



Barby and Onley

Neighbourhood Development Plan Review 2011-2029



Submission Version
September 2024

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1. What changes have been made?

- 1.1 The following changes have been made to the Neighbourhood Development Plan (other than planning policy updates and formatting amendments) which was Made by Daventry District Council (now part of West Northamptonshire Council) on 30 September 2016.
- 1.2 The vision for Barby and Onley as expressed on page 17 of the Made Neighbourhood Plan remains the same, however the objectives identified to achieve the vision have been updated.
- 1.3 Neighbourhood Plan policies from the made Neighbourhood Plan:
- 1.4 Policy BO-GP1: General Development Principles – this general policy has been replaced by Policy H5, Windfall Sites, in the Review Neighbourhood Plan and other elements of the policy moved into other sections (e.g. sustainable drainage systems moved to Env 12).
- 1.5 Policy BO-D1: Design of Development in Barby and Onley – this policy has been replaced by Policy H6 in the Review Neighbourhood Plan with a design guide and codes as a detailed appendix to shape the design of development in the Neighbourhood Area.
- 1.6 Policy BO-D2: Protecting and enhancing local landscape character and views – for clarity of application, separate policies on landscape character (ENV 9) and views (ENV 10) are incorporated into the Neighbourhood Plan Review.
- 1.7 Policy BO-D3: Water Management and Surface Water Run-off – a policy for Flood Risk from Rivers and Surface Water (ENV 12) is incorporated in the Neighbourhood Plan Review to deal with site-specific (for development proposals) and strategic matters in the Neighbourhood Area, based on up-to-date Environment Agency mapping and guidance, and local experience. Water Management in New Development is part of Policy H6 Design.
- 1.8 Policy BO-H1: Scale and type of new housing in Barby and Onley – elements of this policy have been moved to Policy H5 Windfall sites and Policy H6 Design
- 1.9 Policy BO-H2: Housing in Open Countryside – this policy has been updated and is now Policy H2 Village Confines
- 1.10 Policy BO-H3: Ensuring an appropriate range of tenures, types and sizes of houses – this policy has been updated as Policy H3 Housing Mix.
- 1.11 Policy BO-TH1: Footpaths/cycleways/connectivity – this policy has been incorporated into the Neighbourhood Plan Review as ENV 13.
- 1.12 Policy BO-E1: Supporting existing local employment and Policy BO-E2 - New local employment opportunities. These policies have been updated and are now incorporated into a new Policy CS2 on Supporting Local Employment.

- 1.13 Policy BO-CF1: Protection of local green spaces – the 14 Local Green Spaces designated by the 2016 NDP have been carried forward, after review and are confirmed by Policy ENV 1 in the Neighbourhood Plan Review.
- 1.14 Policy BO-CF2: Protection of open spaces – all candidate Open Space, Sport and Recreation sites (comprising those in the Daventry District Council’s own audit and a number of others with clear OSSR function and status) have been assessed and either confirmed or newly designated as Open Spaces in Policy ENV 2 of the Neighbourhood Plan Review. The distinction between statutory protection of locally unique places (Local Green Space, ENV 1) and protection of functions and amenities (OSSRs, ENV 2) has been made clear.
- 1.15 Policy BO-CF3: Protection of Local Community Facilities – this policy has been updated and is now Policy CS3 in the Review Neighbourhood Plan
- 1.16 Policy BO-CF4: Community facilities and Community Infrastructure Levy – this policy has been deleted.
- 1.17 New Neighbourhood Plan policies in the Neighbourhood Plan Review:
- 1.18 Policy H1: Residential Site Allocation – the opportunity has been taken to allocate a site for residential development to help meet a specific housing need and to secure additional protections that are available to neighbourhood plans that include housing to meet a local housing need.
- 1.19 Policy H4: Affordable Housing – a policy has been introduced to shape the delivery of Affordable Housing locally.
- 1.20 Policy ENV 3: Sites and Features of Natural Environment Significance – this policy has been added to identify (by mapping) all sites of national, county-level and local significance in the Neighbourhood Area and recognise the importance of protecting them as part of declining national biodiversity. It adds local (site-specific) detail to the Joint Strategy and Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029 and introduces new elements (including biodiversity net gain) from the NPPF.
- 1.21 Policy ENV 4: Biodiversity across the Neighbourhood Area – this policy has been added to identify matters of concern for natural environment conservation (woodland, trees, hedges, protected species) more generally and to apply the latest NPPF principles to their protection in the Neighbourhood Area.
- 1.22 Policy ENV 5: Wildlife corridors – this policy introduces the concept of wildlife connectivity, and maps two corridors where their role in providing connectivity between identified habitat sites should be taken into account in planning decision-making.

- 1.23 Policy ENV 6: Sites and Features of Historic Environment Significance – this policy identifies and maps sites in the Historic England and Northants Historic Environment Record databases to apply the latest NPPF principles to their protection in the Neighbourhood Area. It adds local detail to the Joint Strategy and Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029.
- 1.24 Policy ENV 7: Non-designated Heritage Assets – a policy has been added to identify and protect a small number of (non-Listed, not Scheduled Monuments) buildings and structures in the Neighbourhood Area.
- 1.25 Policy ENV 8: Ridge and Furrow – following NPPF and Historic England guidance, this policy takes account of the historic significance and drastic loss nationally of this heritage asset type; the Neighbourhood Area has particularly good examples and an atypically moderate (85% since 1945) loss rate.
- 1.26 Policy ENV 11: Noise
- 1.27 Policy ENV 14: Renewable Energy Infrastructure – a policy has been added to support the provision of renewable energy infrastructure in appropriate circumstances.
- 1.28 Policy CS1: Traffic Management – a policy has been introduced to help address transport-related issues in the Parish and to encourage sustainable forms of movement.

2. Introduction

- 2.1 The Barby and Onley Neighbourhood Development Plan 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 for Daventry District), 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.
- 2.2 A decision was taken by the Parish Council towards the end of 2022 to undertake a review of the Neighbourhood Development Plan following changes in the local and national strategic planning policy framework, and a Neighbourhood Plan working party was established by the Parish Council to drive the process forward.



- 2.3 This is the Submission version of the Neighbourhood Development Plan Review for Barby and Onley Parish. It has been prepared by the Barby and Onley Neighbourhood Development Plan Review Group which has met throughout 2023 with support from Neighbourhood Development Plan consultants, YourLocale, plus financial support from Locality and further technical support from AECOM. This has brought together members of the local community and Parish Councillors and has been led by the Parish Council.
- 2.4 A Neighbourhood Development Plan is a planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that

community, or who visit it.

- 2.5 As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.
- 2.6 It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and commercial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.
- 2.7 Neighbourhood Development Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with strategic planning policies in the West Northamptonshire Development Plan and have regard for the National Planning Policy Framework (2023) and must be prepared in a prescribed manner.
- 2.8 After being ‘Made’, each time a planning decision has to be taken by West Northamptonshire Council, or any other body, they will be required to refer to the Neighbourhood Development Plan (alongside the West Northamptonshire’s Joint Core Strategy and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

3. How the Neighbourhood Development Plan fits into the Planning System

3.1 For Barby and Onley, the most significant planning documents are the West Northamptonshire Joint Core Strategy and Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029, alongside the Northamptonshire Minerals and Waste Local Plan. These documents set out the strategic planning framework for future development up to 2029. They contain a number of policies and objectives which are relevant to Barby and Onley and which the Plan must be in general conformity with. These policies and objectives span issues such as the provision and location of new housing; providing strong and sustainable communities; protecting and enhancing historic character and local distinctiveness whilst protecting and enhancing natural habitats; and providing transport systems that reduce the need to travel. The Neighbourhood Development Plan is in general conformity with the policies contained in these documents.

3.2 West Northamptonshire Council has now commenced work on a new Local Plan. It will set out a spatial vision for the future of the area for the period up to 2041. However, that Plan is at an early stage, and it is impracticable to give it any weight for the purposes of preparing this Neighbourhood Development Plan.

3.3 Also important is the National Planning Policy Framework (NPPF) updated in December 2023. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Development Plans) to promote sustainable development and details three dimensions to that



development: an economic dimension – they should contribute to economic development; a social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality-built environment with accessible local services and an environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment. In addition, Neighbourhood Development Plans must be compatible with that European Union (EU) legislation that is now absorbed into English law. Particular obligations which pertain to the Neighbourhood Development Planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.

3.4 Full details of how the Plan complies with these legislative requirements will be set out in the Basic Conditions Statement which will be part of the submission package once the Plan has reached that stage. These policies are specific to Barby and Onley and reflect the needs and aspirations of the community.

1. Our Parish - About Barby and Onley

- 1.1. The Made Neighbourhood Development Plan for Barby and Onley included the following brief description of the Parish, updated to reflect the findings from the 2021 Census.
- 1.2. The Parish of Barby and Onley lies about 5 miles (8 km) north of Daventry in Northamptonshire, England. The 2021 Census recorded the Parish population as 2,625. The Parish comprises two distinct settlements of Barby and Onley, together with an extensive site of three prisons at Onley, with a number of isolated dwellings. This complex comprises HMP Onley, HMP Ryehill and Rainsbrook STC (Secure Training Centre, now closed).
- 1.3. The two settlements are 1.68 miles (2.7km) apart as the crow flies, however, to travel from Barby to Onley along the road it is a distance of 3.6 miles (5.9km).
- 1.4. The village of Onley lies to the west of the Parish, beyond the Oxford canal and was once a deserted medieval village, now a Scheduled Monument. The site which is now the prison complex was used during and after World War II, firstly as a supply depot, then as a prisoner-of-war camp. In 1968 the Ministry of Justice built the private village for the purpose of housing staff from the institution. From 1987 onwards, as staff members retired, left the service or were transferred to other locations, properties became available and were offered for sale to the general public, with the Ministry of Justice retaining control of the Open Space Land. Today, all of the houses provided originally by the Home Office are privately owned.
- 1.5. Onley village comprises mainly 3 or 4 bed semi-detached dwellings of uniform appearance, with a small number of properties being bungalows.
- 1.6. In 1998, planning permission was granted for the construction of a new Category B Prison (H.M.P). This application incorporated the transfer of the "Open Space Land" to Barby and Onley Parish Council, as described in Section 4 'About our Parish'.
- 1.7. The above agreement also incorporates a covenant not to use the open space land for any purpose other than for recreational and amenity purposes by the residents of the Onley Park village.
- 1.8. Onley Park has a Village Hall which is managed by an elected Committee. This was built especially for the benefit of Onley Park residents by the developers of HMP Ryehill, who still use the facility on a regular basis.
- 1.9. To the northwest and southwest the Parish boundary forms part of the county boundary with Warwickshire, and the village of Barby is 5 miles southeast of Rugby. Rainsbrook, a tributary of the River Leam, forms the Parish and county boundary northwest of the village. Kilsby Parish is adjacent to east and north east borders of Barby and Onley Parish.
- 1.10. The village of Barby is near the top of a hill that rises to 551 feet (168 m) above sea level south of the village. Barby's toponym comes from the Old Norse Bergbýr, meaning "hill

dwelling".

- 1.11. North of the village is a Norman motte and earthworks but no bailey. It is called Barby Castle but is really the site of an early fortified manor house. This site is a Scheduled Monument.
- 1.12. To the west of the village lies Barby Hill. The discovery of round-house circles on top of Barby Hill suggested that this hilltop once housed what might have been a sizeable community. A project was established in 2010 to assess and map the full extent of the archaeology on and around the hilltop. The project established that the Iron Age round house settlement spread over at least 4 hectares, and further evidence was gathered of on-going activity on the hill during the Roman period. Information has also been gained on the later development and usage of the hilltop in the early post-medieval period. The project was therefore successful in finding strong evidence of a continuing Iron Age settlement on Barby Hill.
- 1.13. The Oxford Canal was constructed through the Parish in the early 1770s, passing about 1 1/2 miles (2.4 km) west of Barby. In 1774 it opened from Bedworth in Warwickshire as far south as Napton-on-the-Hill. The canal reached Oxford in 1789. South of Barby village is an early 19th-century former tower mill, which has been converted into a private home.
- 1.14. Today, Barby is thriving. Although the population remained stable during the 19th and early 20th Century, it fell to a low of 427 in 1961, endangering the future of the village school. Housing development in the 1960s ensured rapid growth, and a replacement primary school was built.
- 1.15. Many of those arriving in the 1960s were employed in engineering, working in Rugby and Coventry. Previously, Barby had been an agricultural village, occupied by farm workers and associated tradesmen, although a small factory building in the village centre has been in existence since the 1950s. This building first housed an engineering firm, then Andrew Maclaren's Baby Buggy business. Earlier village trades included weaving – there were 10 weavers in an adult male population of 54 in 1777 – and domestic shoemaking in the late nineteenth century, before the trade in Northamptonshire became factory-based.
- 1.16. The earliest models of the Baby Buggy, designed by Owen Maclaren in 1965, were made by local people in the stables behind his home at Arnold House. The Baby Buggy was the world's first umbrella folding baby stroller, and today the modern version of the 'Baby Buggy' is sold in over 50 countries under the Maclaren brand based in nearby Long Buckby.
- 1.17. Arnold House is one of many interesting buildings in the village, some of which are listed. The most significant of the listed buildings is St Mary's Church (Grade II*), built mainly of pink sandstone, the church contains some Saxon remains, but the present construction dates from the Thirteenth and Fourteenth Centuries. However, the medieval church's wall paintings were lost when the church was 'restored' in Victorian times. More recently, in commemoration of the Queen's Golden Jubilee, a fifth bell was hung in 2002, to complete the peal housed in the tower one hundred years previously, and restoration of the external stonework was carried out in 2011.
- 1.18. There is a busy social life in the village, centred on the Village Hall, the extended and

modernised Victorian school building erected in 1865. When the previous village hall was demolished, some of the materials were used to build a cricket pavilion, on ground owned by the Parish's Townlands Charity, outside the village near the then derelict mill. The original pavilion has been replaced; the new pavilion has become another centre for social activity.

Barby and Onley today

- 1.19. A Housing Needs Assessment published in October 2023 updated the socio-economic data for the Parish.
- 1.20. It revealed that the 2021 Census recorded 2,625 individuals in Barby and Onley, indicating an increase of 289 people since the 2011 Census.
- 1.21. Barby and Onley has a population which is dominated by people between the ages of 25-64, who make up close to 70% of the overall population. It is likely that a high number of people aged 25-64 are still incarcerated, which is influencing the overall spread of the population structure.
- 1.22. Barby and Onley's population is ageing, and there has been a slight contraction in the younger age population (aged 0-24).
- 1.23. Household projections suggest this ageing will continue over the Neighbourhood Plan period, with a potential increase of 108% of the population aged 65 and over. This is in contrast to slow growth in the other age cohorts.
- 1.24. 2021 Census data noted that there had been some development in Barby and Onley in recent years. The Housing Needs Assessment stated 'West Northamptonshire has provided data showing that 15 new homes have been built since 2011. Of these, 2 were delivered as Affordable Housing. The current total number of dwellings in the NA is estimated to be 578 (Census 2021)'. There have, though, been a number of caravan sites and plots with planning permission on top of this.
- 1.25. Currently there are 578 dwellings in Barby and Onley, occupied by 564 households. Comparing the 2011 and 2021 Censuses suggests the overall housing stock grew by 47 dwellings in the last decade, which is higher than the 15 new dwellings indicated through the completions data provided by West Northamptonshire Council. It is possible that some of these new dwellings were built but were not occupied around the time of the 2011 Census being completed.
- 1.26. Barby and Onley has a housing stock which is significantly biased toward detached and semi-detached dwellings, which make up over 90% of the total. This figure is much higher than the district and national average. The remainder is made up of terraced dwellings and a very small number of flats.
- 1.27. In terms of size, the housing stock is dominated by homes with more than 3 bedrooms, which make up more than 80% of the overall housing stock. There is a very small proportion of small

1 bed homes. However, the bias toward larger homes appears common across the unitary authority area.

1.28. The villagers enjoy easy access to the countryside with a network of footpaths within and extending beyond the Parish.

1.29. The Parish is predominantly rural in character. In the Environmental Character and Green Infrastructure Suite, 2007, Environmental Character Assessment of Northamptonshire, Barby and Onley is included in two Landscape Character Types:

1.30. 13 Undulating Hills and Valleys where:

1.31. “The landscape is characterised by undulating, productive mixed farmland interspersed with small villages and often remote farmsteads. It retains a strong rural character, which is eroded in places by modern incursions such as major transportation routes and large urban areas. Whilst wide views over the landscape are possible from elevated areas, the Undulating Hills and Valleys generally have an intimate, human scale, reinforced by landform, small woodlands and hedges screening long distance views and creating enclosure.

1.32. 19 Broad Unwooded Vale where:

1.33. The landscape is a simple and unified landscape, although intrusive vertical features such as masts provide distracting features. Where particularly long distance views are possible over this broad landscape, a sense of openness and exposure prevails. Views are particularly expansive beyond the county boundary, as the rising landform and vegetation of the surrounding landscape types can limit views into Northamptonshire. Infrastructure and communications provide significant manmade features which, on occasions, result in an unsettling and noisy landscape. Despite such features, areas of the landscape remain inaccessible.

1.34. The Parish consists of mainly modern housing built in brick with tiled roofs, most are two-storey or bungalows. The older housing in the area is predominantly Northamptonshire ironstone, with either thatched or blue slate roofs. Onley properties are mainly two storey and of brick construction with tiled roofs, however there are 5 bungalows on the estate.

1.35. This Neighbourhood Plan takes into consideration the historic development of the Parish and its resulting distinctive character, and seeks to provide a set of sustainable, locally appropriate planning policies to guide the villages and wider Parish’s future development and growth.

5. The Plan, its vision, aims and what we want it to achieve

5.1 A vision for Barby and Onley was included in the Made Neighbourhood development Plan and remains relevant today. It is that by 2029:

5.2 Barby and Onley will be a Parish that retains and enhances its rural form and character, maintains existing amenities and services and maintains its separation from the surrounding villages whilst developing in an organic and sustainable way that meets the needs and wishes of all who live and work in it.

5.3 The objectives in achieving this vision include:

5.4 **Design, Natural and Built Environment**

1. To protect and preserve the size, form and character of the Parish
2. To maintain the separation of the Parish from the surrounding settlements
3. To protect and enhance the local landscape and significant views
4. To protect and enhance open and green spaces
5. To protect wildlife in the Parish and to deliver biodiversity net gain.

5.5 Housing

6. To ensure any new housing development is in an appropriate location, of good design that reflects local character, is small scale and includes a range of house sizes and types to meet a local need (including affordable housing).

5.6 Traffic and Highways

7. To reduce traffic problems and improve highway safety
8. To improve walking and cycling
9. To improve parking at the school (or: to seek to address traffic and parking related issues at the School).

5.7 Employment

10. To support home working and small business

5.8 Community Facilities and Infrastructure

11. To protect and enhance community assets

12. To ensure that appropriate infrastructure is in place for all new development.

5.9 It is important to note that when using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

5.10 While every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

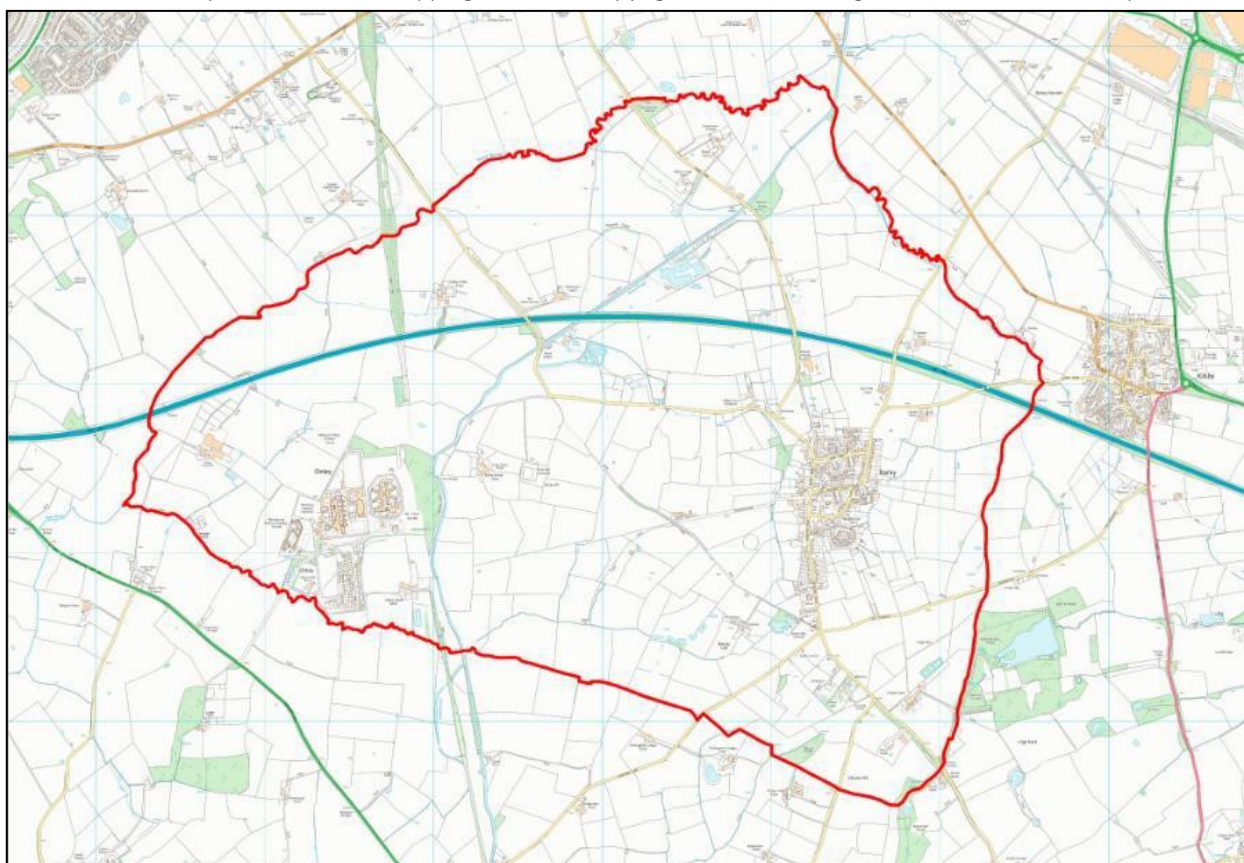
5.11 The Plan will be kept under review and may change over time in response to new and changing needs.



6. How the Plan was prepared

- 6.1 The Neighbourhood Area comprises the whole of the Barby and Onley Parish, within the West Northamptonshire Unitary Authority, as shown in Figure 1.
- 6.2 The Parish Council applied to Daventry District Council for designation as a Neighbourhood area. This was approved by the Full Council on 25 July 2013.

Figure 1: Barby and Onley Neighbourhood Area
Daventry District Council mapping. © Crown Copyright and database rights 2011 Ordnance Survey



- 6.3 The Made Neighbourhood Development Plan was driven forward by a volunteer Steering Group of villagers with a passion for Barby and Onley which was set up by the Parish Council. From an early stage, the Steering Group carried out a questionnaire, with the aim of reaching right across the various groups, businesses, individuals and landowners to build up a picture (and evidence base) for the development of the Barby and Onley Neighbourhood Development Plan.
- 6.4 Extensive consultation with the local community underpinned the preparation of the Made Neighbourhood Development Plan.
- 6.5 A very well attended meeting was held in Barby Village Hall in January 2014, when 46 members of the Parish were all keen to give their views on how the village should develop over the next 10 – 15 years.

- 6.6 A second public meeting was held in Barby Village Hall on March 2014 when an initial Neighbourhood Plan committee was created and were tasked with creating a Parish Neighbourhood Development Plan.
- 6.7 A review of the aspirational suggestions identified in the early consultations were broken down into categories and the start of work on a questionnaire was discussed. The Neighbourhood Plan Steering Group finalised the questionnaire that would give residents the opportunity to identify what they thought was important in planning for the future of the villages. This questionnaire was distributed in October 2014.
- 6.8 There were 305 respondents to the questionnaire, 218 from Barby village, 75 from Onley and 12 from smaller outlying areas.
- 6.9 The findings from these consultation events formed the basis of the evidence base of the Neighbourhood Development Plan for the Parish.
- 6.10 When the decision was taken to undertake a formal review of the Neighbourhood Development Plan, this evidence base was updated with open events and online surveys which took place in both Barby and Onley in March 2023.



- 6.11 The aim of these events were to help engage the community in the Neighbourhood Development Plan Review and to seek comments on the continued suitability of the policies – including important open spaces and environment; community facilities and amenities; housing and design and employment. The opportunity was taken to share potential new policies and to seek feedback. Further questions were asked about aspects of Parish life that residents like and dislike.
- 6.12 The drop-in event was promoted through social media, an article in a newsletter distributed throughout the Parish, posters around both villages, distribution of information to local clubs & organisations and communication through the local school. In total, 64 people attended the event in Barby and 30 at Onley (94 in total).
- 6.13 51 people completed a survey through social media and an additional 4 comments were received by email – making an overall total of 149 contributions.
- 6.14 The Neighbourhood Plan Review Group 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



7 Sustainable development

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

a) Social

- 7.2 We have sought, through the Neighbourhood Development Plan, to safeguard existing and valued environmental areas for the future enjoyment of residents.
- 7.3 We are also seeking to protect existing community facilities and to deliver a mix of housing types, including through a residential allocation, so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

b) Environmental

- 7.4 In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing historic character of the area in order to:
- Protect the village identity and conserve the rural nature of its surroundings;
 - Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
 - Provide for improved pedestrian facilities.

c) Economic

- 7.5 The built-up parts of the Parish of Barby and Onley are primarily residential, but there is a desire to ensure that appropriate economic activity is maintained on condition that the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:
- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
 - Encourage start-up businesses and home working.
- 7.6 We have sought, through the Neighbourhood Plan Review, to promote sustainable development by supporting locally appropriate development, protecting the natural, built and historic environment and safeguarding important local facilities.
- 7.7 This document sets out local considerations for delivering sustainable development across Barby and Onley Parish. Development proposals should meet the requirements of all relevant policies in the Local Development Plan.

8. Housing and the Built Environment

Introduction

- 8.1 One of the ways in which the planning system can ensure sustainable development is to direct residential and employment growth to the most sustainable locations and to shape the key characteristics of that development.
- 8.2 This is a core principle of the NPPF, which promotes “guiding development towards sustainable solutions” whilst recognising that in doing so it “should take local circumstances into account, to reflect the character, needs and opportunities of each area”. It is also at the heart of the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 which seeks to direct growth to the most sustainable settlements based on a Settlement Hierarchy.
- 8.3 In the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029, (now part of West Northamptonshire, WNC) Primary Service Villages are deemed to be most appropriate for local housing and employment needs followed by Secondary Service Villages. Barby is in the Secondary Service Village category with 17 other settlements, within WNC, where residential development is only acceptable where West Northants Council cannot demonstrate a 5-year land supply; where the development meets an identified local need or where development would help to support an essential local service that may be under threat.
- 8.4 Onley is in the ‘Other Village’ category along with 36 other similarly sized villages. Within WNC, In general terms, development in Other Villages is described in the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 as performing ‘a predominantly local role in providing a limited number of services and facilities for their residents’. Development is expected to fall within village confines, unless it is required to meet an identified local need or is needed to support an essential local service.
- 8.5 About 12,730 net additional dwellings are required up to 2029, with about 2,360 of these being in the Rural Areas within WNC.
- 8.6 The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 Policy RA2 identifies the circumstance where development outside the Village Confines will be acceptable in Secondary Service Villages whilst Policy RA3 establishes the criteria that need to be met for development proposals in Other Villages.
- 8.7 The West Northamptonshire Joint Core Strategy Local Plan Part 1 was Adopted in December 2014.
- 8.8 The Joint Core Strategy makes it clear that ‘Quality and affordable housing must be delivered to create balanced communities and to meet the current and future needs of our communities, taking into account mix, size and tenure and including the requirements for specialised accommodation. Housing should be sustainable, flexible and well designed’ (para 4.57).

- 8.9 WNC has now begun work on a new West Northamptonshire Strategic Plan. It will set out a spatial vision for the future of the area for the period up to 2041. However, that Plan is at an early stage and it cannot be given any weight for the purposes of preparing this Neighbourhood Plan. The basic conditions test is against the strategic policies in the adopted development plan.
- 8.10 Feedback from Open Events and surveys that took place in the Parish in March 2023 demonstrated some support for small-scale residential development through the Neighbourhood Plan. The inclusion of a policy promoting a residential allocation in the Neighbourhood Plan was supported by those residents that commented. Further comments also supported small-scale development and affordable housing, with just one comment against any further development.
- 8.11 Further questions asked via online surveys relating to the scale of future development in the Parish attracted a significant response with over 70 people commenting. This revealed significant opposition to large-scale development in the countryside (97.8%) but healthy support for a small number of new homes to meet identified local needs (82% in favour).

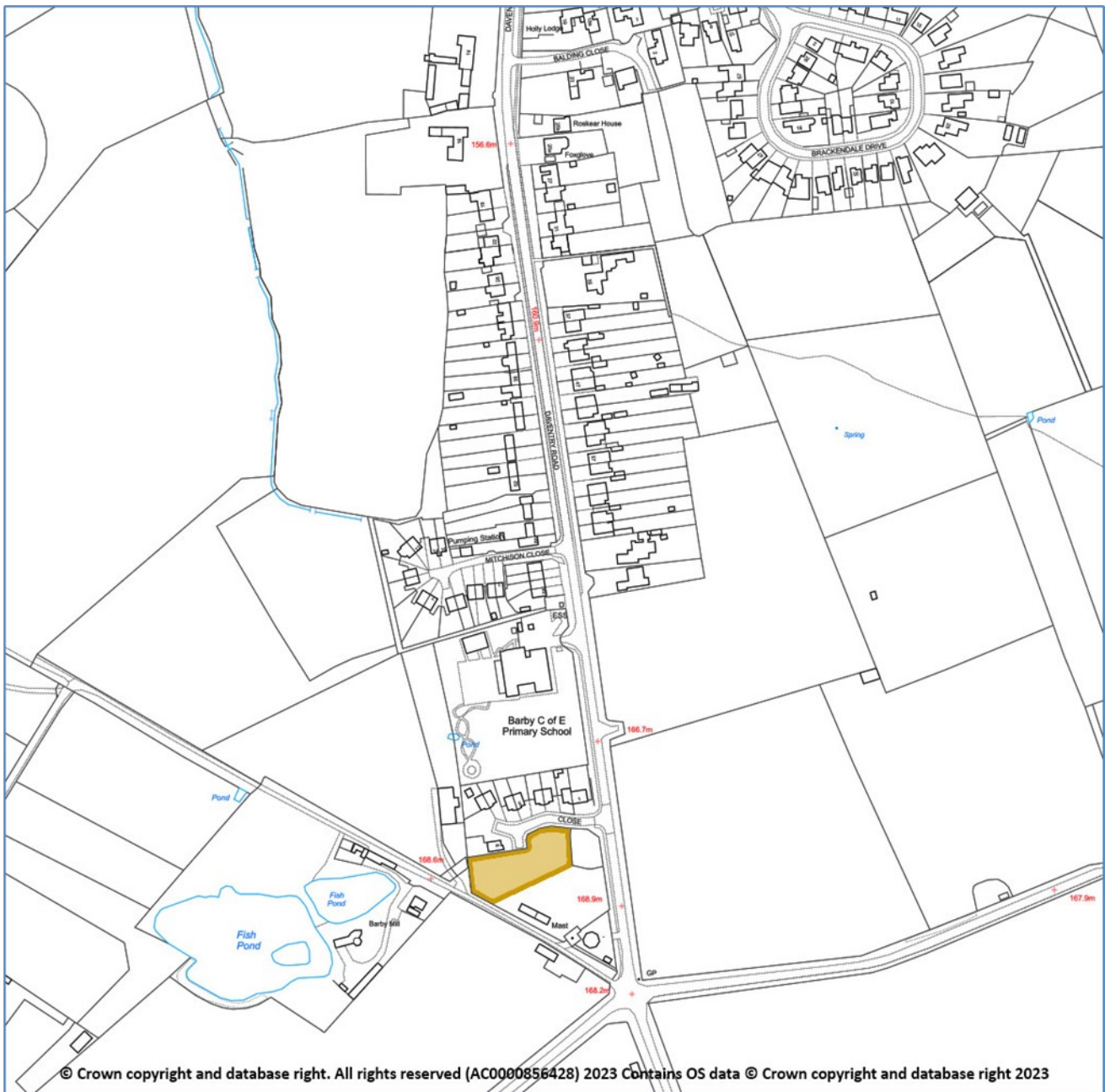
Residential Allocation

- 8.12 Through the Neighbourhood Plan, the opportunity has been taken positively to plan for development within the Parish to help meet local need and help to support local services.
- 8.13 An assessment of the limited options for residential development in the Parish was undertaken by an independent organisation called AECOM. AECOM looked at each site and offered a green-amber-red assessment, which was then considered by the Neighbourhood Plan group for suitability based on criteria important locally. This included preference for a small number of dwellings (around 2- 4) and proposals which prioritise smaller dwelling (2/3 bed) for younger families; bungalows for older residents wishing to downsize and Affordable Housing as defined in the annex to the NPPF (December 2023).
- 8.14 A total of 5 sites were put forward for consideration following a call for Sites exercise that was undertaken within the Parish. A further site that was promoted through the WNC Strategic land availability assessment making 6 sites in total. The outcome of the assessment process is described in Appendix C. As a result of this process, a single site is put forward as an allocation in this Neighbourhood Plan.

POLICY H1: RESIDENTIAL SITE ALLOCATION- Land is allocated for residential development of up to 4 dwellings at land south of School Close as shown in figure 2, subject to:

- a) The housing mix comprising 2 x 2 bed bungalows; 2 x 2/3 bed dwellings;
- b) Adequate buffering or screening is to be provided to separate the housing from the water tower and telecommunications infrastructure if required by the local planning authority.

Figure 2: Residential site allocation



Village Confines

- 8.15 The Parish is predominantly rural in nature with the built-up area of Barby surrounded by open and attractive countryside. West Northants Council has designated Village Confines for the settlement of Barby. Only does not currently have Village Confines and it is not proposed to introduce one through the Neighbourhood Plan. In planning terms, land outside a defined Village Confines, including any small groups of buildings or small settlements, is treated as countryside.
- 8.16 The purpose of Village Confines is to ensure that sufficient development land is available in locations that can be supported by existing infrastructure and avoid impinging into the local countryside.

- 8.17 It is national and local planning policy that development in the countryside should be carefully managed. Supporting “the intrinsic character and beauty of the countryside” is identified as a key element in the NPPF. This approach is also supported by this Plan, in particular, because it will help ensure that development is focused in more sustainable locations with a greater range of services and facilities and infrastructure that has capacity for expansion. It will also help to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.
- 8.18 Village Confines were established by Daventry District Council in order to clarify where new development activity is best located. Now that Daventry District Council has become part of the bigger West Northamptonshire Council, the Village Confines remain in the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029.
- 8.19 The Neighbourhood Plan supports the retention of a Village Confine for the settlement of Barby. Within the defined Village Confine an appropriate amount of suitably designed and located development will be acceptable in principle where it meets a local housing need, although all development will be required to take into account the policies within this Plan.

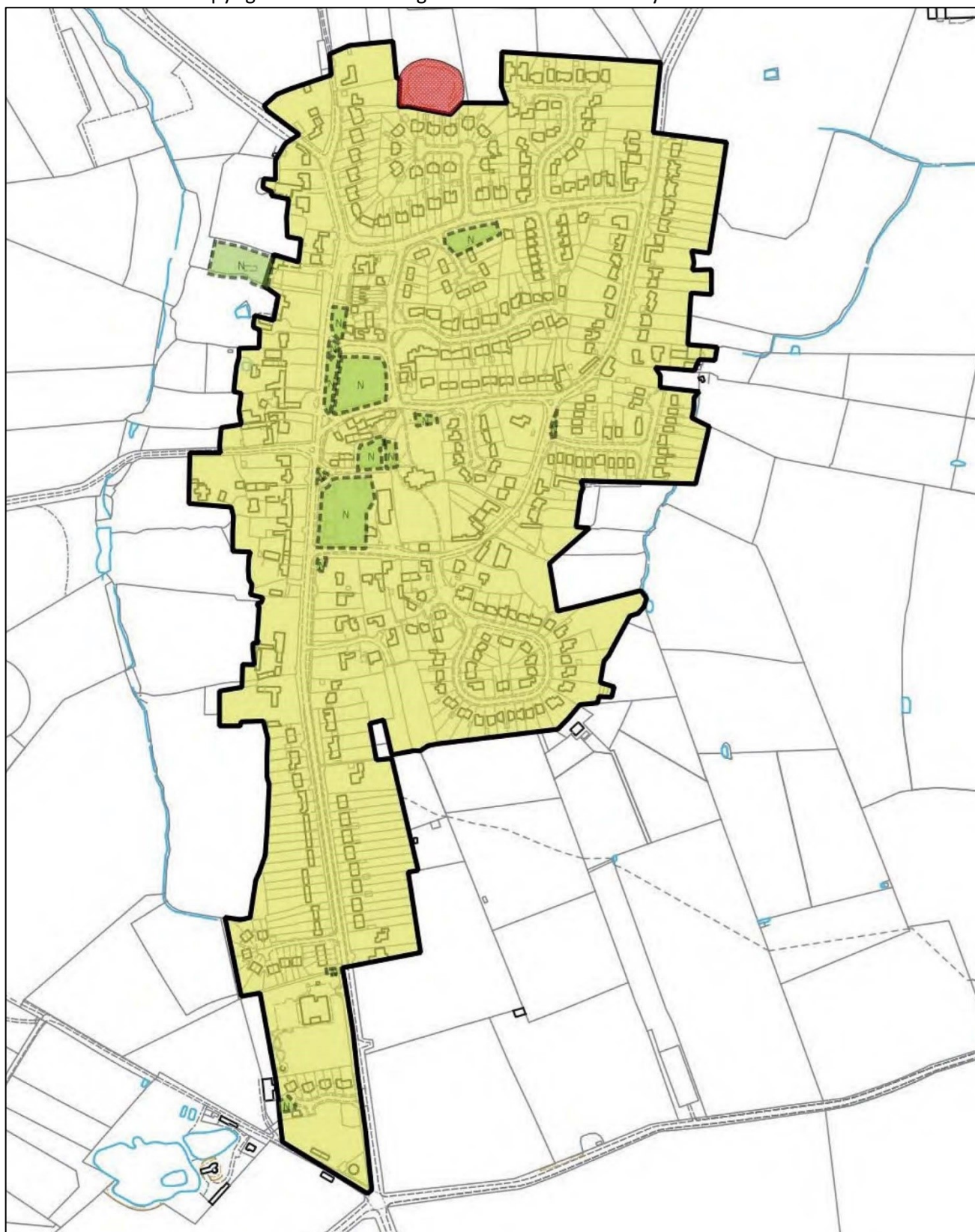
POLICY H2: VILLAGE CONFINES

- a) Development proposals on sites within the Village Confines as identified in Figure 2 below, will only be supported where they respect the character of Barby and comply with the policies of this Plan.
- b) Development outside the existing confines will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies. In particular development which involves:
 - I. It involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size, height and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
 - II. it involves the re-use of buildings.

Figure 2 – Village Confines

From Local Plan policies map, Daventry Area, WNC

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Housing Mix

- 8.20 Barby and Onley has a population which is dominated by people between the ages of 25-64, who make up close to 70% of the overall population. However, the high prison population has probably skewed the overall spread of the population structure, which is ageing, with a slight contraction in the younger age population (aged 0-24).
- 8.21 Household projections suggest this ageing will continue over the Neighbourhood Plan period, with a potential increase of 108% of the population aged 65 and over. This is in contrast to slow growth in the other age cohorts.
- 8.22 The Housing Needs Assessment (Appendix A) stated that currently there are 578 dwellings in Barby and Onley, occupied by 564 households. Comparing the 2011 and 2021 Censuses suggests the overall housing stock grew by 47 dwellings in the last decade, which is higher than the 15 new dwellings indicated through the completions data provided by Daventry District Council.
- 8.23 Barby and Onley has a housing stock which is significantly biased toward detached and semi-detached dwellings, which make up over 90% of the total. This figure is much higher than the district and national average. The remainder is made up of terraced dwellings and a flat.
- 8.24 In terms of size, the Neighbourhood Area's housing stock is dominated by homes with more than 3 bedrooms, which make up more than 80% of the overall housing stock. There is a very small proportion of small 1 bed homes. However, the bias toward larger homes appears common across the unitary authority area.
- 8.25 The Housing Needs Assessment recommends a focus on 2/3 bed homes to satisfy the needs of first-time buyers and newly arising families. The growth in the older population suggests a need for more accommodation suitable for this age group.

Policy H3: HOUSING MIX

- a) New development should provide for a mixture of housing types having regard to identified local housing needs as stated in the Housing needs assessment (Appendix A) or more recent evidence of housing need.
- b) The provision of bungalows suitable for elderly and/or mobility impaired people (providing wheelchair access) and dwellings of up to three bedrooms will be supported.
- c) Development should not result in a concentration of any single type of housing.

Affordable Housing Exception Site

- 8.26 Affordable housing is defined in the NPPF (2021- annex 2) as "housing for sale or rent, for those whose needs are not met by the market".
- 8.27 The West Northamptonshire Joint Core Strategy Policy H2 requires 40% Affordable Housing to

be provided on all individual sites subject to an assessment of viability on a site-by-site basis. Policy H3 considers the provision of Affordable Housing through rural exception sites. This is intended to address the issue of high average house prices.

- 8.28 The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 adds local detail to the Joint Core Strategy by requiring Rural Exception Sites to be located in settlements that are highest in the settlement hierarchy where they meet the needs of more than one community. This is effectively a sequential test. The Joint Core Strategy makes it clear that 'Quality and affordable housing must be delivered to create balanced communities and to meet the current and future needs of our communities, taking into account mix, size, tenure and including the requirements for specialised accommodation. Housing should be sustainable, flexible and well designed' (para 4.57).
- 8.29 The Housing Needs Assessment (Appendix A) demonstrated that the current median house price in Barby and Onley is £350,000. Lower Quartile (lowest 25%) prices grew by 80% over the same time period to a current average of £281,400.
- 8.30 Meanwhile, the average household income in Barby and Onley is estimated to be £48,800. The lower quartile income for the district (that of the lowest earning 25% of people) was around £19,500 in 2020, so a household with two lower earners could be expected to earn around £39,000.
- 8.31 It is therefore a clear issue regarding the affordability of housing in Barby and Onley, with the median house price requiring an income of £90,000, which is nearly double the average income. Moreover, both entry level and new build homes are generally out of reach for the average earning household.
- 8.32 Affordability is seemingly better in the rental market, with average priced rental homes accessible to households on average incomes. However, rental properties still present issues of affordability to households on lower incomes and there are very few rental opportunities in the Parish.
- 8.33 Given the large gap between the affordability of renting and ownership, affordable home ownership products offer good potential to extend home ownership in the NA. However, First Homes would need to be offered at a minimum discount of 50% to be within the income threshold of households on average incomes.
- 8.34 Shared Ownership homes at an equity share of 25% potentially represent a more accessible route to home ownership than First Homes for average income households, and at an equity share of 10% could extend home ownership to households with two lower earners.
- 8.35 The consultation which took place in March 2023 and included open events in the two villages and online surveys witnessed support for affordable housing including 82% of respondents agreeing to a small number of new houses to meet identified local need, including affordable housing.

Policy H4: AFFORDABLE HOUSING – To meet identified needs within the community, the provision of

high-quality affordable housing through an exception site will only be supported where the following criteria are met:

- a) The site is within or adjoins the Village Confines in the case of Barby or the built-up area in relation to Onley;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;
- c) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of local market housing is essential to the delivery of affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low-cost market housing
- d) Planning obligations will be used to ensure that the local market and affordable housing is available in perpetuity for people with a local connection to the Neighbourhood Area; and
- e) Where it is a mixed tenure scheme, the affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as clusters dispersed throughout the development, subject to a registered provider being prepared to take the dwellings on if applicable.
- f) First Homes proposals are welcomed at a discount of 50% as evidenced by the Housing Needs Assessment (Appendix A) subject to viability.

Windfall development

- 8.36 A windfall site is defined in the NPPF as one which has not been specifically identified in the development plan. The sites usually comprise previously developed land or open spaces within the Settlement Boundary that has unexpectedly become available.
- 8.37 The West Northamptonshire Joint Core Strategy refers to windfall in the context of 'Other Villages' such as Onley. It says: 'The scope for development within these villages is likely to be limited to windfall infill development, although some housing to provide for local needs may be suitable'.
- 8.38 The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 references windfall development as follows: 'This Plan provides further policy guidance for each settlement according to its classification within the settlement hierarchy. This allows for appropriate levels of windfall development that will ensure services and facilities can be sustained or, where necessary, enhanced without undermining the overall spatial strategy'.
- 8.39 The Parish Council has agreed a policy on windfall development to add local detail to Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 Policy RA3.

POLICY H5: WINDFALL SITES- Development of infill and/or redevelopment sites comprising individual dwellings or small groups of dwellings within the Village Confines will only be supported where it:

- a) retains existing important natural boundaries such as trees, hedges and streams;

- b) It is small-scale (based on the vision to retain and enhance the rural form and character of the Parish, the community strongly prefers small scale developments that demonstrate a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community);
- c) will not result in the loss of existing services/facilities important to the sustainability of the Parish;
- d) respects and complements the form, character and setting of the village, protects relevant areas of historic or environmental importance including preserving and where possible, enhancing the setting or character of the Conservation Area or setting of any important heritage asset, and has appropriate regard to the open nature of the Parish;
- e) It is no more than two-storey in height;
- f) It maintains an appropriate density in context with the immediate surrounding area and not exceeding 25 dwellings per hectare;
- g) It reflects the scale and function of the settlement;
- h) provides for a safe vehicular and pedestrian access to the site;
- i) responds positively and sensitively to the size of the plot itself and to the density and layout of other buildings in the immediate locality;
- j) Provides off-road parking in line with Northamptonshire Parking Standards 2016, including 1 space per dwelling and 1 visitor space for each 1 bed dwelling, 2 spaces per dwelling plus a visitor parking space for 2/3 bed dwellings and 3 spaces per dwelling plus a visitor parking space for each 4+ bed dwelling. Each parking space to be a minimum 3m (w) x 5.5m (L) for driveways in line with Northamptonshire Parking Standards (2016); and
- k) In gardens of existing properties, tandem and back land development will only be supported if it does not:
 - I. reduce existing garden space to an extent that it adversely impacts the character of the area or residential amenity of neighbouring & proposed dwelling(s)
 - II. adversely impact neighbouring properties by reason of loss of privacy and/or loss of daylight, and/or creation of visual or noise intrusion;
 - III. have a significant detrimental heritage or environmental impact .
- l) For the purposes of this policy, infill is defined as:
 - I. Development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining in a linear fashion on at least two sides; and
 - II. Development within the settlement which does not involve outward extension of that area; and
 - III. Development of the site is a complete scheme and not the first stage of a larger development.

Design

- 8.40 Design, including the scale and positioning of new buildings (and changes to existing buildings), materials and detailing, is key to making sure that development preserves and enhances the character, appearance and integrity of the area.
- 8.41 The NPPF notes that development that is not well designed should be refused, especially where it fails to reflect local design policies.
- 8.42 Barby and Onley is an attractive and interesting Parish, much valued by its residents.
- 8.43 The residents and the Parish consider the character of the villages should be retained and enhanced and taking the principle of Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 Policy GN2 and national planning guidance we will use the following policy to achieve good design quality. The questionnaire carried out in March 2023 highlighted that there was an overwhelming desire from residents to ensure the character of Barby and Onley was retained.
- 8.44 2 buildings or structures have been designated as Scheduled Monuments and 20 as Listed Buildings according to the Historic England Website. The Grand Union and Oxford Canal is a Conservation Area that runs through the Parish.
- 8.45 Consultation shows that this historic and attractive built heritage is highly prized and cherished by the local community. It is a source of pride, and a key element in the unique, distinctive and attractive character of the Parish.
- 8.46 The community wishes to ensure that future development preserves and enhances this built heritage and the general rural character of the Parish. This encompasses not only the design and appearance of new buildings, but also their layout and setting. The Plan seeks to ensure that all new development (including minor works) is of good quality and designed to respect the existing character and various building styles of the Parish, particularly where affecting a Listed Building or its setting, a non-designated heritage asset recognised by the Neighbourhood Plan and the Conservation Area and its setting.
- 8.47 New development proposals should be designed sensitively to ensure that the high-quality built environment of the Neighbourhood Area is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the Neighbourhood Area.
- 8.48 At the Open Events in March 2023, a total of 32 people supported the thrust of the existing design policy with no dissent. A range of comments included the need for new development to be in keeping and sustainable, but there was also support for modern housing.
- 8.49 There is an expectation that high quality materials will be used, and that these should integrate

sympathetically. All Development will be required to be built in a sustainable format. Development should not adversely affect the local green spaces, the views in or out of the village, the wide range of existing heritage assets, or the local street scene all of which make a strong contribution to the overall character and form of the village. The importance for wildlife of gardens in new development is recognised and supported.

POLICY H6: DESIGN

- a) All development proposals should demonstrate a high quality of design, layout and use of materials, and appropriate scale and massing, which make a positive contribution to the special character of the Neighbourhood Area, especially within the Grand Union and Oxford Canal Conservation Area or its setting. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions.
- b) Any new development application should make specific reference to how the design guide and codes has been taken into account in the design proposals. New development should consider the prevailing character area in which the proposal resides and seek to contribute to and enhance the existing character.

9 . The Natural, Historic and Social Environment

Local Green Spaces

9.1 Both main settlements in the Neighbourhood Area have open spaces within and close to them which are important to the communities for their functions (sport, recreation, amenity) and other values (defining the layout of the settlements; green infrastructure; semi-natural environment and biodiversity; local history). Some already have, or are valid candidates for, protection as Open Space, Sport & Recreation sites (OSSRs; see policy ENV 2) in the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 and are mapped as such by West Northants Council.

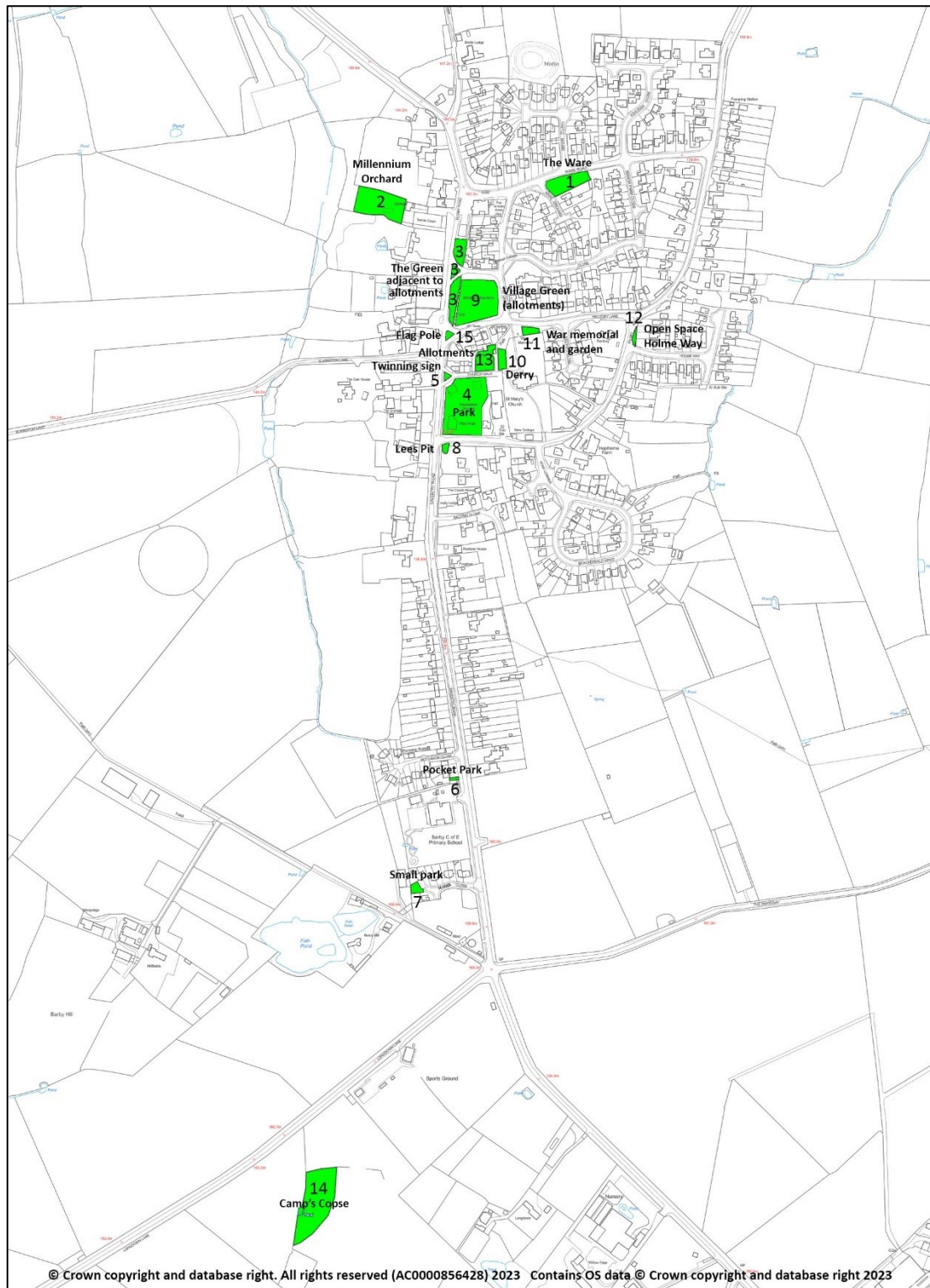
9.2 The 2016 Neighbourhood Plan was guided by the then-current National Planning Policy Framework (NPPF 2012, paragraph 76) “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space [LGS] communities will be able to rule out new development other than in very special circumstances”. Fourteen sites were proposed for LGS designation and were accepted by Daventry DC and at Examination, meaning the Made 2016 Neighbourhood Plan included Policy BO-CF1 to protect them.

9.3 Changes since 2016 (local circumstances, Daventry and West Northants Local Plan policies, recognition of the crucial differences between OSSRs and LGSs for planning decision-making, stricter application of the criteria for LGS designation during NP consultation and examination stages) prompted the drafters of this Neighbourhood Development Plan Review to re-examine the 2016 audit of all open spaces and to compile a new evidence base, primarily to support the retained LGS designations but also to record the values of all the Open Space, Sport & Recreation sites now covered by policy ENV 2.

POLICY ENV 1: LOCAL GREEN SPACES - Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (evidence base Appendix D; locations figure 3) will not be permitted, other than in very special circumstances, including where the proposal is essential to the role and function of the open space.

- | | |
|--|---|
| 1. The Ware, Ware Road, Barby | 9. Village Green allotments, Church Walk/Kilsby Road, Barby |
| 2. Millennium Orchard, Rugby Road, Barby | 10. Derry, Church Walk, Barby |
| 3. Green adjacent to allotments, Rugby Road, Barby | 11. War memorial garden, Kilsby Road, Barby |
| 4. The Park, Daventry Road, Barby | 12. Open space, Holme Way, Barby |
| 5. Twinning Sign, Church Walk, Barby | 13. Allotments, Rugby Road, Barby |
| 6. Pocket Park, Daventry Road, Barby | 14. Camps Copse, Barby |
| 7. Small park, School Close, Barby | 15. Flag Pole |
| 8. Lees Pitt, Daventry Road/Kilsby Road, Barby | |

Figure 3: Local Green Spaces in Barby



Open Spaces for Sport and Recreation

9.4 A number of sites in the 2016 Neighbourhood Plan were recognized for their recreational and community value. The 2016 audit has now been updated (a) following a fuller evaluation of all open space in the Neighbourhood Area, including Onley, (b) to match WNC (Daventry Area) designations (where judged to be appropriate) and (c) to take into account community values as expressed in questionnaires and consultations in 2023.

9.5 The status of all the open spaces in Onley provides additional context for Policy ENV 2 and figure 4.1. In 1998, planning permission was granted for the construction of a new Category B prison (H.M.P). This application incorporated the transfer of the “Open Space Land” to Barby and Onley Parish Council, signed by the Chairman and Chief Executive of Daventry District Council and the Secretary of State. The Open Space Land is clearly defined on a map as an addendum to a binding agreement between Daventry District Council and the Principal Secretary of State for the Home Office. The agreement refers to "Land adjoining to H.M. Young Offenders Institution, Onley, Northamptonshire." The agreement also incorporates a covenant not to use the open space land for any purpose other than for recreational and amenity purposes by the residents of the Onley Park village.

9.6 The value of all these sites as open spaces within and close to the built-up areas and/or their current, or potential, value, as community resources is recognised in Policy ENV 2. The policy adds local detail to, and is in conformity with, the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 Policies NP1 and PA1.

Figure 4.1 Open Space, Sport & Recreation sites in Onley

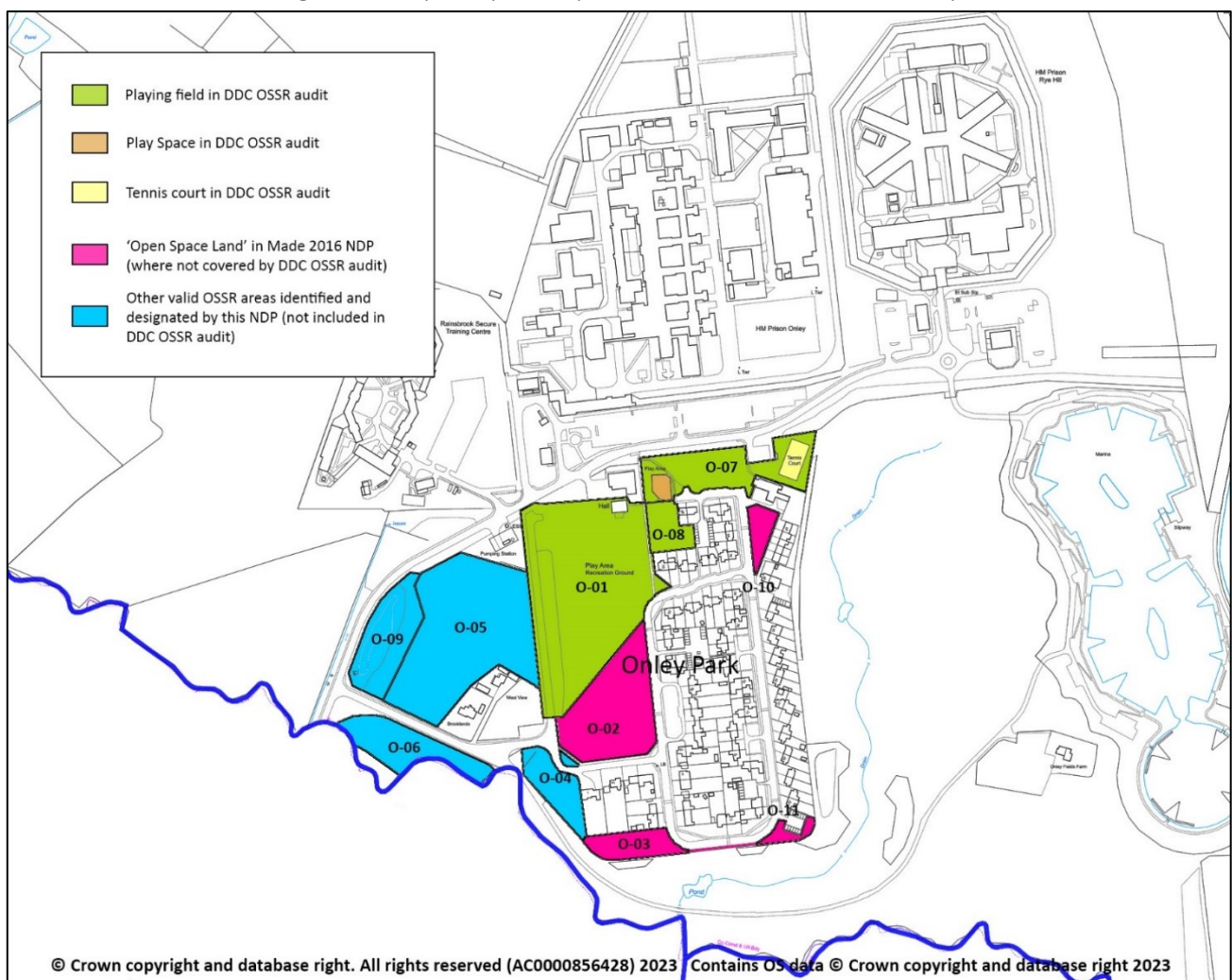
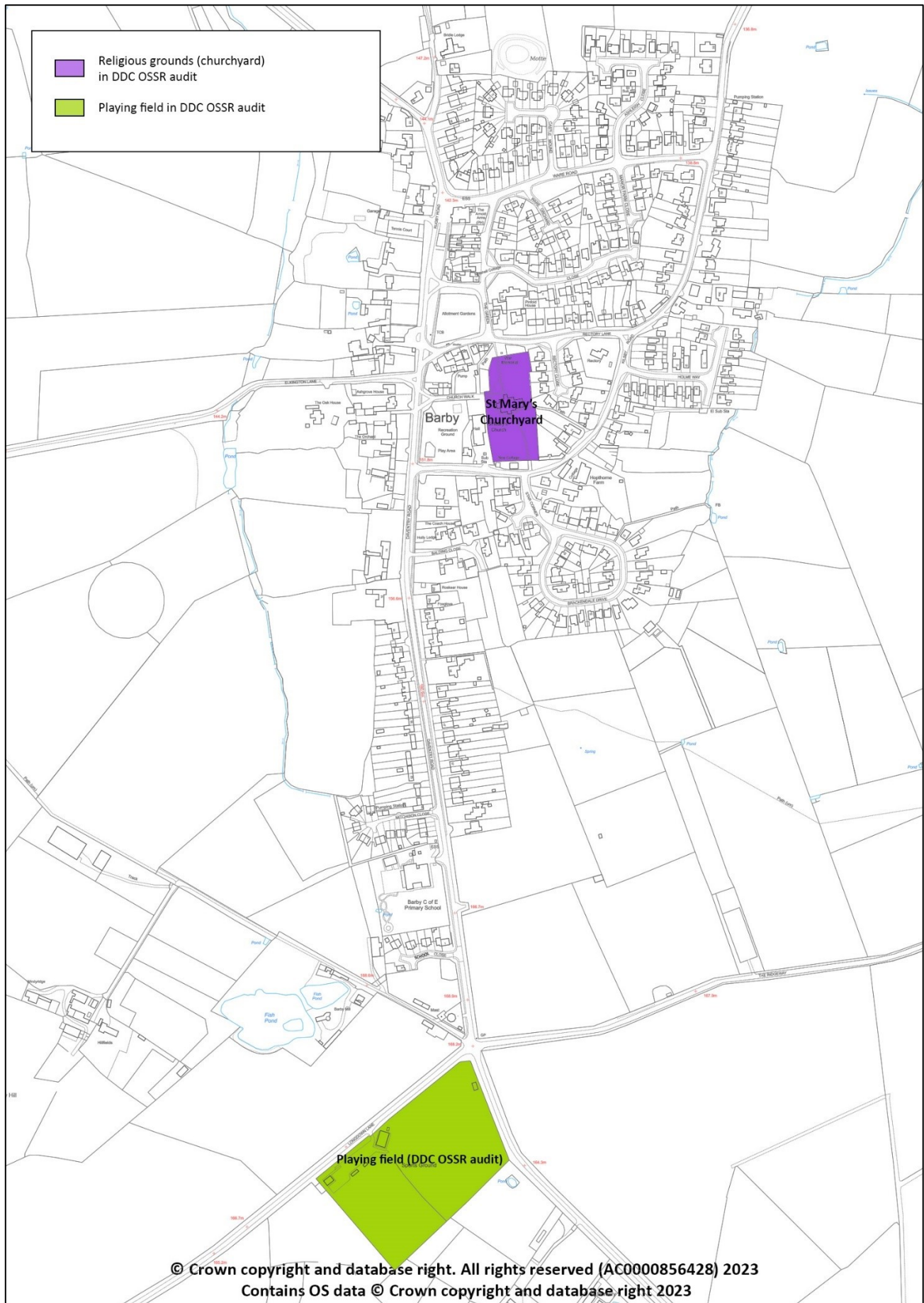


Figure 4.2: Open Space, Sport & Recreation sites in Barby



POLICY ENV 2: OPEN SPACE, SPORT & RECREATION SITES - The following open spaces within or close to the built-up areas (locations, figures 4.1 and 4.2; details appendix D) are of high local value for sport, recreation and/or amenity. Development proposals that result in their loss, or have a significant adverse effect on them, will only be supported if the open space will be replaced by at least equivalent provision in an equally suitable location, or if it can be demonstrated that the open space is no longer required by the community.

St Mary's churchyard, Barby (*churchyard*)
 Barby Sports Ground, Longdown Lane, Barby (*Playing Field*)
 Main playing field north, Onley (ref O-01 on figure 4-1) *Playing field* in DDC OSSR audit
 Main playing field south, Onley (ref O-02) *Open Space Land* in 2016 NDP
 Amenity open space south of Onley Park, Onley (ref O-03) *Open Space Land* in 2016 NDP
 Amenity open spaces southwest of main playing field, Onley (ref O-04) *Open Space Land* in 2016 NDP
 Amenity open space west of main playing field, Onley (ref O-05) *Amenity open space*, this NDP

Amenity open space south of road, Onley (ref O-06) *Amenity open space*, this NDP
 Playing Field (north), with play area and basketball (tennis) court, Onley (ref O-07) *Playing field, play area and tennis court* in DDC OSSR audit
 Playing field northeast, with community orchard, Onley (ref O-08) *Playing field* in DDC OSSR audit
 Balancing pond open space, Onley (ref O-09) *Amenity open space*, this NDP
 Onley village open space, Onley (ref O-0100) *Open Space Land* in 2016 NDP
 Amenity open space (by garages), south of Onley Park, Onley (ref O-11) *Open Space Land* in 2016 NDP

9.7 NOTE: the following two Open Space, Sport & Recreation sites in the WNC (Daventry Area) 2017 *Assessment* are designated as Local Green Space in this Review Neighbourhood Plan. To avoid ambiguity when planning decisions on development proposals are being made, the stronger protection afforded by Policy ENV 1 means that they are not also covered by Policy ENV 2:

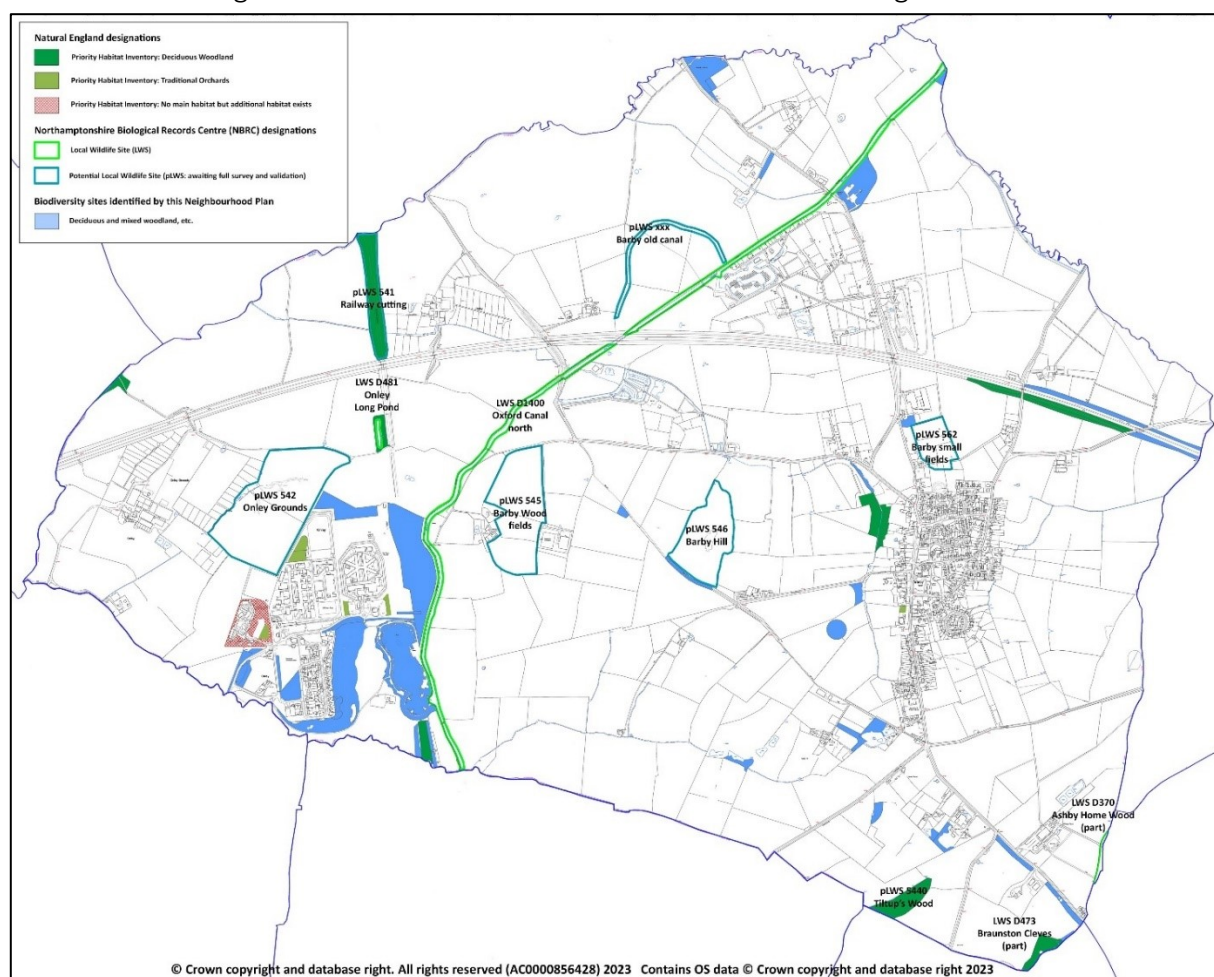
Village Green allotments, Barby (*allotments*)

Playing field and *children's play area* parts of The Park, Barby (the whole site is LGS)

Sites and features of Natural Environment significance

9.8 The work of drafting the Review Neighbourhood Plan included a review of existing and potential natural environment site designations. It identified, confirmed and described the habitats, species records and features of 35 sites of significance for wildlife (biodiversity) in the Barby & Onley Neighbourhood Area. Figure 5 shows their locations. They comprise sites where Natural England priority habitats occur, where Local Wildlife Sites (LWS) and potential Local Wildlife Sites (pLWS) have been designated by the Northamptonshire Biological Record Centre; and several further sites identified during the preparation of the Plan as being of at least local biodiversity significance in the context of the Neighbourhood Area. Together, these sites are essential for biodiversity conservation in the Parish.

Figure 5: Sites and features of natural environment significance



9.9 Policy ENV 3 delivers site-specific compliance in the Neighbourhood Area with the relevant WNC and Daventry Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It has regard for National Planning Policy Framework 2023 policies 174, 179 and 180. It also refers to the DEFRA *Guidance* of July 7, 2021, in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites.

POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE

- a. The sites and features mapped in figure 5 have been identified as being of local or greater significance for the natural environment. They are ecologically important in their own right and are locally valued. Development proposals will not be supported unless the benefits of the development demonstrably outweigh the harm to the species, habitats or features present.
- b. Development proposals on the identified sites will not be supported unless they include evidence-based, measurable proposals for delivering *biodiversity net gain* at a minimum 10%.
- c. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated by net gain as above, or compensated for, planning permission should be refused, having regard for paragraph 180a of the National Planning Policy Framework, 2023.

Biodiversity across the Neighbourhood Area

- 9.10 It might be argued that Barby & Onley Parish is a ‘typical’ area of English Midlands countryside because it has no nationally rare species or large-scale, nationally important wildlife hotspots, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England’s biodiversity is entirely and only the sum of the wildlife in all of its individual Parishes: The Neighbourhood Area is as important in this regard as every other Parish, and residents want it to play its essential part in protecting what remains of England’s threatened and diminishing biodiversity.
- 9.11 Trees and woodland: The scarcity of trees, and especially woodland, in the Neighbourhood Area means that all surviving individuals, groups and areas, including but not restricted to those already designated (e.g. as Local Wildlife Site or priority habitat) are a vital component of the Area’s biodiversity value and a bulwark against further biodiversity net loss. Development proposals, and decisions made in response to them, should always consider, and act on, the avoidance of destruction of trees and woodland, as well as actions likely to put pressure on nearby trees for future heavy pruning or removal.
- 9.12 Great crested newts: Northamptonshire Biological Records Centre data includes numerous records for great crested newts (*Triturus cristatus*) in and around Onley (prison estate, canal, moorings, ponds), and it is likely that water bodies, and the areas surrounding and connecting them, across the Neighbourhood Area may support great crested newts. To ensure compliance with current legislation and best practice for great crested newt protection, any proposed development within 500m of any waterbody must be supported by either the results of a great crested newt survey, or a District Licence report or certificate confirming that mitigation for the scheme is being provided under West Northamptonshire Council’s District Licence (managed by Naturespace). Surveys should be carried out by a qualified ecologist and should identify the appropriate avoidance or mitigation measures to be incorporated into the development proposal if great crested newts are present. Where appropriate, proposals should also incorporate specific enhancement measures for great crested newts that take account of both current best practice and the characteristics of the proposal site and adjacent areas.
- 9.13 While policy ENV 3 delivers *site-specific* compliance in the Neighbourhood Area with all the relevant national and local authority policies, this policy (ENV 4) does the same for *strategic planning* and the scrutiny of all future development proposals across the whole Neighbourhood Area. It also refers to the DEFRA *Guidance* of July 7, 2021, in respect of the use of the *biodiversity metric* approach to assessing the value to wildlife survival of virtually every potential development site.

POLICY ENV 4: BIODIVERSITY ACROSS THE NEIGHBOURHOOD AREA

- a) All new development proposals in Barby & Onley will be expected to safeguard habitats and species, including those of local significance, and to deliver at least 10% biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement, compensation (via biodiversity net gain at minimum 10%), planning permission should be refused, having regard for paragraph 180a of the National Planning Policy Framework.
- b) Notable trees (veteran, ancient, those with TPO designations, and those regarded as significant by the community) on sites proposed for development across the Neighbourhood Area should be protected from felling, uprooting or damage unless they have been independently judged by a qualified arboriculturist to present an unmanageable public safety risk. Development proposals

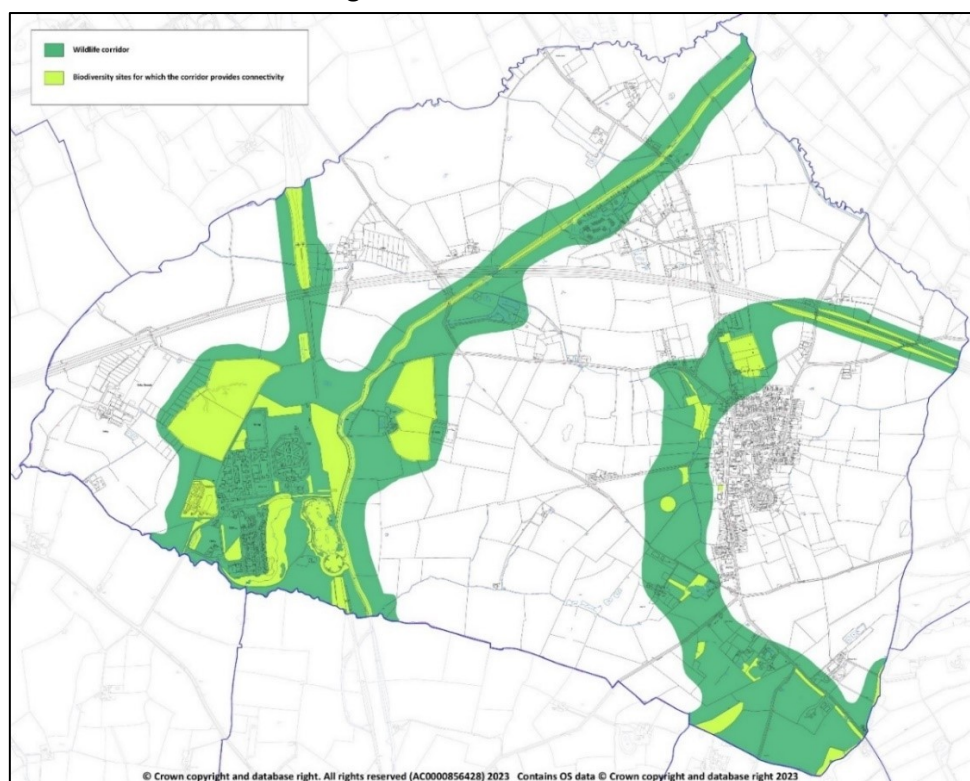
that would damage or result in the loss of woodland will not be supported unless the environmental and ecological harm is demonstrably outweighed by the benefits of the development. Development proposals affecting trees or woodland should be accompanied by a full tree Survey, undertaken by a qualified arboriculturist, that establishes the health and longevity of all trees within the site. When fulfilment of biodiversity net gain involves replacement of trees or woodland, compensatory plantings should be of native or appropriate ornamental species and should take account of current best practice regarding plant disease control and aftercare.

Wildlife corridors

9.14 Habitat connectivity is delivered by wildlife corridors, which are designated to prevent obstacles to the movement or spread of animals and plants that would otherwise be imposed by new developments. They also help to re-connect populations and habitats within Parishes and more widely. A wildlife corridor is mapped in this Plan (figure 6); its effective functioning should be taken into account when development proposals within it are under consideration. Wildlife corridors provide connectivity between identified biodiversity sites (habitat areas) - which are also as mapped in figure 5

POLICY ENV 5: WILDLIFE CORRIDORS - Development proposals will only be supported if they do not adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 6 and also maintain and enhance connectivity.

Figure 6: Wildlife corridors



Sites and features of Historic Environment Significance

9.15 A number of sites in the Neighbourhood Area are known to be of at least local significance for history. They comprise all parcels of land of known local history heritage significance (Historic

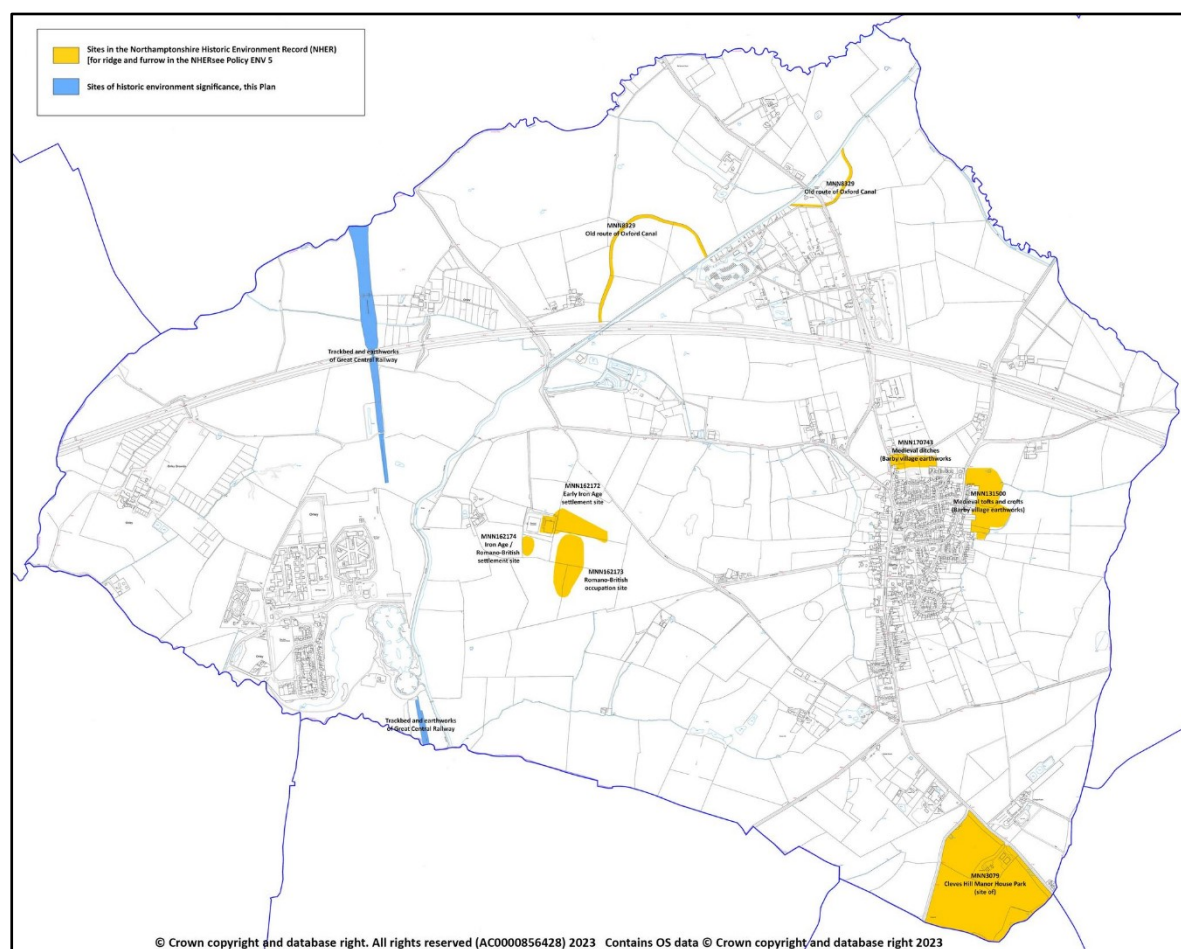
England; Northants Historic Environment Record; local knowledge) which have extant, visible expression in the landscape or have proven buried archaeology on site. They are important for the protection of Barby & Onley's historical and cultural heritage.

POLICY ENV 6: SITES AND FEATURES OF HISTORIC ENVIRONMENT SIGNIFICANCE

a. The sites mapped in figure 7 have been identified as being of at least local significance for history heritage. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Development proposals will not be supported unless the benefits of the development demonstrably outweigh the harm to the heritage assets present on the site.

b. Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development and after consultation with the Northamptonshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

Figure 7: Sites and features of Historic Environment significance



Statutorily protected heritage assets

9.16 There are two Scheduled Monuments and 20 Listed Buildings (grades II* and II) in the Neighbourhood Area. Statutory protection means the Neighbourhood Plan does not need a policy of its own, but they are mapped (figure 8) and listed here for information and to ensure

that all relevant strategic and site-specific allocations and development proposals take their existence and *settings* into account.

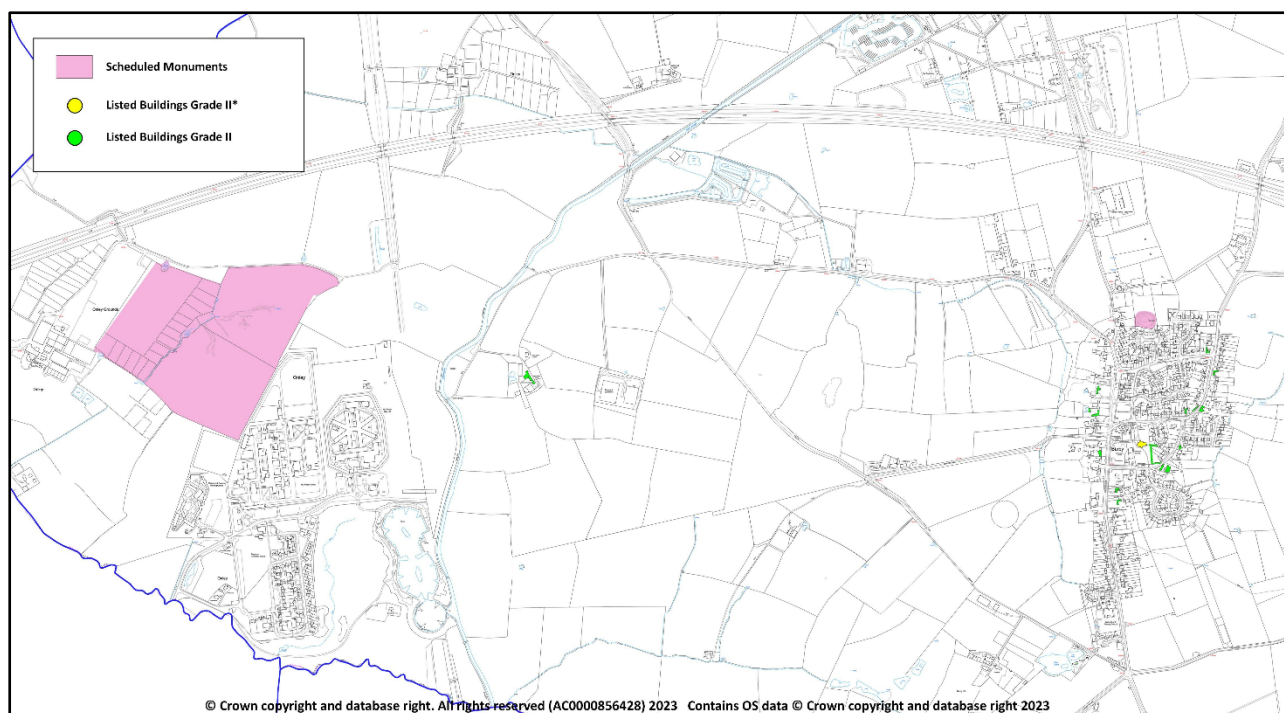
9.17 Further details of each designated heritage asset can be found at Search the List - Find listed buildings, monuments, battlefields and more | Historic England.

Listed Buildings and Scheduled Monuments, Barby & Onley Parish, West Northamptonshire

	List Entry Name	List Entry Number	Heritage Category	Grade	Location
1	Barby motte castle	1009512	Scheduling	n/a	Barby West Northamptonshire
2	Abandoned medieval village of Onley	1003900	Scheduling	n/a	Barby West Northamptonshire
1	BARBY CORN MILL	1040046	Listing	II	BARBY CORN MILL Barby West Northamptonshire
2	BARBY COTTAGE	1372030	Listing	II	BARBY COTTAGE 21 KILSBY ROAD Barby West Northamptonshire
3	BARBY WOOD FARMHOUSE AND ATTACHED OUTBUILDING	1343001	Listing	II	BARBY WOOD FARMHOUSE AND ATTACHED OUTBUILDING Barby West Northamptonshire
4	BARN APPROXIMATELY 15 METRES WEST OF NUMBER 7	1076480	Listing	II	BARN APPROXIMATELY 15 METRES WEST OF NUMBER 7 RUGBY ROAD Barby West Northamptonshire
5	CHURCH OF ST MARY	1076479	Listing	II*	CHURCH OF ST MARY RECTORY LANE Barby West Northamptonshire
6	7, RUGBY ROAD	1045899	Listing	II	7 RUGBY ROAD Barby West Northamptonshire
7	FAIRHOLME	1076476	Listing	II	FAIRHOLME DAVENTRY ROAD Barby West Northamptonshire
8	WALL BORDERING SOUTH EAST SIDE OF CHURCHYARD OF CHURCH OF ST MARY	1040025	Listing	II	WALL BORDERING SOUTH EAST SIDE OF CHURCHYARD OF CHURCH OF ST MARY Barby West Northamptonshire
9	WALL BORDERING PATH APPROXIMATELY 20 METRES EAST OF CHURCH OF ST MARY	1076475	Listing	II	WALL BORDERING PATH APPROXIMATELY 20 METRES EAST OF CHURCH OF ST MARY Barby West Northamptonshire
10	WALNUT COTTAGE	1343004	Listing	II	WALNUT COTTAGE KILSBY ROAD Barby West Northamptonshire
11	GREY'S ORCHARD	1076477	Listing	II	GREY'S ORCHARD KILSBY ROAD Barby West Northamptonshire
12	THE HOMESTEAD	1045921	Listing	II	THE HOMESTEAD KILSBY ROAD Barby West Northamptonshire
13	24, KILSBY ROAD	1369990	Listing	II	24 KILSBY ROAD Barby West Northamptonshire
14	23, DAVENTRY ROAD	1343002	Listing	II	23 DAVENTRY ROAD Barby West Northamptonshire
15	HOPETHORNE FARMHOUSE AND BARN	1372034	Listing	II	HOPETHORNE FARMHOUSE AND BARN KILSBY ROAD Barby West Northamptonshire
16	THE COTTAGE	1343003	Listing	II	THE COTTAGE 23 KILSBY ROAD Barby West Northamptonshire

17	19, DAVENTRY ROAD	1372043	Listing	II	19 DAVENTRY ROAD Barby West Northamptonshire
18	Hopthorne Cottage	1076478	Listing	II	Hopthorne Cottage 16 Kilsby Road Barby CV23 8TT Barby West Northamptonshire
19	THE VILLAGE FARMHOUSE	1045865	Listing	II	THE VILLAGE FARMHOUSE RUGBY ROAD Barby West Northamptonshire
20	ASHLEIGH HOUSE	1262364	Listing	II	ASHLEIGH HOUSE WARE ROAD Barby West Northamptonshire

Figure 8: Locations of Scheduled Monuments and Listed Buildings in the Neighbourhood Area



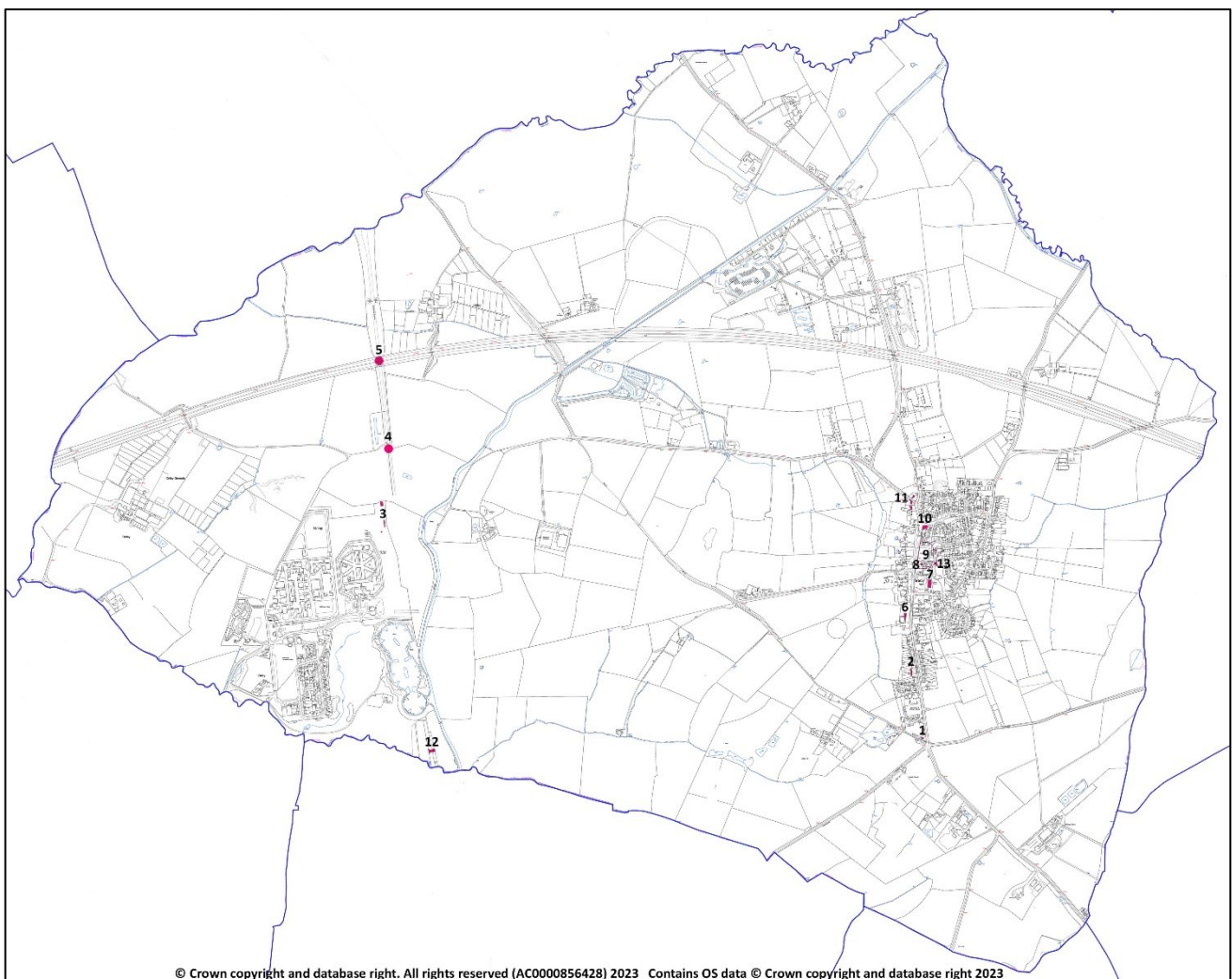
Non-designated heritage Assets

9.18 The Neighbourhood Plan identifies a number of buildings and structures in the built environment of Barby and Onley not currently protected by Listing status that are considered to be of local significance for architectural, historical or social reasons. Their inclusion here records them in the Planning system as non-designated heritage assets.

POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS - The structures and buildings listed here (and mapped in Figure 9, Appendix E) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The loss of, or substantial harm, to a Non-Designated Heritage Asset listed here will not be supported unless it is demonstrated that any loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.

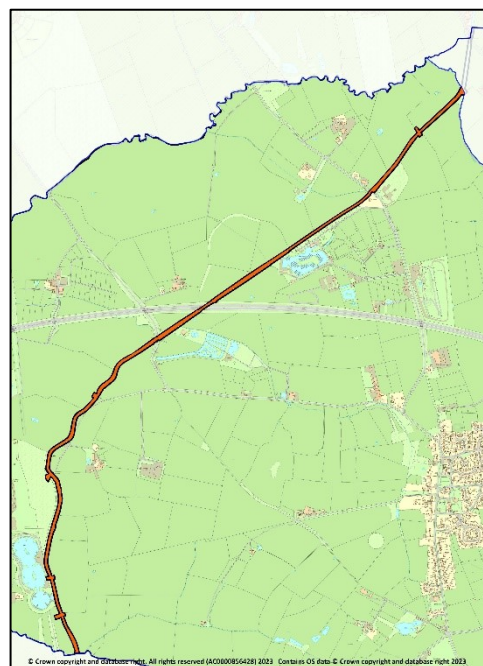
1. Barby water tower
2. Nos. 46 to 52 Daventry Road, Barby
3. Structures associated with Barby Sidings, Great Central Railway and Barby Depot
4. Overbridge, Great Central railway
5. Underbridge, Great Central Railway / M45 motorway
6. Arnold House, Daventry Road, Barby
7. The Old School, Kilsby Road, Barby
8. Poppy Hall, No. 4a The Green, Barby
9. The Green, Barby (group asset)
10. The Arnold Arms, Ware Road, Barby
11. Nos. 21, 23 and 56 Rugby Road, Barby
12. Subway under Great Central main line
13. Barby War memorial, Rectory Lane, Barby

Figure 9: Non-Designated Heritage Assets



Oxford Canal Conservation Area

- 9.19 The Neighbourhood Area is traversed by part of the *Oxford Canal* (1790, Oxford to Coventry via Rugby). The original route through Barby Fields followed the contours, but it was straightened in the 1830s (the abandoned old line is now partly a potential Local Wildlife Site and a non-designated heritage asset). Several late 18th century bridges and other structures survive; the community values the canal for its contribution to the rural landscape, recreational uses and wildlife. The whole linear feature (4.3 kms in the Neighbourhood Area) including five bridges was designated as a Conservation Area by Daventry District Council (Appraisal 1995), meaning this Neighbourhood Plan does not need a policy for its protection. However, local concerns about road traffic (volume and heavy goods vehicles) leads the community to note that continued protection of the historic canal/road bridges, including the statutory weight limits imposed on the traffic carried by them, is supported and that any change to these protections would be resisted.



Ridge and furrow

- 9.20 The medieval townships of Barby and Onley were sustained by agriculture. Apart from the permanent, seasonally flooded grazing meadows and areas of woodland and 'waste', the several manors or estates under their respective 'lordships' were managed using the medieval open field system, in which arable (cereals, beans), grazing (mostly cattle, whose dung provided fertiliser) and periods of fallow were rotated, normally in a three-year cycle. The usual arrangement was to have three large open fields, arranged into ploughlands of manageable size, in each manor or 'township'; ploughing was carried out in autumn using a heavy single plough pulled by gangs of oxen. Because the plough was not reversible, as the oxgang progressed up a furlong, made a wide turn in the headland and returned, the soil was thrown up into a series of ridges separated by deep furrows. Each year's ploughing increased the height of the ridges – after centuries of working they could be as much as 2 metres high and 5 metres between crests.
- 9.21 When the open field system, along with the economic and social systems it supported, was replaced by small, enclosed fields of pasture in the agricultural revolution (beginning in the 17th but mainly in the 18th and 19th centuries), the ridges and furrows survived under grass. The extent and layout of the medieval ploughlands and the open fields of which they were part was therefore still visible; indeed, except for land taken for the Great Central Railway and Onley WW2 supply depot, they survived like this until after the mid-20th century (see figure 10.1) when a second agricultural revolution encouraged deep ploughing and intensive arable farming. Unlike other Parishes in the English midlands, however, most of which lost more than 90% during the twentieth century, farming in Barby and Onley continued to include a pastoral element and the Parish lost somewhat less – about 84% - of its ridge and furrow.

Figure 10.1: 1945 aerial photography from which the baseline extent of ridge and furrow has been calculated



Figure 10.2: 1995-99 *Open Fields* project (Northants CC and English Heritage) survey of ridge and furrow

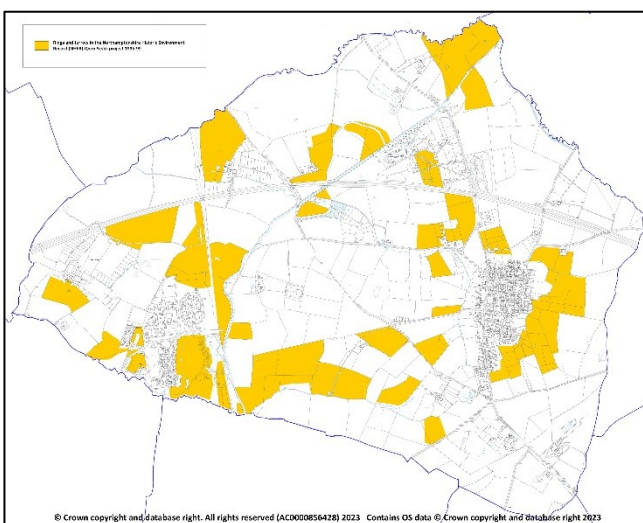
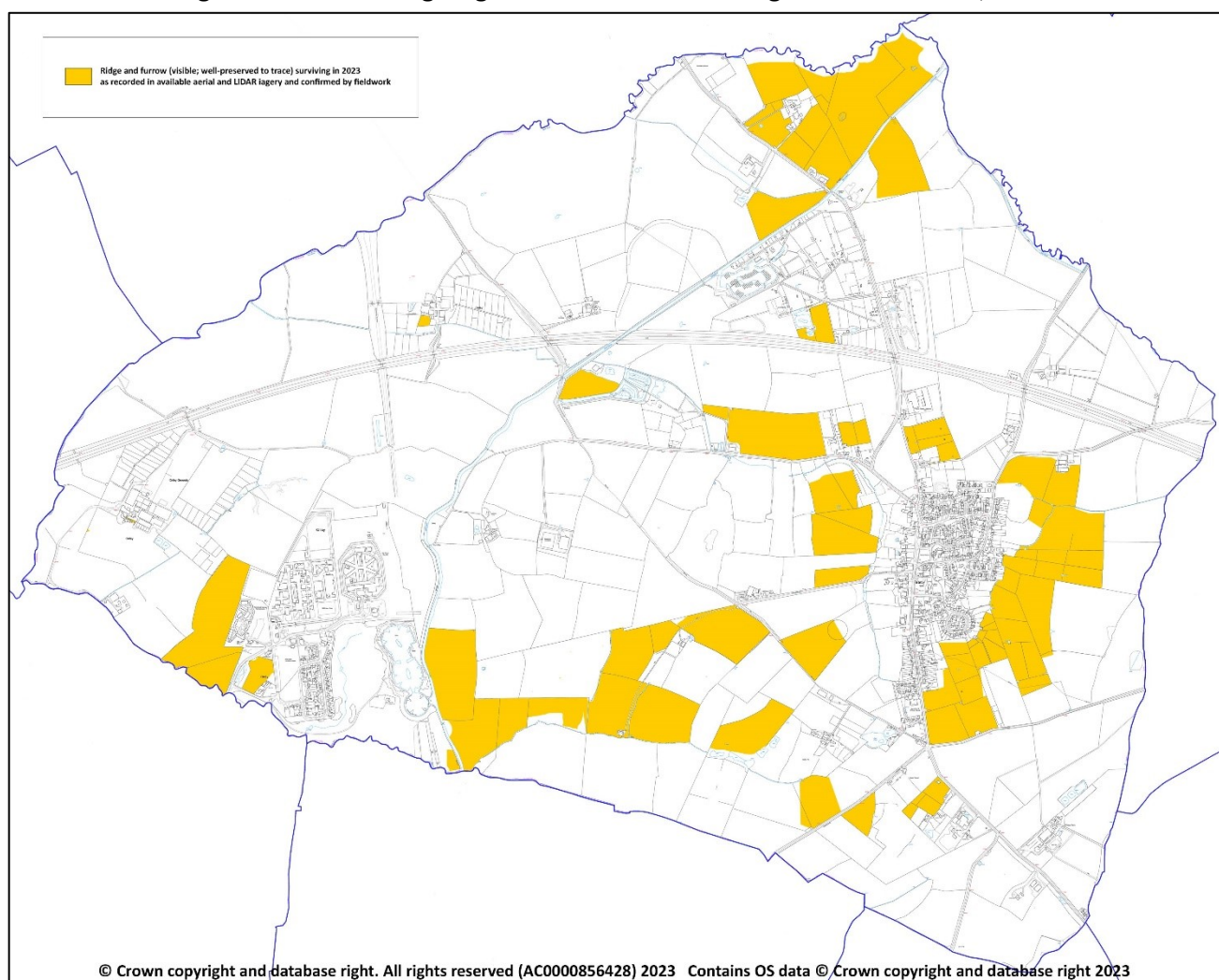


Figure 10.3: Surviving ridge and furrow in the Neighbourhood Area, 2023



9.22 To provide a local baseline, the full extent of ridge and furrow in the Neighbourhood Area immediately after WW2 was assessed for this Review Neighbourhood Plan from the national aerial photography undertaken by the RAF in 1945 (figure 10.1). In the late 1990s, English Heritage (now Historic England), realising the scale of later 20th century destruction, undertook the first of a series of surveys (*‘Turning the Plough’*) across the Midlands in collaboration with Northamptonshire County Council archaeologists, and made recommendations for protection (including e.g. non-designated heritage asset status) and management. The results of this survey, as recorded in the Northamptonshire Historic Environment Record as the *Open Fields project*, provided (figure 10.2) the baseline for a new assessment undertaken for this Plan in 2023 (figure 10.3). Note that, while some 50 ha has been converted to arable or built over since 1999, several areas that were missed in the *Open Fields* survey were identified in 2023 and have been added to the area to be protected by Policy ENV 8.

9.23 In summary, the results show the decline in Barby & Onley since World War II:

1945	c.1054 ha	
1995-9	c.224 ha	
2023	c.168 ha	

9.24 In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that, in view of the level of loss since the mid-20th century, *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2001).

9.25 While the c.67 individual fields with surviving ridge and furrow in Barby & Onley are not claimed to be of international importance, their rarity across the Midlands and their relationship with other medieval heritage assets in the Neighbourhood Area means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraph 203 of the National Planning Policy Framework (including footnote 68) and following the recommendation of Historic England, all surviving ridge and furrow in the Neighbourhood Area (figure 10.3) should now be regarded as a non-designated heritage asset and its importance taken into account in the planning system as the visible evidence of a component of national heritage comparable in significance to that of surviving medieval buildings. In future, and whenever possible, increased local housing need (or new targets required at a higher level in the planning system) should only be fulfilled by allocating development to available sites where there is no surviving ridge and furrow.

POLICY ENV 8: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped in figure 10.3 are non-designated local heritage assets. Any loss or damage to these assets arising from a development proposal (or a change of land use requiring planning permission) will not be supported; the significance of the ridge and furrow features as heritage assets must be fully weighed against the local benefits of such development.

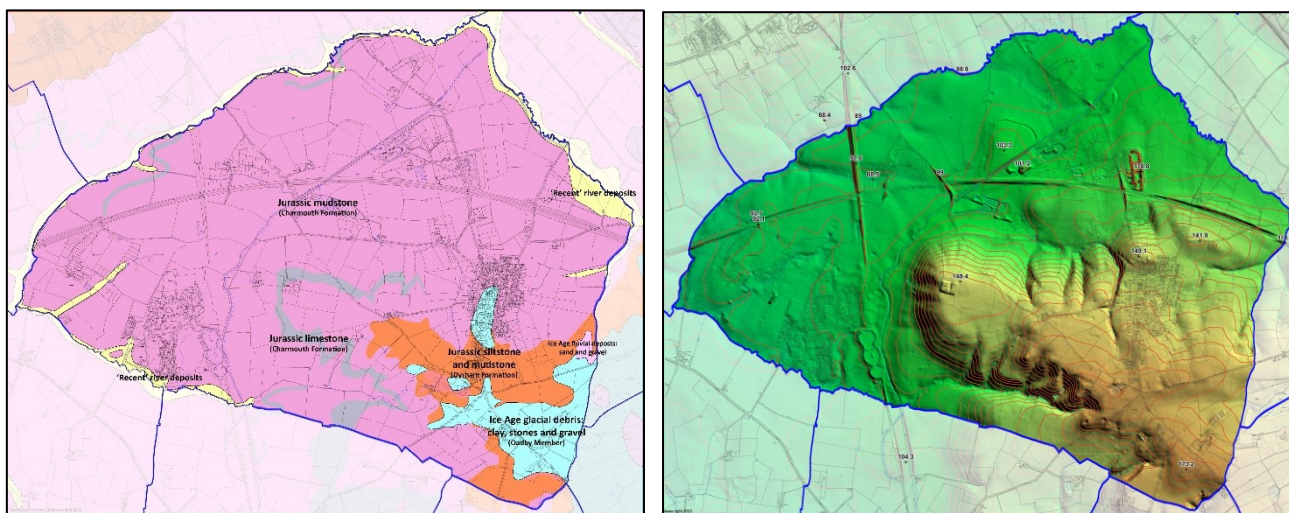
Landscape Character

9.26 The residents and the Parish Council consider it important to protect the rural settings of the settlements and the character of the surrounding landscape. Responses to the community questionnaire conducted for the 2016 Neighbourhood Plan identified that there was a need to

protect the form, size and character of the historic village of Barby, emphasised the importance of maintaining the separation of Barby from Onley and of both from the neighbouring villages, and noted a wish to protect the best views around the Parish (see Policy ENV 10). This has been confirmed by community consultations and a survey conducted for this NDP Review.

- 9.27 Landscape character is a function of several factors, including geology (figure 11 left) in the way the different rock types (resistance to erosion, soils, permeability) affects topography (figure 11 right), history and ecology. The landscape of Barby and Onley consists of two main character areas: a low, gently rolling area in the north, west and southwest that wraps around high ground in the centre and southeast. The boundary between them is marked by modest escarpments from which impressive (by east midlands standards) views can be enjoyed.

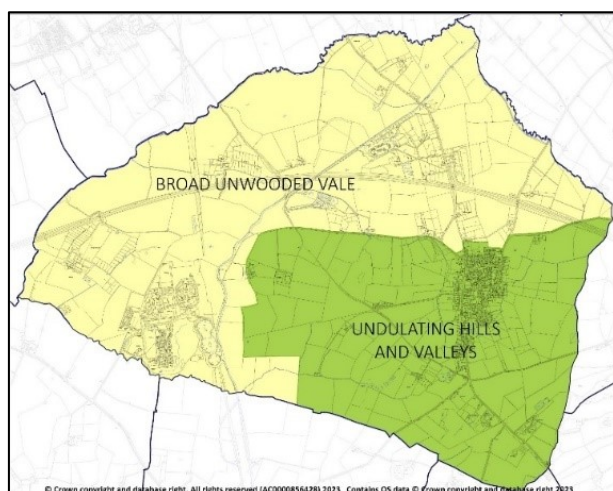
Figure 11: Geology (left) and topography of the Neighbourhood Area. [Both © Crown copyright and database right. All rights reserved (AC0000856428) Contains Ordnance Survey data © Crown copyright and database right 2023]



right 2023]

- 9.28 The Neighbourhood Area is in National Character Areas (defined by natural England) 95 *Northamptonshire Uplands* and 96 *Dunsmore and Feldon*. More pertinent to planning for the Neighbourhood Area is its inclusion in Northamptonshire Landscape Character Areas (NLCAs) 13 *Undulating Hills and Valleys* and 19 *Broad Unwooded Vale*, which closely coincide with the local parts of the national designations.

Figure 12: Landscape Character Areas (Northamptonshire CC) in the Neighbourhood Area



9.29 The key features of the NCLAs include the following, which are also a useful description of the main landscape characteristics the community wishes to protect:

9.30 **Undulating Hills and valleys:** “the quintessential agricultural landscape of the midlands”:

- Varied geology influences local details of landform
- Mixed farming (arable and pastoral with good survival of ridge and furrow)
- Navigable canals an important visual and ecological component
- Small deciduous woodlands punctuate the landscape



High, undulating landscape, including Barby village, small woodlands and pastoral farmland with surviving ridge and furrow earthworks.

9.31 **Broad Unwooded Vales:** “broad scale and simple palette of elements can be exhilarating...”

- Extensive landscape with expansive long distance views
- Woodland cover limited, trees mainly in hedgerows
- Productive arable and pastoral farmland
- Sparsely settled: small villages and isolated farms.



Broad vale landscape seen from Barby Hill: extensive views, hedgerow trees, arable and pastoral farmland.

POLICY ENV 9: LANDSCAPE CHARACTER - Development proposals will be required to demonstrate that they respect the distinctive landscape character of the Neighbourhood Area as detailed in the documentation for Northamptonshire Landscape Character Areas *13 Undulating Hills and Valleys* and *19 Broad Unwooded Vale*. Impact on the landscape should be assessed to ensure that the proposal avoids:

- a) unacceptable visual intrusion;
- b) adverse effect on landscape elements which contribute to landscape character, such as landform, field and curtilage boundaries, historic agricultural and/or settlement patterns, vernacular building styles and materials, without appropriate mitigation; and
- c) Unnatural landscape elements

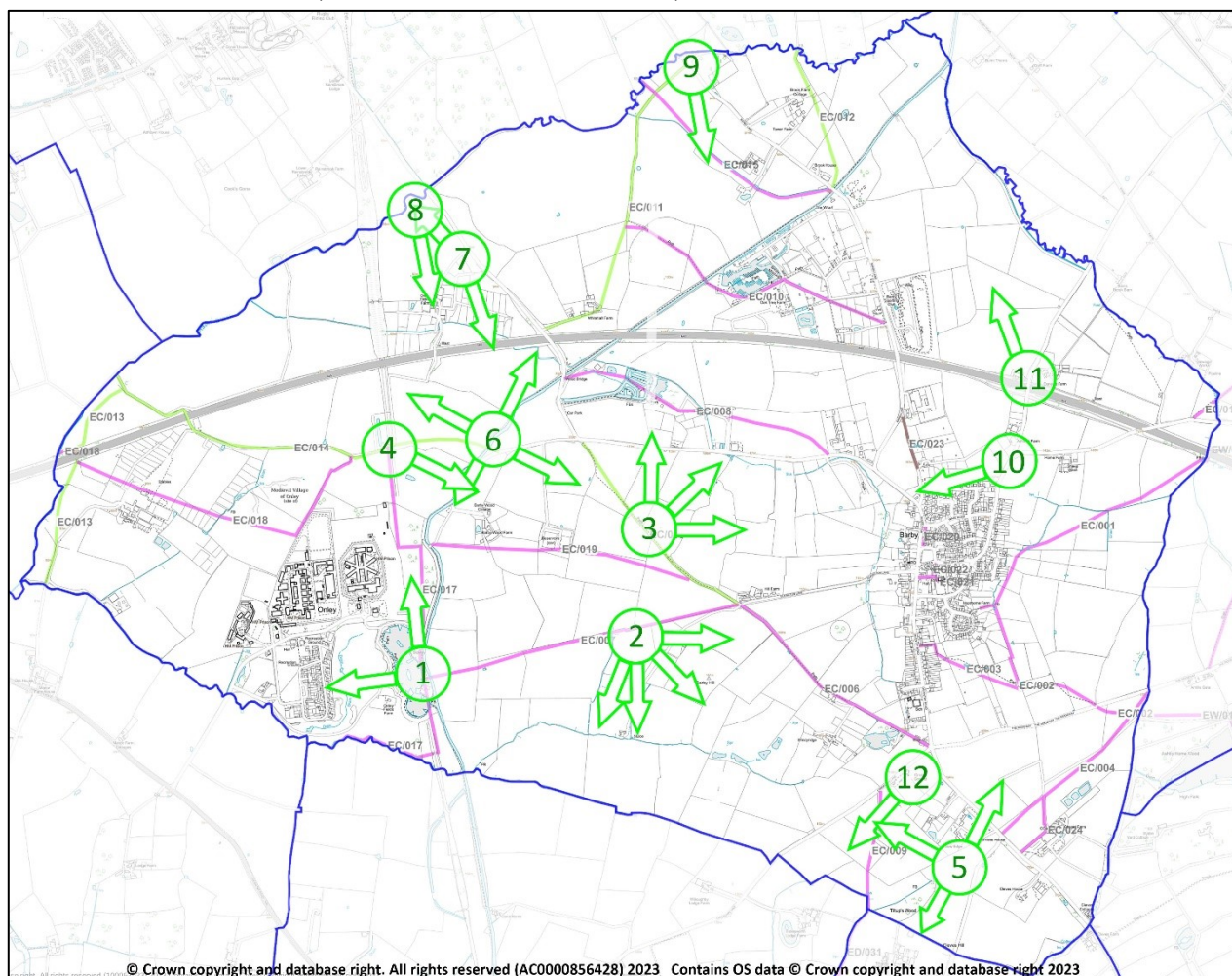
9.32 A set of aerial photographs to demonstrate landscape character is included in the supporting information.

Views

9.33 Consultation during preparation of the Neighbourhood Plan Review identified a widely held wish to protect the rural settings of Barby and Onley, in particular their visual relationship with the surrounding landscape, including its location generally in the landscapes of Natural England National Character Areas 13 and 19 (see Policy Env 9), and particularly the contrasts between them as seen when looking up toward Barby Hill from the canal and Barby Fields, and the opposite, extensive, view from Barby across the patchwork of fields and hedgerows in Barby Fields.

9.34 One of the main ways in which residents expressed this wish was by describing several typical views within and around the villages and toward the surrounding countryside. These consultation findings were supported by the fieldwork for this chapter of the Plan, which confirmed the sightlines of the suggested views and mapped them (below, figure 13).

Figure 13: Important Views in the Neighbourhood Area
Footpaths also shown to demonstrate public access, where relevant



POLICY ENV 10: IMPORTANT VIEWS – The following views (map figure 13, details Appendix G) are important to the setting and character of Barby and Onley within the Neighbourhood Area. Development proposals should respect and whenever possible protect them. Development which would have an adverse impact on the identified views will not be supported unless appropriately mitigated.

1. From Dunchurch Pool, marina bridge, 90° view from north to west taking in the east side of Onley, the spinney and the marina
2. From footpath EC7 near the top of Barby Hill, 100° panorama from southwest to east across the Neighbourhood Area, the southern end of Barby village and toward Borough Hill on the skyline
3. From bridleway EC5 at top of Elkington Lane at the edge of the wood, 90° view east to north taking in the canal, the Rain's Brook valley and toward Rugby.
4. From railway embankment (footpath EC17) between north side of canal and Onley, south to Barby Hill and Barby Wood Farm
5. From Barby Road, southwest and north over open countryside to Barby Hill, the canal and toward Braunston
6. 360° canal panorama from bridge 79 and bridleway EC14
7. South and north from entrance of Onley Fields Farm to the Rainsbrook valley to the canal and Barby Hill
8. South from the Neighbourhood Area boundary near the railway, over Rainsbrook valley to Barby Hill, including the view down Onley Lane toward Barby when approaching from Rugby
9. South from Barby Lane across farmland, Rainsbrook and Barby Hill; takes in the whole length of Barby Lane from Hillmorton boundary to Barby
10. West from Nortoft Lane just south of Ashtree Farm across to Barby Motte (Scheduled Monument) and the edge of the village
11. Northwest from Nortoft Lane across open farmland, taking in an historic barn, the Rainsbrook valley and toward Rugby
12. From the edge of Barby sports field southwest and west over open countryside with Camps Copse on the west side to the Parish boundary, with Braunston church spire and the Daventry transmitter on the distant horizon

Noise

- 9.35 Despite its northern boundary being located within 1 km of the outskirts of Rugby and 2 km from the M1 corridor, the Neighbourhood Area is by nature rural and intrinsically quiet. This part of its character is highly valued by residents and visitors. Depending on the wind direction, background noise is low and intermittent: the M45 and A45 carry relatively light traffic flows and there is no busy, low-elevation flightpath over the area. A gun club lawfully operates two days a week.
- 9.36 Noting that noise pollution is recognised as detrimental to health and having regard for NPPF paragraphs 174 (e), 185 (a, with footnote 65) and (b), the community wishes to maintain the quiet of the Neighbourhood Area.

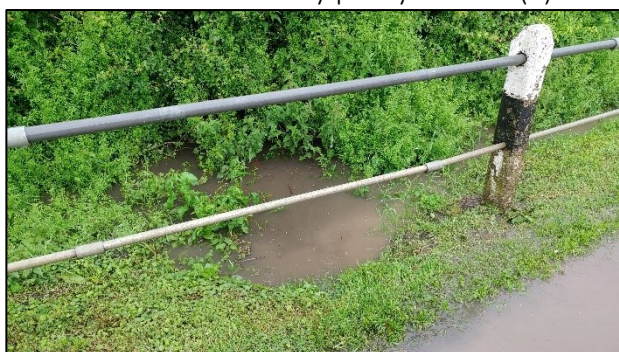
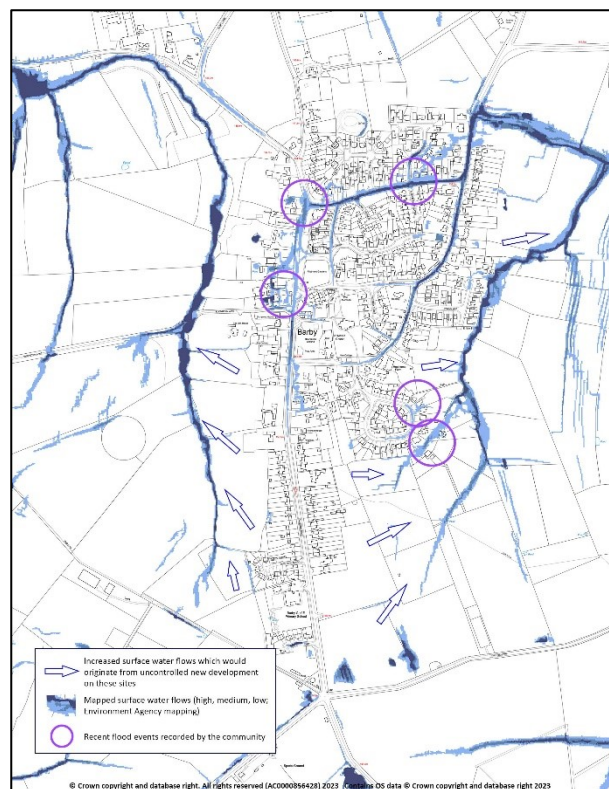
POLICY ENV 11: MITIGATING THE ADVERSE EFFECTS OF NOISE ON LIVING CONDITIONS AND THE NATURAL ENVIRONMENT - New development will only be supported if proposals include specific measures for preventing or mitigating for intrusive or damaging noise, both during construction and after completion (e.g., from industrial, commercial or recreational functions or activities).

Flood risk from rivers and surface water

- 9.37 Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme, by putting in place policies that manage the effects of climate change on flooding for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis shifts from mitigation to resilience; in other words from requiring new development to reduce its adverse effects on flood risk and to avoiding creating or adding to flood risk at all.
- 9.38 Flooding from rivers and other watercourses: The only significant watercourse (figure 14.3) is the Rainsbrook, a tributary of the River Leam; it forms most of the northern boundary of the Neighbourhood Area. Other watercourses are a secondary tributary of the Rainsbrook (on the southwest boundary) and three further minor tributaries rising on the west and east sides of Barby village and west of Onley. None of these pose a realistic flood risk threat to the existing built environment but the presence of their flood plains (mapped as flood risk zones 3 and 2) and any enlargement thereto resulting from climate change must be taken into account in future strategic plans and development proposals (Policy ENV 12). Other minor watercourses and ditches are shown as the courses of surface water drainage in the Environment Agency mapping and are dealt with below.

9.39 Barby: West Northamptonshire Council commissioned a *Community Flood Risk and Mitigation Investigation & Community Drainage Management Plan* from David Smith Associates (2022) for Barby village; this dealt with surface water flood risk. It confirmed local experience (see below) and provides locally detailed, site-specific support for this Neighbourhood Plan's policy ENV 12. Appendix C of the 2022 document maps 'development proposals flood risks' associated with surface water with arrows pointing toward existing buildings and gardens from the surface water flows. This Plan re-maps the situation for clarity on a base map including contour lines, which show that, because the village is located on a ridge relative to the surface water flows, the main risk is of new development just outside the village envelope (on both east and west sides of the present village) increasing surface water run-off and flood risk downstream (figure 14.1). This matter is covered by policy ENV 12 (a) and (c).

Figure 14.1: Surface Water flood risk issues in Barby [See text]



Watercourses and ditches no longer have capacity for extreme rainfall events



New development will need to be directed away from flood risk locations

9.40 Flood events in recent years, as recorded by residents, are also marked on Figure 14.1. Although the village is on a ridge of higher ground, the historic (probably medieval) roads roughly follow small, localised valleys and are therefore the natural routes for most surface water flows within the built-up area. Support (subject to conditions) for proposals for remediation works, although in practice a matter for the relevant river and water authorities, is covered by policy ENV 10(b).

9.41 Onley: The West Northamptonshire study did not cover Onley, so local detail on flood risk and recent events has been added in this Plan by residents. The extent of surface water flooding predicted by the Environment Agency map (figure 14.2) has been shown by recent events to be too low. In particular, in 2016 run-off from farmland surrounding the built-up area resulted in Onley being cut off, with no-one able to enter or leave. Perhaps most significantly, Ministry of Justice staff at the prison and other facilities were prevented from working their shifts

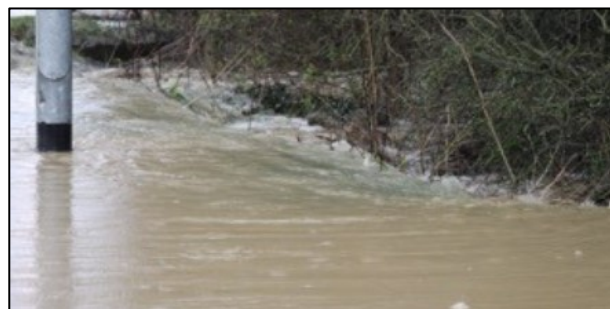
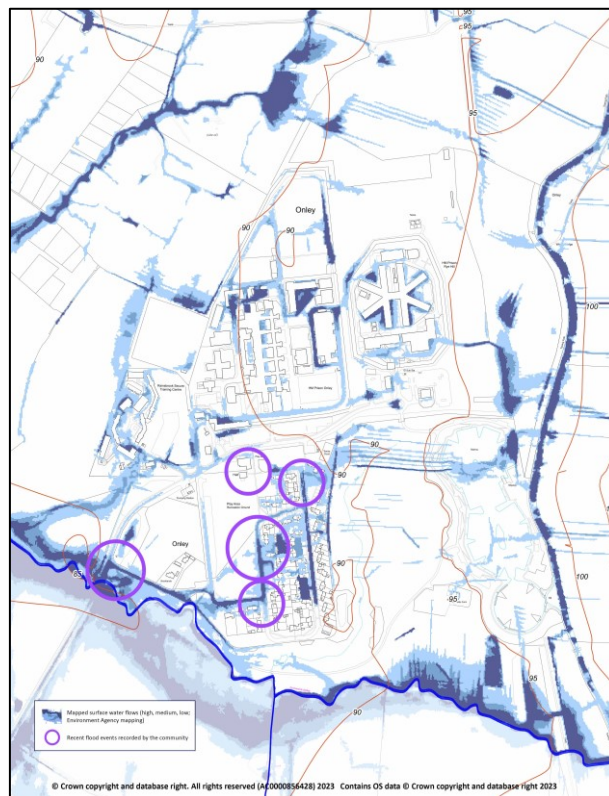


(above) 2016: residents and staff were unable to access Onley and were stranded on Prison Drive off the A45

(right) surface water running off fields into the road and on toward the Rainsbrook. The nearby balancing pond did not function as intended



Figure 14.2: Surface Water flood risk issues in Onley.
See text.



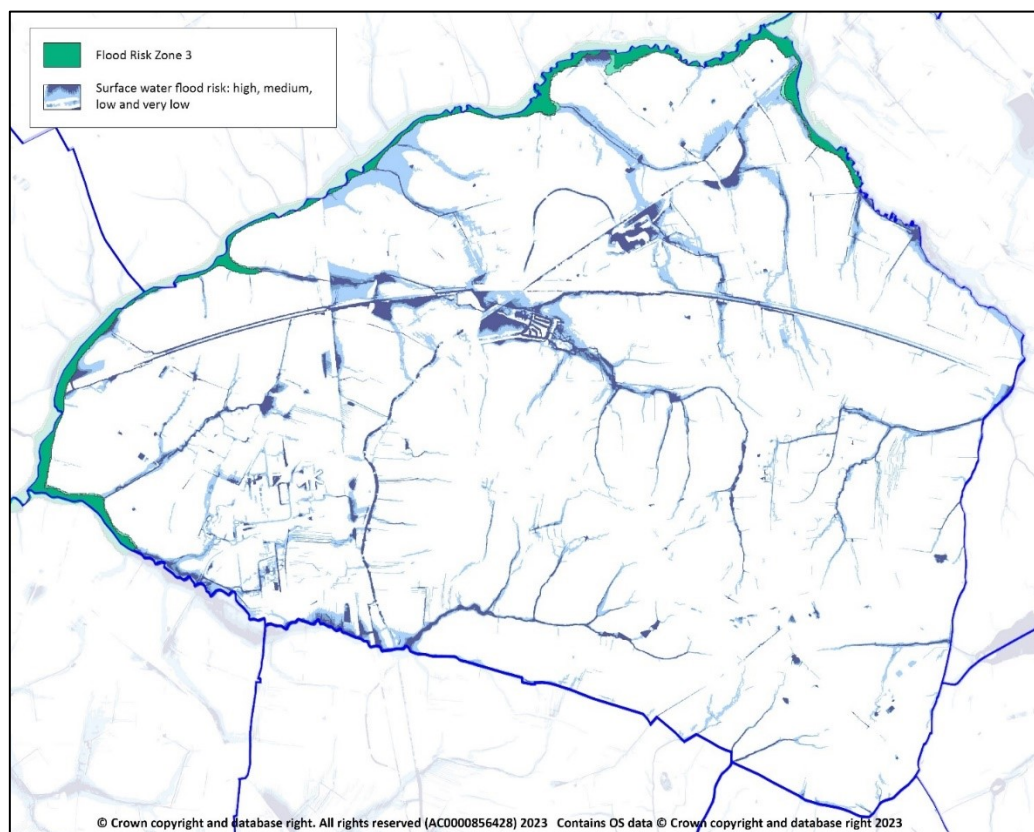
Onley Park, 2016

9.42 The role of ridge and furrow: surface water flood risk mapping (figures 14.1 and 14.3) shows ridge and furrow earthworks in permanent pasture fields to have a role in local drainage. While in the open fields in the medieval farming system, this function was a fortuitous secondary benefit, as it improved drainage for arable crops on the heavy clay soils of the area. After enclosure of the open fields and conversion to pasture, this drainage function continued, but to do so it required the creation, and ongoing maintenance, of a network of field drains and hedgerow ditches connecting into the local network of brooks and rivers. The financial and other

exigencies of modern farming, and conversion of farmland to built environment, means this ongoing maintenance has in recent decades often lapsed. Along with climate change-driven rainfall events, this combination of factors is a significant contributory cause of the increase in flooding events experienced by local residents.

- 9.43 In light of the above evidence, it is particularly important that the location and technical standards of all new development proposals in the Neighbourhood Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this objective, the community will support proposals to improve the infrastructure within and close to the settlements for managing flooding from watercourses and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.
- 9.44 For all these reasons, Policy ENV 12 is intended to be applied to all development proposals across the Neighbourhood Area on the assumption (as above) that the area at risk of flooding will get larger along with increases in the intensity and frequency of events. It takes account of the *Community Flood Risk and Mitigation Investigation & Community Drainage Management Plan* (David Smith Associates, for West Northamptonshire Council) 2022, has specific regard for National Planning Policy Framework paragraphs 153 and 159 (and generally with 160-168 including footnote 55), and is in general conformity with Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 Policy ENV11 and West Northamptonshire Joint Core Strategy Policy BN7.

Figure 14.3: Flood risk from rivers (Zones 3 and 2) and surface water across the Neighbourhood Area



POLICY ENV 12: FLOOD RISK FROM RIVERS AND SURFACE WATER

a) Development proposals within or adjacent to the areas indicated as being at risk of flooding from main rivers, other watercourses or surface water in Figure 14.3 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm it causes in relation to its adverse impact on flooding in the Neighbourhood Area or elsewhere, or on West Northamptonshire Council and national climate change targets, and on the likelihood of it conflicting with locally applicable flood

mitigation strategies and infrastructure. Proposals need to direct development away from flood zones 2 and 3 in line with the sequential test.

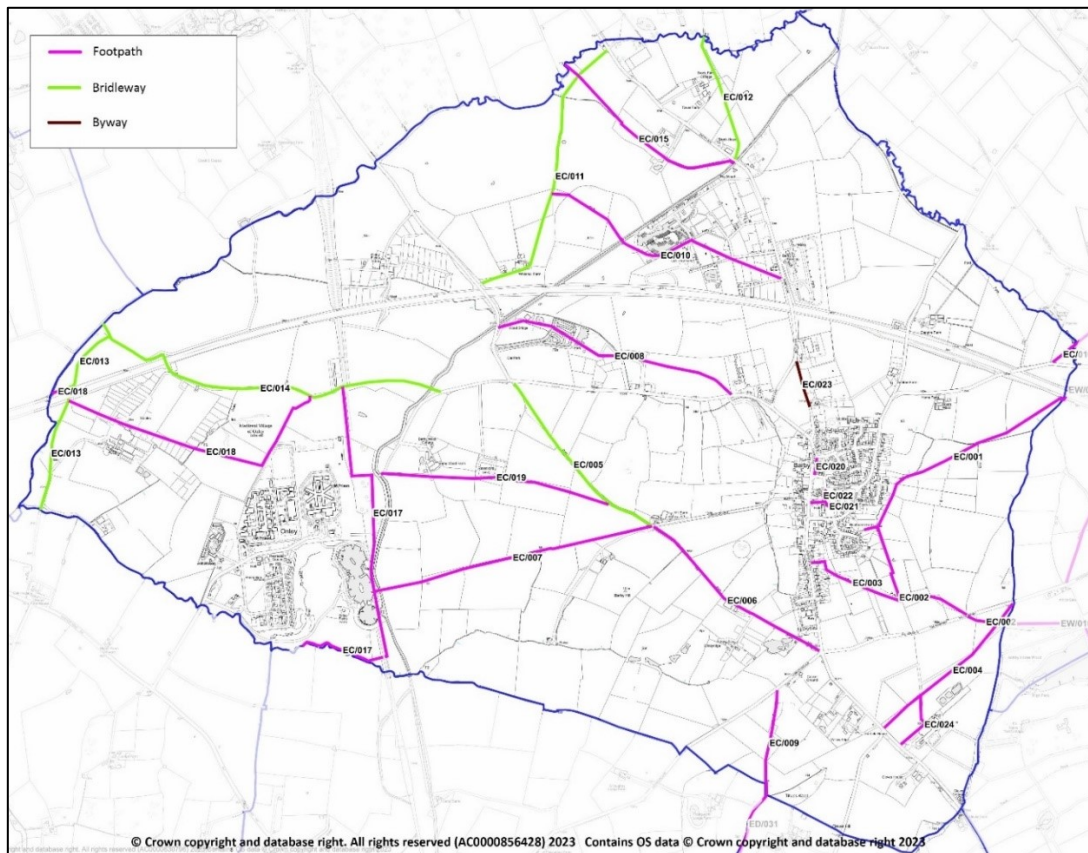
b) Proposals to construct new (or modify or improve existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up areas, will be supported, provided they do not adversely affect important green and open spaces, or sites and features of natural or historical environment significance.

c) Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:

- a) if in a location susceptible to flooding from rivers or surface water (figure 14.3), no alternative site is available;
- b) its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- c) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and that the development will not threaten other natural habitats and water systems;
- d) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- e) proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting;
- f) it does not increase the risk of flooding to third parties; and
- g) it takes the effects of climate change into account.

Footpaths and bridleways

Figure 15: Footpaths, bridleways and other walking routes



9.45 Public footpaths and bridleways in England are mostly historic rights of way, remnants of the network of ‘ways’ established by use, over perhaps fourteen centuries, as people walked or rode to the fields, to neighbouring villages or to local markets. In view of its history, including the creation of parks by large landowners and the Enclosure of the open fields, Barby and Onley has a relatively good surviving network, although there are few opportunities for circular walks that do not include sections of road. The network is well-used, and residents regard it as important for its recreational value (as a contribution to physical and mental health and wellbeing) and for its intrinsic socio-historical value. Recognition of the value of walking routes for health and wellbeing means that any erosion of the existing network’s extent and character will not be supported.

9.46 Most footpaths and bridleways are maintained by the local Highways Authority, meaning that community aspirations for extension, improvement, and better upkeep / access, of the existing network is not a matter for a Neighbourhood Plan policy.

POLICY ENV 13: FOOTPATHS AND BRIDLEWAYS

a) Development proposals that result in loss of or harm to the existing networks of footpaths, byways and bridleways mapped in Figure 15 will not be supported without appropriate mitigation.

b) New development proposals that include walking and cycling routes linking into the existing network and the public transport network and with existing community facilities and assets will be supported.

Renewable Energy Generation Infrastructure: Turbines and Solar PV

- 9.47 Renewable energy and low or zero carbon development are issues of interest in the Parish. The community is keen to explore opportunities for renewable technology development.
- 9.48 Consultations show that the community is not in principle opposed to local low carbon energy generation development and recognises the potential benefits it may bring as a renewable source of energy. However, the potential for wind energy and other forms of renewable or low carbon development needs to be balanced against other important considerations, notably the potential impact on the Parish's high-quality landscape, ecology and residential amenity.
- 9.49 Any development must also be of an appropriate scale, in a suitable location, and sensitive to the special and high-quality landscape of the Parish, as well as respecting residential amenity and other important considerations.
- 9.50 The commissioned *West Northamptonshire Council Renewable and Low Carbon Energy Assessment: West Northamptonshire Strategic Plan 2022* includes no mapped assessment of landscape sensitivity (to turbines); it notes that NPPF expects the LPA to have done this.
- 9.51 There are no existing windfarms or commercial solar arrays in the Neighbourhood Area.
- 9.52 The following policy takes into account the West Northamptonshire Council *Renewable and Low Carbon Energy Assessment: West Northamptonshire Strategic Plan 2022* and is in general conformity with West Northamptonshire Joint Core Strategy Policy S11 and Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 policy ENV 9. Has regard for NPPF (2023) paragraphs 152, 156-158 and footnote 54.

POLICY ENV 14: RENEWABLE ENERGY GENERATION INFRASTRUCTURE

a) During the lifetime of this Neighbourhood Plan (i.e. until any Review's submission) proposals for wind and solar generation infrastructure of up to two turbines each of maximum tip height 30m and/or one solar array up to 10 ha area will be supported, subject to avoidance or mitigation of the following harmful effects on environment and amenity:

- a) adverse impact (noise, reflections, glare, shadow, flicker, other visual impact, water pollution, smell, air quality impairment, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and third parties
- b) adverse impact on identified views or on the sensitivity and character of the landscape
- c) adverse effect on footpaths and other recreational and amenity walking, cycling and riding routes
- d) adverse effect on biodiversity or identified species and habitat sites. Proposals will be required to include a practical, measurable strategy to deliver a 10% biodiversity net gain (policy ENV 4 will apply)
- e) adverse effect on statutory historic environment features or sites, non-designated heritage assets or ridge and furrow (policies ENV5 and 6 will apply)

b) In the case of solar PV arrays, proposals should also be supported by appropriate and relevant assessments and documentation in respect of transport, heritage, archaeology, landscape impact, environmental impact, flood impact, ecology, agricultural land quality, arboriculture (impact and method) and tree protection.

c) Proposals for renewable energy generation infrastructure larger than specified above (number, height or area) will not be supported.

10. Sustainability

Introduction

10.2 This chapter addresses issues relating to transport and traffic, employment, community facilities and broadband infrastructure.

Highway Capacity and Traffic Management.

10.3 Speeding is a problem on the main road through Barby, which is formed of Daventry Road from the south & becomes Rugby Road going north out of the village. The speed limit on this road, which passes the school, village shop, children's play area & village pub is 30 mph. The road is relatively straight and downhill gradient from south to north. There is a Vehicle Activated Sign on the road and volunteers from the village participate in a community speed watch program once a year.

10.4 A Community Speed watch Scheme operating in March 2022 resulted in the generation of 73 Police warning letters.

10.5 In Barby, parked cars around the village pub, The Arnold Arms (i.e. around the junction of Ware Road & Rugby Road), can be a problem, causing congestion and visibility issues for drivers pulling out from Pittoms Lane onto Ware Road.

10.6 The Bus routes through Barby (Kilsby Road & Rectory Lane) can also cause congestion as these roads are narrow which often results in buses having to mount pavements. However, the Parish is keen to maintain its' bus service.

10.7 Onley has an abundance of sleeping policemen speed bumps around the entire village. This helps greatly in reducing speed as they are of maximum height. A condition was attached to a recent planning approval following an application submitted by the Ministry of Justice to implement a traffic calming scheme along the main estate road between the junction with the A45 to the application site. This was required in the interest of highway safety on this local private road which is shared by the residents of Onley Park and the prison complex to accord with the objectives of the Onley and Barby Neighbourhood development plan and to address concerns raised locally about traffic safety on the service road.

10.8 The results of the Questionnaire Survey for the Made Neighbourhood Plan showed that 70% of residents had concerns about traffic speeds, volumes and sizes of vehicles. In addition, there was a view that there was a need for traffic calming and speed restrictions within the Parish.

10.9 The Parish Council have been requesting that West Northamptonshire Council install some speed control measures on the road. The open event held in March 2023 reinforced this concern with over 30 references to the volume and speed of traffic and the need for traffic calming measures.

10.10 The NPPF states at Paragraph 104 that transport policies have an important role to play in facilitating sustainable development through promoting walking cycling and the use of public

transport, but also in contributing to wider sustainability. It acknowledges that this can help to reduce congestion and emissions and improve air quality and public health.

10.11 The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 supports the provision of public transport services, and improvements to footpaths and cycleways.

10.12 Policy C5 of the West Northamptonshire Joint Core Strategy (WNJCS) states that connections within urban areas, between neighbourhoods and town and district centres, or the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:

- improvements to the strategic and local bus networks including upgrades to local interchanges, service frequency, reliability and quality;
- personalised travel planning and voluntary travel plans;
- improvements to cycling networks and cycle parking;
- securing and enhancing urban and rural walking networks;
- sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and enhancing the network where gaps presently exist; and
- promoting park and ride facilities for Northampton.

10.13 Proposals to improve road safety and traffic management will be fully supported. The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the Parish.

POLICY CS1 TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:

- a) Be designed to minimise additional traffic generation and movement through and in/out of the villages;
- b) Incorporate sufficient off-road parking in line with Northamptonshire Parking Standards (2016);
- c) Not remove or compromise the use of any existing off-road parking areas, including garages, unless a suitable equivalent alternative is provided;
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;
- e) Keep any disruption caused through the construction phase of the development to a minimum and rectify fully any damage;
- f) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services; and
- g) Include infrastructure and the available power supply that will support the charging of electric vehicles within the property boundary.

Employment

10.14 The strength of the local economy and of the community go hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan. The WNJCS recognises that it is important for economic prosperity and quality of life that people can easily reach important employment facilities (paragraph 4.47). Objective 13 supports rural

diversification and rural employment opportunities, whilst Policy R2 supports proposals which sustain and enhance the rural economy.

10.15 The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 does not include any specific policies for the rural economy as Policy R2 of the WNJCS supports proposals that sustain and enhance the rural economy.

10.16 The Questionnaire results from the first Neighbourhood Plan indicate that generally there was not considered to be a need to identify any additional new employment sites within Barby and Onley. If there was a preference it was for small starter office or light industrial units.

10.17 However, the Parish Council consider it is important to protect existing employment premises and to support new small scale employment opportunities and working from home.

10.18 At the Open Event in March 2023, there was no opposition to policies in support of existing and new employment opportunities, with 12 people expressing support for protecting existing employment sites and 7 people doing so for new employment opportunities.

10.19 The intention of this policy is to protect existing sources of local employment and to promote new employment opportunities where appropriate.

Policy CS2 – SUPPORTING LOCAL EMPLOYMENT - Redevelopment or change of use of existing employment premises to non-employment uses will only be permitted, where planning permission is required, when the applicant can clearly demonstrate that the employment premises have been empty for 12 months or more and during that time actively marketed for employment use without securing a viable new use of this type;

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

- a) Be sited in existing buildings, on areas of previously developed land or within the boundary of the village confines;
- b) Be of a size and scale not adversely affecting the character, infrastructure and environment of the two villages and the wider Neighbourhood Area, including the countryside;
- c) Not involve the loss of dwellings;
- d) Not increase noise levels, fumes, odour or other nuisance to an extent that they would unacceptably disturb occupants of near-by residential property;
- e) Not generate unacceptable levels of traffic movement and provide on-site car parking for all employees and visitors;
- f) Contribute to the character and vitality of the local area; and
- g) Be well integrated into and complement existing businesses.

Community Facilities

20.20 Community facilities and amenities provide important infrastructure for the residents of Barby and Onley, supporting and enhancing the quality of daily life and contributing to the vitality of the Parish.

20.21 Some of these facilities and amenities offer local employment opportunities whilst others provide a focal point for social interaction and support important services; thereby reducing the need to travel, which is particularly important for those who do not have access to a car.

20.22 Barby and Onley has a reasonable range of community facilities and assets. The questionnaire results from the first Neighbourhood Plan indicate that one of the key issues identified by residents was that the enhancement of community facilities was a priority.

20.23 The community facilities comprise:

Barby Village Hall

20.24 Barby village Hall is a very important hub for village events and clubs within the village. It is geographically centred next to the Church, fairly central within the village. It has large car parking facilities.



20.25 Barby Village Hall complex is regularly used for a range of activities and can be hired for other events including Parties, Wedding Receptions, Exhibitions, Presentations and Community Events. The venue consists of the main hall that can accommodate 130 people which has a full width stage at one end with stage lighting. Two additional rooms plus a modern well-equipped kitchen are all part of the complex. Various village clubs/societies regularly meet at the Hall (at the time of writing this review e.g. pop mobility,

yoga, table tennis, WI history, societies etc). The Parish council holds 10 of its annual meetings at the centre, the other two being held at Onley village Hall.

20.26 The Hall holds a PRS licence enabling recorded music to be played. It is also registered as a food premises with Daventry District Council and has free WiFi facilities which are funded by the Parish Council.

St Mary's Church, Barby

20.27 The church which stands at the centre of the village dates from Saxon times. The present building (which is a grade 11* listed building) dates from the medieval period and has seen a number of changes and renovations over the years. The church is in the Diocese of Peterborough. and is part of the Daventry Team Ministry. In addition to regular church services that are held at St Mary's, some social events are also held in the church e.g. concerts, Christmas tree festival. The building is very much a landmark within the village with a very well-maintained church yard surrounding the church building.



Arnold Arms Pub



20.28 The Arnold Arms is the only pub left in Barby. It has undergone periods of closure but at the time of writing is open and thriving. The pub, which serves food, is used by people from the village and from outside. The pub was fully refurbished in 2022 and stands in a very prominent position in Barby, on the junction of Ware Road and Kilsby Road Sports Complex

Sports Pavilion

20.29 The Sports Complex Papillion is located in Barby sports field on Longdown Lane. The land is owned by Barby Townlands Charity and currently leased to the Parish Council. The Sports Pavilion is home to Barby Cricket Club which is a well-established cricket club that has teams in various local leagues. The pavilion is a very important sports facility within the Parish.



Barby Village Store



20.30 Barby shop that also has a post office counter, is the only shop in the Parish. The shop is open 7 days/week and is well used by the community. The shop is ideally located on Rugby Road (the main road through Barby) & has good car parking facilities. The Store was particularly important for the community during Covid and delivered groceries directly to vulnerable people in the village.

Barby Tennis Club

20.31 The tennis court is available for all Parishioners to use free of charge. There is also a village Tennis Club. The Tennis courts are owned by the Parish Council and are on land owned by Barby Townland Charity.



Barby Millennium Orchard

20.32 The orchard is owned & managed by Barby Townlands Charity. It is open for all Parishioners to use and enjoy. The orchard has a Petanque Pit, seating, bar BQ facilities and many well-established apple trees.



Barby CE School

20.33 Barby CE Primary School is a small rural primary school providing primary education from its own purpose-built site in Daventry Road, Barby. Onley is in the catchment area for Braunston Church of England Primary School. The School is part of Peterborough Diocese Education Trust and integrated within Barby village community.

Onley village hall

20.34 At the time of writing this is the main/only building for our community. It is used for gatherings, events and socialising for the village. The hall is Managed by trustees and is available to residents/public who wish to hire the hall for parties etc.

Onley Basketball/Tennis Courts:

20.35 This is mainly used by the younger generation from the village and is in need of some TLC which is part of an ongoing plan with the Parish council.

Policy CS3: PROTECTION OF COMMUNITY FACILITIES - There will be a presumption in favour of the protection of existing facilities as listed below.

The loss of local community and sports facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local club houses, health centres, schools, scout huts and children's day nurseries), unless one of the following can be demonstrated:

- a) There is no longer any proven need or demand for the existing community facility;
- b) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- c) Satisfactory evidence is produced that the site has been actively marketed for a prolonged period of at least 12 months without securing a viable community use for the facility.
- d) Development proposals which would reduce the quality or quantity of sports facilities or playing field land will only be supported if:
 - i. An assessment has been undertaken which demonstrates the sports facility or playing field is surplus to requirements; or
 - ii. Existing facilities are replaced by equivalent or better provision in terms of quality and quantity and in a suitable location; or
 - iii. The development is for alternative sports and recreation provisions, the benefits of which outweigh the loss

Community Facilities covered by this policy:

Barby village hall

Barby Arnold Arms Public House

Onley village hall

Barby Sports Ground Pavilion

Barby Church/Place of worship

Barby Tennis Courts

Barby C of E Primary School

Onley Basketball Court

Barby Shop

Farm diversification

20.36 There are a large number of working farms in the Parish.

20.37 The conversion of former agricultural buildings could enable diversification and lead to the sustainable re-use of vacant buildings providing opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a trend which the Parish Council would like to continue in the Neighbourhood Area to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual or other impact on the countryside and highway safety and capacity issues.

20.38 Specifically, this support for farming diversification is intended to:

- Promote a viable and sustainable farming and rural economy in Barby and Onley Parish

- Promote the diversification of rural businesses
- Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish
- Maintain and enhance the local environment of rural and agricultural land

20.39 Policy R2 of the WNJCS supports proposals for farm diversification that contribute to the operation and viability of farm holdings.

20.40 The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state- funded schools, under the prior approval system.

POLICY CS4 FARM DIVERSIFICATION – Where planning permission is required, and in order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings and/or the development of newbuild will only be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character and style of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;
- e) There is no unacceptable disturbance, noise, fumes, smell or traffic; and
- f) That it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

Home working

20.41 In rural areas such as Barby and Onley with limited employment opportunities, the benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency of the car for journeys to employment sites outside the Parish.

20.42 As identified through the Census (2021), some 18% of the Parish residents work from home (full-time or part-time) or are employed by a local business, a little more than the national figure of 14% and rising trend indicated by the Office for National Statistics.

20.43 The intention of Policy CS5 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to separate their work distinctly and deliberately and living space. The policy supports the construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises

to be created and supported in the long term in the Parish. It does not promote 'back land' development for sale.

- 20.44 Policy CS5 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity in line with the NPPF and Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029.

Policy CS5: HOMEWORKING – Where planning permission is required, proposals for the use of part of a dwelling for office and/or light industrial uses, and for the erection of small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will only be supported where:

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

Broadband Infrastructure

- 20.45 Concerns about the broadband and mobile phone signals in the Parish featured in responses to the community consultation undertaken through the Open Event from March 2023, particularly in Onley. Barby enjoys cable broadband. As in other rural areas, where many work from home and a lack of public transport can mean that some older people become isolated, communication technology is important.
- 20.46 The WNJCS recognises the role superfast broadband can play in helping to secure sustainable development (paragraph 5.77) and its role in reducing the need to travel through enabling working from home (paragraph 6.12). This aspiration is reflected in Policy C1 which supports the provision of superfast broadband.
- 20.47 The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement to maximise technological advances. High-speed Internet connectivity is driving business innovation and growth, helping people access services and opening up new opportunities for learning. This is particularly important in small rural settings where better broadband enables improved access to an increasing number of on-line applications and services provided by the public and private sector, can help to reduce social exclusion and create business opportunities.

POLICY CS6: BROADBAND INFRASTRUCTURE - All new developments should have the necessary ducting and infrastructure within the site and building(s) so as to be able to connect to superfast broadband.

Proposals to provide access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported.

This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near open landscapes.

School expansion

20.48 Barby CE Primary School is a small rural primary school providing primary education from its own purpose-built site in Daventry Road, Barby. Onley is in the catchment area for Braunston Church of England Primary School. The School is part of Peterborough Diocese Education Trust and integrated within Barby village community.

POLICY CS7: BARBY C OF E PRIMARY SCHOOL - Proposals for the expansion of the Primary School in Barby will only be supported where:

- a) It would have appropriate parking and vehicular access, and does not, taking account of appropriate mitigation measures, have a severe impact upon traffic circulation;
- b) It would not result in an unacceptable loss of recreational space available to the school; and
- c) The development would not result in an unacceptable loss of amenity to residents or other adjacent users.

11. Monitoring and review

The Neighbourhood Development Plan will last for a period up to 2029. During this time, the circumstances which it seeks to address could change.

The Neighbourhood Development Plan will be monitored by Barby and Onley Parish Council with the support of West Northamptonshire Council on a regular basis. The policies and measures contained in the Neighbourhood Development Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Development Plan will also be included.

The Parish Council proposes to formally consider a review of the Neighbourhood Development Plan in 2027 or to coincide with the review of the West Northamptonshire Local Plan if this cycle is different.