

Barby and Onley

Neighbourhood Plan Review



Comments on Neighbourhood Plan Review prior to undertaking Regulation 14 consultation.

April 2024

The Barby and Onley NDP passed Referendum on 29 September 2016 with a 93% 'yes' vote and a turnout of 35%. The Plan was Made (became a part of the Local Development Plan) by Daventry District Council (now part of West Northamptonshire Council) on 30 September 2016 and has been used since then to help determine planning applications in the Parish based around the Plan's commitment to ensuring that any new housing meets a local need, that the important environmental areas in the Parish are protected, and that community facilities and business development remain appropriate to the community.

A decision was taken by the Parish Council towards the end of 2022 to undertake a review of the NDP following changes in the local and national strategic planning policy framework, and a Neighbourhood Plan Review Group (NPRG) was established by the Parish Council to drive the process forward.

The evidence base was updated with open events and online surveys which took place in both Barby and Onley in March 2023. In total, 64 people attended the event in Barby and 30 at Onley (94 in total). 51 people completed a survey through social media and an additional 4 comments were received by email – making an overall total of 149 contributions.

The NPRG continued to meet throughout 2023 to update the Neighbourhood Development Plan and commissioned technical support to ensure that the evidence base was robust in the production of an updated Housing Needs Assessment, a Design Guide and Codes and a Residential Site Assessment Report.

In March 2024 the NPRG has created an online questionnaire to seek the opinion of parishioners about the policies which have emerged from this Neighbourhood Plan Review process. This process has been undertaken rather than holding an open event in the parish, given the high level of responses made online to the initial consultation.

In total 111 people made comments on the Executive Summary. The following is the analysis of these responses.

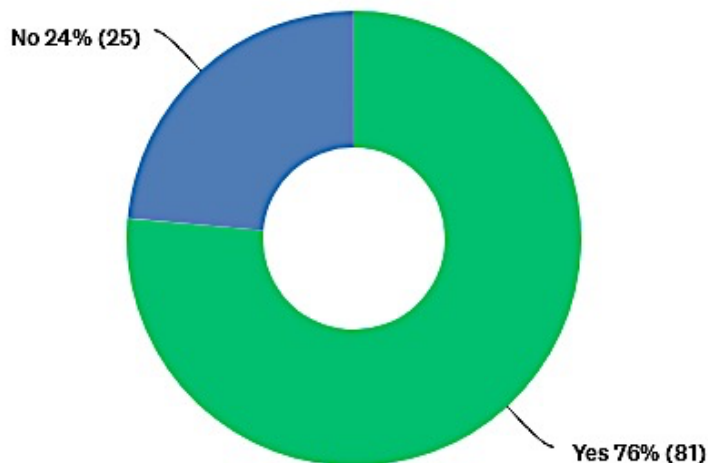
Housing and the built environment

The NDP has allocated a single site for residential development to help safeguard other more sensitive areas and to afford greater protection against inappropriate development.

Following a call for sites, 6 potential development sites came forward. 5 were independently assessed as suitable for residential development, and of those the site south of School Close was considered the most suitable because of its location as the only site put forward that is wholly within the existing built-up area of Barby. This allocation is described in Policy H1 of the NDP

Development will be subject to a number of criteria including the need to provide 4 dwellings in total – 2 x 2/3-bed bungalows and 2 x 2-bed dwellings to help meet a local need. 2 of the dwellings are to be for Affordable Housing.

Q1 Do you agree that this site is the most suitable for small-scale development to meet a local housing need and to secure maximum protection against unwanted development?



Further development in the Parish throughout the Plan period will be restricted to windfall development. Windfall sites are those not specifically identified through the Plan process and which therefore come forward unexpectedly within the Village Confines.

The Windfall policy sets a range of conditions against which support for windfall development (restricted to individual or small groups of dwellings) will be judged. These include being within the Village Confines; respects the character of the village;

provides safe access; retains existing natural boundaries and does not impact on the amenity of neighbours. Development in gardens of existing properties is only supported in specific circumstances.

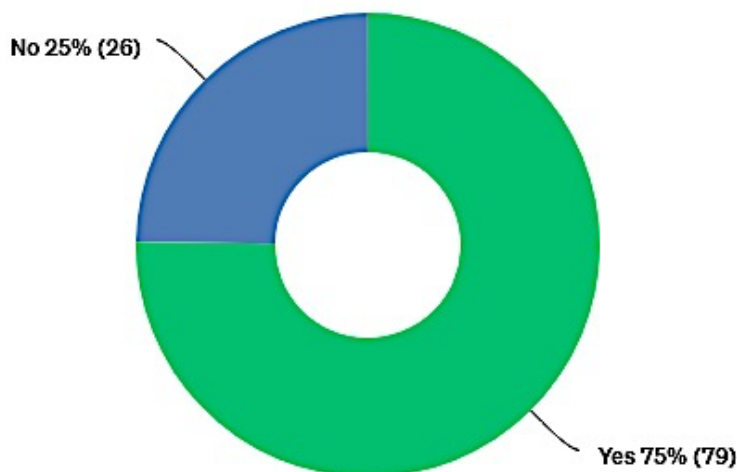
The Neighbourhood Plan retains the village confines for Barby, (Policy H2) which distinguishes between where development will be acceptable, subject to NDP policies, and where development is not considered appropriate, other than in specific circumstances.

Policy H3 on **housing mix** supports bungalows and smaller dwellings to meet the needs of young families in line with the housing needs assessment and Policy H4 requires any affordable housing scheme that may come forward to be available for local people where there is clear evidence of local need.

The Parish of Barby and Onley has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and distinctive local character. A policy on design helps to maintain this.

Policy H6 on design seeks to reflect the design principles, which the community believes will help to achieve this aim. **A design guide** has been prepared which proposals are required to have regard for where appropriate.

Q2 Do you support these other housing policies?



Do you have any comments about them?

A full list of comments appears in the appendix.

The views express include all new housing having solar panels; the design guide's criteria containing more objective requirements; drainage must be considered in new developments due to increasing flooding; efforts to retain the parish's unique character should continue to include surveys to identify historic buildings and structures, preserve significant trees and hedgerows, and consider infrastructure improvements before building; there is strong support for more affordable housing, particularly for young families and the elderly.

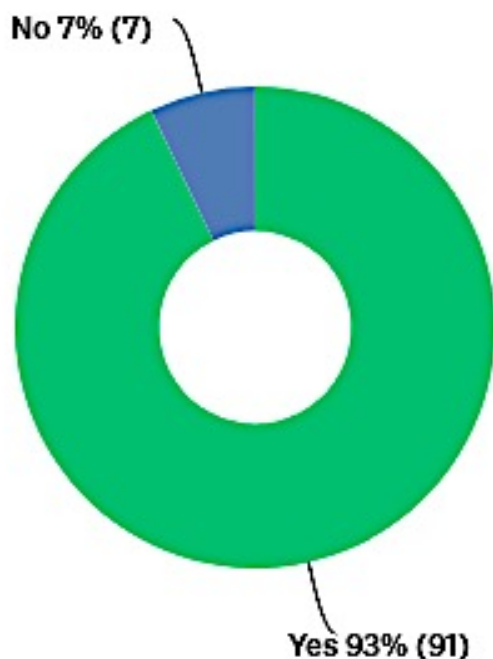
The natural and historic environment

The policies in this section identify and protect the most important environmental aspects of Barby and Onley Parish from inappropriate development.

Policy Env1 designates the most important local environmental sites as **'Local Green Spaces'**. These areas will be protected from inappropriate development in perpetuity and will be given the same level of protection in planning terms as the Green Belt. They remain the same as in the Made NDP.

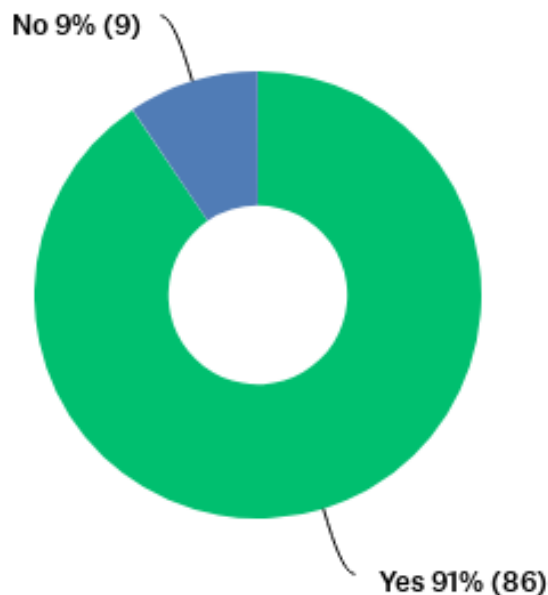
A number of other sites in the 2016 Neighbourhood Plan were recognised for their recreational and community value. Policy ENV2 resists development on these sites unless the open space is replaced by an equivalent space or the space itself is no longer needed by the community.

Q3 Do you agree that these sites are the most important and special locally?



Policy Env 10 identifies important views in the Neighbourhood Area and ensures that development proposals respect and wherever protect them.

Q4 Are these the most important views locally?



Q5 Can you identify any suitable locations for wind turbines or solar arrays in the Parish?

A full list of responses to this question appears in the appendix.

Almost half of respondents stated that they could not identify any suitable locations for wind turbines or solar arrays in the parish.

Suggested locations for wind turbines or solar arrays in the parish include land south of Onley Lane opposite the fisheries, rooftops of new builds, the roadside between A45 and Onley Park, land at the Welton/Ashby crossroads, the Village Hall roofs, behind/parallel with Daventry Road, low-lying fields away from high ground views, across the Ridgeway on high ground, south of Elkington Lane. There is support for unobtrusive locations, with opposition to placing them on Barby Hill or areas impacting scenic views.

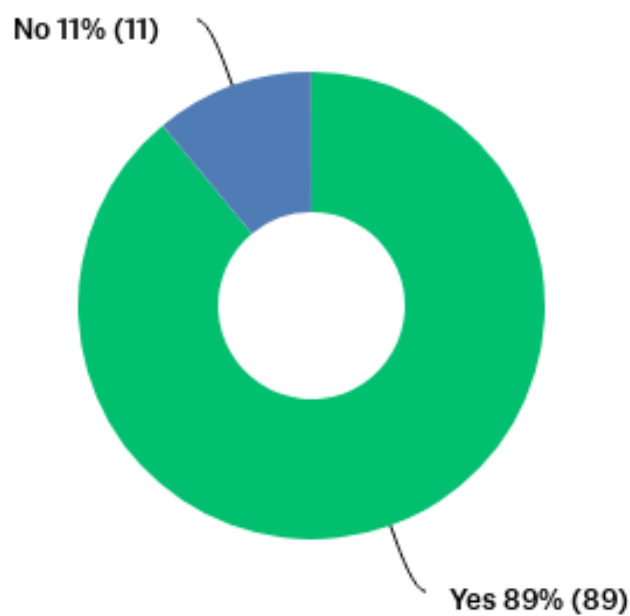
Ridge and Furrow fields are a rapidly diminishing resource. Policy Env 8 identifies the remaining areas of Ridge and Furrow in the Parish and records them as non-designated heritage assets.

Policy Env 9 addresses landscape character and requires development proposals to demonstrate that they respect **the distinctive landscape character of the Neighbourhood Area**.

Policy Env 11 requires development to prevent or mitigate intrusive or damaging noise, both during construction and after completion whilst Policy Env 12 seeks to minimise the impact of flooding in the Parish and Policy Env 13 protects existing **footpaths and bridleways whilst promoting better connectivity to key Parish facilities**.

Policy Env 14 sets tip heights for wind turbines to 30m and the extent of solar arrays to 10 ha and sets criteria that need to be met for proposals relating to renewable energy infrastructure to be supported.

Q6 Do you support the other environmental policies?



Sustainability

Speeding and parking are issues highlighted as concerns in the NDP, and Policy CS1 seeks to ensure that future development takes into account the need to safeguard off-road parking; to minimise additional traffic generation; to improve footpaths and to support electric vehicle charging.

Policy CS2 recognises the importance of employment locally and supports the protection of existing sites and the creation of additional **employment opportunities**.

Policy CS3 resists the loss of these important community facilities unless there is no longer any need or demand for them, it is no longer economically viable or appropriate alternative provision is made available.

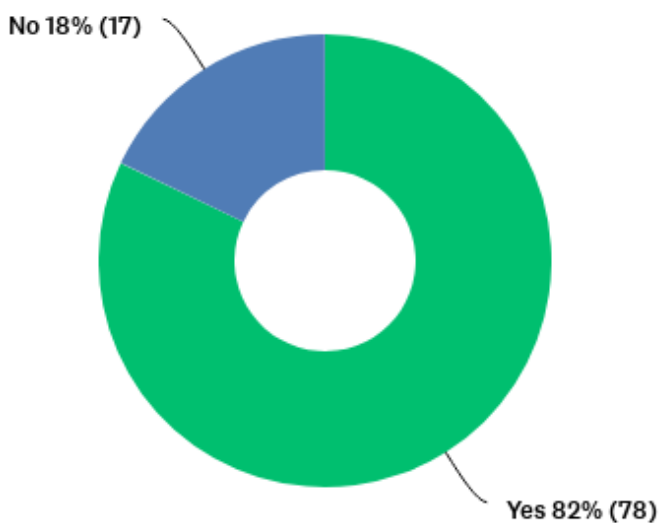
Farm diversification is supported through policy CS4 where development which extends the range and diversification of businesses is supported insofar as its use is appropriate for a rural location.

The growing importance of home working is recognised in Policy CS5 which supports home extensions for business use where there are no resultant unacceptable traffic movements; provide adequate parking and do not impact detrimentally on nearby residents.

In support of improved broadband and telecommunications in the Parish, policy CS6 requires new development to have access to superfast broadband. Any above-ground installations must be sympathetically located and away from open landscapes.

Policy CS7 supports proposals for **the expansion of the Primary School in Barby**, subject to it having appropriate parking and vehicular access and not resulting in the unacceptable loss of recreational space or residential amenity to residents.

Q7 Do you support these sustainability policies?



Q8 Do you have any other comments about the NDP?

A full list of responses appears in the appendix.

Comments focused on concerns about speeding and its impact on child safety, especially around school routes and bus stops, with suggestions about the implementation of speed cameras and traffic calming measures. Genuinely affordable housing is suggested by a number of respondents. There are also concerns over footpath maintenance.

Appendices

Q2 Do you support these other housing policies? Do you have any comments about them?

- Please be aware of residents building large 'sheds' in gardens
- Should incorporate solar panels
- The criteria as described above at least are entirely subjectively defined. For example "Targeting zero carbon emissions" could mean anything, far better to have a minimum energy-efficiency rating requirement for new properties. Is the design guide just a "woolly" guide or does it have hard objective requirements. Can all residents see this guide somewhere?
- Drainage needs to be considered when new developments are proposed due to increasing flooding
- Proper houses for proper people who will be an asset to the village not a drain!
- In order to assist in 'retaining the unique and distinctive character of the Parish' - has a Survey / Plan been produced to identify the significant Historic Buildings and Structures within the village? This should identify scheduled Listed buildings and buildings that make a significant contribution to the character of the village. The landscape setting of the Village/Parish is important too. Significant trees and hedgerows should also be identified and preserved and serious consideration given to the imposition of Tree Preservation Orders where it is considered that their retention is essential to protect visual amenity and character.
- I see no reason why Barby needs to grow at all
- In order to assist in 'retaining the unique and distinctive character of the Parish' - has a Survey / Plan been produced to identify the significant Historic Buildings and Structures within the village? This should identify scheduled Listed buildings and buildings that make a significant contribution to the character of the village. The landscape setting of the Village/Parish is important too. Significant trees and hedgerows should also be identified and preserved and serious consideration given to the imposition of Tree Preservation Orders where it is considered that their retention is essential to protect visual amenity and character.
- I see no reason why Barby needs to grow at all
- Work needs to be done on the infrastructure before any additional properties are built on the 'Village Boundary', (particularly the Water Supply, and of course the roads). Housing Numbers should be defined by Bedroom Numbers rather than Building Numbers. Don't build a Luxury 4 Bed House, Build 2, 2 Bed homes.
- More affordable housing is needed for young families and bungalows for the elderly. Not large out of price range houses
- No x2

- How about bungalows for older people, 2/3 bed at affordable prices...
- Area south of school could solve traffic problems on Daventry Road outside the school by providing car parking and dropping off area.
- We need all affordable housing for rent not sale and more for older residents there are enough big houses on Ashlawn Road that are 2/3/4beds already available
- So long as the parish received affordable housing as too many youngster generation are forced to leave the village due to affordability purposes
- The idea is good but it's not clear where the area is you are talking about. Sustainable building is key and the housing should compliment the area but we should be open to new modern design rather than replicating housing design from 200 years ago
- The land already struggles with excess water and disputes over access to the lane behind and parking on school close. With school traffic it is already troublesome to get out of the close, which will be compounded further if it becomes a through road or access road because the land owner at the mill charges people to use it and doesn't comply
- Building so close to village boundaries
- Not enough information to approve. 'Come forward' is too vague. WNC has already exceeded its new home quota so more development should be refused.
- Totally support these housing policies.

Q5 Can you identify any suitable locations for wind turbines or solar arrays in the Parish?

- No x 14
- None x3
- Land South of Onley Lane opposite fisheries
- Not specifically but I am not opposed to us having either of these.
- Not specifically but no objections to anywhere, actually quite like wind turbines modern day wind mills
- Not on Barby HILL
- There are none!
- On the roofs of all new builds
- None suitable
- Solar panels on poles at height on the roadside between a45 and onley park (prison drive)
- Land to the left if the A361 junction at the Welton/Ashby crossroads
- Solar Array on the both Village Hall roofs
- Solar...Behind/Parallel with Daventry Road.
- In low land fields even where animals graze. Not on high ground where the views can be impacted
- Across the Ridgeway, on high ground, with lifting air?
- South of Elkington lane to water tower and opposite School

- Definitely not on high ground areas otherwise I support wind turbines in fields locally to support the parish.
- The views as you walk down from Kilsby Kane d walk towards Kilsby are beautiful and need protecting and ad. You drive down towards the new health club. Would wind turbines protect that land from housing?
- Not Barry Hill

Q8 Do you have any other comments about the NDP?

- No x5
- No. Compliments to the author.
- Speeding and child safety on the roads especially the route to and from school. People zoom through the village and especially when they get irate around school pick up times will speed away and give no thought to a potential child. It's terrifying.
- There should be a speed camera and traffic calming measures in Daventry / Rugby road. Traffic has increased significantly in recent years and speeding is becoming common practice. The protection of the existing village boundary and the policy to protect the non-designated heritage assets of the surrounding Ridge & Furrow, is in my opinion of utmost importance.
- Affordable housing should be less than £100k (3.5) times the local average wage
- Not at this stage
- It has become clear that W Northants Council are unwilling or unable to provide the resources necessary to maintain footpaths
- Average Speed Cameras are the best option for speed reduction in Barby, as they maintain traffic flow.
- Define from a bungalow and a dormer bungalow would be very helpful.
- It has become clear that W Northants Council are unwilling or unable to provide the resources necessary to maintain footpaths
- Current drop off at the school is questionable. Difficult cross road junction and School Close development proposals need to be considered. Daventry Rd becomes a long single lane highway
- Dangerous speeding along A45 from Dunchurch to Long Down Lane. Turning into Onley park off A45 is very dangerous, does someone have to be killed or have life changing injuries before successful pressure is applied to Road dept.in Warwickshire county council