

West Northamptonshire Local Plan

(Regulation 18) Consultation

Draft January 2026

West Northamptonshire Local Plan

- This Plan will replace the existing West Northamptonshire Joint Core Strategy (WNJCS) and the Part 2 Plans for each of the former council areas, namely:
 - West Northamptonshire Joint Core Strategy Part 1 Local Plan – adopted December 2014
 - Settlements and Countryside Local Plan for Daventry District – adopted February 2020

West Northamptonshire Local Plan

- Four stages of consultation have already been undertaken.
 - An Issues Paper was undertaken in autumn 2019
 - An Options Paper from October to December 2021
 - A draft Local Plan for consultation from April to June 2024.
 - A draft Local Plan for consultation from January to March 2026

West Northamptonshire

- Population 425,725 (Office of National Statistics 2021 census).
- Overall population has increased by 13.5% (50,624) since 2011
- Approximately two-thirds of this population live in urban areas and one-third of the population lives in the rural area beyond the main towns.
- Much of the area has a quiet rural character, with stone-built villages and extensive country estates.

Rural Areas

- West Northamptonshire has around 190 settlements of varying sizes and function.
- These range from Primary Service Villages that meet the day to day needs of their own residents and businesses to a number of small hamlets and clusters of buildings.
- The area's attractive built and natural environment and location make them a popular place to live and visit but also bring challenges.

Rural Areas

- Loss of basic services
- Lack of employment
- Concern that they are becoming 'commuter dormitories'
- High property prices
- Lack of affordable housing

Rural Areas

- Distance and isolation from key services e.g. healthcare
- Protecting the character of attractive villages, historic sites and unspoilt countryside
- Isolated pockets of deprivation
- Lack of public transport
- Ageing population

Spatial Vision for 2043

- Our rural area provides a network of vibrant, well-connected villages supporting a wider choice of homes, employment opportunities, and services at a scale consistent with local needs.
- The countryside supports a thriving and diverse rural economy, with sustainable food production, enhanced natural capital and distinctive local landscapes.
- The essential character of our rural area has been protected and retained.

Objectives

- Objective 16: Rural Diversification and Employment
- To support rural diversification and rural employment opportunities, especially those related to agriculture, horticulture, forestry, and other forms of economic development which are appropriate in scale and nature to their location.

Policy S1: Spatial Strategy

In rural areas limited planned development is proposed for delivery through neighbourhood plans along with smaller scale development which is consistent with local needs will be supported with a particular emphasis on:

- Enhancing and maintaining the vitality of rural communities and the services and facilities they provide;
- Strengthening rural enterprise;
- Promoting improved connectivity between settlements and their hinterlands; and
- Protecting the distinctive character and quality of rural settlements.

Rural areas housing requirements:

Policy R6

Housing sites will be identified to provide for the parish housing requirements. Suitable sites will be identified either through neighbourhood development plans or through a development plan document.

If draft neighbourhood development plans making provision for at least the minimum housing numbers of the relevant area have not made demonstrable progress within two years of the adoption of the Plan, the Council will allocate sites for development within a development plan document in order to meet the requirements of this Local Plan.

Progress thereafter will be reviewed on an annual basis.

Development Plan Documents

- Draft Local Plan Section 10.9.9
- In areas where parish councils do not wish to or are unable to prepare their own neighbourhood plan, the Council will work with the parishes to identify sites in a subsequent development plan document.

Staverton is a Secondary Service Village

- Generally feature some services and facilities, such as a primary school and a convenience shop but still play an important role in providing access to these facilities, for their own residents and, in certain locations, residents from smaller villages and settlements
- For a settlement to be initially classified as a Secondary Service Village the score should be at least 47.

Staverton Scores 46 because:

- Primary School, Public House/Restaurant, Community Centre/Village Hall score 10 each = 30
- Bus scores 4 (out of 10)
- Other Shops/Takeaways score 5 (out of 5)
- Employment scores 5 (out of 5)
- Playing Field scores 1
- Sports Ground scores 1

Qualitative assessment to assess moving down a tier

- It is noted that each of the villages has a primary school within the village. Supporting information shows there is capacity in each of the schools across year groups.
- To ensure that this essential service is maintained, growth must be allowed to occur.
- This reasoning combined with the qualitative assessment determines that Staverton should remain within the secondary service village tier to allow for growth to support an essential service.

Allocation of houses to be built by 2043

Staverton (46): 24

Badby (46 – also Secondary): 29

Charwelton (43) and Newnham (32) are ‘Other Villages’:
zero

BUT Is Staverton’s Score really 46?

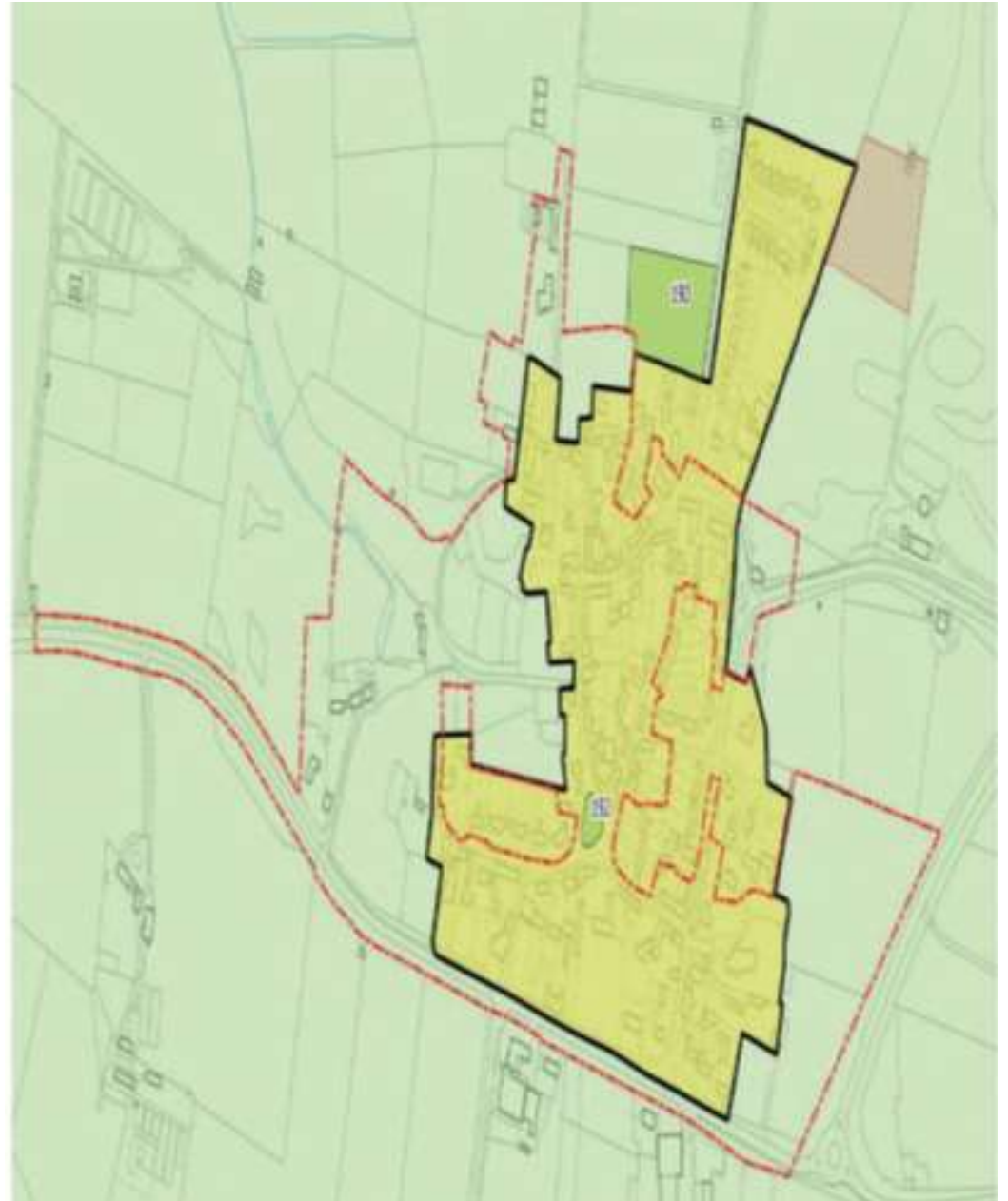
Bus? What Bus? (-3)

Other Shops/Takeaways? (-5)

Sports Ground?? (-1) Allotments (+1) = **38**

Policy R2 (A)

Development at the Secondary Service Villages will be located within the confines of the village as defined on the Inset Map.



Policy R2(B)

Development outside the defined confines will be acceptable only in the following circumstances:

- Where the site immediately adjoins the settlement confines; **and**
- the housing land supply is less than five years or where the Housing Delivery Test is not met; **or**
- the development is a Rural Exception Site **or**
- the development is a Local Needs Site; **or**
- The development is economic development that will enhance or maintain the vitality or sustainability of the Secondary Service Village or would contribute towards and improve the local economy

Policy R2(C)

To ensure that the role of these villages is maintained, all development at the Secondary Service Villages, within or outside the confines shall also meet the following criteria:

- Be of an appropriate scale **and**
- Not result in the loss of existing services and facilities **and**
- Protect the form, character, appearance and setting of the village and areas of historic or environmental importance **and**

Policy R2(C)

- Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement; **and**
- Be accessible by walking and cycling to the majority of services and facilities within the settlement; **and**
- Protect the amenity of existing residents.

What is 'Protecting Amenity'?

- Residential: being overlooked, loss of daylight/sunlight, and excessive noise or pollution.
- Visual: pleasant views and the overall character of a neighbourhood
- Private Space: gardens or balconies that allow for leisure activities

When evaluating potential harm, planners look at overbearing impacts, noise, disturbance, smell, traffic, and safety.

Open Countryside: Policy R5

The intrinsic character, beauty and tranquility of the open countryside of West Northamptonshire will be recognised.

To achieve this, only the following forms of development will be supported in the open countryside

- Development, including the re-use or conversion of existing buildings, essential to ensure the continuing function of a rural business that meets the requirements of Policy HO12 (Rural Worker's Accommodation); or
- The replacement of an existing building of the same general size, character, massing and bulk predominantly on the same footprint, for the same use, that respects the character of its rural surroundings; or

Open Countryside: Policy R5

- Agricultural development that respects the character of its rural surroundings both in relation to its physical location, scale and design and also the operational impacts that it would have on the area in which it is located and the communities of that area; or
- Individual isolated dwellings of exceptional design quality; or
- Development that results in the optimal viable use of a heritage asset; or
- The re-use of redundant or disused buildings of historic merit that lead to an enhancement to the immediate setting; or

Open Countryside: Policy R5

- A proposal for the reuse and adaptation of a building of traditional style or character
- Essential investment in infrastructure including utilities; or
- Development that accords with Policy EC3 (Rural Economy), or
- Overnight Lorry Parking that otherwise accords with policy; or
- Development that otherwise accords with the Rural Settlement Hierarchy; or
- A Rural Exception Site or Local Needs Site
- Development that accords with the requirements of Gypsies, Travellers, Travelling Showpeople.

Rural economy: Policy EC3(A)

Development proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land.

Rural economy: Policy EC3(B)

The following types of development are considered acceptable within the rural areas:

- The re-use of farm buildings in accordance with Policy R5
- Schemes for farm diversification involving small-scale business and commercial development
- Small-scale tourism proposals including visitor accommodation

Rural economy: Policy EC3(B)

- Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced
- The expansion of small-scale businesses in their existing locations depending on the nature of the activities involved, the character of the site and its accessibility
- The use of land for agriculture, forestry, fisheries and equestrian activity
- Small scale employment development to meet local needs.

Visitor Economy: Policy EC4(B)

Proposals which involve the loss of tourist facilities* will only be permitted where it can be demonstrated they are no longer economically viable following a robust marketing exercise for a continuous period of at least 12 months.

*including Staverton Park and Golf Club

Summary

- Staverton is a Secondary Village
- Secondary Village Status has been challenged
 - Effect of Bus Service on Score –
 - Effect of School on Score – new school at Malabar
- Neighbourhood Development Plan or Development Plan Document?
- Protection of rural areas
- Further consultation in September
- Submission by 31 December
- Adoption November 2027

Thank you for your attention in this matter

- Questions