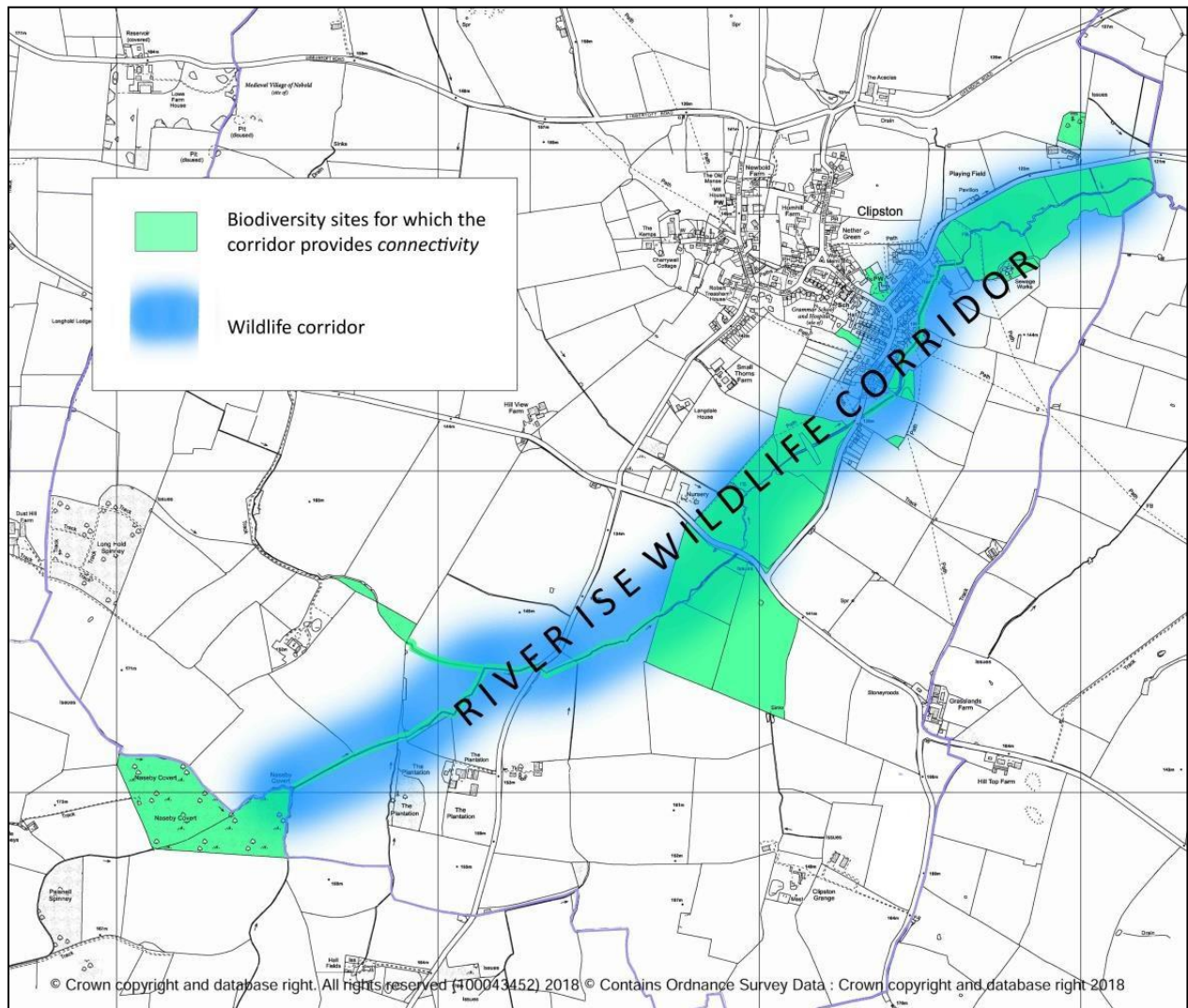
- Hedges of biodiversity or historical significance
- Woodland of biodiversity or historical significance

Map of Clipston and surrounding areas showing hedges and woodland of biodiversity or historical significance.

© Crown copyright and database right. All rights reserved (100043352) 2018. Contains Ordnance Survey Data : Crown copyright and database right 2018



Figure 14: River Ise wildlife corridor



**POLICY ENV7: BIODIVERSITY, WOODLAND, HEDGES AND HABITAT CONNECTIVITY –**  
Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

Development proposals that damage or result in the loss of the woodland and hedges of historical and biodiversity significance and amenity value (Figure 13) will be resisted. Proposals should be designed to retain and manage such trees and hedges where possible.

Development proposals should not damage or adversely affect the habitat connectivity provided by the River Ise wildlife corridor identified on the map (Figure 14).

## Important views

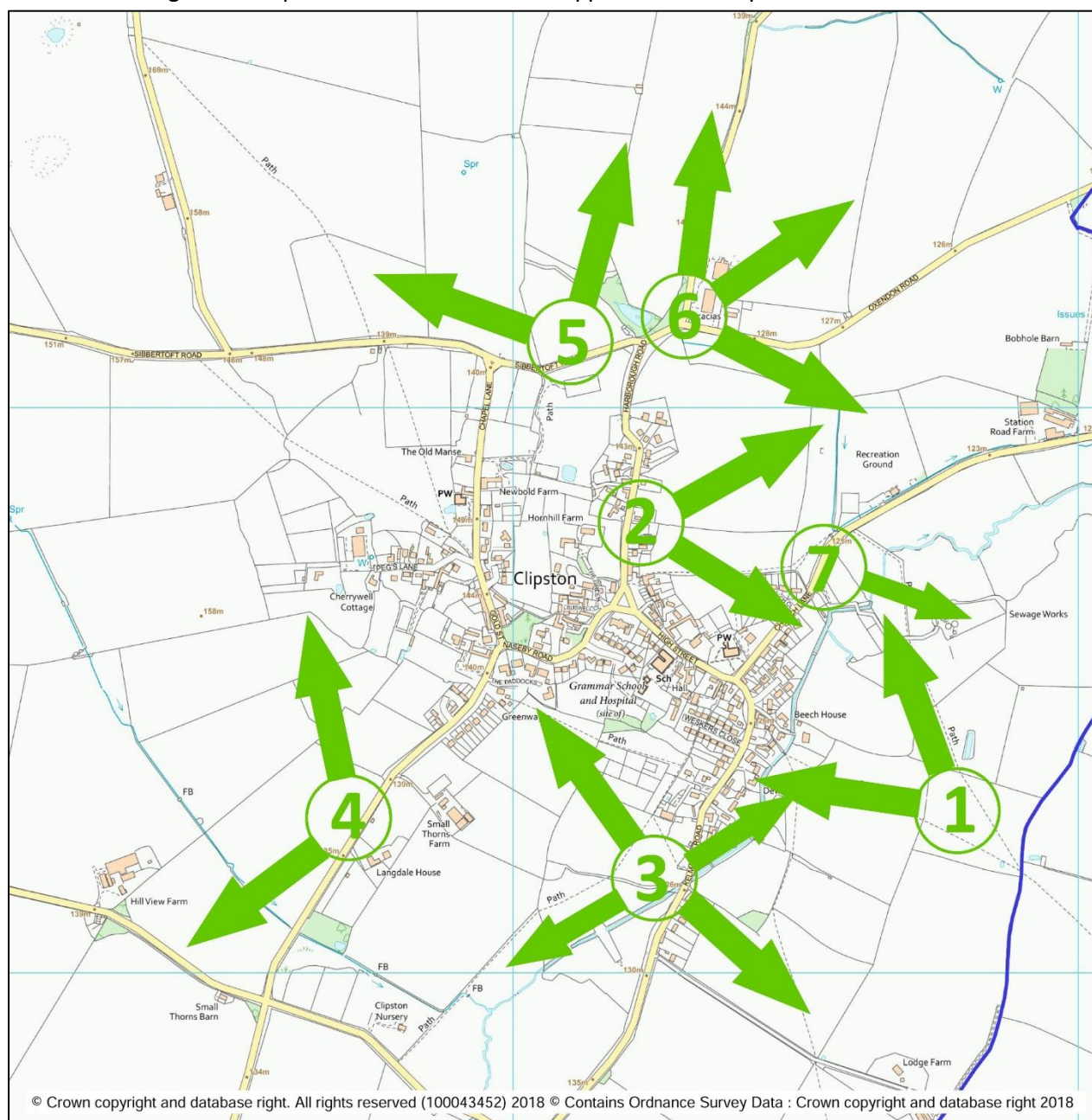
9.38 The Plan Consultation Exercises identified a widely held wish to protect Clipston's rural setting, and its relationship with the surrounding landscape, including its position in the valley of the River Ise surrounded by high, rolling open countryside.

9.39 One of the main ways in which residents expressed this wish was by describing a number of

highly- valued views, toward the village from the surrounding countryside, that delineate its setting in a fold in the hills of the *Naseby Plateau* and *Hothorpe Hills to Great Oxendon* Landscape Character Areas (Northamptonshire County Council *Landscape Character Assessment*, 2008).

9.40 The Plan Consultation Exercises largely coincided with the ‘viewpoints’ proposals in the VDS and were updated during the Environmental inventory. Although principally aimed at identifying sites of environmental significance, the Environmental inventory fieldwork also confirmed the sightlines of the suggested views and mapped them (below, Figure 15). For details of Important views see Appendix 11.

Figure 15: Important views. See text and Appendix 11 for explanation and details



POLICY ENV8: PROTECTION OF IMPORTANT VIEWS – Views into and from the village (Figure 15) are important to the setting and character of Clipston and highly valued by residents. To be supported, development proposals must not significantly harm these views or their viewpoints at publicly accessible locations. Proposals should include individual *treatment of view* design statements relating to Important views.

1. West to north from Brown's Hill to the village and beyond
2. East from Harborough Road, across the Recreation Fields into rising open countryside
3. From Kelmarsh Road across the outskirts of the village
4. Southwest to north from Naseby Road
5. West to north from Sibbertoft Road
6. North, northeast and southeast from Oxendon Road corner
7. From Church Lane at the exit from the village, east and southeast to the skyline above the Ise valley

## 10. Place

### Introduction

- 10.1 This chapter looks at aspects of village life including: - Community facilities and assets; Traffic management & road safety (including parking); and Business & employment (including farm diversification and tourism).

### Community facilities and assets

- 10.2 We are extremely fortunate in Clipston to have a strong community spirit with good facilities, a long list of operating groups and organisations and numerous communication channels. These aspects come together in a calendar of regular and one-off events. Annual events include:
- 10.2.1 Tree on the Green – on the first Sunday in December. A christmas tree is erected on the Village Green and villagers gather for mince pies, mulled wine, carols and the lighting of the tree;
  - 10.2.2 Clipston Festival – usually in June and taking place at the Recreation Fields but sometimes held as a street party. Includes hot and cold refreshments, children’s games and entertainment, live music from local singers, musicians and bands and activities for all the family; and
  - 10.2.3 other regular events include the monthly “Coffee and Chat” Saturday coffee morning at the Village Hall in aid of Canine Partners, and the weekly ‘Tea and Chat’ on Wednesday mornings in the Orbell Room. In addition, the many individual groups and organisations operate their own calendars of meetings, events and fundraisers throughout the year.
- 10.3 With an ever-evolving demographic and a number of new houses in recent years, the demands on the facilities and organisations in the Parish are growing.
- 10.4 The Plan Consultation Exercises demonstrated the importance of Clipston’s community facilities with strong support for enhancing what we have as well as suggestions for things that might be added. There was recognition and thanks for all those who have given their time and effort in the past to establish the facilities and groups that exist today and lots of comments and suggestions were made about what could be improved and added in the future.
- 10.5 In the Questionnaire, as part of the Plan Consultation Exercises, more than 92% of respondents said that ‘community’ was either an important or very important feature of living in the Parish whilst almost 80% said that local activities and groups were important or very important. Community buildings such as the Village Hall, All Saint’s Church and The Bulls Head public house were deemed by 98% to be important or very important whilst the Recreation Fields with playground and sports facilities was deemed important or very important by 95%.



## Improving existing community facilities and assets

### Village Hall

- 10.6 Built in 1862 as a girl's school and serving as a village hall since 1928, this is a well-used facility which has been well looked after by a small but dedicated committee of volunteers. It comprises an entrance hall, men's and ladies' toilets, a disabled toilet with freestanding change table, kitchen and serving area, hall with stackable tables and chairs, raised stage with lighting bar and small backstage areas for storage. Outside there is ample parking at the front and a small enclosed courtyard at the rear (this is currently only used for some storage). It is heated by electric storage heaters. There is no telephone line but the hall enjoys a 1GB full-fibre broadband connection and offers free Wi-Fi to users.
- 10.7 The hall is used regularly by the Mother and Toddler group, Women's Institute, Friendship Club and for monthly Saturday coffee mornings. For very modest fees it is available for private hire for parties and it is often used by village organisations for fundraising events. The stage has allowed it to host pantomimes, plays, nativities and quiz nights. The kitchen and serving facilities have enabled coffee mornings, cooked breakfasts, luncheons and harvest suppers as well as many different events with a bar. A weekly yoga class has just been launched.
- 10.8 In the Plan Consultation Exercises there were repeated calls for this facility to be upgraded and modernised. Most comments focus on the kitchen and serving area, the toilets and general redecoration. Some suggest extending the space and making better use of the outside area. Other comments suggest a new heating system and more comfortable seating. There were also calls for a greater range of activities to be provided here.



### Recreation Fields and Pavilion

- 10.9 Sitting on the eastern edge of the village, the 6.5 acre site, originally agricultural land, was levelled and the hedges removed in order for aeroplanes to land during the Great War (1914-1918). It was originally leased by the Parish Council from 1951 and then subsequently purchased in 1981 when a Trust was formed (now known as Clipston Recreation Fields Trust ("CRFT")) to own and manage it going forward. It is now a precious and well used facility that must be protected.
- 10.10 The site includes a children's play area (re-developed in 2000 and having some replacement/addition in 2018 and 2019), 2 tennis courts (resurfaced in 2011), football goals, rugby post, cricket square, basketball hoop, teenage/adult exercise equipment (added in 2017), a zip wire (added in 2019) and a small pavilion (minor enhancements in 2014). A new woodland was planted in 2016 featuring wild flowers, trees, picnic benches and play tree. 12 oak trees were planted here in November 2018 to commemorate the 100th anniversary of the end of WW1 and the 12 men from Clipston who lost their lives in the Great War.
- 10.11 In addition to a management team of trustees there is a small committee known as "Friends of CRFT" who operate quarterly working parties to maintain the area. CRFT is funded by club fees, 100 club subscriptions and annual fundraising events with larger improvement projects being grant aided.
- 10.12 There is an active tennis club with Tuesday night club meetings, Sunday league football and youth football training on Saturday mornings. The Cricket Club folded recently due to a lack of younger players. The area is popular with families and



dog walkers. The school uses the area for their running club and sports day and the pre-school use the woodland area for their weekly forest school. There has been an annual village festival on the site for a number of years. The festival utilises the facilities, supplemented with marquees and staging, to host bands, stalls and refreshments. It is a hugely popular event in the village calendar and raises money to fund maintenance and improvement of the facilities. Suggestions for this area included the provision of drinking water and access to the toilets when the pavilion is locked.

### Haddon Fields

- 10.13 Sitting on the southern edge of the village, this 30.5 acre area was gifted to the Woodland Trust in 2017 as a natural open space for use by the whole village. It is already a popular area for walking. The Friends of Haddon Fields committee perform a stewardship role and arrange working parties as needed.
- 10.14 There were no suggestions for changes to this area but there were calls for a wildlife area and nature reserve which could be incorporated here.

### War Memorial and the Village Green

- 10.15 The Village Green is home to the cenotaph (c.1922) which commemorates the soldiers from the Parish who lost their lives in the two World Wars. Many villagers gather here for the annual act of remembrance which starts with a procession and concludes with The Last Post.

### All Saints Church and Churchyard

- 10.16 There has been a church in Clipston since the 11th century with the current building dating from the 13<sup>th</sup> century. Restored in the late 1800s, the Grade 1 listed church has a prominent position in the centre of the village. It is surrounded by a small churchyard with mature trees and a number of public footpaths pass through there.



- 10.17 There are a number of historically significant memorials inside the church and in the churchyard including the tomb of Major Mayow (who led the Charge of the Light Brigade in the Crimean War) which was recently (2018) restored following a campaign and fundraising efforts by local residents and the school.
- 10.18 The building includes an entrance porch, a nave with 4 sections of pews, 2 side altars, a vestry area and chancel with altar, choir stalls and organ. The bell tower houses 5 bells, the clock and a small storage area. Added in the 1970s, there is a small meeting room (the Orbell Room) joined to the church by a short corridor with basic kitchen and toilet facilities. The heating system is old and struggles to cope in the winter months. There is a basic system for sound amplification.
- 10.19 There is currently no phone or broadband connection within the church.
- 10.20 There are regular Sunday services and extra services at festival times, a monthly Sunday Club for children and a weekly house group for adults. There is an active choir and group of bell ringers. The Friends of Clipston Church organise a range of social and fundraising events throughout the year. The church is linked with the village school with the vicar attending for assemblies and the school using the church for termly services. The weekly café in the Orbell

Room has been running for 3 years and is very popular with about 30 regular visitors, many of whom are not regular members of the congregation.

- 10.21 For a long time the village has seen the upkeep of the church and churchyard as a matter for the congregation and the Church of England. Given that the Church of England do not provide any funding, the years of decreasing congregations resulted in lower-than-needed spending on maintenance and the church found itself in a poor state of repair. In very recent years the congregation has recovered to a stable level, planned fundraising events have allowed for some spending on maintenance and a number of grants have facilitated replacement of the leaky south aisle roof.
- 10.22 Increasingly, the church building is being seen as a heritage asset that with village effort can be maintained and utilised for the benefit of the whole village. Efforts are being made to present the building as a venue for non-religious events and the weekly café in the Orbell Room is encouraging more midweek use. Church activities including use for non-religious purposes was deemed important or very important by 79% of respondents.
- 10.23 There were some conflicting opinions expressed in the comments from the public with one believing that the church should be used primarily for religious purposes and another proposing that facilities should be improved to support non-religious activities. Other comments suggested the pews should be removed to make the space more usable, that maintaining the church fabric needs the support of the whole village and that the churchyard wall adjacent to the narrow pavement is in need of repair.



#### Christian Life Church (formerly Baptist Chapel)

- 10.24 Services were first held on the site of the Baptist Chapel in 1752 but it was not until 26 years later that a chapel was built. The present building was erected in 1803 with the façade dating from 1861. Regular services are held every week with the congregation from local and surrounding villages and town.
- 10.25 The annual Remembrance Day service starts at the cenotaph on the Village Green and continues at either the Chapel or All Saints Church (in rotation). The annual carol service in the week before Christmas is always well attended.



#### Clipston Endowed VC Primary School and Stepping Stones Pre-School


- 10.26 The school was originally built in 1667 after a prominent Clipston gentleman left provision in his will for a school and hospital to be built. The building was restored in 1926 and has been used as a primary school ever since. A large number of Clipston families have seen children down the generations attend the school and are very proud of its long history and the pivotal role it plays in village life.
- 10.27 Children at the school enjoy an environment steeped in history that has been sympathetically restored to create a building that is unique and of which the children are very proud. Original desks are still in use in the library area and there is even a painting donated to the school by



the American air force. The air men were based at Harrington during the second world war and when they returned home they gifted the mural to the school and it has hung on the staircase ever since.

- 10.28 The children are taught in the main body of the school and mobile classrooms situated in the school grounds. There is a school hall and a community room and both are available for hire. Within the older part of the building a separate pre-school facility is operated and managed by a charity known as Stepping Stones.
- 10.29 Outside the school benefits from both a playground and grass playing field. The school operates a breakfast club and various afterschool clubs to accommodate working parents. The head teacher ensures that the school has close links with the community that it serves. There is a summer fayre and Christmas bazaar each year which are both very well attended. The Children are encouraged to go out into the community, the choir regularly sings for various village groups and children from the school helped with the planting of the woodland area at the Recreation Fields. The school has close links to the church where the children can worship and the vicar comes in to school on a weekly basis to lead assemblies and spend time with the children and staff.
- 10.30 Some of the main challenges associated with the school are: child numbers (with some parents opting for private schools instead); parts of the old school building which are not fit for use (and the listed building restrictions and costs of addressing this); the long term use of temporary buildings which are in constant need of repair; and the traffic and parking problems caused by the relatively large number of children travelling to/from school from outside the village.

#### The Bulls Head public house

- 10.31 The Bulls Head started as a coaching inn in the early 1800s. Today it offers a bar area, restaurant, small beer garden, B&B accommodation and a carpark. Since the arrival of the current landlords and the closure of the Old Red Lion public house, it has thrived as a social focal point for villagers. It serves lunchtime and evening meals, a good range of beers, wines and spirits and a calendar of events including quiz nights, theme nights and beer/cider festivals. 
- 10.32 Of the seven village features listed, the Bulls Head was clearly the most important with 93% of respondents in the Questionnaire deeming it either important or very important.
- 10.33 There were no specific suggestions for improvement but the premises could perhaps be considered as a means of achieving some of the suggestions for new facilities e.g. a small shop and/or café.
- 10.34 It was proposed that the defibrillator which is currently housed in the carpark of the Bulls Head should be re-housed in the telephone box on the High Street, perhaps because of its more central location.

#### Telephone box, bus shelter, benches and bins

- 10.35 In the Questionnaire section on important features, a number of people highlighted the telephone box and suggested it could be used for a library/book swap. It was felt that the phone line should be kept for emergency services and





freephone numbers e.g. Childline.

- 10.36 The bus shelter, benches and bins were also listed as important. It was noted that the bench outside the church on Church Lane needs some repair. It was suggested that more bins are needed, in the right locations, along with more regular emptying and cleaning of the dog waste bins. Gritting in the area of the school was highlighted as an area for improvement.

#### Physical and online modes of communication

- 10.37 Dotted around the village, the bus shelter, notice boards and telegraph poles are all used to display posters informing residents of forthcoming events in Clipston and the surrounding villages. The Clipston Courier is an excellent, full colour, quarterly publication produced by a team of editorial volunteers. It includes articles and features about village people, news, history and events, contact information and some advertising and is delivered free to every household. There is a village website which provides an online source of information, history, news and calendar of events. The village Facebook page and group is very active, being used to share news and weather/traffic/security warnings, make requests for help or information and to promote local events and businesses.
- 10.38 In the Questionnaire section on important features, the noticeboards, Clipston Courier and the village facebook page were all highlighted, perhaps showing the importance people place on staying connected and being informed about village matters when there is so much going on.
- 10.39 Notably, the village website wasn't highlighted, suggesting it is not as widely used as it might be. The website and/or Facebook page could be further developed to create a virtual community hub, meeting the demand for information and advice for residents and businesses. Whilst this has the advantage of being low cost and easy to deliver it is recognised that the benefit would be limited to those with internet access.

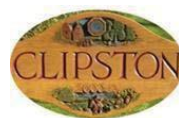
#### POLICY CF1: RETENTION OF COMMUNITY FACILITIES AND ASSETS

Development leading to the loss or reduction of an existing community facility (including the Village Hall, Recreation Fields, Haddon Fields, All Saints Church, Baptist Chapel, School and the Bulls Head public house) or asset (including the Clipston Courier or village website) will not be supported unless it can be demonstrated that:

- a) there is no longer any need or demand for the existing community facility or asset;
- b) the existing community facility or asset is, demonstrably, economically unviable or unable to be supported by the community (such viability and support includes fundraising and volunteering by parishioners and others); and
- c) the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location with the Parish which complies with the other general policies of this Plan.

#### Addition of new community facilities and assets

- 10.40 Responses to the Plan Consultation Exercises made a number of suggestions about new facilities that would be welcomed. Most notable amongst them are:



- 10.40.1 a shop. There was a lot of support for a small shop but also recognition that it may not be viable or only viable with restricted hours or volunteer staffing. Suggested product lines were basic food supplies, deli/farm shop with local produce, artisan and craft-based items;
- 10.40.2 a café/ coffee shop. 'Pop up' café/ restaurant/ fast food options were also mentioned. Of those who work from home, half would welcome a café in the Parish;
- 10.40.3 a community hub or drop in centre. Potential services include:
  - i. offering information, help and advice to residents, organisations, small rural businesses and visitors. Connecting residents with local businesses, services, interest groups and events. Connecting small businesses with customers, professional services and advice;
  - ii. connecting local charities and organisations with grants and sources of funding. Connecting visitors with history and local attractions;
  - iii. matching volunteer time and skills with needs e.g. driving to town/doctors/train station or providing companionship;
  - iv. a shop and/or café as above;
  - v. a book/toy/food/other swap shop or donation point;
  - vi. dry cleaning and ironing drop off and collection services;
  - vii. a meeting place for homeworkers and/or meeting rooms for hire; and
  - viii. a history/tourist centre.

The above could operate from one of the existing village buildings (e.g. Village Hall, church, chapel or school) whilst some aspects could be delivered virtually (via the village website). If operating from an existing village building it is likely that that building would require some modification (e.g. access and parking, toilet and kitchen facilities, phone and broadband connection, safeguarding and insurance considerations etc.) and existing user(s) may need to move elsewhere or be separated. The management, running and financing of any new facility would need due consideration.
- 10.40.4 a community garden or allotment or pocket park;
- 10.40.5 a wildlife area or nature reserve;
- 10.40.6 a meeting place and more activities for the youth/teenagers e.g. sports, tennis lessons, youth club, after school clubs. Or simply a better way for them to access activities in Market Harborough e.g. a better bus service;
- 10.40.7 having non-sport forms of exercise on offer. This could be achieved through the provision of a community garden or allotment;
- 10.40.8 exercise classes at the Village Hall or pavilion, during the daytime and evening;
- 10.40.9 additional events at the Village Hall, for example talks, plays or film nights;
- 10.40.10 Neighbourhood Watch; and

10.40.11 a disaster recovery plan.

- 10.41 The location, management, running and financing of any new facility or asset will need due consideration. It was suggested that the Kelmarsh Windfarm Community Fund could be used to fund some of these improvements and/or additions to community facilities in the Parish. Other sources of finance could include regular or one-off donations, legacies, grants and fundraising initiatives.



**POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES AND ASSETS** - Proposals that improve the quality and/or range of community facilities, particularly those which encourage healthy lifestyles and/or support youth engagements, will be supported, provided that the development:

- a) meets the Design Standards stated in Policy HBE4;
- b) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;
- c) will not generate a need for parking that cannot be adequately catered for;
- d) is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- e) takes into all reasonable account the requirements of people with physical disabilities and special educational needs.

## Traffic management and road safety

- 10.42 Clipston is a small rural parish located on the main route between Daventry (17 miles) and Market Harborough (4 miles). It is about 3 miles west of the A508 and 3 miles north of the A14. There are minor roads in the village leading to neighbouring parishes of Sibbertoft (3 miles), Great Oxendon (3 miles) and Kelmarsh (3 miles), whilst the main road leads to either Naseby (3 miles) or East Farndon (2 miles).
- 10.43 The Plan Consultation Exercises provided clear evidence of residents' strong concerns regarding traffic safety and absence of appropriate traffic management arrangements in the village. These particular concerns appeared:
- 10.43.1 speed of vehicles – in the Questionnaire (as part of The Plan Consultation Exercises), 73% felt this was a problem, but it was also seen as the most important of any issue (89%), primarily with vehicles entering the village from the Naseby direction but also along Station Road. The village is actually “blessed” with 2 natural chicanes at either end of the main road (double bends at the bottom of Gold Street and again at the end of Harborough Road) but speeding traffic has still been identified on the approach to both these locations;
  - 10.43.2 dangerous crossroads and junctions, especially one known as part of the locally known “Four Turns” - although work done by the Highways Agency, since a survey and following several accidents (including 2 fatalities) has improved this junction considerably - was an



issue for 73%, with 84% saying it was important or very important. However, there are still other potentially dangerous junctions;

10.43.3 condition of roads... 83% of respondents to the survey felt this was important;

10.43.4 inconsiderate parking... 83% stated this was an issue that concerned them with 60% saying it was either important or very important (see paragraph 10.47 on parking); and

10.43.5 HGV / agricultural... vehicle limits were an issue for some (57%).



10.44 As stated, the crossroads which forms part of the “Four Turns” has been improved but the speed of traffic arriving at the junction and the limited visibility still makes it a potentially dangerous crossing.

10.45 This junction is also quite close to the Riding School, so horses are often walking in the vicinity (usually with young or disabled riders) so this is an additional element of concern.

10.46 With regard to the HGV traffic through the village, a question asked to gauge the level of community concern produced a ‘split’ response – 48% indicated it was a concern but 51% indicated no concern. Similarly in comments expressed there was a mixture of views with most feeling it was inevitable and appropriate in a rural village, and necessary for the farming and business community for large vehicles to be around (although concern that where parking was also an issue e.g. Church Lane it was virtually impossible for such vehicles to get through), but there did appear to be a lot of anxiety about the possible increase in such traffic when the Anaerobic Digester at the end of Station Road is up and running.



*Recent road traffic collision/incident at crossroads*

### **Parking** (see also paragraph 7.29 on paths & pavements)

10.47 61% of respondents to the Questionnaire thought the problems arising from parking on pavements as an important or very important consideration in need of address and 82% were concerned about inconsiderate parking. People pushing prams find it very difficult and sometimes impossible to progress without having to move onto the highway. This is particularly a problem on Gold Street where cars park on both sides of the road and on the east side of Kelmarsh Road. Some parents / childminders cause traffic obstructions by inconsiderate parking when dropping off or picking up children from school or pre-school on the High Street. This is also a safety risk as a recent incident where a child was, thankfully not seriously injured, illustrates. Despite pleas from the school, parents are reluctant to use the Village Hall parking facility or other more distant off-road parking to avoid potential bottlenecks.

10.48 Other areas highlighted for on road parking are Harborough Road (from The Bulls Head to the Village Green), Naseby Road and Church Lane where cars only park on the south side, but this leaves only a fairly narrow passageway for through traffic which means some large width vehicles have to mount the very narrow pavement to pass through, making it a serious problem for pedestrians. This latter site is the main route to the Recreation Fields which is used by children sometimes unaccompanied by adults. The layout of the road at busy times also

relies on courteous conduct of drivers to allow passage in both directions.

- 10.49 Lack of suitable off-road parking is a major problem in most of these cases. There is a possible solution on Naseby Road if the verge between the houses and the road can be converted into parking bays. This would also enhance the vision of drivers using this road.
- 10.50 The only public parking spaces in the village are at the Recreation Fields (21 bays) and the Village Hall (space for approximately 15 vehicles). The Bulls Head public house has its own car park, but on busy occasions it is insufficient to accommodate all that wish to use it and people park on Harborough Road. The facility down at the Recreation Fields is too far away to have any realistic effect on the problems in the centre of the village.
- 10.51 Strong opinion was stressed in the Questionnaire that any new housing or building development must include off road parking facilities in its design.
- 10.52 As already mentioned, parking was a major issue for villagers in the Plan Consultation Exercises. In terms of inconsiderate parking (or maybe it would be better to say where parking created a problem) the following sites were specifically mentioned, along with a couple of possible solutions:



- 10.52.1 outside the school at drop off and collection times;
- 10.52.2 on Naseby Road exiting the village;
- 10.52.3 offer to create parking spaces for residents by enabling (through matting?) the grassed area between the pavement and the gardens;
- 10.52.4 on Church Lane;
- 10.52.5 outside the Bulls Head public house; and
- 10.52.6 Gold Street - create a one-way system for Gold Street and Chapel Lane (although this would have a consequent increase in traffic using Chapel Lane and the narrow road to Sibbertoft).

POLICY TRS1: TRAFFIC MANAGEMENT - With particular regard to the road highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must, where appropriate:

- a) be designed to minimise additional traffic generation and movement through the village;
- b) incorporate sufficient off-road parking in line with other policies in this Plan;
- c) not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;
- d) provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;
- e) consider, where appropriate, the improvement and where possible the creation of footpaths and cycle ways to key village services; and
- f) traffic safety measures such as speed camera facsimiles and digital speed monitoring units will be encouraged as part of any relevant scheme.

## Business and employment

### Existing business and employment

- 10.53 Good employment opportunities in the Parish and the strength of the community go hand in hand. Supporting the growth of employment opportunities in the Parish is therefore recognised as an important theme of this Plan. 94% of respondents to the Questionnaire welcomed more business to the Parish. This response included 94% supporting new cottage industry businesses, 92% new home-based businesses, 91% a shop, 85% a café, 72% farm diversification, and 71% small workshops. Respondents did feel, however, that such new business should be in keeping with and not in detriment to the rural and predominantly residential nature of the Parish.
- 10.54 Clipston is a rural parish but not distant from several significant employment centres, such as Northampton, Leicester and Market Harborough. Fast transport links, both road and rail, mean that many residents commute further afield to work, notably London, Birmingham and other major cities.
- 10.55 Employment opportunities within the Parish are however limited in scale but varied. The types of principal businesses and employers located within and that operate from premises within the Parish include:
- 10.55.1 Architects' practice;
  - 10.55.2 egg production and delivery business;
  - 10.55.3 several farms (some offering contracting on a seasonal basis);
  - 10.55.4 riding school;
  - 10.55.5 public house and B&B; and
  - 10.55.6 a school and pre-school.
- 10.56 There is an increasing trend for residents to work from home, whether this is for part of the working week or entirely. 19 individual respondents to the Questionnaire work from home. The Questionnaire responses also identified that 14 operate a business within the Parish, 10 employ others in their locally based business and 19 individuals are self-employed. Eleven individual respondents are employed in Clipston. With improving internet connectivity locally and changing employment patterns nationally, this trend is likely to continue, making the Parish a place where a greater percentage of the population are spending their time at work. This could create opportunities – for joint working, business hubs, support groups etc. The creation of a lunch time networking group held at the Bulls Head public house has proved to be a very popular event for home workers.
- 10.57 The type of businesses run from home (not a separate premises) include the following:
- 10.57.1 consultancies / agencies (digital marketing, social media, research, finance, accountants, environmental energy, air conditioning, textiles, land design, travel advisors);
  - 10.57.2 freelance (marketing, copywriting, copyediting, proof-reading, catering, services, sales representative);
  - 10.57.3 educational / learning (music teaching, school workshop provider, computer training &

services);

10.57.4 arts (artist / illustrator, portrait artist);

10.57.5 health (health & beauty sales, speech and language therapy, therapist);

10.57.6 home & garden (garden maintenance, decorators home improvement, florist, online home accessories and gifts, fine art auctioneers and valuers); and

10.57.7 animals & livestock (equestrian services, dog walking and grooming, horses/livestock).

10.58 The high cost of housing combined with the poor public transport was cited as the reason for the home working employment pattern. Lack of housing which is affordable, and lack of public transport was also cited by the Bulls Head public house as a barrier to recruitment.

10.59 In order to protect and strengthen the economic base within the Parish, where there are buildings dedicated to business use in the Parish, they should be protected against being lost to other uses.

**POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES** - There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) the commercial premises or land in question has not been in active use for at least 12 months; and
- b) the commercial premises or land in question has no potential for either re-occupation or re-development for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 6 months.

## New Business and Employment

10.60 New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

10.61 However, parishioners have been clear that any new employment initiatives should be small scale and sensitive to the character of the Parish. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment. In the Questionnaire, concern was expressed that inappropriate commercial development within the Parish's tranquil, rural setting could threaten the desirability of developing more appropriate business and employment opportunities.

10.62 The Questionnaire also identified the desire for a village shop. It is acknowledged, however, that such shops are rarely viable as standalone businesses, especially as supermarket outlets with their economies of scale, are situated in nearby Market Harborough. Consequently, support through fellow parishioners taking carless parishioners on shopping trips or encouraging the use of internet shopping is perhaps a more feasible option.



## POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT

In supporting additional employment opportunities, new development will be required to:

- a) fall within the boundary of the Village Confines, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;
- b) where possible, be sited in existing buildings or on areas of previously developed land;
- c) be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Plan Area;
- d) not generally involve the loss of dwellings;
- e) not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- f) not generate unacceptable levels of traffic movement and on road parking, providing off road parking;
- g) contribute to the character, the design of the local built environment and the vitality of the local area; and
- h) be well integrated into and complement existing businesses.

### Farm diversification

- 10.63 The 10 farms that are in the Parish are relatively small and quite traditional, several of them have their arable land farmed on a contract basis by other local, larger farms. This means that in busy times the amount of agricultural traffic through the village is greater than it would have been some years ago, but as with most industries, economies of scale mean that this is the only way the farms can remain viable.
- 10.64 There are a couple of chicken farms in the Parish which have been developed in the last few years, one of which sells eggs in the village, and a game rearing farm which has recently obtained planning approval. There is also a riding school on one of the farms in the village. There is currently only one farm which has diversified by renting out some of their buildings as light industrial units.
- 10.65 There is a major diversification just outside the Parish, which is the development of an Anaerobic Digester plant. This has caused a lot of concern in the village due to the potential odour and increase in heavy vehicle traffic.
- 10.66 This Plan supports efforts to secure a viable and sustainable farming and rural economy in the Parish through appropriate diversification.

POLICY BE3: FARM DIVERSIFICATION- In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural buildings will be supported subject to:

- a) the use proposed is appropriate to the rural location;
- b) the conversion/adaptation works respect the local character of the surrounding area;
- c) the development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) the local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) there is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

## Tourism

10.67 Clipston is a beautiful rural parish to which walkers, horse riders, cyclists and other visitors are attracted. The Parish is keen to extend a welcome to visitors whilst ensuring that their visit does not have a negative impact on parishioners - for example, in the context of traffic.

10.68 The offer to visitors may be enhanced over the Plan Period through the development of activities, places to eat and stay in addition to infrastructure such as signage, seating, parking and other provision to welcome visitors to the Parish. This Plan supports any reasonable activities to encourage tourism to the Parish through a Community Action to:



- 10.68.1 provide signage to the church/chapel/school/Recreation Fields, information boards near the historically important buildings, a village map (possibly adjacent to the Parish Council's notice board), develop a village information/historical leaflet; and
- 10.68.2 liaise with the Bulls Head public house to provide an information focus point for the village (e.g. village map/information/footpaths leaflets etc).

POLICY BE4: TOURISM – Support will be given to proposals that support tourism where they:

- a) are within or adjoining Clipston, on a scale appropriate to the village;
- b) do not have a detrimental effect on the distinctive rural character of the Parish;
- c) do not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage;
- d) benefit the local community, through for instance, provision of local employment opportunities and improvements to local service provision; and
- e) where feasible, the development involves the re-use of existing buildings or is part of farm diversification.

## Broadband and mobile infrastructure

- 10.69 The modern economy increasingly depends on high-quality communications' infrastructure to reap maximum benefit from technological advances. High-speed internet connectivity drives business innovation and growth and creates business and employment opportunities. Online searching and transactions facilitate access to information and services, also providing new and easier opportunities for education and learning.
- 10.70 The standard of broadband and mobile infrastructure is particularly important in rural settings such as the Parish, where high-speed broadband enables access to the ever-increasing number of online applications and services provided by both public and private sectors.
- 10.71 Equally, good mobile signal availability is crucial for the rapid and always-available communication that makes up an increasing component of day-to-day life. The availability of good broadband and mobile infrastructure can also contribute to reduced social exclusion.
- 10.72 The telephone network in the village is old with a mix of both copper and aluminium cables in use. Some areas of the network are affected by changes in the weather and subject to flooding which leads to dropouts. It would be desirable to replace all the old aluminium cables with copper.
- 10.73 The village has access to two superfast broadband networks operated by Gigaclear and Openreach. Funded by Northamptonshire County Council stage 3 rural provider proposals (but without consultation of the village), Gigaclear laid a fibre backbone through the village in 2017/18. Since then a small number of households have taken up their full-fibre superfast service. The BT Openreach fibre- to-the-cabinet service came about via a Community Fibre Partnership between the village and Openreach with half the cost met by a grant and the other half crowdfunded by local residents and businesses. Since its completion in early 2018, many households are now benefitting from affordable superfast broadband.
- 10.74 Mobile signal strength in the village varies by network and on some networks is poor or patchy. The 4G signal is generally good on all networks, but older voice and 3G systems are less good, particularly for indoor use.

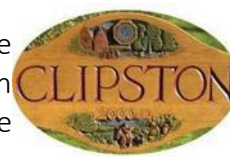
POLICY BE5: BROADBAND AND MOBILE INFRASTRUCTURE - Proposals to provide improved access to faster broadband for all businesses and households will be supported for improvements to the mobile telecommunication network that serves all businesses and households within the Parish. If a new mast is to be installed, a shared provider policy should be adopted where possible to minimise the number of masts within the Parish.

Any infrastructure improvements requiring above ground network installations, must be sympathetically located, designed to integrate into their surroundings, and not be in or near to open landscapes.




# 11. Community Actions for Clipston

## Introduction









- 11.1 For those unaware, these different signs on the approaches to the village were designed and created by a local artist, and then resident, Simon Doughty, and appeared to the Advisory Committee to best represent the notion of Community Actions.
- 11.2 It will be appreciated that this Plan is primarily a “Policy” document and as such a number of these policies address future development within Clipston.
- 11.3 However at various points in the process it has become clear that there are things that can be done at a village or community level, and these have been identified within this Plan by the motif of the village road sign as shown above.
- 11.4 This Chapter contains the Community Actions that were identified. This is an opportunity for YOU to join with like-minded others to help make these real.
- 11.5 The Parish Council acknowledges the benefit of these Community Actions and in principle supports them, subject to the Parish Council’s resources and on the basis that these Community Actions are led by members of the community and are not the primary responsibility of the Parish Council.
- 11.6 Clipston has shown in the past that it is a village capable of creating change through Community Actions (e.g. the tennis courts; broadband etc.) so please do “sign up” and together the village can make it all happen.








## Community Actions

Community Actions (CA)	Relevant paragraphs within this Plan	Detail of Community Actions
CA1 	9.30 to 9.32	Notable Trees Working with the Tree Warden to identify notable trees that are suitable for Tree Preservation Order (“TPO”) status and to pass this information on to the District Council with a view to making a TPO where appropriate.
CA2 	9.33 to 9.37	Biodiversity Enhancing the biodiversity of the Parish by the creation and management of new habitat sites (e.g. wildflower meadows, wetland and woodland) on suitable parcels of land. While the main method for creating new woodland will be by planting, there are opportunities for natural rewilding (by taking less productive agricultural land out of use and abandoning other undevelopable open spaces, to allow natural invasion and regeneration by local tree species).
CA3 	10.6 to 10.8	Village Hall A programme of development to upgrade the facilities and extend the range of activities/events provided at the Village Hall.



Community Actions (CA)	Relevant paragraphs within this Plan	Detail of Community Actions
CA4 	10.9 to 10.12	Recreation Fields Assessing the viability of providing drinking water; access to the toilets when the pavilion is locked; and a greater range of activities (e.g. coaching, classes) especially for the youth.
CA5 	10.16 to 10.23	All Saints Church and Churchyard Undertaking a programme of development to: repair and protect the churchyard wall and other heritage assets; upgrade the facilities; and extend the range of activities/events (including non-religious) provided at the church.
CA6 	10.31 to 10.34	Bulls Head public house Consideration, in consultation with the brewery and landlord, whether to register the pub as an ACV (an Asset of Community Value.)
CA7 	10.35 to 10.36	Telephone box (Listed Building) Considering whether to relocate the defibrillator here and create a central point for emergency numbers, information and equipment.
CA8 	10.35 to 10.36	Bins Reviewing the number and locations of and provision for emptying and cleaning of all bins (including those for general waste, dog waste and gritting salt).
CA9 	10.35 to 10.36	Benches Reviewing the locations and state of repair of all benches, adding/ replacing/ repairing as necessary.
CA10 	10.40 to 10.41	Community Hub Determining: i. which services could be provided and how (e.g. virtual); ii. which central village building(s) would be best used for this purpose, what modifications would be required to make them fit-for-purpose, and what if any provisions would be required to move existing facilities elsewhere; iii. how to manage, run and finance the new facility(ies); and iv. how all other elements of Policy CF2 will be complied with.
CA11 	10.40 to 10.41	Green spaces Identifying how to use the existing green spaces and whether any are suitable for the development of a pocket park, community garden/allotment or wildlife area/nature reserve.

Community Actions (CA)	Relevant paragraphs within this Plan	Detail of Community Actions
CA12 	7.28; 10.42 to 10.52	Road safety & traffic management Developing a coherent action plan to address traffic and parking issues that have been identified through this Plan including: i. undertake an ongoing awareness exercise to make explicit the negative impact on residents of inconsiderate parking; ii. work to achieve improvement of car parking provision for the Parish for residents and visitors; iii. develop appropriate traffic management/calming measures for the Parish; and iv. work with the school to resolve parking issues at drop off and pick up times.
CA13 	10.42 to 10.46	HGVs & agricultural vehicles Promoting the introduction of a 20-mph speed limit through the village and the redirection of HGVs away from the village centre to restrict through traffic.
CA14 	7.25 to 7.26	Public Transport The lobbying of Northamptonshire County Council to make realistic and economic changes to the service, which match the needs of residents.
CA15 	7.29	Paths & pavements Addressing the issues raised in 7.29. Particularly seeking to improve aspects such as upgrading areas of paths/pavements considered not fit for purpose, by the implementation of a regular maintenance programme, and enhancement of the existing network of pavements/paths where this is needed.
CA16 	10.67 to 10.68	Tourism Developing a coherent action plan to maximise the positive experience of tourism to both parishioners and visitors to the Parish.

## 12. Monitoring and review

### Plan period and review

- 12.1 This Plan will last until 2029. During this time, it is likely that the circumstances which the Plan seeks to address will change.
- 12.2 The Parish Council will consider a review of this Plan at the point at which the Daventry Local Plan is updated or other significant change in the strategic planning system affecting Clipston.