

## Clipston Neighbourhood Plan 2020 – 2029

### Statement of Basic Conditions

## Contents

1.0	Introduction	Page 3
2.0	Legal Requirements	Page 4
3.0	The Basic Conditions	Page 5
4.0	Conclusion	Page 14

## 1.0 Introduction

- 1.1 The Basic Conditions Statement has been prepared to accompany the Clipston Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 In order to satisfy Regulation 15 of the Regulations, the Parish Council, as the ‘qualifying body’ must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.3 Paragraph 8 (1) states that the examiner must consider the following:
  - (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
  - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
  - (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
  - (d) such other matters as may be prescribed.
- 1.4 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:
  - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan
  - (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development
  - (c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
  - (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations and
  - (e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
- 1.5 Section 2 of this Statement sets out how the Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (c) and (d). Section 3 of this Statement sets out how the Neighbourhood Plan meets the basic conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

## 2.0 Legal Requirements

- 2.1 The Plan complies with the provisions of sub-paragraph 1(b) as described below.

### **The Plan is being submitted by a qualifying body**

The Neighbourhood Plan has been submitted by Clipston Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Plan area.

### **What is being proposed is a neighbourhood plan**

- 2.2 The Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Plan area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **The proposed Neighbourhood Plan states the period for which it is to have effect**

- 2.3 The Neighbourhood Plan states that the period which it relates to is from 2020 until 2029. The period has been chosen to align with that of the Daventry Part 2 Local Plan.

### **The policies do not relate to excluded development**

- 2.4 The Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **The proposed Neighbourhood Plan does not relate to more than one neighbourhood plan area and there are no other neighbourhood plans in place within the Neighbourhood Plan area.**

- 2.5 The designated Plan area was approved by Daventry District Council on 3 March 2017. The Plan does not relate to more than one neighbourhood plan area. There are no other neighbourhood plans in place within the Neighbourhood Plan area.
- 2.6 In relation to sub-paragraph 1(c), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.
- 2.7 In relation to sub-paragraph 1(d), there are no other prescribed matters.



## 3.0 The Basic Conditions

3.1 This section addresses how the Neighbourhood Plan fulfils the basic conditions set out in sub-paragraph (2). The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework 2019 (“NPPF”) and to the strategic policies contained in the West Northamptonshire Joint Core Strategy Adopted in December 2014 (“the Core Strategy”).

### Having regard to national policies and advice

3.2 The Neighbourhood Plan has been developed having regard to the NPPF. An explanation of how each of the Neighbourhood Plan policies have shown regard to the NPPF are outlined in table 1 below.

3.3 In broad terms the Neighbourhood Plan:

- process has empowered the local community to develop the plan for their neighbourhood and has undertaken a thorough exercise in identifying ways to enhance and improve the area;
- policies are based on robust evidence and provide a practical framework within which decisions on planning applications can be made, with a high degree of predictability and efficiency;
- seeks to deliver locally appropriate homes, businesses and infrastructure through policies on residential allocations; windfall development, housing mix and affordable housing and employment policies;
- seeks to actively manage patterns of growth in the most sustainable locations through the designation of a Village Confines;
- supports local strategies to deliver sufficient community facilities and services, to meet local needs;
- contributes to conserving and enhancing the natural environment through the protection of Local Green Spaces biodiversity and a range of environmental protections in the context of a focus on contributing to the challenge of tackling climate change.

### General conformity with the strategic policies of the development plan for the area

3.4 The Neighbourhood Plan has been prepared in general conformity with the strategic policies contained in the Core Strategy.

3.5 Table 1 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the strategic policies contained in the Core Strategy and have regard for the NPPF.

<b>Table 1</b>			
<b>Clipston Neighbourhood Plan policies</b>	<b>NPPF para</b>	<b>Regard to National Planning Policy</b>	<b>General Conformity with the Core Strategy and Part 2 Local Plan (2020)</b>
<b>Policy CC1 Mitigation of climate change-driven flooding</b>	20, 148, section 14	The policy seeks to address potential flooding by making development safe without increasing flood risk elsewhere, therefore meeting the requirements of the NPPF which identifies the need to take full account of flood risk	<p>The West Northamptonshire Core Strategy, paragraph 4.44. says 'All development proposals will need to fully consider climate change adaption to meet the vision of sustainable development'.</p> <p>The Neighbourhood Plan, by supporting measures to mitigate and adapt to climate change is consistent with the Core Strategy which outlines support for such development.</p> <p>Paragraph 4.60 says 'Design must also incorporate sustainable building techniques to help combat climate change....'</p> <p>Policy S10 on sustainable development principles sets a range of criteria to help address climate change. Policy S11 sets sustainability standards for all residential development.</p> <p>The first spatial objective is to adapt to climate change including the need for development to be located and designed to be resilient to climate change and risk of flooding. Policy BN7 outlines the measures to be taken to tackle flood risk</p> <p>The Core Strategy vision states 'The area will be a national example of low environmental impact development in response to climate change and high biodiversity and habitat protection'.</p>
<b>Policy CC2: Flooding</b>			
<b>Policy CC3: Renewable Energy Generation Infrastructure</b>	148, 151, 154	The policy supports the NPPF aim of meeting the challenge of climate change by supporting the delivery of renewable energy development while ensuring that adverse impacts are addressed satisfactorily.	<p>Paragraph 4.60 says 'Design must also incorporate sustainable building techniques to help combat climate change....'</p> <p>Policy S10 on sustainable development principles sets a range of criteria to help address climate change. Policy S11 sets sustainability standards for all residential development.</p> <p>The first spatial objective is to adapt to climate change including the need for development to be located and designed to be resilient to climate change and risk of flooding. Policy BN7 outlines the measures to be taken to tackle flood risk</p> <p>The Core Strategy vision states 'The area will be a national example of low environmental impact development in response to climate change and high biodiversity and habitat protection'.</p> <p>Paragraph 5.62 of the Core Strategy recognises the growth in home working and paragraph 6.7 links this growth to a reduction in the need to travel.</p> <p>NP Policy CC6 is therefore in general conformity with the Core Strategy.</p>
<b>Policy CC4: Energy Efficient buildings</b>	Section 14	Supports proposals that contribute to mitigating the effects of climate change including sustainable design and energy generation and in so doing, supports the transition to a low carbon future, a core planning principal of the NPPF.	
<b>Policy CC5: Electric Vehicles</b>	105, 110	The NPPF supports the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles and that applications for development are designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.	
<b>Policy CC6: Home Working</b>	104	This policy supports the use of part of a dwelling for office or light industrial use in order to facilitate working from home. Working from home further supports employment activities; thus, contributing to a prosperous rural economy. It also supports the transition to a low carbon future by reducing the	

		dependency of the car for journeys to employment sites outside of the Parish.	
<b>Policy CC7: Pedestrian footpaths/pavements</b>	8, 91,117	The policy supports the extension of existing networks of footpaths and in so doing, supports the NPPF aims of promoting sustainable transport and promoting healthy communities.	Policy C1 promotes access by walking, cycling and public transport to key facilities and services. Policy C2 supports new development which maximises travel from non-car modes and paragraph 4.48 promotes development which gives priority to walking, public transport and cycling.
<b>HBE1: Village Confines</b>	9, 11, 79,	One of the core principles of the NPPF is to recognise and protect the intrinsic character and beauty of the countryside. Actively managing patterns of growth, within the Village Confines seeks to support existing services and facilities and protect the countryside and setting of the settlements. Further, Village Confines facilitate the use of sustainable modes of transport with both benefits to the environment and the health of the community, both underlying premises of the NPPF.	The Core Strategy delegates the setting of village confines to the Part 2 Local Plans.  The Part 2 Local Plan for Daventry sets a methodology for defining Village Confines which has been followed in the preparation of the Neighbourhood Plan.
<b>HBE2: Residential Site Allocation</b>	7, 10, 11	Inclusion of a housing target supports 'the presumption in favour of sustainable development' by providing for the strategic development needs set out in the Core Strategy and updated in the evidence gathered for the Part 2 Local Plan.	Policy S1 of the Core Strategy sets out the criteria to be applied for development in rural areas, and the Part 2 Local Plan recognises the ability of neighbourhood plans to include allocations for development (Policy NP1)
<b>Policy HBE3: Windfall Sites</b>	68, 70,	The policy for windfall sites has regard to the NPPF; by seeking to meet any future housing requirements for the area and maintain the vitality of the settlements, whilst protecting their character and setting. This is a positive policy for future housing provision given that this type of development has a proven track record in providing a good source of new housing over recent years in the Parish.	The support of the Neighbourhood Plan for small scale windfall development is in general conformity with the Part 2 Local Plan which supports opportunities for new residential development the help sustain services and facilities (para 5.1.06).  The Neighbourhood Plan policy HBE3 helps to define the circumstances in which windfall development will be supported.
<b>Policy HBE 4: Design Standards</b>	8, 28, 110, section 12	The policy outlines several design principles and supports the NPPF principle of requiring good design; and the need to respond to local character and history	Policy R1 establishes a spatial strategy for rural areas and requires residential development to 'preserve and

		of the local surroundings. Importantly the policy does not impose architectural styles and hence does not stifle an innovative approach.	enhance historic buildings and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements’.
<b>Policy ENV 1: Protection of Local Green Space</b>	99 - 101	Protection of Local Green Spaces identified as being special by the community is advocated through the NPPF. Proposed designations meet the criteria set out in the NPPF.	The Core Strategy recognises the need to balance development with the ‘need to protect the built and natural environments that are so highly valued’ (paragraph 4.49). The Part 2 Local Plan recognises the ability of Neighbourhood Plans to ‘identify and allocate Local Green Spaces’.
<b>Policy ENV 2: Protection of sites of environmental significance</b>	Section 15, 178	These policies seek to protect other open space with environmental and historic value on account of their natural and/or historical features. This has regard to the NPPF principles conserving and enhancing the natural and historic environment. It takes into account the designation hierarchy and the protection is commensurate with their status.	The Core Strategy has a vision which includes the statement ‘The area will be a national example of low environmental impact development in response to climate change and high biodiversity and habitat protection’.
<b>Policy Env 3: Important Open Spaces</b>			Policy S10 seeks to enhance biodiversity whilst S11 minimises the impact development will have on biodiversity. Policy BN2 looks to deliver a net gain in biodiversity.  The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Core Strategy overarching principles
<b>Policy Env 4: Non-Designated Heritage Assets</b>	79, 184, 185	The NPPF requires Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets	A key issue in the Core Strategy is to ensure that the provision of new development needs to be achieved whilst also paying due regard to the protection and enhancement of heritage assets (Policy BN5)
<b>Policy Env 5: Ridge and Furrow</b>	187	This policy seeks to protect ridge and furrow fields and has regard for the NPPF, which considers that non-designated heritage assets of archaeological interest, of	Planning Practice Guidance, updated in July 2019, confirms the ability of Neighbourhood Plans to identify locally important heritage assets. The policy is in general conformity with Part 2 Local Plan policy HE7 on the

		equivalent significance to scheduled monuments should be subject to the policies for designated heritage assets.	conservation and enhancement of the historic environment.
<b>Policy Env6: Notable Trees</b>	170, 175,	This policy seeks to prevent damage or loss to trees of arboricultural significance, in line with the NPPF which promotes policies which recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;	Core Strategy Policy BN3 recognises the need to protect aged or veteran trees.
<b>Policy ENV 7: Biodiversity Woodland, Hedges and Habitat Connectivity.</b>	184	The policies seek to protect and enhance local biodiversity features and habitats. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	<p>The Core Strategy states ‘The area will be a national example of low environmental impact development in response to climate change and high biodiversity and habitat protection’. Policies S10, S11 and BN2 address this issue specifically.</p> <p>The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Part 2 Local Plan overarching principles</p>
<b>Policy ENV 8: Protection of Important Views</b>	20, 127, 141	The policy seeks to protect views identified as being significant to the community. In accordance with the NPPF, the planning system should contribute to and where possible; enhance the landscape. Views are a key component of the landscape	<p>The Core Strategy supports the protection and enhancement of heritage assets and local landscape.</p> <p>Important views are an important element of the character of the landscape and thus their identification and protection is consistent with the aims of Policy BN5. Important views are an important element of the character of the landscape and thus their identification and protection is consistent with the broad aims for the countryside and natural environment in the Part 2 Local Plan, specifically policy S1 which requires development to maintain and enhance the distinctive character of rural communities.</p>

<b>Policy CF 1: Retention of Community Facilities and Amenities</b>	8, 20, 28, 83, 91, 92, 117, 182,	This policy seeks to protect key community facilities. This has regard for the NPPF principle of promoting healthy communities through amongst other things, planning positively for community facilities and guarding against their unnecessary loss. In seeking new or improved community facilities, the policy supports the NPPF principle of promoting healthy communities.	Neighbourhood Plan Policy CF1 is in general conformity with Core Strategy which recognises the importance of community facilities. This is expressed in Policy RC2 which describes the circumstances in which community services and facilities should be provided and safeguarded
<b>Policy CF2: New or Improved Community Facilities and Assets</b>	8, 91, 117	In seeking new or improved community facilities, the policy supports the NPPF principle of promoting healthy communities.	
<b>Policy TRS1: Traffic Management</b>	30 & 95	The policies seek to manage potential traffic issues arising from development and has regard for 'promoting sustainable transport' and supporting reductions in greenhouse gas emissions.	Neighbourhood Plan Policy TRS1 is in general conformity with Core Strategy Policy R3 which seeks to maximise the efficiency of the local and strategic road network. It supports the improvements to the walking network.
<b>Policy BE1: Support for Existing Businesses and Employment Opportunities</b>  <b>Policy BE2: Support for New Business and Employment</b>	20, 72, 104, 121	The policy supports new employment opportunities through small scale employment premises. Promoting access to employment is a key element in the pursuance of sustainable development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy.  Re-use of agricultural buildings for small businesses, recreation or tourism further support a prosperous rural economy and the transition to a low carbon future by encouraging the use of existing resources.	The Core Strategy recognises that 'Outside the urban areas rural diversification is significant in supporting the economy of the rural communities ...'  Policy R2 supports proposals which 'sustain and enhance the rural economy by creating or safeguarding jobs and businesses' and sets a range of conditions to be applied if they are to be considered appropriate.
<b>Policy BE3: Farm Diversification</b>	20, 72, 104, 121	The policy supports new employment opportunities through small scale employment premises. Promoting access to employment is a key element in the pursuance of sustainable development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy.	Policy R2 specifically supports farm diversification involving small-scale business and commercial development ...'.

		Re-use of agricultural buildings for small businesses, recreation or tourism further support a prosperous rural economy and the transition to a low carbon future by encouraging the use of existing resources.	
<b>Policy BE4: Tourism</b>	83	The policy in supporting development proposals for tourism and leisure facilities recognises the role that the area can play in ‘building a strong, competitive economy’ and ‘supporting a prosperous rural economy’ through sustainable rural tourism and leisure developments.’	<p>Core Strategy policy R2 supports ‘small-scale tourism proposals, including visitor accommodation’.</p> <p>Neighbourhood Plan Policy BE4 sets the conditions against which this development will be acceptable locally.</p>
<b>Policy BE5: Broadband and Mobile Infrastructure</b>	Section 10	The NPPF advocates planning that supports high quality communications infrastructure.	<p>Core Strategy Policy C1 says ‘New development should be accessed by fibre to the premises technology enabling access to superfast broadband and speeds of at least 30megabits per second’</p> <p>The policy goes on to say ‘information communication networks such as superfast broadband will be supported across West Northamptonshire to reduce the need for travel and be a requirement for new developments’.</p>

### Achieving sustainable development

- 3.7 The Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Neighbourhood Plan supports the strategic development needs in the Part 2 Local Plan, shaping and directing development in the area that is outside of the strategic elements of the Core Strategy.
- 3.8 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Neighbourhood Plan has been developed with regard to these principles and has sought environmental, economic and social gains.
- 3.9 The policies contained in the Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing (including affordable housing) to meet local need;
  - actively promoting efforts to combat climate change;
  - supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport, renewable energy generation and local employment opportunities;
  - protecting and enhancing the distinctive character of the built and natural environment through high quality design, protection of important local green space and protection of important views;
  - conserving and enhancing the natural environment by protecting and supporting a net gain in biodiversity and important habitats;
  - supporting a strong economy through the protection of existing employment sites and support for new businesses including home working;
  - safeguarding and enhancing existing open space, community facilities and pedestrian and cycling facilities for the health, social and cultural wellbeing of the community.



## EU obligations

### Strategic Environmental Assessment (“SEA”)

- 3.10 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:
- a neighbourhood plan allocates sites for development;
  - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
  - the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Part 2 Local Plan.
- 3.11 A Screening opinion was issued by Daventry District Council with which determined that a full SEA would be required.
- 3.12 A SEA was produced and published in July 2020, becoming part of the documentation available for the pre-submission consultation. The assessment concluded that “Overall, it is considered that the Neighbourhood Plan takes a proactive approach to delivering new development whilst protecting key aspects of the natural, built and historic environment that contribute to the overall sense of place and quality of life in Clipston”.

### Habitats Directive

- 3.13 Daventry District Council undertook a Habitat Regulation Assessment (“HRA”) screening of the Neighbourhood Plan and concluded that an HRA was not required. The statutory consultees concurred with this conclusion.

### Convention on Human Rights

- 3.14 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

- 3.15 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule set out in the appendices to the Statement of Consultation. The Statement of Consultation has been prepared by the Clipston Parish Council and meets the requirements set out in Paragraph 15 (2) of the Regulations.

## 4.0 Conclusion

- 4.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Neighbourhood Plan.
- 4.2 The Neighbourhood Plan has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the saved strategic policies in the Core Strategy and meets relevant EU obligations.
- 4.3 It is therefore respectfully suggested to the Examiner that the Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

## Consultation Statement

February 2021



Pupils from Clipston Endowed VC Primary School produced a number of suggested logos for the Clipston Neighbourhood Plan. A public vote was held at the first Open Event in February 2018 with this being the winning entry

## Introduction

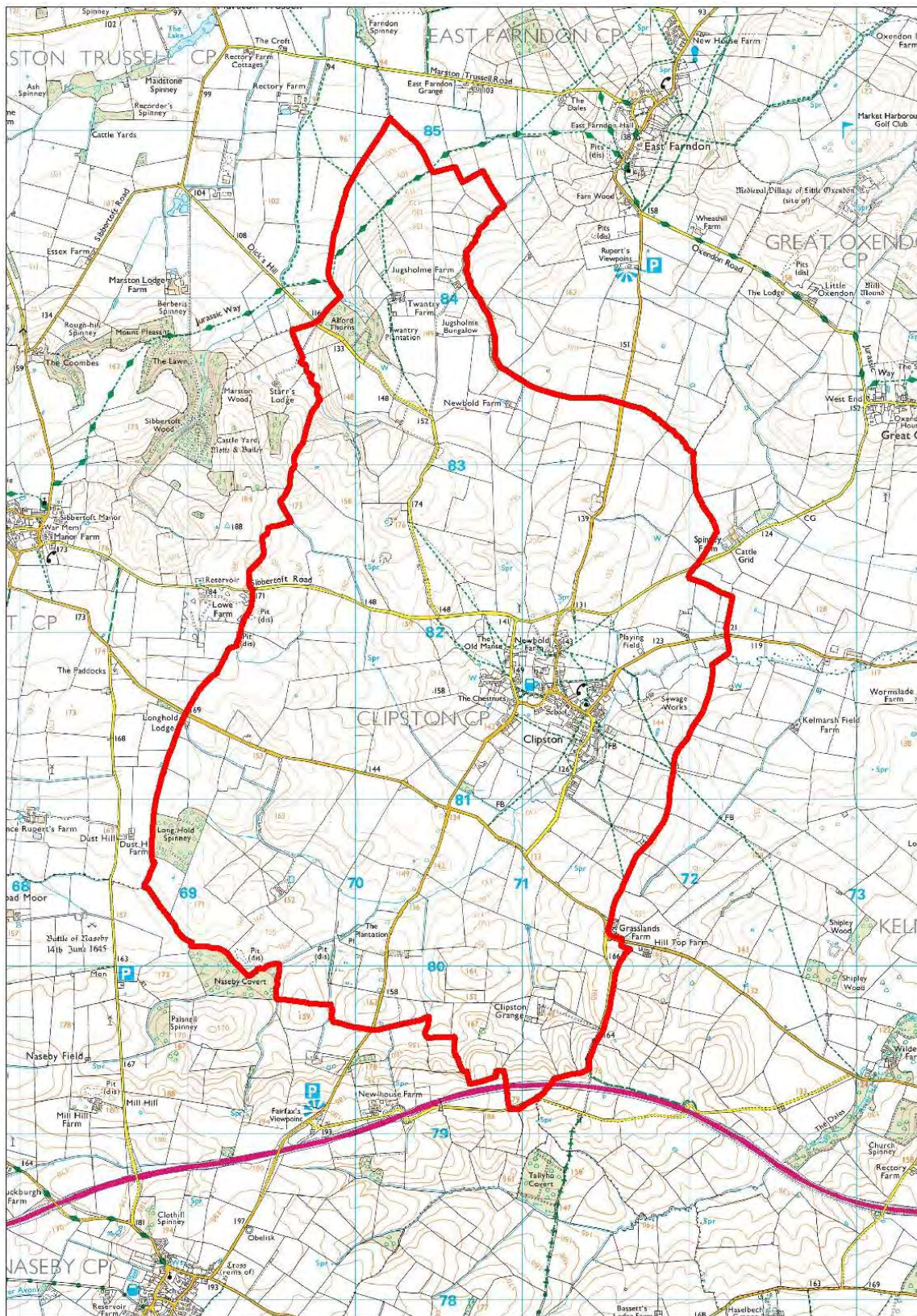
This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain. According to the Regulations, a Consultation Statement:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan
- Explains how they were consulted
- Summarises the main issues and concerns raised by the persons consulted
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

This document provides a record of the engagement that took place at the various stages of the plan's evolution. The main methods used to publicise the consultation and engagement process are documented including all references to specific documents containing the main findings from the engagement.



Figure 1 – Clipston Neighbourhood Plan Area



© Crown copyright and database rights 2016 Ordnance Survey 100023735

# Regulations and government guidance

## Stage 1: Deciding to make a Neighbourhood Plan

Clipston Parish Council (the Parish Council) formally took the decision to undertake a neighbourhood plan at a Parish Council meeting on 15<sup>th</sup> September 2016 following considerable publicity and advertising of the purposes of such meeting.

## Stage 2: Defining the neighbourhood

The Parish Council applied to Daventry District Council on 20<sup>th</sup> February 2017 to designate the neighbourhood as identified above. The correspondence is available to view on the Parish Council's website (the Website) <http://www.clipstonparishcouncil.org.uk/>

A formal engagement period provided members of the public and other key stakeholders an opportunity to submit comments on the proposed Neighbourhood Plan Area and proposed Neighbourhood Planning Body for Clipston. The proposed Neighbourhood Planning Body was the Parish Council and the Neighbourhood Planning Area is shown in Figure 1 above.

Daventry District Council checked that the application was appropriate and undertook the appropriate notification process. The designation was made on 3 March 2017.

## Stage 3: Preparing the plan

Clipston Neighbourhood Plan Advisory Committee (the Advisory Committee) is a Committee appointed by the Parish Council. The Advisory Committee has an elected Chair and an approved constitution. The first meeting of the Advisory Committee took place on 1<sup>st</sup> December 2016

The Advisory Committee has worked to produce a draft plan, ensuring that it:

- Is in general conformity with the West Northants Joint Core Strategy adopted in December 2014 and the Daventry District Settlements and Countryside Local Plan (Part 2) adopted in February 2020
- Has regard for national planning policies
- Is in line with other legal frameworks
- Is mindful of the need to contribute to sustainable development
- Has been prepared on the basis of sound governance arrangements.

Clipston Neighbourhood Plan (the Plan), the draft of which is contained on the Daventry District Council website, seeks to establish specific and local planning policies for the development and use of land in Clipston Parish. The Plan establishes a vision for the future taking into account the data gathered through community engagement and consultation alongside demographic and socio-economic data. The Parish Council appointed *YourLocale* as consultants to help create the Plan.



The Advisory Committee met on the following dates:

1<sup>st</sup> December 2016  
10<sup>th</sup> January 2017  
23<sup>rd</sup> May 2017  
29<sup>th</sup> June 2017  
1<sup>st</sup> August 2017  
22<sup>nd</sup> August 2017  
24<sup>th</sup> October 2017  
21<sup>st</sup> November 2017  
20<sup>th</sup> February 2018  
19<sup>th</sup> July 2018  
18<sup>th</sup> September 2018  
27<sup>th</sup> November 2018  
19<sup>th</sup> February 2019  
7<sup>th</sup> May 2019  
25<sup>th</sup> June 2019  
6<sup>th</sup> August 2019  
2<sup>nd</sup> September 2019  
18<sup>th</sup> November 2019  
13<sup>th</sup> August 2020  
30<sup>th</sup> November 2020

Additionally the Advisory Committee instigated two further meetings on the following dates:

26<sup>th</sup> March 2018 (Theme group launch)  
11<sup>th</sup> November 2019 (Place theme group requested meeting)

Minutes of all Advisory Committee meetings and the above two additional meetings can be found on the Website.

On 26 March 2018, three theme groups were launched. Local people were engaged in order to pull together and prioritise ideas emerging from the First Open Event (defined below) and start to work up their proposed policies. 28 people were involved in the theme groups, undertaking valuable research and assessment.

- The Housing Theme Group met 16 times between 3<sup>rd</sup> May 2018 and 11<sup>th</sup> February 2020
- The Environment Theme Group met 5 times between 25<sup>th</sup> April 2018 and 5<sup>th</sup> March 2019
- The Community Facilities, Employment and Transport Theme Group met 8 times between 16<sup>th</sup> April 2018 and 3<sup>rd</sup> February 2020.

## Communications

Below are listed the main ways that information about the Plan has been communicated with local people and stakeholders.

1. **Village noticeboards** displaying details of consultation events and meetings.
2. **Hand Delivery.** Every household was delivered a hard copy of the Clipston Neighbourhood Plan Questionnaire in late 2017 (“the Questionnaire”).
3. **Leaflets/ flyers** were distributed to each household in the Parish inviting residents to attend the first Open Event on 25<sup>th</sup> February 2018 (“the First Open Event”). **Large banners** and **Posters** were strategically placed around the village promoting the First Open Event.
4. **Posters and flyers.** Posters were erected in the village (on village noticeboards and telegraph poles) advertising the second Open Event (“the Second Open Event”) held on 26th January 2020. Additionally flyers for this event were handed out at the village pantomime and family disco.
5. **Executive Summary.** Owing to the Covid 19 pandemic it was not possible to arrange an open event promoting the draft of the Plan that had been prepared taking into account data gathered through all of the community engagement. Accordingly a hard copy of an Executive Summary of the Plan was hand delivered to every household and business in Clipston Parish in September 2020.
6. **Clipston Courier (the Courier).** This quarterly magazine is published for the benefit of Clipston Parish residents and is delivered to every household and business in Clipston Parish. Articles were published in the June and September 2016 editions of the Courier advertising the open Parish Council meetings in June and September 2016 to discuss the proposals to draw up the Plan. Articles were subsequently published in all Couriers issued from and including March 2018. Particular articles highlighted important stages, for example the proposed Theme Groups’ creation meeting (March 2018); the determination of the housing need for Clipston during the life of the Plan (December 2018); the Second Open Event (December 2019); the need for a Strategic Environmental Assessment (June 2020) and the Regulation 14 Consultation (September 2020).
7. **Clipston Parish Council website:** agendas, minutes, the Questionnaire and Questionnaire Analysis and all consultation results were posted on the Website.



## Formal Consultations

Several consultations have taken place, each building on the evidence of the last.

- The Questionnaire was delivered to every household in winter 2017. 148 people responded – 29% of the adult population.
- The initial community consultation, namely the First Open Event, took place in the Village Hall in Clipston on 28 February 2018. 66 people attended the event and the Summary and record of the First Open Event comprises Supporting Document SD3 of the Plan. The First Open Event advised any attendees of the Parish Council's intention to produce a neighbourhood plan, what it involved and, amongst other matters, invited them and any other parishioners to attend the Theme Group Launch event and to join a theme group. All persons who showed an interest in joining a Theme Group were invited by email or letter to attend the Theme Group Launch meeting to be held on 26<sup>th</sup> March 2018.
- The Theme Group Launch meeting was held on 26<sup>th</sup> March 2018 following advertising in the Courier, with invitations (as above) having been sent out to residents who had expressed an interest, following on from the First Open Event. It was well attended and three Theme Groups were formed. The minutes of that Launch meeting are on the Website.
- All owners of undeveloped land generally located on the edge of the built-up parts of the village were contacted and asked whether they were interested in putting forward their land for the provision of dwellings to meet the Plan's determined need for housing during the life of the Plan (i.e. until 2029). Of the 21 landowners contacted, 13 showed an interest. Following a very detailed procedure, including comprehensive analyses of landowners' sites and consideration of landowners' concerns in meetings or otherwise with landowners, one site (the Allocated Site) was proposed by the Advisory Committee and agreed with the relevant landowner as the suggested site for new housing.
- At the request of the Daventry District Council owing to the proximity of the Allocated Site to the Scheduled Monument 1418334, a Strategic Environmental Assessment (the SEA) was initiated and issued in August 2020 by Aecom, the Government's appointed consultants. The SEA approved the Allocated Site. The SEA comprises supporting document SD5 of the Plan.
- A second community consultation comprising the Second Open Event took place in the village hall in Clipston on 26<sup>th</sup> January 2020. Over 100 people attended. The Summary and record of this event comprises supporting document SD4 of the Plan.
- An Executive Summary of the Plan (in hard copy format) was distributed to every household and business within the Clipston Parish in September 2020. A copy of this Summary is on the Website.

- As part of the Regulation 14 process contact was made with the relevant statutory consultation bodies as advised by Daventry District Council, informing them of the Plan and its contents. The following were contacted:

Consultation Body/Discipline	Specific Organisation (where not apparent)
Local Planning Authority (including Local Strategy, Development Management, Conservation & Heritage)	Daventry District Council
County Council (Planning & Archaeology)	Northamptonshire County Council
County Council (Education)	Northamptonshire County Council
County Council (Highways)	Northamptonshire County Council
Adjoining Parish Councils	Marston Trussell East Farndon Great Oxendon Kelmarsh Naseby Sibbertoft
Ward Councillor	Welford (x 2)
Neighbouring Ward Councillor	Brixworth (x 3) Long Buckby (x 3) Yelvertoft
Homes England	
Natural England	
Environment Agency	
Historic England	
Network Rail	
Highways England	
Sports England	
Electronic Communications	BT; Vodafone; O2; EE; Three
NHS Northamptonshire CCG	
Sewerage undertaker	Anglian Water Severn Trent
Water undertaker	Anglian Water Severn Trent
Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire	
Daventry and District Disability Access Forum	

- Regulation 14 consultation took place from 23<sup>rd</sup> September to 30<sup>th</sup> October 2020. All comments made, all responses given and all consequential changes made to the Pre-Submission Draft of the Plan are on the Website.

## Consultation methodology

The consultations aimed:

- To inform as many people as possible of the existence of the neighbourhood planning process.
- To seek the views of people from the community on the proposals being developed by the Advisory Committee.

## Activities

As well as meetings of the Advisory Committee and the work of the theme groups the following activities were undertaken:

- Notices were placed on the Parish Council noticeboard asking people to get involved and informing them of progress.
- All meeting agendas, minutes and key documents were posted on the Website.
- The local newsletter (the Courier) was used to promote the Plan.
- The Plan was included as a regular agenda item at Parish Council meetings. Minutes of all meetings are publicly available on the Website.
- A good working relationship was established with the Daventry District Council including dialogue and meetings at key stages.
- A community questionnaire (the Questionnaire) was undertaken in winter 2017.
- The staffed First Open Event concerning the Plan was held in 28 February 2018. At this event people were asked to give their thoughts and ideas on priority issues for the Plan and were invited to contribute towards the Plan process. The event was publicised.
- The Theme Group Launch meeting was held on 26th March 2018 following publicity, where three theme groups were formed.
- A call for sites for land on the edges of Clipston to provide a site or sites satisfying the Plan's determined need for housing during the life of the Plan was instigated, with the sending out of invitations to landowners in September 2018. Interested landowners' sites were considered and a proposed allocated housing site was chosen.
- A further staffed Second Open Event concerning the Plan was held on 26<sup>th</sup> January 2020. At this event attendees were shown the proposed allocated housing site, the Community Actions and the proposals for the village hall. No objections were made to the proposed allocated housing site in the Plan. The Second Open Event was publicised.
- An Executive Summary was distributed by hand delivery in autumn 2020 to all residents and business in Clipston Parish wherein the community was presented with a summary of the policies within the Pre-Submission Plan.
- Consultation bodies with a statutory or other significant interest in the Plan were invited to submit their comments in writing by email and letter, at the Regulation 14 stage of the planning process, as according to the regulations.

## Consultation Process and the Plan's progression

1. The Advisory Committee's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and develop the Plan.
2. Adopting the above mandate the various consultation exercises carried out by the Advisory Committee culminated in the issue of the Executive Summary of the Plan to all residents and businesses in Clipston Parish with the invitation to make comments on the Plan. All comments received were collated, considered and a response given taking into account national and local planning policies, legislation and data gathered through community engagement. Where appropriate amendments were made to the Plan. These comments, responses and amendments to the Plan are on the Website.

## Conclusion

This revised Plan is now ready to be submitted to Daventry District Council for Regulation 16 consultation. They will publicise the Plan for not less than six weeks and then forward it, with accompanying documents and all representations made during the publicity period, to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'.

If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum.

The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of those voting vote for the Plan, it will be brought into force ('Made') and become part of the Daventry District-wide planning policy.

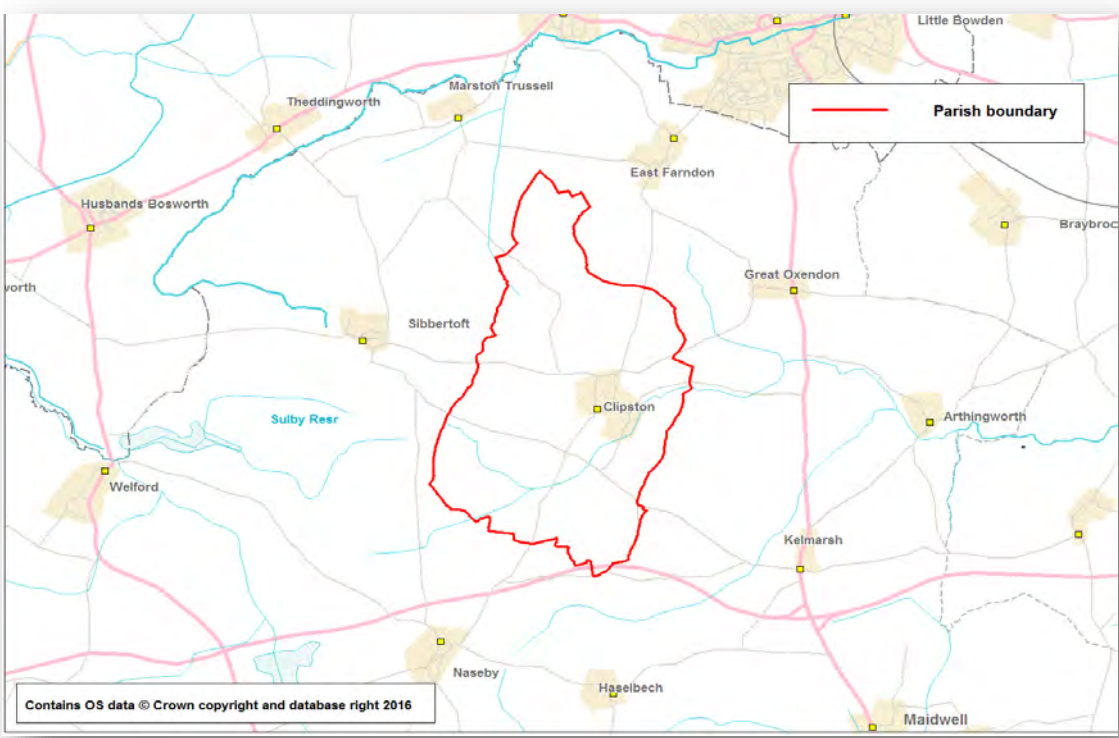
This Consultation Statement and supporting documents mentioned within (which are located on the Website) are provided to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Felicity Ryan,  
Clerk,  
Clipston Parish Council,  
February 2021.

Clipston Parish  
Census 2011 Profile

This Parish Profile presents data from the 2011 Census which took place on 27th March 2011.

It provides comparisons against the borough, region and England averages.



	Clipston		Daventry	East Midlands	England
	No	%	%	%	%
<b>USUAL RESIDENTS BY AGE BAND</b>					
Aged 0-4	35	5.4	5.6	6.0	6.3
Aged 5-15	96	14.9	13.4	12.5	12.6
Aged 16-64	412	64.1	64.0	64.5	64.8
Aged 65+	100	15.6	16.9	17.1	16.3
All Usual Residents	643	100.0	100.0	100.0	100.0
<b>ETHNIC GROUP</b>					
White	625	97.2	96.5	89.3	85.4
Mixed/Multiple Ethnic groups	11	1.7	1.2	1.9	2.3
Asian	5	0.8	1.5	6.5	7.8
Black	2	0.3	0.6	1.8	3.5
Other Ethnic Groups	-	0.0	0.1	0.6	1.0
All Usual Residents	643	100.0	100.0	100.0	100.0
<b>RELIGION</b>					
Christian	460	71.5	64.7	58.8	59.4
Buddhist	-	-	0.4	0.3	0.5
Hindu	4	0.6	0.4	2.0	1.5
Jewish	-	-	0.1	0.1	0.5
Muslim	-	-	0.6	3.1	5.0
Sikh	-	-	0.2	1.0	0.8
Other Religion	5	0.8	0.3	0.4	0.4
No Religion	144	22.4	26.6	27.5	24.7
Religion Not Stated	30	4.7	6.8	6.8	7.2
All Usual Residents	643	100.0	100.0	100.0	100.0
<b>HIGHEST LEVEL OF QUALIFICATION</b>					
No Qualifications	65	12.7	19.6	24.7	22.5
Level 1 Qualifications	55	10.7	13.3	13.9	13.3
Level 2 Qualifications	81	15.8	16.0	15.6	15.2
Apprenticeship	27	5.3	5.3	4.0	3.6
Level 3 Qualifications	59	11.5	11.7	12.9	12.4
Level 4 Qualifications and Above	201	39.3	28.2	23.6	27.4
Other Qualifications	24	4.7	6.0	5.3	5.7
All Usual Residents Aged 16 and Over	512	100.0	100.0	100.0	100.0
<b>ECONOMIC ACTIVITY &amp; INACTIVITY</b>					
All Usual Residents Aged 16 to 74	476	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>345</b>	<b>72.5</b>	<b>73.5</b>	<b>69.3</b>	<b>69.9</b>
Employee, Part-time	69	14.5	13.9	14.4	13.7
Employee, Full-time	166	34.9	44.6	38.8	38.6
Self Employed	81	17.0	8.9	8.7	9.8
Unemployed	13	2.7	3.6	4.2	4.4
Full-time Student (economically active)	16	3.4	2.5	3.3	3.4
<b>Economically inactive Total</b>	<b>131</b>	<b>27.5</b>	<b>26.5</b>	<b>30.7</b>	<b>30.1</b>
Retired	71	14.9	14.7	15.0	13.7
Student (including Full-Time Students)	20	4.2	3.9	5.8	5.8
Looking After Home or Family	21	4.4	3.5	4.0	4.4
Long-Term Sick or Disabled	10	2.1	2.8	4.1	4.0
Other	9	1.9	1.5	1.9	2.2

	Clipston		Daventry	East Midlands	England
	No	%	%	%	%
<b>METHOD OF TRAVEL TO WORK</b>					
Work Mainly at or From Home	50	10.5	5.7	3.3	3.5
Underground, Metro, Light Rail, Tram	1	0.2	0.1	0.2	2.6
Train	10	2.1	1.3	0.9	3.5
Bus, Minibus or Coach	1	0.2	1.0	4.0	4.9
Taxi	-	0.0	0.1	0.3	0.3
Motorcycle, Scooter or Moped	2	0.4	0.4	0.5	0.5
Driving a Car or Van	232	48.7	49.5	42.2	36.9
Passenger in a Car or Van	12	2.5	3.3	3.9	3.3
Bicycle	1	0.2	0.9	1.8	1.9
On Foot	19	4.0	6.2	7.1	6.9
Other Method of Travel to Work	1	0.2	0.3	0.3	0.4
Not in Employment	147	30.9	31.1	35.7	35.3
All Usual Residents Aged 16 to 74	476	100.0	100.0	100.0	100.0
<b>HEALTH</b>					
Very Good Health	359	55.8	48.4	45.3	47.2
Good Health	180	28.0	35.3	35.1	34.2
Fair Health	77	12.0	12.1	14.0	13.1
Bad Health	23	3.6	3.3	4.3	4.2
Very Bad Health	4	0.6	0.9	1.2	1.2
All Usual Residents	643	100.0	100.0	100.0	100.0
<b>Long-Term Health Problem or Disability</b>					
Day-to-Day Activities Limited a Lot	34	5.3	6.6	8.7	8.3
Day-to-Day Activities Limited a Little	56	8.7	9.0	9.9	9.3
Day-to-Day Activities Not Limited	553	86.0	84.4	81.4	82.4
All Usual Residents	643	100.0	100.0	100.0	100.0
<b>Provision of Unpaid Care</b>					
Provides No Unpaid Care	562	87.4	89.1	89.2	89.8
Provides 1 to 19 Hours Unpaid Care a Week	62	9.6	7.7	6.9	6.5
Provides 20 to 49 Hours Unpaid Care a Week	7	1.1	1.1	1.4	1.4
Provides 50 or More Hours Unpaid Care a Week	12	1.9	2.0	2.5	2.4
All Usual Residents	643	100.0	100.0	100.0	100.0
<b>HOUSEHOLDS AND HOUSEHOLD SPACES</b>					
All Household Spaces	261	100.0	100.0	100.0	100.0
Household Spaces With At Least One Usual Resident	252	96.6	97.0	96.0	95.7
Household Spaces With No Usual Residents (empty homes)	9	3.4	3.0	4.0	4.3
<b>COMMUNAL ESTABLISHMENTS</b>					
Number of communal establishments	-				
All usual residents in communal establishments	-				
<b>TENURE</b>					
All occupied Households	252	100.0	100.0	100.0	100.0
Owned; Owned Outright	103	40.9	33.3	32.8	30.6
Owned; Owned with a Mortgage or Loan	90	35.7	38.4	34.5	32.8
Shared Ownership (Part Owned and Part Rented)	-	0.0	0.9	0.7	0.8
Social Rented; Rented from Council (Local Authority)	5	2.0	4.1	10.1	9.4
Social Rented; Other	22	8.7	9.9	5.7	8.3
Private Rented; Private Landlord or Letting Agency	28	11.1	11.0	13.6	15.4
Private Rented; Other	1	0.4	1.1	1.3	1.4
Living Rent Free	3	1.2	1.4	1.3	1.3
<b>ACCOMMODATION TYPE</b>					
All household spaces (occupied + vacant)	261	100.0	100.0	100.0	100.0
Detached	158	60.5	42.7	32.2	22.3
Semi-Detached	73	28.0	31.2	35.1	30.7
Terraced	28	10.7	18.9	20.6	24.5
Flat, Maisonette or Apartment	2	0.8	7.0	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.2	0.4	0.4
<b>NUMBER OF BEDROOMS</b>					
All Household Spaces With At Least One Usual Resident	252	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.2	0.2	0.2
1 Bedroom	4	1.6	5.6	8.1	11.8
2 Bedrooms	44	17.5	21.6	26.5	27.9
3 Bedrooms	92	36.5	39.9	45.4	41.2
4 Bedrooms	70	27.8	24.6	15.4	14.4
5 or More Bedrooms	42	16.7	8.0	4.4	4.6

	Clipston		Daventry	East Midlands	England
	No	%	%	%	%
<b>DEPRIVATION</b>					
All occupied Households	252	100.0	100.0	100.0	100.0
Household is Not Deprived in Any Dimension	147	58.3	50.7	42.8	42.5
Household is Deprived in 1 Dimension	72	28.6	31.4	32.4	32.7
Household is Deprived in 2 Dimensions	28	11.1	14.9	19.6	19.1
Household is Deprived in 3 Dimensions	5	2.0	2.7	4.8	5.1
Household is Deprived in 4 Dimensions	-	-	0.2	0.4	0.5
<b>HOUSEHOLD SIZE</b>					
All Household Spaces With At Least One Usual Resident	252	100.0	100.0	100.0	100.0
1 Person in Household	51	20.2	25.1	29.0	30.2
2 People in Household	98	38.9	38.6	36.2	34.2
3 People in Household	37	14.7	15.8	15.6	15.6
4 People in Household	49	19.4	14.3	12.9	13.0
5 People in Household	13	5.2	4.7	4.3	4.7
6 People in Household	4	1.6	1.2	1.4	1.7
7 People in Household	-	-	0.2	0.3	0.4
8 or More People in Household	-	-	0.1	0.2	0.3
<b>CAR OR VAN AVAILABILITY</b>					
All occupied Households	252	100.0	100.0	100.0	100.0
No Cars or Vans in Household	9	9.3	12.0	22.1	25.8
1 Car or Van in Household	82	37.5	37.4	42.5	42.2
2 Cars or Vans in Household	112	37.6	36.4	27.4	24.7
3 Cars or Vans in Household	29	12.6	10.1	6.0	5.5
4 or More Cars or Vans in Household	20	2.9	4.1	2.0	1.9
All Cars or Vans in Area	483				

Source: Office for National Statistics licensed under the Open Government Licence v.3.0.

The data in this profile is derived from the following tables c/o NOMIS website and is subject to Crown Copyright.

Economic Activity, 2011 (QS601EW); Tenure, 2011 (KS402EW); Religion, 2011 (KS209EW); Accommodation Type - Households, 2011 (QS402EW); Number of Bedrooms, 2011 (QS411EW); Provision of Unpaid Care, 2011 (QS301EW); Households by Deprivation Dimensions, 2011 (QS119EW); Age Structure, 2011 (KS102EW); Tenure - Households, 2011 (QS405EW); Household Size, 2011 (QS406EW); Ethnic Group, 2011 (QS201EW); Long-Term Health Problem or Disability, 2011 (QS303EW); Car or Van Availability, 2011 (QS416EW); Method of Travel to Work, 2011 (QS701EW); Household Spaces, 2011 (QS417EW); Dwellings, Household Spaces and Accommodation Type, 2011 (KS401EW); General Health, 2011 (QS302EW); Highest Level of Qualification, 2011 (QS501EW)



# Clipston Parish Neighbourhood Plan

## Housing Needs Report

July 2017

Prepared by *YourLocale*

---



# CLIPSTON PARISH NEIGHBOURHOOD PLAN

## HOUSING NEEDS

### Introduction

This report provides an analysis of housing issues in the Clipston Parish area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry and Office for National Statistics, small area model-based income estimates and local consultation exercises. The results outlined in this Housing Needs Survey Report and any future Housing Needs Survey will influence the policies of the Clipston Parish Neighbourhood Plan.

### Population Age Profile

According to the 2011 Census, the Clipston Parish had an estimated population of 643 residents living in 252 households dispersed across 1,172 hectares. There were 9 vacant dwellings representing a 3.4% vacancy rate. Since 2001 the number of residents living in the Parish is estimated to have increased by around 5% (31 people). The number of dwellings (occupied and vacant) also increased, rising by 16 (7%).

At the time of the 2011 Census around 20% of residents were aged under 16 which is slightly higher than the district, regional and national (19%) rates. Around 64% of residents were aged between 16 and 64 which was in line with the district average but slightly lower than the regional and national (65%) rates. Older people (aged 65+) represented 16% of total residents which is in line with the national rate but slightly lower than the district and regional (17%) rates. The median age of people living in the Parish was 45 which is older than the district (43), region (40) and national (39) rates.

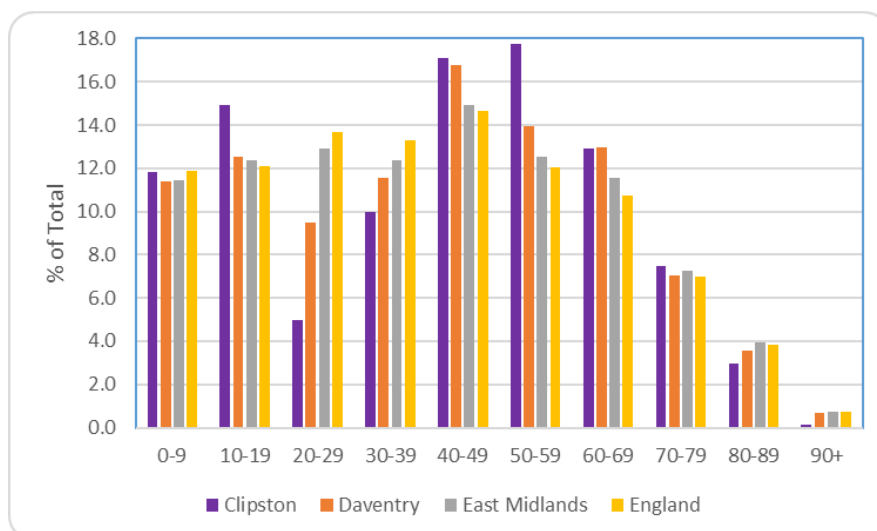
*Table 1: Usual Residents by Age Band, 2011*

	Clipston		Daventry	East Midlands	England
	No	%	%	%	%
Aged 0-4	35	5.4	5.6	6.0	6.3
Aged 5-15	96	14.9	13.4	12.5	12.6
Aged 16-64	412	64.1	64.0	64.5	64.8
Aged 65+	100	15.6	16.9	17.1	16.3
All Usual Residents	643	100.0	100.0	6.0	6.3
Median age	48		43	40	39

*Source: Census 2011, KS102*

A more detailed breakdown of age bands reveal that at the time of the 2011 Census Clipston had a somewhat higher proportion of residents aged between 50 to 59 and lower than average share of 20 to 29 year olds.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

There is also evidence of an ageing population with the proportion 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% (38 people) during this period.

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections<sup>1</sup> suggest that Daventry's 65 plus age group is forecast to grow by around 67% between 2014 and 2034.

## Deprivation

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Clipston parish is situated within LSOA E01027005 which also includes several other settlements (Great Oxendon, Arthingworth, Kelmash, Haselbech and Naseby). The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area on the whole displays relatively low levels of deprivation and is ranked within the 6<sup>th</sup> decile on the overall 2015 Index. However, on closer inspection of the domain indices, the area falls within the 1<sup>st</sup> decile in terms of barriers to housing and services and is ranked within the most deprived 6% in England. This domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: **'geographical barriers'**, which relate to the physical proximity of local services which the area performs fairly badly on and **'wider barriers'** which includes issues relating to access to housing such as affordability.

<sup>1</sup> Subnational Population Projections for Local Authorities in England: 2014 based

## Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. In Clipston Parish this accounts for 74% of the population. At 74% Clipston Parish's economic activity rate was lower than the district (73%) but higher than regional (69%) and national (70%) rates. When compared to the district, regional and national rates, Clipston has a higher than average share of self-employed residents and at the time of the 2011 Census, the unemployment rate was relatively low.

*Table 2: Economic Activity and Inactivity, 2011*

	Clipston		Daventry	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	476	100.0	100.0	100.0	100.0
<i>Economically Active Total</i>	<i>345</i>	<i>72.5</i>	<i>73.5</i>	<i>69.3</i>	<i>69.9</i>
Employee, Full-time	69	14.5	13.9	38.8	38.6
Employee, Part-time	166	34.9	44.6	14.4	13.7
Self Employed	81	17.0	8.9	8.7	9.8
Unemployed	13	2.7	3.6	4.2	4.4
Full-time Student economically active	16	3.4	2.5	3.3	3.4
<i>Economically inactive Total</i>	<i>131</i>	<i>27.5</i>	<i>26.5</i>	<i>30.7</i>	<i>30.1</i>
Retired	71	14.9	14.7	15.0	13.7
Student including Full-Time Students	20	4.2	3.9	5.8	5.8
Looking After Home or Family	21	4.4	3.5	4.0	4.4
Long-Term Sick or Disabled	10	2.1	2.8	4.1	4.0
Other	9	1.9	1.5	1.9	2.2

*Source: Census 2011, QS601E*

## Household Size

According to the 2011 Census, the average household size in the Clipston Parish was 2.6 people which is higher than the district (2.4), regional (2.3) and England (2.4) rates. The average number of rooms per household stood at 7.2 which is higher than the district (6.2), regional (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 3.5 which is higher than the district (3.1), region (2.8) and England (2.7) rates.

## Housing Characteristics

### *Tenure*

Home ownership levels are relatively high with around 77% of households owning their homes outright or with a mortgage or loan and is somewhat higher than the district (72%), regional (67%) and national (63%) rates. Around 11% of households live in private rented accommodation which is lower than that of the district (12%), region (15%) and national (17%) rates. Around 11% of households live in social rented accommodation which is below the district (14%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Clipston		Daventry	East Midlands	England
				%	%
All occupied Households	252	100.0	100.0	100.0	100.0
Owned; Owned Outright	103	40.9	33.3	32.8	30.6
Owned; Owned with a Mortgage or Loan	90	35.7	38.4	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	-	0.0	0.9	0.7	0.8
Social Rented; Rented from Council (Local Authority)	5	2.0	4.1	10.1	9.4
Social Rented; Other	22	8.7	9.9	5.7	8.3
Private Rented; Private Landlord or Letting Agency	28	11.1	11.0	13.6	15.4
Private Rented; Other	1	0.4	1.1	1.3	1.4
Living Rent Free	3	1.2	1.4	1.3	1.3

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows that the majority (60%) of residential dwellings are detached which is somewhat higher than the district (43%), regional (32%) and national (22%) shares. Terraced housing, flats and apartments provide just 11% of accommodation spaces which is significantly below the district (26%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Clipston		Daventry	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	261	100.0	100.0	100.0	100.0
Detached	158	60.5	42.7	32.2	22.3
Semi-Detached	73	28.0	31.2	35.1	30.7
Terraced	28	10.7	18.9	20.6	24.5
Flat, Maisonette or Apartment	2	0.8	7.0	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.2	0.4	0.4

Source: Census 2011, KS405EW

### Number of Bedrooms and Occupancy Rates

More than two fifths (44%) of households live in houses with four or more bedrooms which is somewhat high when compared with the district (33%), regional (20%) and England (19%) rates. There is an under representation of housing for single people with just 2% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England.

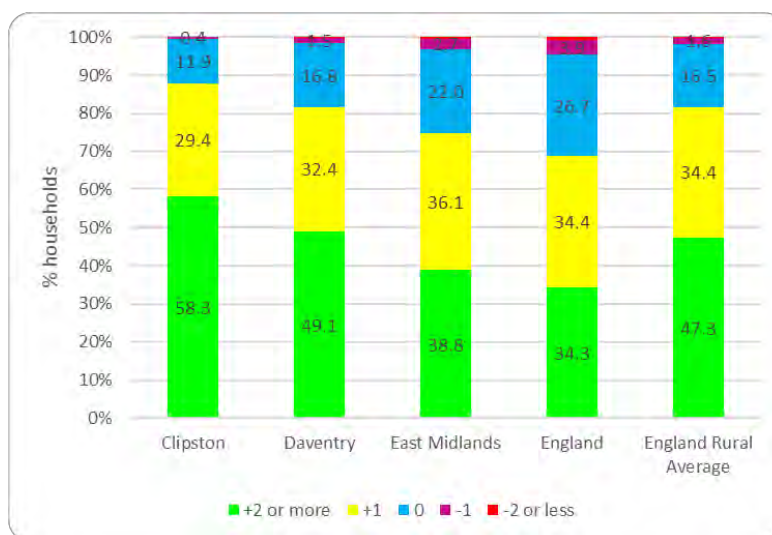
Table 5 Households by number of bedrooms, 2011

Bedrooms	Clipston Parish		Daventry	East Midlands	England
All households	252	100.0	100.0	100.0	100.0
1 bedroom	4	1.6	5.8	8.3	12.0
2 bedrooms	44	17.5	21.6	26.5	27.9
3 bedrooms	92	36.5	39.9	45.4	41.2
4 or more bedrooms	112	44.4	32.6	19.8	19.0

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 58% of all occupied households in the Clipston Parish have two or more spare bedrooms and around 29% have one spare bedroom. Under occupancy is higher than district, regional, national rates and the England Rural area average.

Figure 2: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with just under half (45%) of households with 4 or more bedrooms occupied by just one or two people.

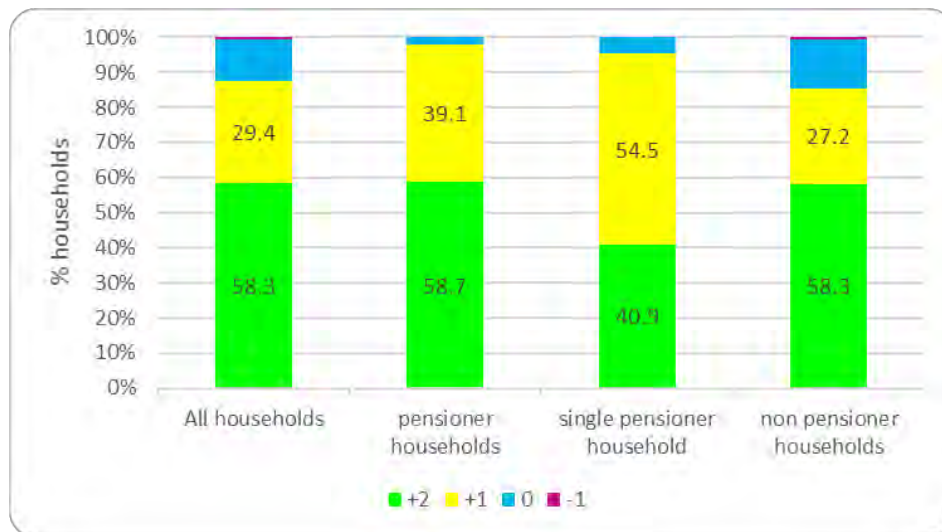
Table 6 Household with 4 or more bedrooms by household size, 2011

	Clipston		Daventry	East Midlands	England
HHs with 4 or more bedrooms	112	100.0	100.0	100.0	100.0
1 person in household	11	9.8	10.0	10.4	10.6
2 people in household	39	34.8	36.9	32.3	30.3
3 people in household	18	16.1	18.9	18.8	18.3
4 or more people in household	44	39.3	34.3	38.5	40.8

Source: Census 2011, LC4405EW

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 98% of pensioner households have at least one more bedroom that is technically required by the household) and is somewhat higher than the 85% non-pensioner household rate.

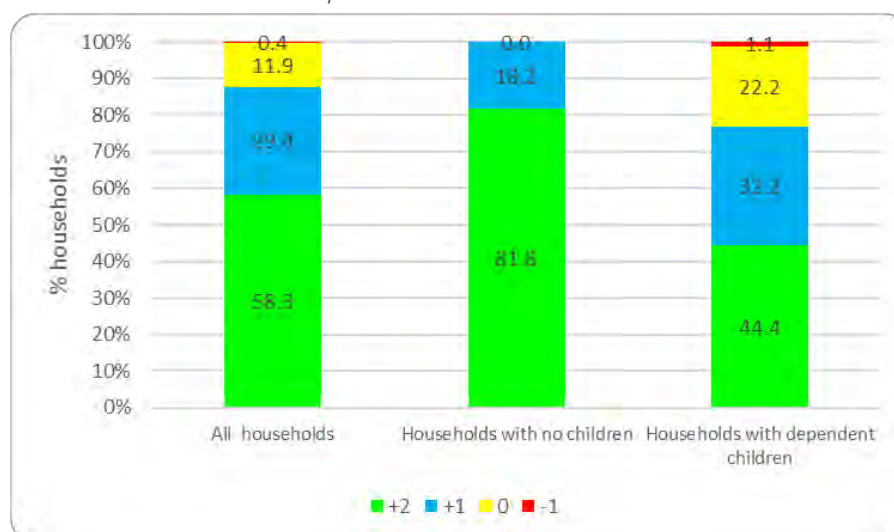
*Figure 3: Bedroom Occupancy rating of Older Person Households, Clipston Parish, 2011*



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the parish, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families with dependent children living in overcrowded households in Clipston.

*Figure 4: Bedroom Occupancy rating of Family Households Clipston Parish, 2011*



Source: Census 2011, LC4105EW

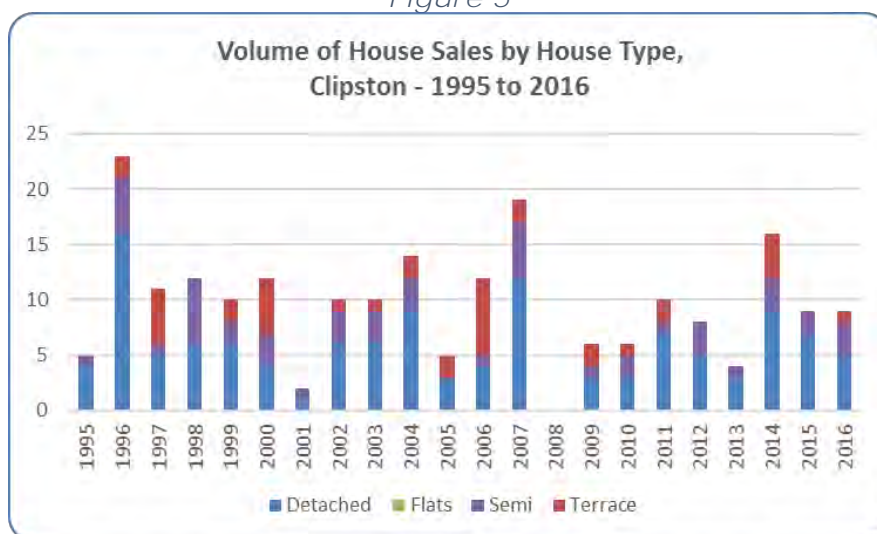


# Housing Market

## Residential Sales

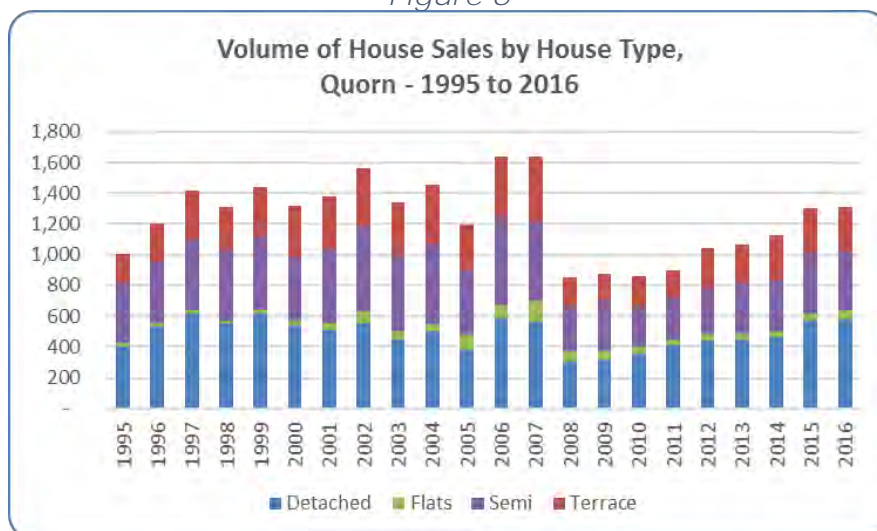
Land Registry price paid data shows around 213 residential property sales were recorded in the Clipston Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 58% of total sales during this time. Around 23% were semi detached and 18% terraced properties. It should be noted that not all sales are captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

Figure 5



Data produced by Land Registry © Crown copyright 2017 (data available at 29.7.17)

Figure 6

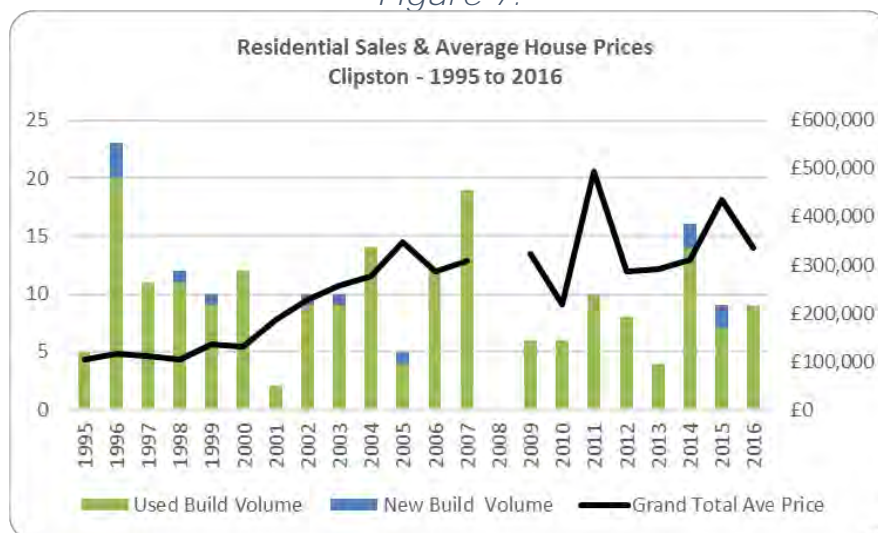


Data produced by Land Registry © Crown copyright 2017 (data available at 29.7.17)

There is some evidence of new build housing in the local area with 12 new build residential sales recorded between 1995 and 2016, representing 6% of total sales recorded by the Land Registry in the area. It should be noted that not all new builds will be captured in the Land Registry price paid data, eg some conversions and social housing units will be excluded.

Figure 8 below shows the volume of sales together with the overall annual average house price.

Figure 7:



Data produced by Land Registry © Crown copyright 2017, data correct at 29.7.17

## Housing Affordability

The publication of ONS House Price Statistics for Small Areas presents an opportunity for detailed housing affordability analysis.

The data reveals the cost of an entry-level<sup>2</sup> property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data<sup>3</sup> also shows that home-ownership prospects vary across the country.

In the Clipston Parish area<sup>4</sup> a low to mid-priced property costs on average £220,000 which is somewhat higher than the national average. Assuming a 15% deposit<sup>5</sup>, those entering the property market in the area would require a household income of £46,959 (£26,444 E&W average) and savings of £36,900 which is a challenge for many households.

With the average cost<sup>6</sup> of an entry-level home in the area being £220,000 prospective buyers would require an estimated £2,000 for legal and

<sup>2</sup> The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

<sup>3</sup> Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from [small area model-based income estimates](#).

<sup>4</sup> The Colston Parish area is based on MSOA best fit (E02005915) which also takes in some neighbouring villages.

<sup>5</sup> [Data from the Council of Mortgage Lenders](#) suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

<sup>6</sup> The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those



moving costs, £1,900 for stamp duty and £33,000 for a 15% deposit, coming to £36,900 in total.

## Summary of Future Housing Need

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).

The area has a higher proportion of residents aged between 10 to 19, 40 to 49 and 50 to 59 but there is also 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.

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 suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a predominance of detached housing with a high number having 4 or more bedrooms.

Land Registry price paid data indicates some new build housing in the parish over recent years.

Deprivation is not a significant issue in the parish. However, the area is ranked within the most deprived 6% in England in terms of barriers to housing and services which is largely due to its physical proximity to local services. The high price of housing in the area will make it difficult for those on lower and middle incomes to enter the local housing market.

---

# Clipston Parish Housing Survey

---

October 2017

---



---

## Contents

---

Introduction.....	4
Strategic and Planning Context.....	5
Methodology .....	6
Clipston Parish Statistics .....	7
Affordability in Clipston Parish .....	8
Survey Analysis .....	10
Housing Need Analysis .....	13
Clipston Parish Housing Need Conclusion .....	15

---

## Introduction

---

Housing need is a particularly complex issue that local authorities across the country are facing.

Nationally there is a significant shortfall in the provision of housing compared with the level of need.

All over the country, local people are not able to find a home within their communities, that is suitable for their needs and they can afford. There are a number of contributing factors to this including

- Increases in rural house prices
- The after effects of the recession
- Lack of available affordable homes
- Lack of specialist housing
- Availability of finance for developers and prospective homeowners
- Availability of sufficient land for new homes
- Local opposition for new homes

The Objectively Assessed Housing Needs (OAHN) Report (August 2013)<sup>1</sup>, identifies the level of housing need across the district.

---

<sup>1</sup>[westnorthamptonshireipu.org/connect.ti/website/view?objectId=2737904](http://westnorthamptonshireipu.org/connect.ti/website/view?objectId=2737904)

Whilst this, together with the earlier Strategic Housing Market Assessment (June 2010)<sup>1</sup>, allow DDC to plan for the future of the district as a whole, we also need to understand the housing need on a more local level, whether this is for market or affordable homes.

Whilst there is no single approach that will provide a definitive answer to the exact housing need of a parish, Housing Surveys and analysis of the DDC Housing Register will give a credible result

## Strategic and Planning Context

Daventry District Council has a statutory responsibility to assess local housing needs as per the 1985 Housing Act.

To help achieve this and aid in the delivery of housing, a number of strategies, policies and documents are available to or produced by the Council including on a national, sub-regional and local level.

### National

National Planning Policy Framework (March 2012)
-------------------------------------------------

Planning Practice Guidance ( March 2014 )
-------------------------------------------

### Sub-Regional

West Northants Joint Core Strategy (December 2014)
----------------------------------------------------

Objectively Assessed Housing Need (August 2013)
-------------------------------------------------

West Northants Strategic Housing Market Assessment (June 2010)
----------------------------------------------------------------

Gypsy & Traveller Accommodation Assessment (January 2017)
-----------------------------------------------------------

### Local

Daventry District Council Corporate Strategic Plan (2014-2017)
----------------------------------------------------------------

Housing Supplementary Planning Document (July 2016)
-----------------------------------------------------

Allocations Scheme (February 2017)
------------------------------------

Tenancy Strategy (December 2012)
----------------------------------

The Strategic Housing Plan 2014-2019 (February 2014)
------------------------------------------------------

The Saved Policies from the Daventry District Local Plan (1997)
-----------------------------------------------------------------

Affordable Housing Marketing and Communication Strategy (December 2007 revised Dec 2010)
---------------------------------------------------------------------------------------------

Daventry District Community Engagement Strategy (2015)
--------------------------------------------------------

Daventry District Area Profile (December 2014)
------------------------------------------------

## Methodology

The methodology that will be used for housing needs surveys in the District is set out below

### Stage 1 – Identification of Parish

The order in which parishes are surveyed is not definitive and can change for a number of reasons including where villages are undertaking neighbourhood planning activity or if a village is faced with a planning application/appeal and there would be a benefit from having an up to date survey to help inform the decision.

Parishes can also request Housing Surveys to be carried out if the existing survey is more than three years old.

### Stage 2 – Engaging with the Parish Council

Early discussions take place with the Parish Council or their nominated representatives about the survey.

Officers talk through the process and objectives of the survey, and establish any priorities the Parish Council may have.

### Stage 3– Marketing

Posters and literature on the Housing Survey are distributed to the Parish Council to place in relevant areas.

Officers from Daventry District Council's Local Strategy Service can attend one public event in the area. This could take the form of a drop-in event, a public meeting or an item on the Parish Council Meeting Agenda.

### Stage 4 – Survey

Letters are sent to all households within the parish, explaining how to access and complete the survey.

Surveys are available to complete online.

If someone cannot access the survey online, paper copies are made available.

The Survey remains open for a minimum of 4 weeks.

### Stage 5 – Collection & Analysis

Daventry District Council's Local Strategy Service collate and analyse the completed surveys and produce a draft.

The report details the number, type and tenure of homes required, as identified via the surveys and analysis of the DDC Housing Register.

### Stage 6 Review

The Parish Council/nominated representatives are given the opportunity to factually comment on the draft report prior to its publication. This will be for a maximum of 4 weeks.

### Stage 7 Publication

The final version of the Housing Survey is published on the Daventry District Council website taking into account any relevant comments which may have been received from the Parish Council

.



## Clipston Parish Statistics

The following information is taken from the Nomis<sup>2</sup> website which uses the Census 2011 data.

### Location

Clipston is located in Daventry District within the county of Northamptonshire.

### Dwellings<sup>3</sup>

Census information for Clipston reports 261 dwellings at 2011. 31 of these dwellings are social housing.

259 (99%) are houses or bungalows  
2 (1%) are flats or maisonettes

Since the census, 14 additional properties have been built in the area<sup>4</sup>.

### Household & Tenure<sup>3</sup>

Census information for Clipston reports 252 households in 2011. Of these:

250 (99%) live in bungalows or houses  
2 (1%) live in flats

<sup>2</sup> [nomisweb.co.uk](http://nomisweb.co.uk)

<sup>3</sup> [gov.uk/definitions-of-general-housing-terms](http://gov.uk/definitions-of-general-housing-terms)

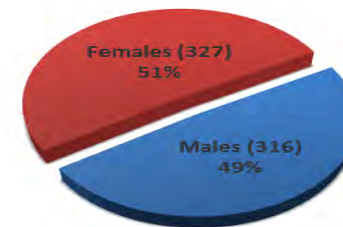
<sup>4</sup> [Housing Land Availability Report 2017](#)

193 (77%) owned  
27 (11%) are renting from a Registered Provider  
29 (11%) are renting from a Private Landlord  
3 (1%) is living rent free

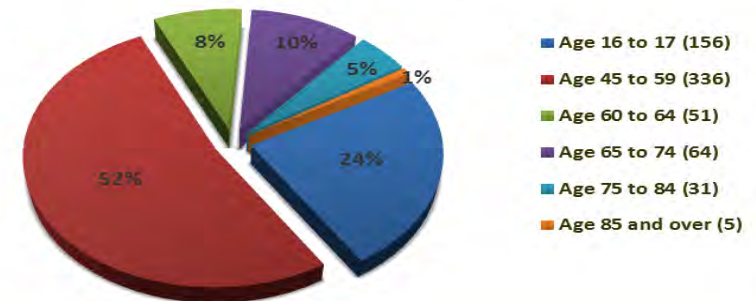
### Population

Clipston has a population of around 643.

CLIPSTON PARISH GENDER BREAKDOWN  
(CENSUS 2011)



CLIPSTON PARISH POPULATION BROKEN DOWN BY AGE  
(CENSUS 2011)



## Affordability in Clipston Parish

### The National Picture

The Financial Conduct Authority carried out a comprehensive review of the mortgage market in 2014 and capped the loan to income ratio at four and a half times a person's gross income. Previous to this borrowers could get a loan which equalled five times their income.

The review also saw the introduction of a stress test to determine the borrower's ability to repay the mortgage should any changes occur to their household finances e.g. an increase in interest rates or a loss of employment.

The Council of Mortgage Lenders October 2017 report showed that in August 2017, first time buyers were typically borrowing 3.40 times their gross income and were tending to use around 17.5% of their income towards paying off the loan. The average loan size was £140,035.

### Assessing Affordability

Assessing affordability involves comparing the house costs against the ability to pay.

This is done by determining the ratio of lower quartile house prices to lower quartile earnings which indicates whether people on the lowest earnings can afford to access the cheaper housing in their area.

The lower quartile house prices are determined by ranking all property prices within the area and taking the lowest 25%

The lower quartile incomes are determined by ranking all incomes in the area and taking the lowest 25%.

The higher the ratio the less affordable the homes are within an area.

### Daventry District

The 2013/14 Department of Communities and Local Government (DCLG) Live Table 576 <sup>5</sup> showed Daventry District's lower quartile house price to income ratio to be 7.89.

This illustrates that house prices in the district are nearly eight times higher than incomes.

This figure is higher than the national ratio of 6.45 and is the second highest figure in the County after South Northamptonshire district.

#### Daventry District income to house price ratio

2013	2012	2011	2010	2009
7.89	7.82	7.25	8.00	8.27

DCLG Live Table 576: ratio of lower quartile house price to lower quartile earnings

#### Northamptonshire authorities' income to house price ratio

Authority	Ratio
Northamptonshire Overall	6.43
Corby	5.35
East Northants	6.37
Kettering	5.93
Northampton	5.98
South Northants	9.33
Wellingborough	6.32

DCLG Live Table 576: ratio of lower quartile house price to lower quartile earnings

<sup>5</sup> [.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices](https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices)

The English indices of Deprivation<sup>6</sup> provide a relative measure of deprivation at a small area level across England. Areas are ranked from the least deprived to the most deprived on seven aspects of deprivation including 'Barriers to Housing and Services' which contribute to an overall combined measure of multiple deprivation. Daventry District is currently ranked 148 out of 326 authorities with 1 being the most deprived and 326 being the least deprived.

### Clipston Parish

14 properties were sold within Clipston Parish between October 2016 and September 2017, ranging from £220,000 for a 4 bedroom semi-detached house to £995,000 for a detached house (Land Registry Data).

The average price paid for a property in Clipston was just under £520,000

Using this value and the Money Advice Service<sup>7</sup> mortgage calculator, repayments would equate to

Weekly	Monthly	Annually
£512	£2,219	£26,628

This is assuming a 10% deposit (£52,000), 3% interest rate and 25 year mortgage term. This also does not include mortgage or legal fees or Stamp duty which will all add additional costs.

The repayment costs stated above are for housing only and would need to be added to living costs to determine the level of household income required.

<sup>6</sup> [gov.uk/government/statistics/english-indices-of-deprivation-2010](http://gov.uk/government/statistics/english-indices-of-deprivation-2010)

<sup>7</sup> [MoneyAdviceService.org.uk](http://MoneyAdviceService.org.uk)

*The Minimum Income Standard for the United Kingdom*<sup>8</sup> reports on how much income households need to afford an acceptable standard of living by using a Minimum Income Calculator<sup>9</sup>.

The programme is carried out by Centre for Research in Social Policy at Loughborough University with funding from the Joseph Rowntree Foundation.

The calculator estimates that an average family of 2 parents and 2 children in primary education, living to a minimum standard and excluding any housing costs and tax payments, requires the following (gross) household income for a basic standard of living

Weekly	Monthly	Annually
£649	£2,812	£33,746

If the housing costs opposite were added to the above figures, a person in Clipston would require an income of

Weekly	Monthly	Annually
£1,161	£5,031	£60,374

The survey asked respondents about their household income and of the 9 people who responded to the question, only 3 households earned over £35,000.

<sup>8</sup> [lboro.ac.uk/research/crsp/mis/](http://lboro.ac.uk/research/crsp/mis/)

<sup>9</sup> [lboro.ac.uk/research/crsp/mis/calculator/](http://lboro.ac.uk/research/crsp/mis/calculator/)

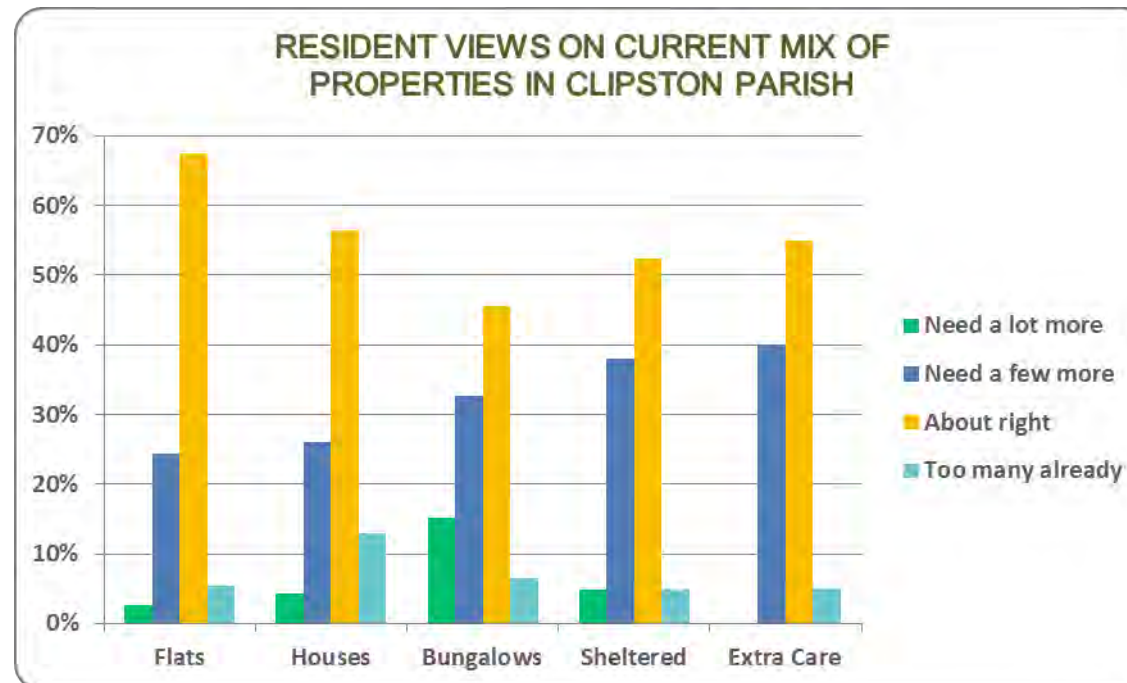
## Survey Analysis

### Responses

284 letters were sent to households within Clipston Parish, inviting them to complete a Housing Survey for the area. 51 surveys, equating to 18%, were returned.

### Mix of Properties

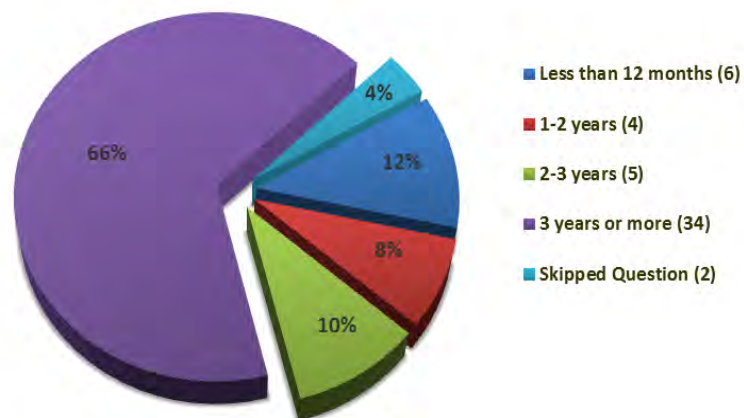
The graph below shows the opinion of Clipston Parish Households on the mix of properties within the parish. The majority of respondents thought the mix of properties was '*about right*' across all property types.



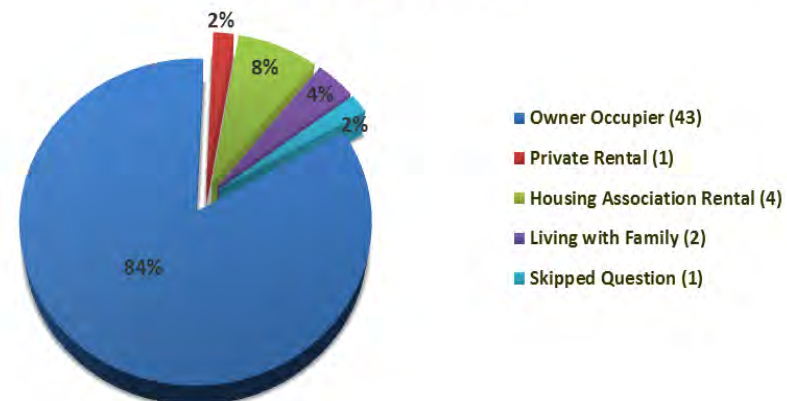
## Demographics of all Respondents

The following charts show the demographics for all households that completed the Clipston Parish Housing Survey.

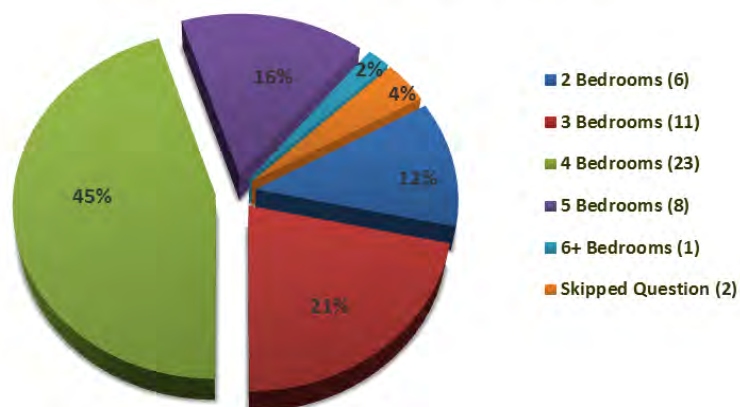
CLIPSTON PARISH HOUSING SURVEY  
RESIDENCY PERIOD - ALL RESIDENTS



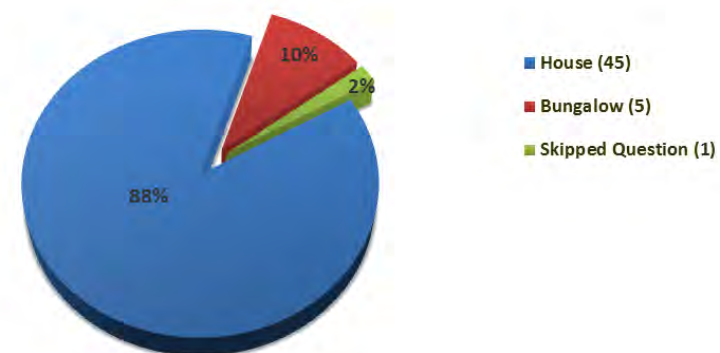
CLIPSTON PARISH HOUSING SURVEY  
TENURE TYPE - ALL RESPONDENTS



CLIPSTON PARISH HOUSING SURVEY  
NUMBER OF BEDROOMS - ALL RESPONDENTS



CLIPSTON PARISH HOUSING SURVEY  
PROPERTY TYPE - ALL RESPONDENTS





## Housing Need Responses

Of the 51 responses received, 11 respondents stated they have or could have a housing need. This equates to 22% of all respondents.

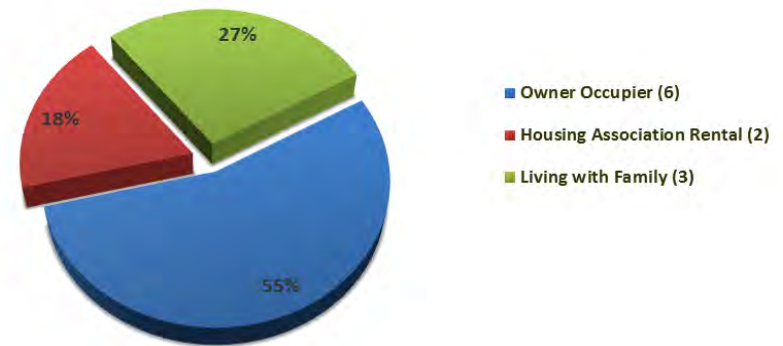
## Demographics of Housing Need Respondents

The charts below show the demographics for those households who stated they have housing need.

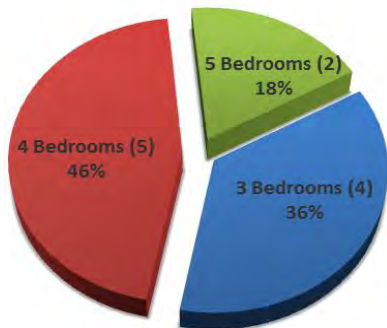
CLIPSTON PARISH HOUSING SURVEY  
LOCAL CONNECTION - HOUSING NEED RESPONDENTS



CLIPSTON PARISH HOUSING SURVEY  
TENURE TYPE - HOUSING NEED RESPONDENTS



CLIPSTON PARISH HOUSING SURVEY  
NUMBER OF BEDROOMS - HOUSING NEED RESPONDENTS



CLIPSTON PARISH HOUSING SURVEY  
PROPERTY TYPE - HOUSING NEEDS RESPONDENTS



## Housing Need Analysis

The tables below show a breakdown of respondents who have expressed a particular housing need.

It should be noted that whilst the Daventry District Council Allocations Policy can be applied to those households requiring Social Housing to determine exact need, it cannot be applied to those who have expressed a preference in any other tenure as this is an individual choice.

### Breakdown of respondents whose preferred tenure option is to rent or buy from a housing association

Respondent	Household makeup	Current Property Tenure & Size			Preferred Property Tenure and Size						Local Connection	Need	Reason
		Bedrooms	Property	Tenure	Bedrooms	House	Bungalow	Extra Care	Ground Flat	Other Flat			
2	Older Person Couple	3	House	Renting from Housing Association	2		✓				Residency	Yes	Current property too big Require older persons accommodation Rent too expensive

### Breakdown of respondents whose preferred tenure option is shared ownership

Respondent	Household makeup	Current Property Tenure & Size			Preferred Property Tenure and Size						Local Connection	Reason
		Bedrooms	Property	Tenure	Bedrooms	House	Bungalow	Extra Care	Ground Flat	Other Flat		
6	Single	4	House	Living with family	2	✓					Residency	Independence Living with family Rent too expensive Buy a home for the first time To be near work
8	Couple +2	3	House	Housing Association Rental	4	✓						Current property too small Need adapted property Difficulty using stairs Current property needs repair Cannot afford to live in parish



### Breakdown of respondents whose preferred tenure option is a Starter Home

Respondent	Household makeup	Current Property Tenure & Size			Preferred Property Tenure and Size						Local Connection	Reason
		Bedrooms	Property	Tenure	Bedrooms	House	Bungalow	Extra Care	Ground Flat	Other Flat		
6	Single	4	House	Living with family	2	✓					Residency	Independence Living with family Rent too expensive Buy a home for the first time To be near work
8	Couple +2	3	House	Housing Association Rental	4	✓	✓					Current property too small Need adapted property Difficulty using stairs Current property needs repair Cannot afford to live in parish
10	Single	4	House	Living with family	2	✓					Residency	Independence Buy a home for the first time To be near work

### Breakdown of respondents whose preferred tenure option is to rent from a private landlord

Respondent	Household makeup	Current Property Tenure & Size			Preferred Property Tenure and Size						Local Connection	Reason
		Bedrooms	Property	Tenure	Bedrooms	House	Bungalow	Extra Care	Ground Flat	Other Flat		
1	Single	5	House	Living with family	3	✓			✓	✓	Residency	Independence To be near work

### Breakdown of respondents whose preferred tenure option is to self-build

Respondent	Household makeup	Current Property Tenure & Size			Preferred Property Tenure and Size						Local Connection	Reason
		Bedrooms	Property	Tenure	Bedrooms	House	Bungalow	Extra Care	Ground Flat	Other Flat		
10	Single	4	House	Living with family	2	✓					Residency	Independence Buy a home for the first time To be near work

### Breakdown of respondents whose preferred tenure option is to buy on the open market

Respondent	Household makeup	Current Property Tenure & Size			Preferred Property Tenure and Size						Local Connection	Reason
		Bedrooms	Property	Tenure	Bedrooms	House	Bungalow	Extra Care	Ground Flat	Other Flat		
3	Older Person – Single	4	House	Owner Occupier	2		✓				Residency	Future health reasons
4	Couple +2	3	House	Owner Occupier	4	✓					Residency	Current property too small
5	Older Person – Single	4	House	Owner Occupier	2		✓				Residency	Current Property too big Difficulty maintaining property/garden
7	Older Person couple +1	5	House	Owner Occupier	3	✓			✓	✓	Residency	Independence Current property too big Medical Reasons
9	Older Person – Couple	4	House	Owner Occupier	3	✓					Residency	Current property too big
10	Single	4	House	Living with family	2	✓					Residency	Independence Buy a home for the first time To be near work
11	Older Person – Single	3	House	Owner Occupier	2		✓					

## Clipston Parish Housing Need Conclusion

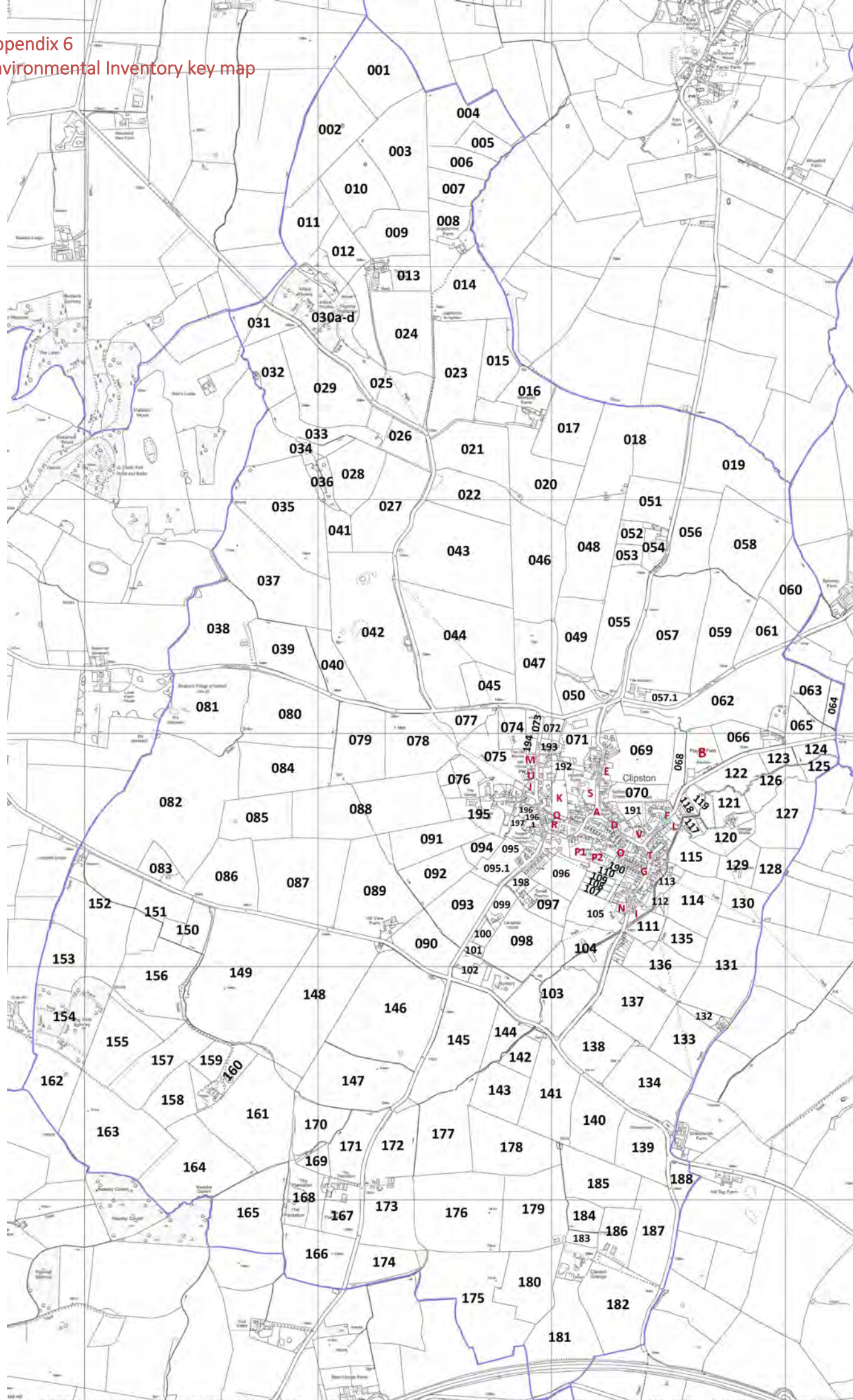
The Clipston Parish Housing Survey was carried out during April 2017. The results for those who have a local connection to Clipston Parish can be seen below. It should be noted that some households have expressed more than one tenure preference.

Respondent	Social Housing (Rented)					Social Housing (Shared ownership)					Private Rental						Starter Home					Self-build					Market Homes																		
	Bungalow					House					Flat			House			House					House					Flat					House					Bungalow								
	1	2	3	4	5	1	2	3	4	5	1	2	3	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5				
1													✓			✓																													
2	✓																																												
3																																												✓	
4																																													
5																																												✓	
6							✓											✓																											
7																													✓							✓									
8									✓																																				
9																																												✓	
10																		✓						✓											✓										
11																																												✓	

# Design Standards (Existing Buildings)

1. Ironstone can erode rapidly. This process is quickened by repointing in hard cement mortars. Mortar must be weaker than the surrounding stonework and should be lime rather than cement based.
2. Cob structures need little but regular maintenance. A wide eaves and a plinth kept clear from surrounding ground level and vegetation are crucial. Plinths and caps should not be covered by paint or render. Any render or paint applied must be 'breathable' to let water in and out safely. Earth and lime renders and a limewash are recommended. If alterations or extensions are planned to a cob structure, owners are strongly advised to employ a professional experienced in building with mud.
3. Older brickwork must be retained in its original state, characteristically unpainted. Lime rather than cement-based mortar should be used for any repointing.
4. Buildings must be maintained using their original or sympathetic materials and details.
5. Thatched roofs must be retained and reinstated where appropriate, using materials in keeping with those being replaced, or repaired and maintained in the original style.
6. Replacement doors and windows should retain the same scale and details as the original openings. Encouragement will be given to the use of traditional materials. UPVC windows are discouraged but where they are proposed, either as new or replacement windows, they should respect the form of traditional local window designs. UPVC windows should not be permitted on Listed Buildings.
7. Property owners are encouraged to retain stonework in its original state. Repointing where applicable must be done with appropriately-coloured lime mortars, flush finished and lightly brushed to expose the coarse aggregates of the mortar.
8. Modern TV satellite dishes should be carefully located to avoid being obtrusive within the village streetscene.

Appendix 6  
Environmental Inventory key map



## Environmental Inventory in score order

## CODING



Local Green Space

Important Open Space  
(amenity/recreation)Important Open Space  
(form & character)Historical Environmental  
significance (high score)Natural Environmental  
significance (high score)

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
V	<b>All Saints churchyard</b> Historic parish churchyard at one of the two centres of the village. Mounded site on elevated ground overlooking this part of the village. Bounded by stone walls, partly on a sub-circular plan, with retaining function to east sides.  Mown and rougher grass, wildflowers, notable ornamental and native trees and shrubs. Headstones include Swithland Slate examples dating back to mid-18 <sup>th</sup> century.  Well-maintained and well-used, the site includes a community meeting room with seating and facilities (the Orbell Room).  The churchyard functions in part as an informal public open space (park/garden).  Provides the <i>setting</i> for the Grade I Listed 1067033 All Saints Church.  Five BAP species birds breeding; two bat species (roosting, breeding, foraging); invertebrates, semi-natural grassland flora, mature deciduous and coniferous trees.  Village Design Statement (VDS) open space.	Y	5	3	2	3	13	5	3	21
103/104	<b>Haddon Fields: Little Hill and Great Hill</b>  Two fields of permanent pasture recently merged as the site of a managed community semi-natural greenspace and woodland (Woodland Trust supported). Northamptonshire	Y	3	3	2	5	13	3	4	20



KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB-TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	<p>Historic Environment Asset MNN133295 as an <i>area of survival of ridge and furrow</i>.</p> <p>Includes Environment Agency flood retention earth dam in part 104.</p> <p>Coherent bounded site in single management, 12.2 ha., adjacent to southern outskirts of village. Open views and interesting topography including natural meandering course of brook with small ‘oxbows’ and species-rich sinuous (probably medieval) hedged internal boundary. Good ridge and furrow on slopes above the narrow floodplain in 103.</p> <p>Biodiversity site with 4-species hedge, relatively unimproved grassland, bats (foraging area and tree roost), birds including 5 BAP species. Northamptonshire CC <i>priority habitat</i> areas lowland meadow (wet and dry grassland) and Local Wildlife Site</p>									
A	<p><b>Village Green (Two Parcels)</b></p> <p>Registered Village Green VG3, Northamptonshire CC 1970. Open space forming the visual and social centre of the village on a site which has been open since the 18<sup>th</sup> century – important buildings of c.1770 and 1840 are aligned with its boundaries – and probably since early medieval time. A letter of 28 June 1973 directed Northamptonshire CC to Register Clipston Parish Council as the owner of the land, which was previously part of the manorial land of Clipston cum Newbold.</p> <p>The Green provides an essential part of the <i>setting</i> of Clipston House (Listed Grade II 1054735) and is the location of the village war memorial (Imperial War Museum record 14893). It is recorded as HER 4232/5 in the Northamptonshire Historic Environment Record.</p>	Y	5	3	1	4	13	4	2	19



KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	<p>Flower beds, lawns and mature trees, including three large limes which have local ecological and arboricultural value.</p> <p>The community erects a Christmas tree each year; also the venue for an annual fete and other village events.</p> <p>The Green has served as a village meeting place since at least the mid-19<sup>th</sup> century, and is still the regular venue for village fairs, the Christmas tree and other events. The Lord of the Manor was the owner of the village green until 1894. According to ‘Clipston: A Heritage’ in 1880 a Wild Beast Show came to the village and the Green had to be surrounded by wagons. This was an example of the many social and public events that took place on the Green. In 1894 the Green was sold to the Parish Council. The 3 lime trees on the Green were planted to commemorate the Diamond Jubilee of Queen Victoria in 1897.</p> <p>According to E.L.Fisher there were also some village stocks which were removed by Mr. John Wartnaby. The war memorial that is positioned on the Green was erected in 1921. In 1953 a memorial lamp was erected in recognition of those villagers who gave their lives in both world wars. A service is held there every Remembrance Day.</p> <p>VDS open space.</p>									
071	<p><b>Clipston township earthworks field</b>, Newbold Farm</p> <p>Permanent grass field with individual trees, both ancient (old hawthorn) and newly planted (with tree guards). Part of <b>Scheduled Monument 1418334</b> Clipston medieval settlement. Site includes an elevated and levelled area (fenced manège) which may obscure Scheduled features, but otherwise well-defined ridge and furrow and other earthworks survive; also a meandering dry valley representing an old natural watercourse or part of the medieval field system. Pond near south boundary.</p>	Y	4	3	2	2	11	5	2	18

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	Access via public footpath CH5.									
113	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement.  Grassland surrounded by hedges on 3 sides and River Ise on the other. Part of the Wildlife Corridor. Flood risk from River Ise on western boundary, which adjoins Village Confines.  Access via public footpaths CH15 and CH23	Y	4	2	2	2	10	5	3	18
069 (excl. E)	Permanent grazing field on sloping site with good panoramic view eastwards.  Access via well-used footpaths CH8 and CH10  <b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement	Y	4	2	2	2	10	5	2	17
075	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Mixed farmland including livestock. Public Footpaths CH1, CH2, CH4.	Y	4	2	2	2	10	5	2	17
K	<b>Nobold Farm paddock</b>  Majority of the paddock is <b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement  Grassland field for grazing.  Visible from Nobold Court and public footpath CH18  VDS open space which is still considered to contribute to the village’s form and character.	Y	4	3	2	1	10	5	2	17
U	<b>Baptist Chapel Graveyard</b>  Chapel is currently in use as Christian Life Church. Sloping open site, established 1803, with (mainly) 19 <sup>th</sup> century ornamental headstones, mown and rough grass and ornamental trees (including yew). Provides <i>setting</i> for	Y	5	2	2	1	10	5	2	17

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB-TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	Listed Grade II building 1039887. Views from the rear (top) over open countryside. VDS open space.									
070	Rough pasture, used for grazing. Bounded by hedges and fencing.  Part of Scheduled Monument 1418334 Clipston Medieval Settlement. Access via footpath CH9	Y	4	2	2	2	10	5	1	16
114	Part of Scheduled Monument 1418334 Clipston Medieval Settlement. Grassland used by grazing animals, surrounded by hedges on four sides. Access via public footpath CH15	Y	3	2	2	2	9	5	2	16
115	Part of Scheduled Monument 1418334 Clipston Medieval Settlement. Flood risk from River Ise on western boundary, which adjoins Village Confines. Grassland field for grazing	Y	4	3	2	0	9	5	2	16
120	Part of Scheduled Monument 1418334 Clipston Medieval Settlement. Grass paddock used for sheep/horses. Access via public footpath CH14.	Y	3	3	2	2	10	5	1	16
129	Part of Scheduled Monument 1418334 Clipston Medieval Settlement. Grass field used for animal grazing. A fenced pond is in the centre of the field. Access via public footpath CH14.	Y	2	3	2	2	9	5	2	16
130	Part of Scheduled Monument 1418334 Clipston Medieval Settlement.  Grassland used by grazing animals, surrounded by hedges on four sides. Pond at south-eastern corner. Access via public footpaths CH14 and CH15.	Y	2	3	2	2	9	5	2	16
193	Part grass paddock, part farm, loose boxes etc  Part of Scheduled Monument 1418334 Clipston Medieval Settlement. Access via footpath CH5.	Y	4	1	2	2	9	5	2	16
D	Post Box/Telephone Box verge (opposite the school, High Street)	N	5	3	1	2	11	5	0	16

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	Telephone Box is Listed Grade II 1343533 Seating, mown grass, post and phone boxes, backed by Victorian brick walls. VDS open space.									
072	<b>Chapel Lane/Sibbertoft Road paddocks</b> Permanent grass field, subdivided by post and rail fences, hedged boundaries to west and north. Part of <b>Scheduled Monument 1418334</b> Clipston medieval settlement. Well-defined ridge and furrow and other earthworks, with a N-S dry valley possibly representing ditch in the old field system	Y	3	3	2	0	8	5	2	15
192	Grass paddock. <b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement.	Y	4	2	2	0	8	5	2	15
E	<b>Harborough Road paddock</b> Open space opposite Top Lodge, Harborough Road. Contiguous with 069 Mainly rough grass but with ornamental brick walls and gateposts to roadside boundary. Provides an important panoramic viewpoint from the built-up area over the church and recreation ground and to open country beyond. <b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement VDS open space which is still considered to contribute to the village's form and character.	N	4	3	1	0	8	5	2	15
044	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Grassland used by grazing animals, surrounded by hedges on three sides. Access via footpath CH3.	Y	2	2	2	2	8	5	1	14
045	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Grassland used by grazing animals, surrounded by hedges on four sides. Access via footpath CH3.	Y	3	1	2	2	8	5	1	14

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
074	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Grassland used by grazing animals. Access via public footpath CH4.	N	3	1	1	2	7	5	2	14
081	<b>Nobold deserted village</b> Permanent grass with hedges on 3 sides. Seasonal pond surrounded by trees, fills in winter. <b>Scheduled Monument 1017183</b> Medieval settlement of Nobold. Earthworks (hollow-ways, house platforms, churchyard, etc.) and proven buried archaeology from Nobold, 1284 (first record) – 1459 (last two houses). Owned by Woodland Trust; an Open Access site	Y	0	2	2	3	7	5	2	14
111	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement Grazing land. Bounded by hedges and the River Ise. Copse in corner of field	Y	3	2	2	0	7	5	2	14
195	Grass paddocks. Now 1 field with 75% of hedging between original fields removed <b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement	Y	4	1	2	0	7	5	2	14
O	<b>Old Village Pound</b> Small grassed area with bounding brick walls, part of footpath CH7 between High Street, the village hall and Wesker’s Close Confirmed as <b>Registered Common Land</b> , [1973]. The site of the village pound, where stray stock were impounded (?mid-18 <sup>th</sup> to early 20 <sup>th</sup> century). VDS open space.	N	5	1	1	2	9	4	1	14
049	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Includes Northamptonshire CC potential Local Wildlife Site 282.	Y	2	1	2	0	5	5	3	13

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB-TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
076	Part of Scheduled Monument 1418334 Clipston Medieval Settlement. Grazing	Y	3	1	2	0	6	5	2	13
094	Part of Scheduled Monument 1418334 Clipston Medieval Settlement. Grazing	Y	3	1	2	0	6	5	2	13
096	Grazing, public footpath CH 6, adjacent houses on Naseby Road	Y	4	3	2	2	11	0	2	13
135	Grazing field Bounded by hedges on two sides. Ridge & Furrow. Public Footpath CH16	Y	2	2	2	2	8	3	2	13
191	Grass paddock for grazing (horses). Row of mature trees situated close to one boundary (near footpath). Access via public footpaths CH10	Y	4	3	2	2	11	0	2	13
B	Recreation Ground Originally agricultural land, it was levelled, and the hedges removed, in order for aeroplanes to land during WW2. Then leased by the Parish Council 1951, purchased by a Clipston Recreation Fields Trust circa 1981 and managed by them. A valued and very well used amenity with tennis court, soccer pitch, play park, dog-walking, etc. VDS open space.	Y	3	1	1	5	10	2	1	13
042	Permanent grass field. Ridge and furrow, old gravel pits Second WW outlook post, Nuclear fall-out shelter. Includes Northamptonshire CC Potential Local Wildlife Site 280	Y	1	2	1	2	6	3	3	12
048	Part of Scheduled Monument 1418334 Clipston Medieval Settlement Includes Northamptonshire CC potential Local Wildlife Site 282	Y	1	1	2	0	4	5	3	12

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
088	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Grazing	Y	2	1	2	0	5	5	2	12
091	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Grazing	Y	2	1	2	0	5	5	2	12
092	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Grazing	Y	2	1	2	0	5	5	2	12
095.1	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Grazing	Y	3	1	1	0	5	5	2	12
154	<b>Longhold spinney</b> Northamptonshire CC <i>priority habitat</i> (lowland mixed deciduous woodland) and Local Wildlife Site Part of Naseby battlefield site (Registered battlefield, Historic England designation)	Y	0	2	2	0	4	5	3	12
L	<b>Rectory paddock</b> Grazing field between village and River Ise. Views of rising open countryside. Floodplain (part). Rough pasture, used for grazing. Bounded by field hedges, garden hedges and fences, and the River Ise. Wildlife rich with c. 46 species of observed birds, including those visiting the Ise. Two, possibly three, species of bats, which use the area for feeding. Foxes observed. A walnut tree deserves a TPO. Known to flood. Flood Risk from River Ise and surface water (lower 2/3 of area) as identified by the Environment Agency. VDS open space which is still considered to contribute to the village’s form and character.	Y	4	2	2	0	8	1	3	12
N	<b>Vale Cottage paddock, Kelmarsh Road</b> Old pit, small trees and grass.	Y	4	2	2	0	8	2	2	12



KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	VDS open space which is still considered to contribute to the village’s form and character.									
R	<b>Land adjacent to ‘The Hollies’, Naseby Road</b> Old garden, between Naseby Road and the ‘jitty’. Largely overgrown but with good biodiversity. VDS open space which is still considered to contribute to the village’s form and character.	Y	4	2	2	0	8	1	3	12
047	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement	Y	3	1	1	0	5	5	1	11
062.1	Rough pasture used for grazing. Bounded by Oxendon Road and hedges. Contains small stream; accessed via public footpaths CH12 and CH13.	Y	3	2	2	2	9	0	2	11
090	Grazing field hedges on two sides. <b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement	Y	2	1	1	0	4	5	2	11
093	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement - Grazing	Y	2	1	1	0	4	5	2	11
119	Rough pasture, used for grazing. Bounded by Church Lane, hedges and the River Ise. Contains public footpath CH14. Northamptonshire CC <i>priority habitat</i> lowland meadow (wet grassland) and Local Wildlife Site.	Y	3	1	1	2	7	1	3	11
I	<b>Paddock north of Bridge House, Kelmarsh Road</b> Grazing field providing an important open space between the Village Confines and the River Ise and the settlement south of the River Ise. Copse in southern corner. Varied wildlife including foxes, badgers and also part of the Wildlife Corridor. Known to flood. Flood Risk from River Ise and surface water as identified by the Environment Agency.	Y	4	2	2	0	8	1	2	11

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	VDS open space which is still considered to contribute to the village's form and character.									
P1, P2	<b>Paddocks behind Chestnut Grove and School.</b> Grazing field. VDS open space but now not considered to be an Important Open Space (form & character).	Y	4	3	2	0	9	0	2	11
Q	<b>'Jitties gardens', off the Jitty</b> Private allotments. A valued feature of the adjacent footpath CH18. VDS open space which is still considered to contribute to the village's form and character.	Y	4	2	2	0	8	2	1	11
030	<b>Alford Thorns and Twantry Plantation</b> Woodland, small fields and lakes in escarpment and valley sides. In part, deciduous woodland (Natural England <i>priority habitat</i> ); most of the rest is plantation (local biodiversity site) and open water.	N	0	3	2	0	5	1	4	10
055	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement Grazing field, hedges on two sides	Y	2	1	1	0	4	5	1	10
095	Paddock behind Marecroft. Ridge and Furrow.	Y	4	1	1	0	6	3	1	10
105	Small holding/grazing field. Access via public footpaths CH5 and CH7. Faint Ridge & Furrow.	Y	3	1	1	2	7	2	1	10
112	<b>Part of Scheduled Monument 1418334</b> Clipston Medieval Settlement. Rough paddock. Bounded by hedges/fencing, and River Ise. Flood risk.	Y	4	0	0	0	4	5	1	10
121	Rough pasture, used for grazing. Bounded by hedges. Contains numerous fox or badger burrows. Possible Flood Risk.	Y	3	2	1	2	8	0	2	10

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	Access via footpath CH14									
S	<b>Open space between Hornhill Farm and Harborough Road</b> (opposite Bulls Head PH) Private property, garden/paddock VDS open space which is still considered to contribute to the village’s form and character.	Y	4	2	1	0	7	1	2	10
011	Pasture Jurassic way long-distance footpath; shallow ridge & furrow Old track	Y	0	1	2	2	5	2	2	9
046	Pasture. Ridge & Furrow	Y	1	2	1	0	4	3	2	9
050	Grass field with stock compound, fishing lake etc. Trees on south boundary with Sibbertoft Road	Y	3	2	1	0	6	0	3	9
062	Site of old airfield	Y	3	2	2	0	7	1	1	9
068	Grazing field with ménage. Public Footpaths CH9 & CH11. Bounded by Station Road, hedges and fencing.	Y	3	2	1	2	8	0	1	9
082	Arable. Small part of field to the north is designated SM1017183	Y	0	1	1	0	2	5	2	9
155	Arable field. A small section of the field is part of Naseby battlefield site (Registered battlefield, Historic England designation)	Y	0	1	2	0	3	5	1	9
162	Part of Naseby battlefield site (Registered battlefield, Historic England designation). Arable field.	Y	0	1	2	0	3	5	1	9
163	Arable field. Part of Naseby battlefield site (Registered battlefield, Historic England designation)	Y	0	1	2	0	3	5	1	9
164	Arable field wood on one side. A section of the field is part of Naseby battlefield site (Registered battlefield, Historic England designation)	Y	0	1	1	0	2	5	2	9
194	Grass paddock. Public Footpath CH4	Y	3	1	1	2	7	0	2	9

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
J	<b>Paddock between Peg’s Lane and the Chapel</b> Small grazing field or paddock providing open space adjacent to, and the setting for, the Grade II Listed Building 1039887 (old Baptist Chapel). Access via footpaths CH1 and CH2. VDS open space but now not considered to be an Important Open Space (form & character).	Y	4	0	1	2	7	1	1	9
M	<b>Open space between Old Manse and Mill House</b> Known in the village as the site of a former public house; shown on 1886 Ordnance Survey as an ornamental garden with paths and trees. Sloping site, no access (dense brambles and nettles at time of survey). VDS open space but now not considered to be an Important Open Space (form & character).	Y	4	1	1	0	6	1	2	9
034	Valley woodland and ponds Deciduous woodland (Natural England <i>priority habitat</i> ) and open water	N	0	2	2	0	4	0	4	8
054	<b>Old pits paddock</b> Permanent grass with extensive old workings (quarries for sand and gravel) in Quaternary ice age deposits. Site of geological significance. Grassland flora.	Y	1	2	1	0	4	2	2	8
073	Small grass/scrub field, hedges on four sides	Y	3	1	2	0	6	0	2	8
078	Grazing field hedges on two sides Public footpath CH1	Y	2	1	1	2	6	0	2	8
080	Grazing field hedges on two sides. Ridge & Furrow	Y	0	1	2	0	3	3	2	8
084	Grazing field hedges on two sides. Ridge & Furrow	Y	0	1	2	0	3	3	2	8
110	Small holding/grazing field	Y	3	1	1	2	7	0	1	8

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0-5	3.1 BEAUTY 0-3	3.2 TRANQUIL 0-2	3.3 REC. VALUE 0-5	COMMUNITY SUB-TOTAL	4.1 HISTORY 0-5	4.2 WILDLIFE 0-5	
	Access via public footpath CH6									
122	Rough pasture used for grazing. Bounded by Station Road, hedges, and the River Ise. Northamptonshire CC <i>priority habitat</i> lowland meadow (wet grassland) and Local Wildlife Site	Y	3	2	0	0	5	0	3	8
126	Rough pasture. Used for grazing. Bounded by hedges. Northamptonshire CC <i>priority habitat</i> lowland meadow (wet grassland) and Local Wildlife Site	Y	2	2	1	0	5	0	3	8
128	Rough pasture. Used for grazing. Bounded by hedges. Northamptonshire CC HER site with significance.	Y	0	1	2	0	3	4	1	8
137	Grazing field.Bounded by hedges on two sides. Ridge & Furrow	Y	2	1	1	0	4	3	1	8
F	<b>Church Close and Church Lane verges</b> Two areas of managed (CPC) grass and shrubbery created as visibility splays (NCC Highways) as part of Church Close development, c.1960. VDS open space.	N	5	1	0	2	8	0	0	8
G	<b>Weskers Close verges</b> Opposite 5, 7, 9 Kelmarsh Road Two areas of managed (CPC) grass and shrubbery created as visibility splays (NCC Highways) as part of Weskers Close development, c.1970. VDS open space.	N	5	1	0	2	8	0	0	8
T	<b>Bassett Way verges and verge opposite</b> Mown grass and trees; amenity green space. VDS open space.	N	5	1	0	2	8	0	0	8
010	Steep pasture; land far-reaching views W & N & E Pond	Y	0	2	1	2	5	0	2	7

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0-5	3.1 BEAUTY 0-3	3.2 TRANQUIL 0-2	3.3 REC. VALUE 0-5	COMMUNITY SUB-TOTAL	4.1 HISTORY 0-5	4.2 WILDLIFE 0-5	
	Jurassic way long-distance public footpath plus additional public footpath CH22.									
052	Pasture. Ridge and Furrow.	Y	1	1	1	0	3	3	1	7
053	Pasture. Ridge and Furrow.	Y	1	1	1	0	3	3	1	7
059	Arable land. Bounded by Oxendon Road and hedges.	Y	2	2	2	0	6	0	1	7
097	Grazing field Bounded by hedges on two sides	Y	3	1	1	1	6	0	1	7
123	Rough pasture used for grazing. Bounded by Station Road, hedges, and the River Ise. Northamptonshire CC <i>priority habitat</i> lowland meadow (dry grassland) and Local Wildlife Site	Y	2	2	0	0	4	0	3	7
131	Arable field now with new house part of (c. 3 years)	Y	1	2	2	0	5	0	2	7
198	Grass field, used by riding stables.	Y	4	1	1	0	6	0	1	7
003	Arable; Views, Pond with species plants Jurassic way public footpath	Y	0	0	2	2	4	0	2	6
009	Pasture; far reaching views N & E Public footpath CH22, ditch for run-off on E side	Y	0	1	1	2	4	0	2	6
025	Pasture. Ridge & Furrow. Public footpath CH22	Y	0	0	0	2	2	3	1	6
032	Arable	Y	0	2	2	0	4	0	2	6
033	Pasture	Y	0	2	2	0	4	0	2	6
036	Copse	Y	0	2	2	0	4	0	2	6
057.1	Grazing field with a hedge forming the boundary to Oxendon Road.	Y	2	1	2	0	5	0	1	6
065.1	Spinney Mixed woodland; biodiversity site	Y	1	1	1	0	3	0	3	6
077	Grazing field hedges on three sides	Y	2	1	1	0	4	0	2	6
079	Grazing field hedges on two sides	Y	1	1	1	0	3	0	3	6

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	Northamptonshire CC potential Local Wildlife Site (field pond and springs) 281									
099	Grazing field. Bounded by hedges on two sides	Y	3	1	1	0	5	0	1	6
107	Small holding/grazing field	Y	3	1	1	0	5	0	1	6
108	Small holding/grazing field	Y	3	1	1	0	5	0	1	6
109	Small holding/grazing field	Y	3	1	1	0	5	0	1	6
117	Rough pasture and horse paddock, variously divided by movable fences. Bounded by hedges, and the River Ise. Possible Flood Risk.	Y	3	1	1	0	5	0	1	6
118	Rough pasture and horse paddock, variously divided by movable fences. Bounded by Church Lane, hedges, and the River Ise. Contains stable block. Possible Flood Risk	Y	3	2	0	0	5	0	1	6
124	Rough pasture used for grazing. Bounded by Station Road, hedges, and the River Ise.  Northamptonshire CC <i>priority habitat</i> lowland meadow (dry grassland) and Local Wildlife Site	Y	1	2	0	0	3	0	3	6
125	Rough pasture, used for grazing. Bounded by hedges and the River Ise.  Northamptonshire CC <i>priority habitat</i> lowland meadow (dry grassland) and Local Wildlife Site	Y	1	1	1	0	3	0	3	6
127	Rough pasture. Used for grazing. Bounded by hedges and River Ise.  Northamptonshire CC <i>priority habitat</i> lowland meadow (wet grassland) and Local Wildlife Site	Y	1	1	1	0	3	0	3	6
133	Arable field  Bounded by hedges on two sides. Public Footpath CH16	Y	1	1	1	1	4	1	1	6
136	Arable field  Bounded by hedges on two sides. Public Footpath CH16	Y	2	1	1	1	5	0	1	6

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB-TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
138	Grazing field. Bounded by hedges on two sides. Ridge & Furrow	Y	1	1	0	0	2	3	1	6
142	Grazing Field hedges on two sides Northamptonshire CC <i>priority habitat</i> lowland meadow (dry grassland)	Y	1	1	1	0	3	0	3	6
143	Grazing Field hedges on two sides Northamptonshire CC <i>priority habitat</i> lowland meadow (dry grassland)	Y	1	1	1	0	3	0	3	6
144	Grazing Field hedges on two sides Northamptonshire CC <i>priority habitat</i> lowland meadow (dry grassland)	Y	1	1	1	0	3	0	3	6
151	Arable fields. Northamptonshire CC HER site with significance.	N	0	1	0	0	1	4	1	6
196	Paddock behind west side of Gold Street (northern end)	Y	4	1	0	0	5	0	1	6
196.1	Paddock behind west side of Gold Street (southern end)	Y	4	1	0	0	5	0	1	6
197	Paddock behind bungalow off Naseby road (north west side)	Y	4	1	0	0	5	0	1	6
002	Arable; Public footpath CH20; RSPB sign at stile entrance	Y	0	0	2	1	3	0	2	5
029	Arable	Y	0	1	2	0	3	0	2	5
085	Grazing field hedges on two sides	Y	0	1	2	0	3	0	2	5
089	Grazing field hedges on two sides	Y	1	1	1	0	3	0	2	5
098	Grazing field. Bounded by hedges on two sides	Y	2	1	1	0	4	0	1	5
100	Grazing field. Bounded by hedges on two sides	Y	2	1	1	0	4	0	1	5
101	Copse	Y	1	2	1	0	4	0	1	5
004	Arable; views north & west. boundary ditch with stream	Y	0	0	2	0	2	0	2	4
005	Arable; Pond; boundary ditch with stream	Y	0	0	2	0	2	0	2	4
006	Arable; boundary ditch with stream	Y	0	0	2	0	2	0	2	4
007	Rough pasture – mixed grasses/grassland flowers/wheat	Y	0	0	2	0	2	0	2	4



KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	Views East. Boundary ditch with stream									
008	Arable; boundary ditch with stream	Y	0	0	2	0	2	0	2	4
012	Steep rough Pasture with gorse, brambles, wild flowers (orchids).Badger set	Y	0	0	2	0	2	0	2	4
013	Pasture. ditch for run-off on E side	Y	0	0	2	0	2	0	2	4
014	Pasture; Shallow ridge & furrow on SW boundary ditch with stream	Y	0	0	0	0	0	2	2	4
015	Pasture; boundary ditch with stream	Y	0	0	2	0	2	0	2	4
018	Arable	Y	0	1	1	0	2	0	2	4
019	Arable land. Bounded by Farndon Road and hedges.	Y	0	2	1	0	3	0	1	4
020	Arable	Y	0	1	1	0	2	0	2	4
030d	Mixed deciduous woodland; extensive steep ditch Oak, silver birch, Ash, bracken/bramble undergrowth	Y	0	0	2	0	2	0	2	4
037	Arable	Y	0	2	1	0	3	0	1	4
051	Arable	Y	0	1	1	0	2	0	2	4
061	Rough pasture. Bounded by Oxendon Road and hedges.	Y	0	1	2	0	3	0	1	4
064	Rough pasture, used for grazing. Bounded by Station Road and hedges.	Y	1	2	0	0	3	0	1	4
065	Rough pasture, used for grazing. Bounded by Station Road and hedges.	Y	1	2	0	0	3	0	1	4
083	Grazing field hedges on two sides including small copse. Converted barn to dwelling.	Y	0	1	1	0	2	0	2	4
086	Arable	Y	0	1	1	0	2	0	2	4
087	Grazing field hedges on two sides	Y	0	1	1	0	2	0	2	4
102	Previously plant Nursery now mainly grazing field with dwelling. Bounded by hedges on two sides	Y	1	1	1	0	3	0	1	4
134	Grazing field	Y	0	1	1	0	2	0	2	4

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0 - 5	3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	Bounded by hedges on two sides									
156	Grazing field hedge on one side	Y	0	1	1	0	2	0	2	4
157	Arable field hedge on one side	Y	0	1	1	0	2	0	2	4
158	Arable field hedge on one side	Y	0	1	1	0	2	0	2	4
159	Arable field hedge on one side	Y	0	1	1	0	2	0	2	4
160	Grazing field hedge on one side Small copse at one edge	N	0	1	1	0	2	0	2	4
165	Arable field wood on one side	Y	0	1	1	0	2	0	2	4
168	Grazing field wood on one side with small wood within	Y	0	1	1	0	2	0	2	4
169	Grazing field	Y	0	1	1	0	2	0	2	4
171	Grazing field wood on one side	Y	0	1	1	0	2	0	2	4
178	Arable field	Y	0	1	1	0	2	0	2	4
001	Arable; ditch SE	Y	0	0	2	0	2	0	1	3
017	Arable	Y	0	1	1	0	2	0	1	3
022	Arable	Y	0	0	1	0	1	1	1	3
027	Arable	Y	0	0	1	0	1	1	1	3
028	Arable. Wood on one side	Y	0	0	2	0	2	0	1	3
030a	Mixed Woodland; NW being replanted with mixed deciduous from conifer road boundary of mature Oak, Ash & Hawthorn	Y	0	0	1	0	1	0	2	3
030b	Coniferous woodland except for boundaries; Sycamore undergrowth road boundary of mature Oak, Ash & Hawthorn	Y	0	0	1	0	1	0	2	3
030c	2 x large man made fishing lakes. Badger set; bracken undergrowth	Y	0	0	1	0	1	0	2	3
035	Arable field	Y	0	0	0	0	0	0	3	3



KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0-5	3.1 BEAUTY 0-3	3.2 TRANQUIL 0-2	3.3 REC. VALUE 0-5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0-5	4.2 WILDLIFE 0-5	
	Northamptonshire CC Local Wildlife Site (notable tree) in NW corner									
056	Arable land. Bounded by Farndon Road and hedges.	Y	0	2	0	0	2	0	1	3
057	Arable land. Bounded by Farndon Road and hedges.	Y	0	2	0	0	2	0	1	3
063	Pasture	Y	1	1	0	0	2	0	1	3
066	Includes substantial farm buildings and farmyard.	Y	2	0	0	0	2	0	1	3
132	Rough pasture – with new house (c. 3 years) adjoining	Y	1	1	1	0	3	0	0	3
141	Arable field	Y	1	1	0	0	2	0	1	3
145	Arable field	Y	1	1	0	0	2	0	1	3
146	Arable field	Y	1	1	0	0	2	0	1	3
153	Arable field	Y	0	1	1	0	2	0	1	3
161	Arable field	Y	0	1	1	0	2	0	1	3
166	Arable field	Y	0	1	0	0	1	0	2	3
167	Grazing field	Y	0	1	0	0	1	0	2	3
170	Grazing field	Y	0	1	0	0	1	0	2	3
174	Grazing field, hedges on two sides, copse at one end	Y	0	1	0	0	1	0	2	3
177	Arable field	Y	0	1	0	0	1	0	2	3
179	Arable	Y	0	1	0	0	1	0	2	3
183	Rough pasture	Y	0	1	0	0	1	0	2	3
184	Arable field	Y	0	1	0	0	1	0	2	3
185	Arable field	Y	0	1	0	0	1	0	2	3
186	Arable field	Y	0	1	0	0	1	0	2	3
187	Arable field	Y	0	1	0	0	1	0	2	3
188	Grazing field hedges on all sides	Y	0	1	0	0	1	0	2	3
016	Pasture; view W	Y	0	0	1	0	1	0	1	2
021	Arable	Y	0	0	1	0	1	0	1	2

KEY MAP REF.	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (max 15)					LOCAL SIGNIFICANCE (max 10)		
			2. PROXIMITY 0-5	3.1 BEAUTY 0-3	3.2 TRANQUIL 0-2	3.3 REC. VALUE 0-5	COMMUNITY SUB- TOTAL	4.1 HISTORY 0-5	4.2 WILDLIFE 0-5	
023	Arable	Y	0	0	1	0	1	0	1	2
024	Arable	Y	0	0	1	0	1	0	1	2
026	Arable	Y	0	0	1	0	1	0	1	2
041	Arable	Y	0	0	1	0	1	0	1	2
043	Arable	Y	1	0	0	0	1	0	1	2
058	Arable	Y	0	1	0	0	1	0	1	2
060	Arable	Y	0	1	0	0	1	0	1	2
139	Arable field	Y	0	1	0	0	1	0	1	2
140	Arable field	Y	0	1	0	0	1	0	1	2
147	Arable field	Y	0	1	0	0	1	0	1	2
148	Arable field	N	0	1	0	0	1	0	1	2
149	Arable field	N	0	1	0	0	1	0	1	2
150	Grazing field	Y	0	1	0	0	1	0	1	2
152	Arable fields	N	0	1	0	0	1	0	1	2
172	Arable field	Y	0	1	0	0	1	0	1	2
173	Arable field	Y	0	1	0	0	1	0	1	2
175	Arable field	Y	0	1	0	0	1	0	1	2
176	Arable field	Y	0	1	0	0	1	0	1	2
180	Arable field	Y	0	1	0	0	1	0	1	2
181	Arable field	Y	0	1	0	0	1	0	1	2
182	Arable field	Y	0	1	0	0	1	0	1	2
038	Pasture	Y	0	0	0	0	0	0	1	1
039	Arable	Y	0	0	0	0	0	0	1	1
040	Arable	Y	0	0	0	0	0	0	1	1

## Appendix 8

## Summary of Evidence Base for Local Green Spaces

[illegible]

REF	DESCRIPTION / EVIDENCE	NPPF (2018) LOCAL GREEN SPACE CRITERIA							
		1. LOCAL BOUNDED, NOT EXTENSIVE YES/NO	2. PROXIMITY 0 - 5	3. SPECIAL TO COMMUNITY (Max 10)			4. LOCAL SIGNIFICANCE (Max 10)		TOTAL /25
				3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
A	Village Green (Two Parcels)	Y	5	3	1	4	4	2	19
	<p>Registered Village Green VG3, NCC 1970. Open space forming the visual and social centre of the village on a site which has been open since the 18<sup>th</sup> century – important buildings of c.1770 and 1840 are aligned with its boundaries – and probably since early medieval time. A letter of 28 June 1973 directed Northants CC to Register Clipston Parish Council as the owner of the land, which was previously part of the manorial land of Clipston cum Newbold.</p> <p>The Green provides an essential part of the <i>setting</i> of Clipston House (Listed Grade II) and the location of the village war memorial (Imperial War Museum record 14893). It is recorded as HER 4232/5 in the Northants Historic Environment Record. Flower beds, lawns and mature trees, including three large limes which have local ecological and arboricultural value.</p> <p>The Green has served as a village meeting place since at least the mid-19<sup>th</sup> century, and is still the regular venue for village fairs, the Christmas tree and other events.</p>								
	 								

Clipston village green and war memorial, 2019



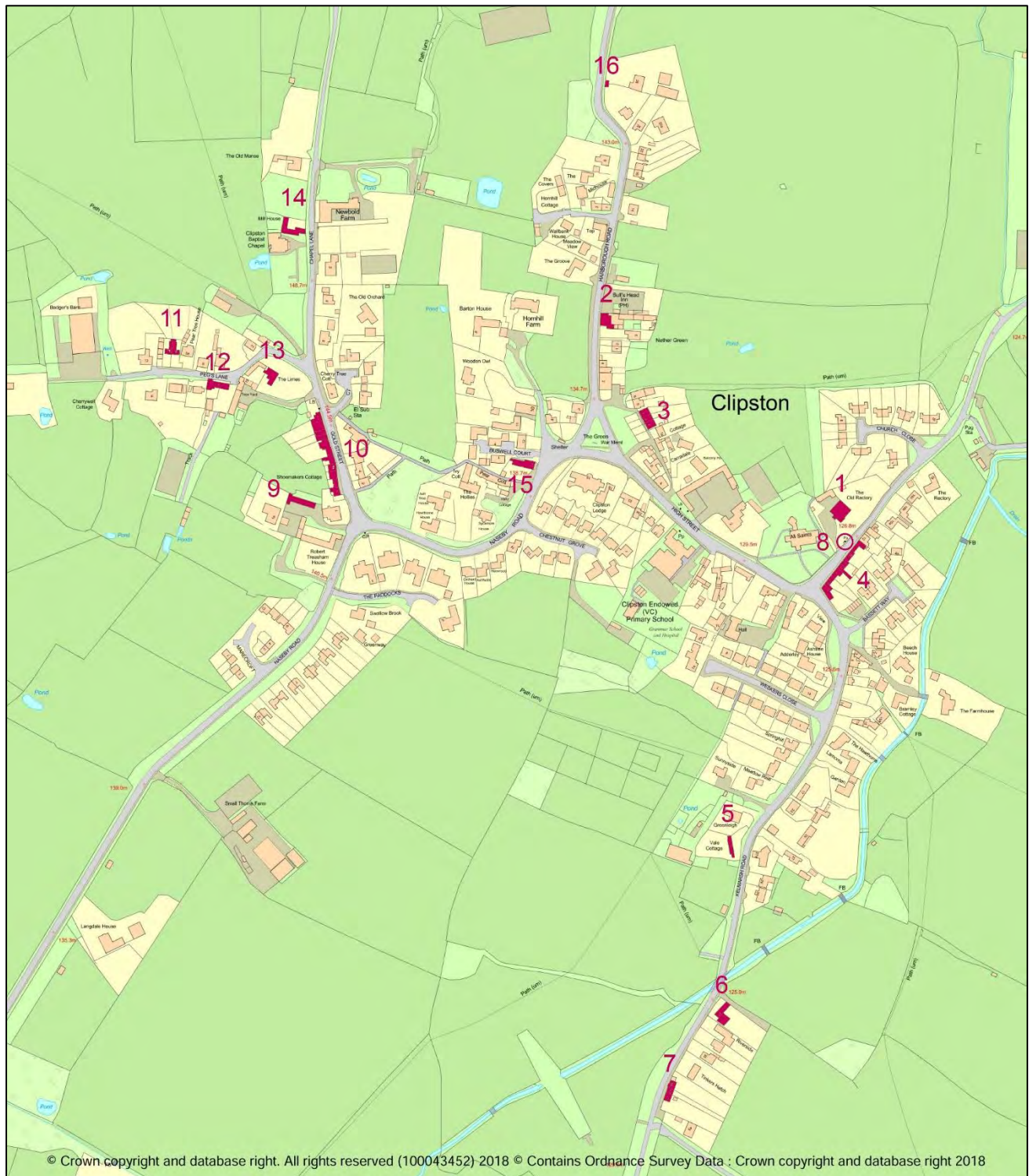
## Non-Designated Heritage Assets

Buildings and structures of local historical and architectural significance

Identified in conformity with NPPF (2019) paragraph 197 and Planning Guidance note 18a-040-20190723

Criteria from Historic England (2016)

### A. Location map





## B. Evidence base

### 1. The Old Rectory, 1 Church Lane

Mid-Victorian rectory, built about 1870 for the incumbent at All Saints church, at about the same time as a restoration of the church itself. Brick and slate construction, 3 storeys, gabled wing at left, two bay windows on ground floor with pitched roofs, two dormers on front elevation. Two ornate octagonal chimney stacks with 15 pots. Used as the rectory until c.1950 when became a private home. Extensive sympathetic restoration 2009-19.

Age: c.1870

Rarity: only example in Clipston; there are a small number of more or less contemporary rectories and vicarages in other villages

Architectural/aesthetic value: locally high,

Archaeological significance: n/a

Historical associations: Probably on site of an earlier rectory (tithe land); 19<sup>th</sup> century revival of Clipston ecclesiastical parish

Village landmark: Adjacent to the church, visible from Church Lane over low brick and coping tile wall of same age as the house.

Community value: n/a



### 2. The Bull's Head public house, Harborough Road

Rendered brick and slate roof. Main building and outbuildings appear to be late 19<sup>th</sup> century renovations of the original 17<sup>th</sup> century inn which originally had a thatched roof. Interior preserves timbers and some of the layout (some recent alterations).

Age: c.1627

Rarity: only surviving public house in Clipston.

Architectural/aesthetic value: Exterior limited, interior retains traditional village inn ambience.

Archaeological significance: n/a

Historical associations: The original is reputed to have an inn at the time of the English Civil War battle of Naseby.

Village landmark: yes

Community value: high



### 3. Cottages, numbers 2-4 The Green

Terrace of three early 20<sup>th</sup> century farm-workers' cottages facing village green, rising to south with stepped roof line, three small chimney stacks. Wide sash windows to ground and first floor main rooms (right side), front door and small window above to left. Internal renovations have been done but the front elevations retain their original appearance; this is enhanced by the picket fencing and attractive 'cottage garden' layout and planting.

Age: c.1905 (replacing earlier thatched cottages)

Rarity: n/a

Architectural/aesthetic value: Good example of 1900-1910 plain but well-proportioned rendered brick cottages, slate roofs.

Archaeological significance: n/a

Historical associations: A record of the modernisation of Clipston farm-worker's accommodation in the early 20<sup>th</sup> century.

Village landmark: Important framing component of the setting of the village green.

Community value: as setting for the Village Green



### 4. Terrace, Church Lane/Kelmarsh Road

Terrace formed of two substantial late Victorian houses, brick and slate construction, large sash windows; of particular interest for being built around the corner of the two streets (this was the Co-op shop, then Pegram's, c.1904), and for being both substantial and 'off the street'. A small gap on the Church Lane frontage was filled in with a smaller cottage in early-mid 20<sup>th</sup> century. Corner shop converted into a house post WWII.

Age: c.1890, with 1920s addition to complete the continuous frontage.

Rarity: n/a

Architectural/aesthetic value: imposing

Archaeological significance: n/a

Historical associations: n/a

Village landmark: yes

Community value: n/a





### 5. Vale Cottage, Kelmarsh Road

It is thought that the building stands in an old brickyard; the house next door is much higher than Vale Cottage. The bricks from the brickyard were used for the house so the colour of the bricks fits the locality exactly.

The earliest mention of the house seems to be in the 1841 census, when it was several cottages. They were lived in by agricultural labourers with local family names. There were two cottages at right angles to the main building, in what is now the back garden. The owner did not live on the site. In 1874 the cottages were bought by a villager who was a carpenter and sawyer, and he converted it into one house. The middle portion was partly rebuilt, the roof raised, and sash windows added. The oldest part is the room to the left of the porch looking from the road. Behind the 1930s fireplace in the sitting room a large arch was uncovered – obviously a cooking range had been there at one time. Upstairs, above the sitting room there is a bedroom, small bathroom and landing. In about 1953 the bathroom was put in, but prior to that there had been just a landing bedroom. The whole floor is of elm boards. The stained-glass porch was probably added in the early 1900s. One of the downstairs rooms was used by a retired shoemaker who retired to the premises in the 1920s and wanted to continue to do a bit of trade. Further internal alterations in 1970s.

Age: 18<sup>th</sup> century with 19<sup>th</sup> and 20<sup>th</sup> century modifications

Rarity: n/a

Architectural/aesthetic value: attractive eclectic mixture of different styles reflecting the building's history

Archaeological significance: n/a

Historical associations: Local brickmaking and trades.

Village landmark: important part of the village entrance from the south.

Community value: n/a



### 6. Bridge House, Kelmarsh Road

*Carried forward from Village Design Statement*

Age: Originally a row of early 19<sup>th</sup> century cottages (three then two). Converted into one house in late 1930's.

Rarity: n/a

Architectural/aesthetic value: n/a

Archaeological significance: n/a

Historical associations: n/a

Village landmark: n/a

Community value: n/a



### 7. Mount Pleasant, 39 Kelmarsh Road

One of a row of three 19<sup>th</sup> century terraced cottages. Outbuildings to north included an off-licence in the 20<sup>th</sup> century.

Age: c.1870

Rarity: n/a

Architectural/aesthetic value: n/a

Archaeological significance: n/a

Historical associations: evidence of the village's economic autonomy until well into the 20<sup>th</sup> century

Village landmark: n/a

Community value: n/a



### 8. Pump, Church Lane

Pump handle and mechanism in wooden casing built into corner of walls

Age: 19<sup>th</sup> century

Rarity: The best surviving example (one of c.3 – the example on Kelmarsh Road is Listed but is largely restored)

Architectural/aesthetic value: n/a

Archaeological significance: n/a

Historical associations: Part of the village water supply until the mid-20<sup>th</sup> century, At least 30 communal and private pumps are shown on the 1900 Ordnance Survey map

Village landmark: yes

Community value: as a record of how the villagers used to get their water.



### 9. Stable block, rear of 'The Chestnuts'

*Carried forward from Village Design Statement.* A very large brick and slate, 3-storey farm building with stabling below and (presumably) storage on 1<sup>st</sup> floor and accommodation on 2<sup>nd</sup>.

Age: 19<sup>th</sup> century

Rarity: unique in the village and unusual in the area

Architectural/aesthetic value: notable for its scale and symmetry

Archaeological significance: n/a

Historical associations: n/a

Village landmark: yes, as an unusual large agricultural/local industrial building.

Community value: n/a





## 10. Gold Street terrace

*Carried forward from Village Design Statement.*  
Row of Edwardian houses, brick and slate with characteristic and attractive decorative courses, unusually placed at mid-window height rather than under the eaves.

Age: early 20<sup>th</sup> century (these appear on a postcard post marked 1909)

Rarity: only example

Architectural/aesthetic value: attractive and well-proportioned

Archaeological significance: n/a

Historical associations: n/a

Village landmark: yes

Community value: n/a



## 11. Cottages, numbers 8 and 10 Pegs Lane

*Carried forward from Village Design Statement.*  
Pair of semi-detached 'inter-war years' cottages in loose Arts & Crafts style. Early Rural District Council or estate agricultural workers' accommodation.

Age: c.1890s (they appear on the 1900 OS. Map but not the 1886 edition).

Rarity: n/a

Architectural/aesthetic value: well-proportioned, round lights to stairways above front doors, attractive wood-framed porch roofs.

Archaeological significance: n/a

Historical associations: n/a

Village landmark: n/a

Community value: n/a



## 12. Manor House Farm, 3 Pegs Lane

19<sup>th</sup> century farmhouse with 18<sup>th</sup> century wing at rear ('the cottage'). Brick and slate construction, the cottage with render. Internally the 19<sup>th</sup>-century wing is in the Northamptonshire style, with walk-through rooms rather than being off a passage.

Age: 18<sup>th</sup>-19<sup>th</sup> centuries

Rarity: n/a

Architectural/aesthetic value: high quality renovation including sash windows and materials.

Archaeological significance: n/a

Historical associations: Previous owners include Clipston landowner Thomas Caldecott, J.T.Bassett (early user of powered sheepshearing machines), and racehorse trainer Mr Mike Chapman.

Village landmark: n/a

Community value: n/a



### 13. 'The Limes', Pegs Lane

Double-fronted Victorian house with two bays and central porch. A second, apparently older, range behind and an original (17<sup>th</sup> century?) at right-angles to the rear of this. All brick and slate construction. Original 19<sup>th</sup> century sash windows on front elevation.

Age: 18<sup>th</sup>-19<sup>th</sup> century

Rarity: n/a

Architectural/aesthetic value: attractive layout and materials; high quality renovation

Archaeological significance: n/a

Historical associations: A good example of how original late-17<sup>th</sup> or 18<sup>th</sup> century farmhouses were extended and 'modernised' as agriculture and property ownership developed in English midland villages after Enclosure.

Village landmark: n/a

Community value: n/a



### 14. Mill House, Chapel Lane

Late Georgian farmhouse and outbuildings, three storeys (originally two), mainly brick and slate construction, set around a yard. Back wall is partly of cob (mud and straw) construction. Rendered east wing is the site of a bakery. This wing originally extended to the road but collapsed in the late 1960's/early 1970's.

Age: 1808 (on older site)

Rarity: n/a

Architectural/aesthetic value: incorporates good examples of visible piecemeal building development as the local economy and fashions changed.

Archaeological significance: cob wall survives from an earlier building on the site

Historical associations: link with one of Clipston's windmills: the house was occupied in 19<sup>th</sup> century by a village baker; a small window in the north wall is said to have been installed so the baker could see the sails of the windmill.

Village landmark: n/a

Community value: n/a





### 15. Corner House, 14 The Green

Late 18<sup>th</sup> century house at right-angles to the road with outbuildings as part of the range. 19<sup>th</sup> century updating (windows etc) and further work in early 21<sup>st</sup> century, including bringing outbuilding into use as residential accommodation. Brick and slate construction.

Age: 1793, probably on an older footprint.

Rarity: n/a

Architectural/aesthetic value: moderate

Archaeological significance: n/a

Historical associations: The previous occupier was Philip Buswell (following his parents), members of a well-known Clipston family.

Village landmark: Part of the setting of the Village Green

Community value: n/a



### 16. The old workshop. 26 Harborough Road

*Carried forward from Village Design Statement.*

Age: Probably built in the 1930's having existed in WWII. It was a shoe and harness repair shop by Harold Fox.

Rarity: only example

Architectural/aesthetic value: curiosity and picturesque vernacular style

Archaeological significance: n/a

Historical associations: n/a

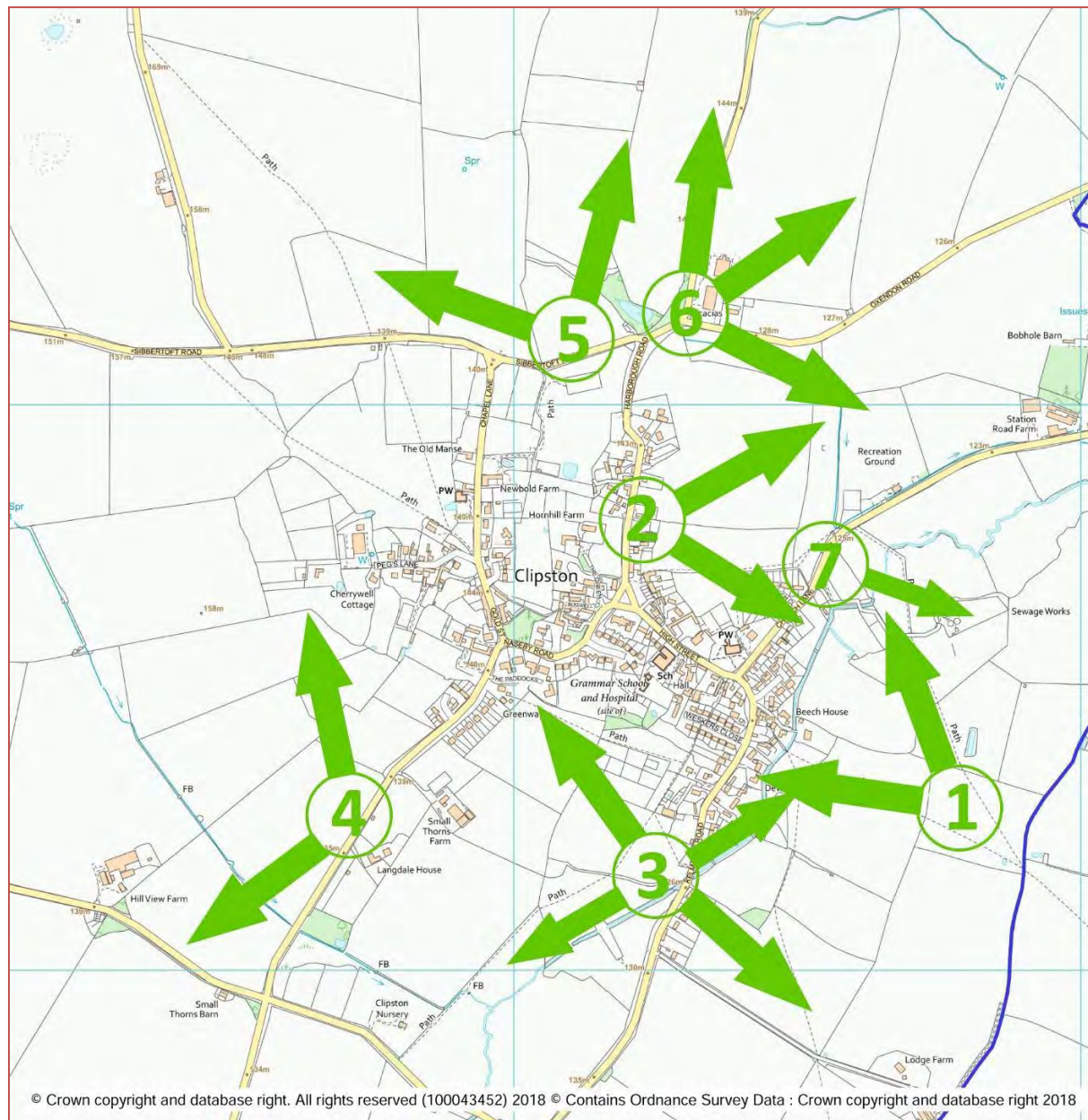
Village landmark: n/a

Community value: n/a





## Important Views in Clipston



1. From several viewpoints on footpath CH15 and bridleway CH14 on the slope and summit of Brown's Hill, a broad panorama southwest to northwest into the Ise valley, over the village including the church and historic core to the high ground forming the parish boundary in the west.



West toward the church



Into the village from lower down the hill



Northwest toward East Farndon

2 From a principal viewpoint on Harborough Road (gateway into inventory field 069), northeast across a permanent grazing field (Scheduled Monument - medieval village earthworks; ridge and furrow), and southeast downhill to the tree-bordered River Ise and onward to Brown's Hill and the eastern skyline.



Northeast



Southeast



3. A 360° panorama from the bridge over the Ise on Kelmarsh Road at the southern entrance to the village, northwest and northeast uphill with the edge of the built-up area to the north, and southeast and southwest into open countryside to the west and south.



Northwest



Northeast



Southeast



Southwest along the River Ise

4. From Naseby Road, northwest past the western edge of the village to the high ground to the north, and southwest over the Ise valley and open countryside toward the Naseby Hills on the southern horizon.



Northwest



Southwest

5. Panorama west to north from Sibbertoft Road up the rising open countryside to the escarpment crest overlooking the Welland valley.



North



West

6. From Oxendon Road corner, north up Harborough Road toward 'Rupert's View', northeast toward the Northamptonshire uplands, and southeast to the rising ground east of the village.



North



Northeast



Southeast



7. From Church Road at its exit from the village, east and southeast to the skyline above the Ise valley.



East



Southeast

## Pedestrian paths/pavements (photographs)



Photo 1 – Harborough Road



Photo 2 – Church Lane



Photo 3 – High Street



Photo 4 – Naseby Road  
(looking towards Gold Street)



Photo 5 – Naseby Road  
(south east side out of village)

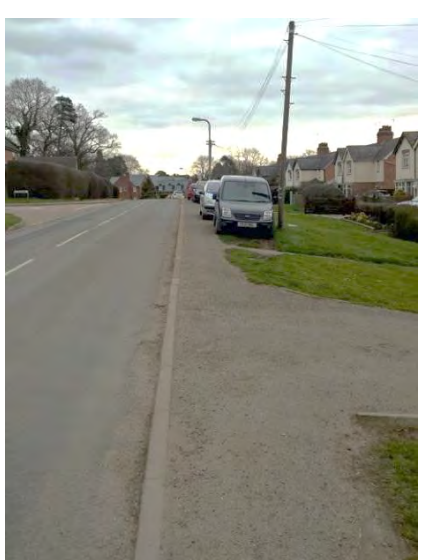


Photo 6 – Naseby Road  
(south east side into village)





Photo 7 – corner of Gold Street and Naseby Road



Photo 8 – Gold Street (west side)

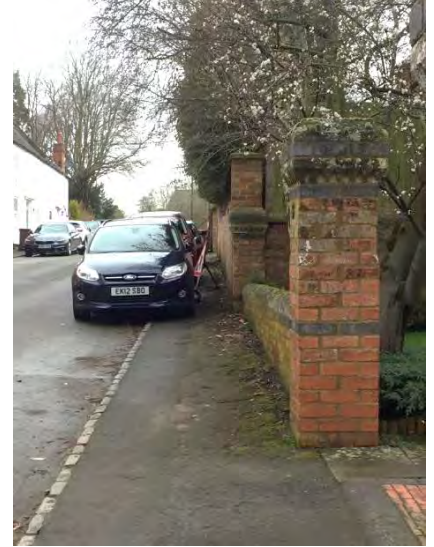


Photo 9 – Gold Street (east side)



Photo 10 – Pegs Lane (north side)



Photo 11 – Chapel Lane (north end beyond the Chapel)

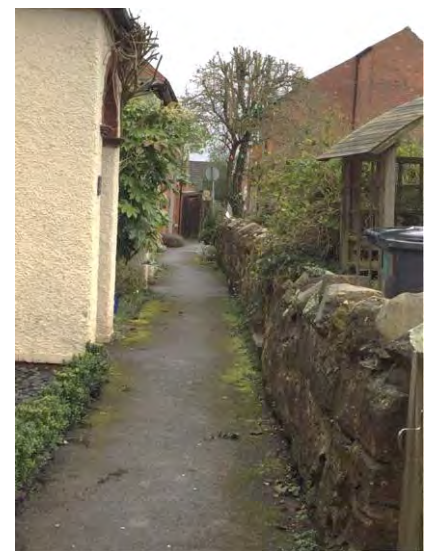


Photo 12 The Green (front of cottages)





Village confines



Local Green Spaces

