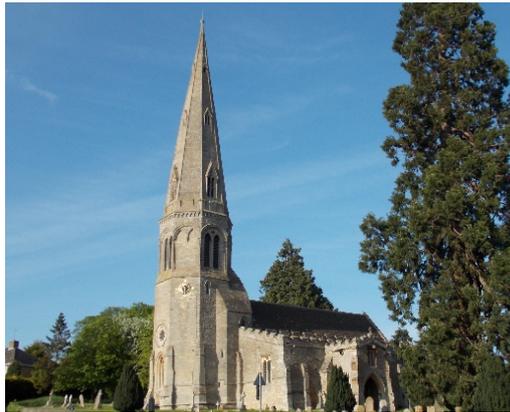




# **Stanwick Neighbourhood Development Plan 2016-2031**



Made by East Northamptonshire Council

17th July 2017



The Stanwick Neighbourhood Development Plan is dedicated to  
Councillor Amanda Michel 1960 – 2017

Prepared by Stanwick Neighbourhood Development Plan Steering Group  
Published by Stanwick Parish Council as the qualifying body entitled to submit a  
Neighbourhood Plan for its Parish

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## 1. Introduction

1.1 A Neighbourhood Plan enables residents to participate in and contribute towards improving the social, economic and cultural wellbeing of their local area.

1.2 It is a representation of the wishes and desires of the community from within an agreed neighbourhood area who have come together to help plan for future development.

1.3 It should allow everyone to get involved and put forward their views and opinions. This should include issues that the community do want as well as what they do not want.

1.4 Stanwick has benefitted from community planning in recent years. The Stanwick Parish Plan 2007 and Stanwick Parish Plan 2013-2018 are documents that have resulted from community consultation.

1.5 Following the adoption of the 2013-2018 Parish Plan, the Parish Council decided it was appropriate to make a Neighbourhood Plan application for Stanwick.

1.6 This version of the Neighbourhood Development Plan is the Made Version. The Plan was made by East Northamptonshire Council on 17th July 2017

1.7 The Pre-submission Version has been subject to consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, as amended, between 21<sup>st</sup> March 2016 and 2<sup>nd</sup> May 2016.

1.8 The Submission Version has been subject to consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, as amended, between 30<sup>th</sup> September 2016 and 14<sup>th</sup> November 2016.

1.9 The Submission Version has been examined by an independent examiner and the recommended modifications in his report dated 13<sup>th</sup> April 2017 have been incorporated in the Made Version.

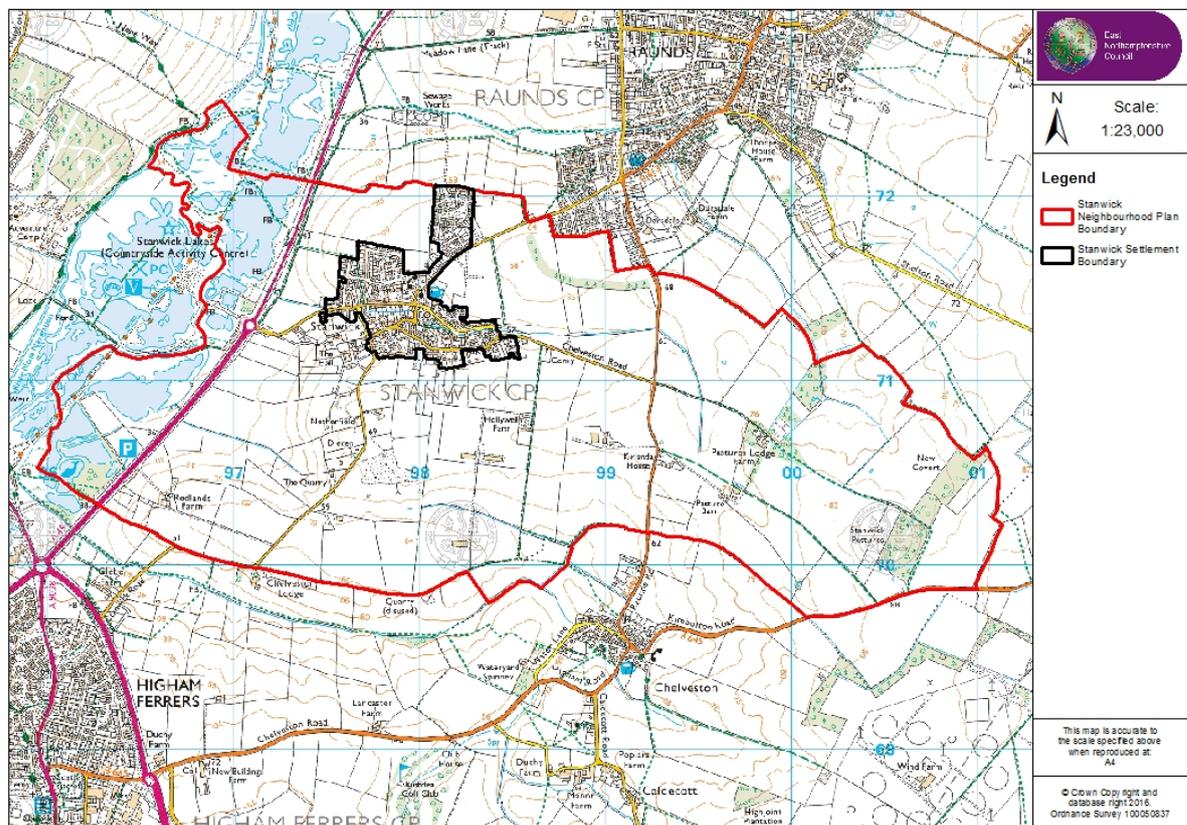
1.10 The Plan provides a vision for the future of our community and sets out policies to realise that vision.

1.11 The Plan policies must be consistent with higher level planning policy, as required by the Localism Act 2011.

1.12 The Stanwick Neighbourhood Development Plan has been developed through consultation with our community, extensive examination of relevant data and documents together with surveys and audits undertaken by the Steering Group.

## 2. Stanwick – The Neighbourhood Area

Map 1: Map showing the Neighbourhood Plan boundary (red) and the settlement boundary (black)



## Parish Situation

2.1 The Parish of Stanwick is situated on the eastern boundary of Northamptonshire and covers an area of 13.90 square km. The village overlooks the Nene Valley. It is 30.5 km from the county town of Northampton and is in close proximity to other towns including Kettering, Wellingborough, Rushden, Higham Ferrers, Irthlingborough and Raunds, all of which are within an 8.0 km radius.

2.2 The Parish is severed by the A45 trunk road. The A45 provides access to the A14 (11 km away) and the A6, as well as being a direct route into Northampton. However, the trunk road has rendered the recreational facility of Stanwick Lakes precarious to access for non-motorised visitors.



*Map 2*  
*Location map*

## Historic background

2.3 There is evidence of Roman and Saxon occupation. Today Stanwick is the largest village in the East Northamptonshire District. There has been a lot of new housing and in-migration since the early 1990s causing a 32% increase in the population between the 1991 and 2001 censuses. Unfortunately, the infrastructure has not been developed to keep pace with the increases in population and housing.

## Demography

2.4 The 2011 Census provides the most up to date demographic information. It states that the population in 2011 was 2183 with 17.5% being over 65 years of age and 5.6% being below 5 years old. Of the remaining residents, 65.6% were between 15 and 64 years of age.

2.5 The population has increased from 901 in the year 1901 to a figure of 1284 in 1971, an increase of 380 over 70 years.

2.6 In the 1990s Stanwick grew by 200 with the population increasing to approximately 1,481. This increase came without any supporting infrastructure and the village took a considerable period of time to integrate into a cohesive community.

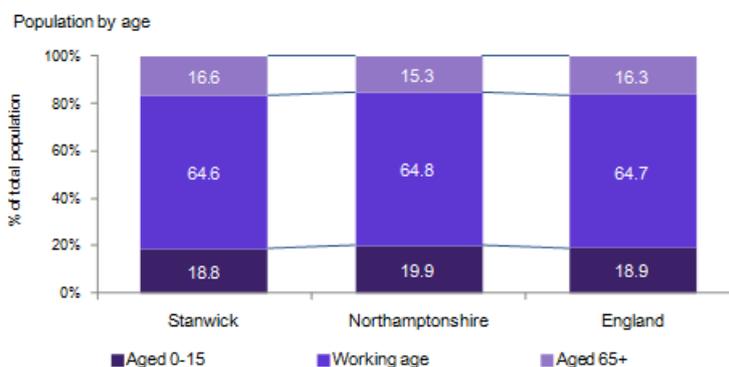
2.7 The current population level has settled out at approximately 2200 people following a significant surge of over 700 during the last 20 years.

How many people live locally? <b>1,940</b> 49.5% male; 50.5% female	How many households? <b>755</b>	Children under 16 <b>365</b> 18.8% (England average = 18.9%)	Working age adults <b>1,250</b> 64.8% (England average = 64.7%)	Older people over 65 <b>325</b> 16.6% (England average = 16.3%)
Lone parent families with children <b>35</b> 13.9% of all families with dependent children (England average = 24.5%)	Single pensioner households <b>70</b> 9.5% of households (England average = 12.4%)	People from Black or Minority ethnic groups <b>85</b> 4.2% (England average = 20.2%)	People born outside the UK <b>65</b> 3.7% (England average = 13.8%)	Dependency Ratio <b>0.55</b> England average = 0.55

Table 1

Demographic profile for Stanwick 2011

Source: Rural Community Profile Stanwick by OCSI.



Population estimates by 5 year age band

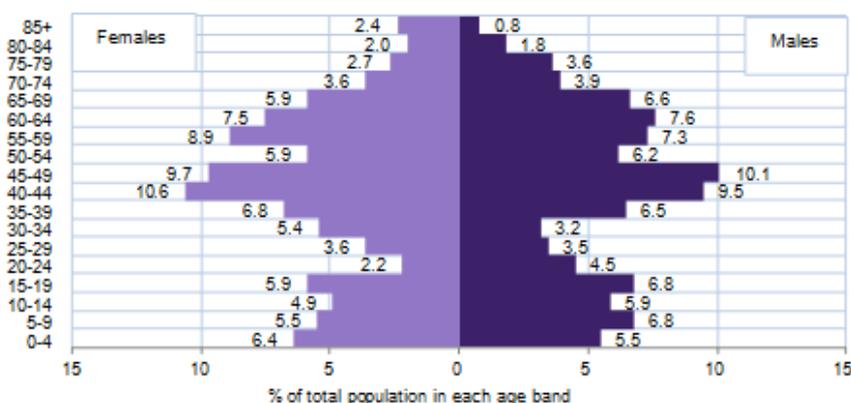


Table 2

*Breakdown of population by age at 2011*

*Source: Rural Community Profile Stanwick by OCSI.*

## Services and Facilities

2.8 There is a limited range of local services including the village hall, a post office/general store, a butcher, a hairdresser, the Duke of Wellington Public House, Stanwick Club, a Chinese takeaway, The Stanwick Hotel (that offers entertainment) and a Café/restaurant.

2.9 There is a playgroup and a children’s nursery. The primary school takes children up to the age of 11. Secondary education is not available within the village therefore requiring pupils to travel to nearby Manor School in Raunds or The Ferrers in Higham Ferrers for example. Some pupils travel further to Kettering or Bedford for secondary education. Residents have to travel to Raunds, Higham Ferrers or further afield for medical and dental needs.

2.10 St Laurence Church, c. 1225, is the oldest surviving building in the village and dominates the central area.

2.11 Private car ownership and usage is the main mode of transport with only 8.2% of households having no car and 43.1% having two cars. Households with two or more cars are higher than the national average for England.

2.12 Stanwick is served by the Stagecoach bus service X46/47 (Raunds to Northampton) which provides a half hourly service during the day, with limited services after 19.00 and no service on a Sunday. Bus user wanting to reach other destinations are expected to change services.

2.13 The nearest train station is Wellingborough which has regular services to London.

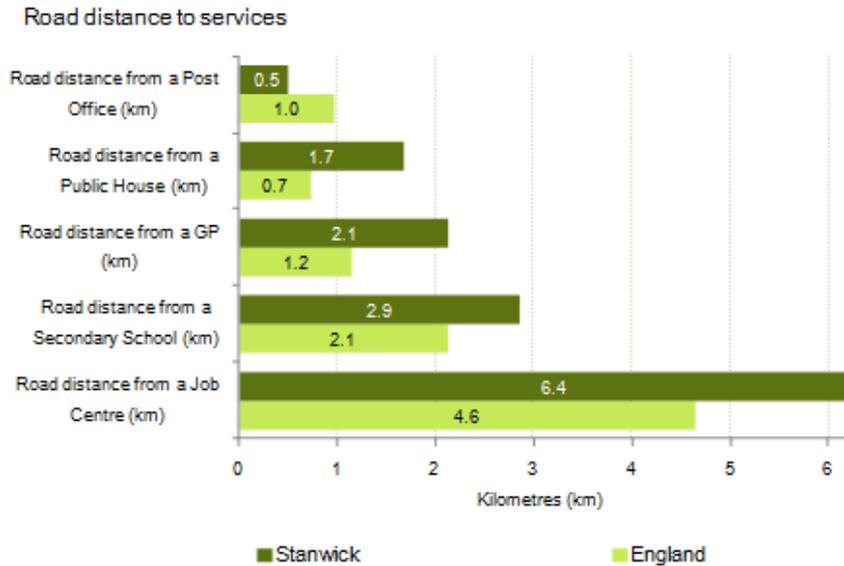


Table 3

Road distances to services

Source: Rural Community Profile Stanwick by OCSI.

Source: Commission for Rural Communities 2010

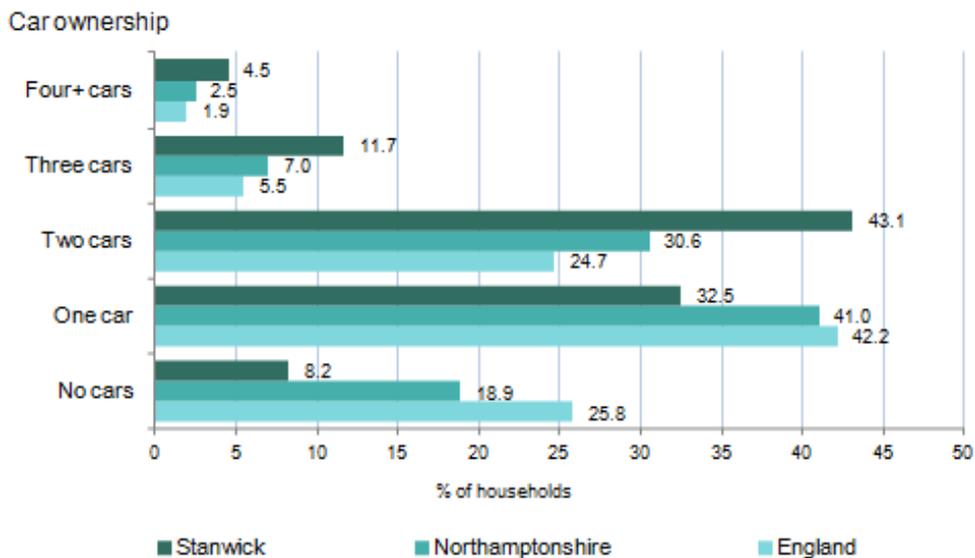


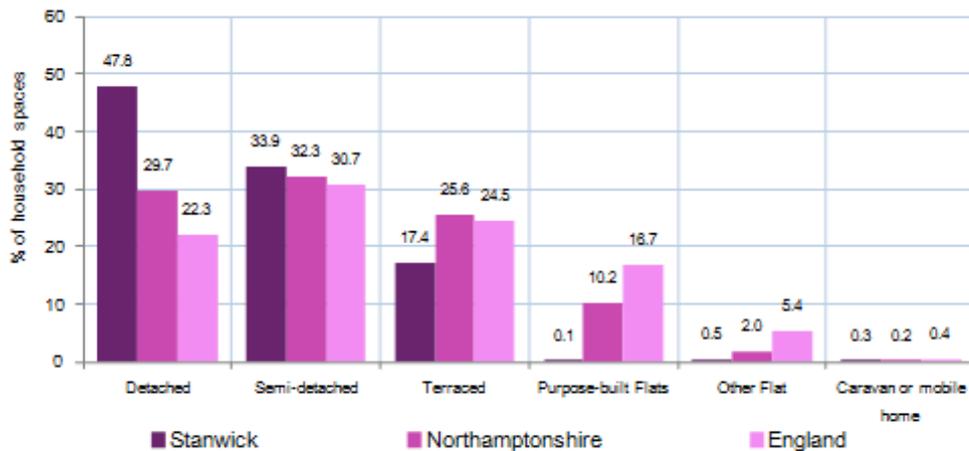
Table 4 Car ownership in Stanwick based on 2011 census  
Source: Rural Community Profile Stanwick by OCSI.

## Housing and Tenure Mix

2.14 Table 5 below shows Stanwick has a high percentage of detached and semi-detached houses that is higher than the national average.

Detached houses <b>372</b> 47.8% of dwellings (England average = 22.3%)	Semi-detached houses <b>264</b> 33.9% of dwellings (England average = 30.7%)	Terraced houses <b>135</b> 17.4% of dwellings (England average = 24.5%)
Flats (purpose built) <b>01</b> 0.1% of dwellings (England average = 16.7%)	Flats (other) <b>04</b> 0.5% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation <b>02</b> 0.3% of dwellings (England average = 0.4%)

Dwelling type breakdowns



*Table 5 Housing mix as at the 2011 Census  
Source: Rural Community Profile Stanwick by OCSI.*

2.15 Table 6 shows the housing tenure is weighted in favour of owner occupier however nearly a third of households are rented.

Housing that is owner occupied <b>605</b> 80.2% of households (England average = 64.1%)	Housing that is social rented <b>92</b> 12.2% of households (England average = 17.7%)	Housing that is private rented <b>46</b> 6.1% of households (England average = 15.4%)	Other rented accommodation <b>11</b> 1.5% of households (England average = 2.8%)
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Housing tenure breakdowns

*Table 6 housing tenure breakdown as at 2011 Census  
Source: Rural Community Profile Stanwick by OCSI*

2.16 Stanwick has a shortage of smaller dwellings, particularly smaller houses and bungalows to cater for emerging smaller households and 'downsizers'. Options for older people are very limited (Stanwick Housing Needs and Mix Requirements Assessment [March 2016] by East Northamptonshire Council)

### Recreation and open space

2.17 Recreation and amenity space is lacking for a village of this size. The recreation ground is 0.4 hectares and includes a small children's play area and is home to Stanwick Bowls Club. Stanwick Rovers Football Club has a changing room on site and uses the pitch regularly through the winter. The village hall (that opened in 2011) provides reasonable amounts of indoor recreational space and facilities, and is frequently booked.

2.18 In 2009, the Parish Council purchased a 4.05 square km site adjacent to Raunds Road, now known as "Parish Fields", upon which a 2.4 hectares pocket park is being created by a volunteer group. The pocket park includes a wild flower meadow, wildlife ponds and a barbeque area. In 2015, an allotment and community garden facility was created at Parish Fields with Big Lottery funding.

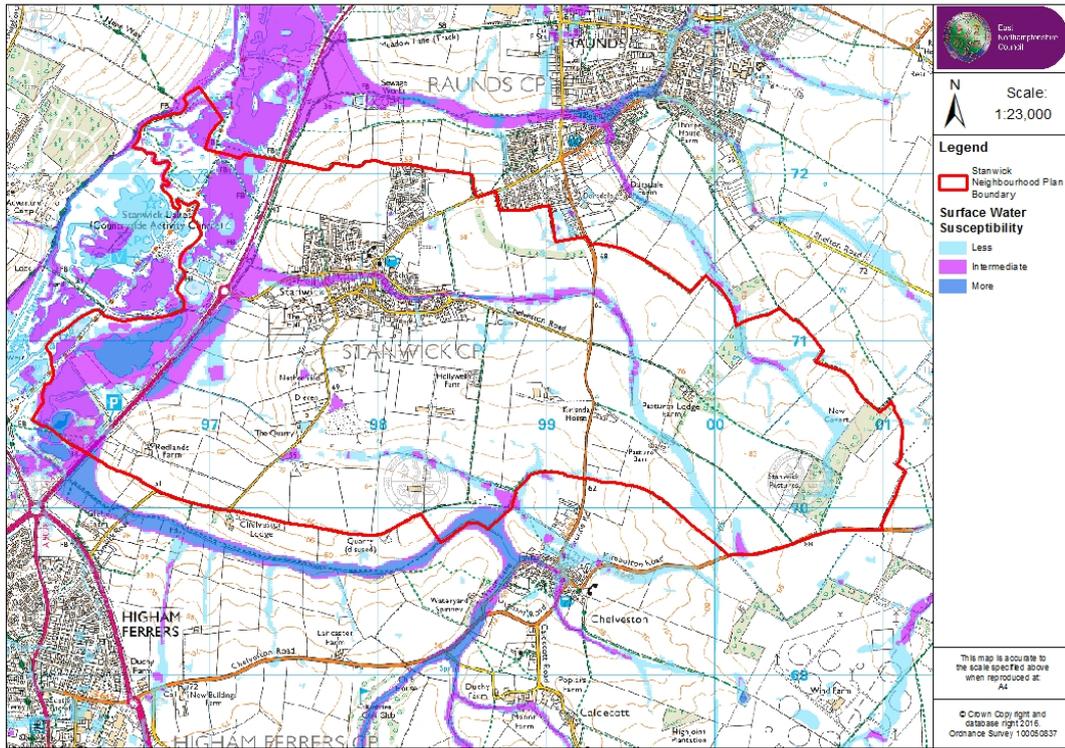
2.19 'Stanwick Lakes' is on the edge of the parish. It is a wildlife and recreational facility that has been developed on a closed quarry site and was officially opened in January 2006. The Lakes are an amazing site which attracts visitors from all over the area and are a valuable asset to the community. It is managed by Rockingham Forest Trust.

### Flood risk

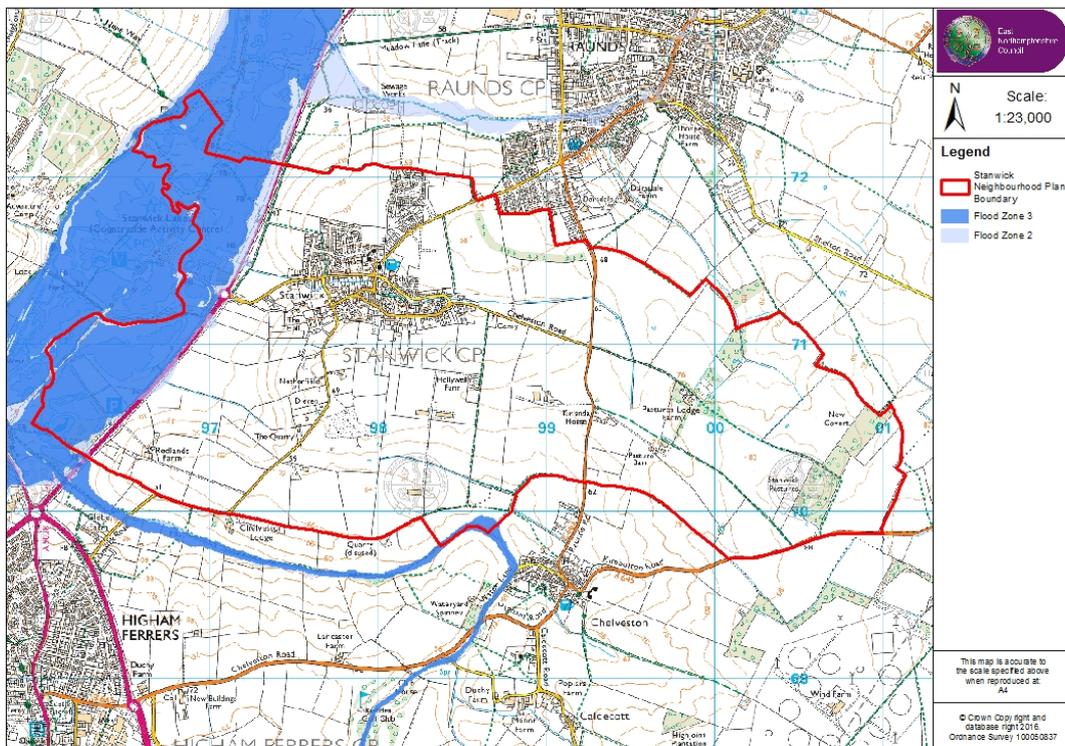
2.20 Stanwick has been identified as a 'very high priority ward for surface water flooding' and is ranked thirteenth in the county as 'highly sensitive to climate change impacts on surface water flood risk' (Northamptonshire Local Flood Risk Management Strategy, October 2013)

2.21 Flood zone 2 flood risk is defined as land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.

2.22 Flood zone 3 flood risk is defined as land having a 1 in 100 or greater annual probability of river flooding



Map 3 Surface water flooding susceptibility



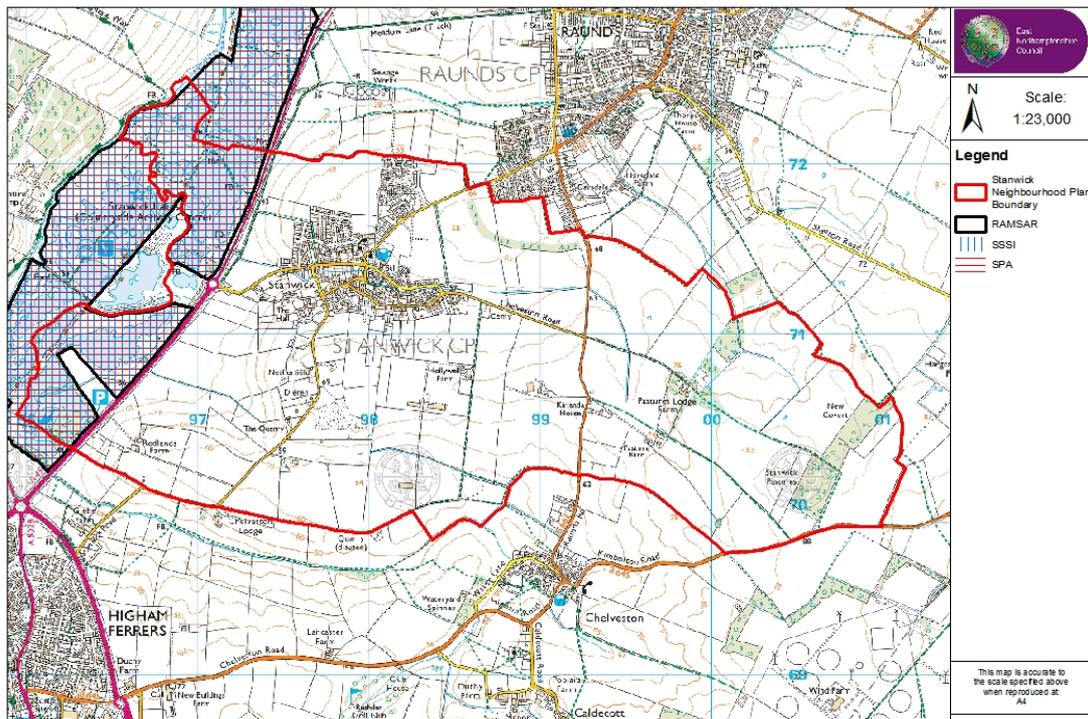
Map 4 Flood zones 2 and 3

## Local Environment

2.23 Within the parish boundary of Stanwick and within the Neighbourhood Plan boundary are ecologically significant sites.

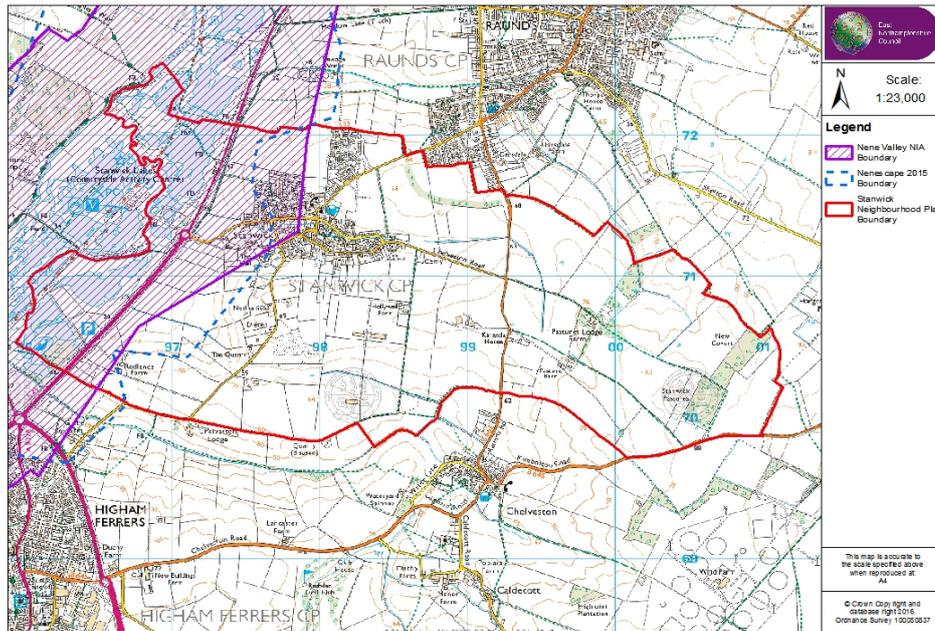
2.24 These include Priority Habitats (as defined by the Northants-county Biodiversity Action Plan [BAP] resource) located in and around the Stanwick area (based upon the current existing Local Wildlife Site, LWS, Local Geological Site, LGS, Site of Special Scientific Interest, SSSI, Special Protection Area, SPA, and wetlands of international importance, RAMSAR designations).

2.25 As shown on the map below, a large section in the west of the neighbourhood plan area is a SPA, SSSI and RAMSAR site.



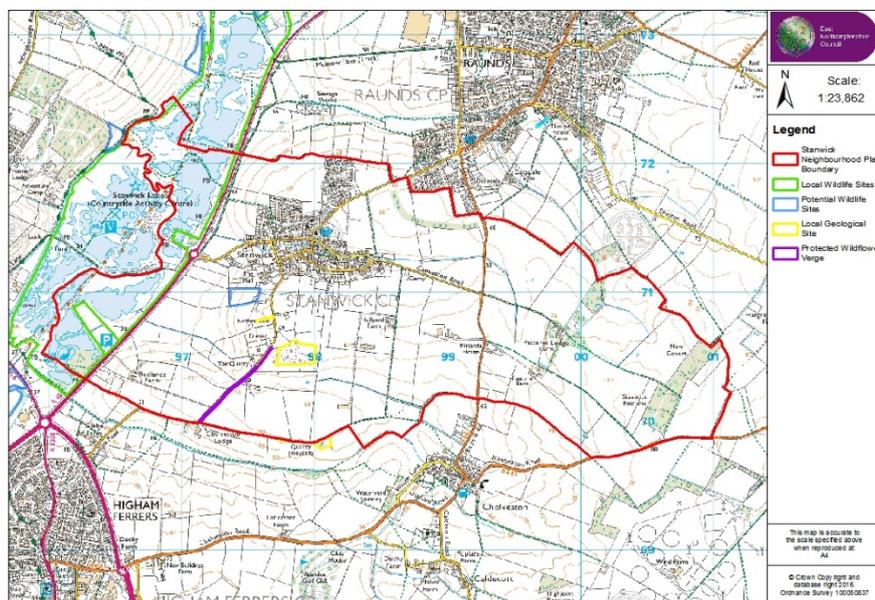
Map 5 showing RAMSAR, SSSI & SPA land designations

2.26 As shown on the map below, (Map 6) the area of the Nene Valley Nature Improvement Area (NIA) and the Nenescape 2015 boundary, extend into the parish and are within Neighbourhood Plan boundary.



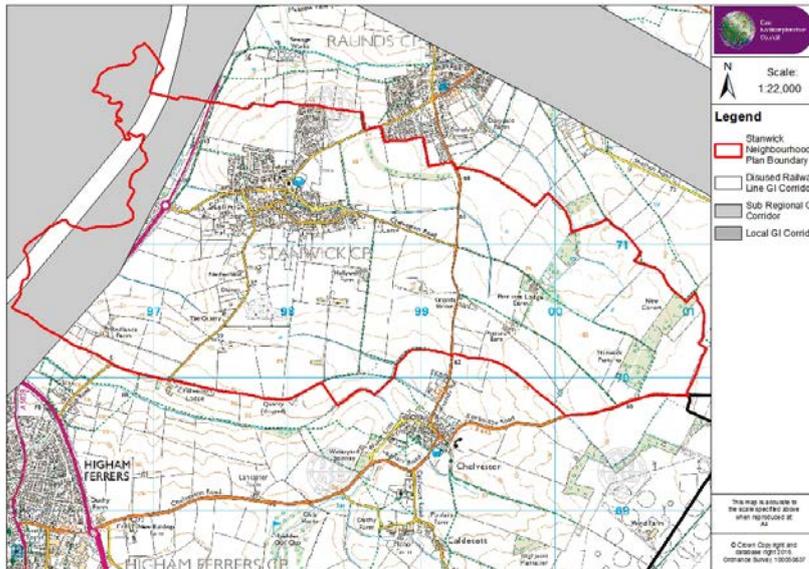
*Map 6 map showing the area of the Nene Valley Nature Improvement Area (NIA) and the Nenescape 2015 boundary*

2.27 Stanwick has a number of local wildlife sites, potential wildlife sites, local geological site and protected wildflower verge as shown on Map 7 below:



*Map 7 showing local wildlife sites, potential wildlife sites, local geological site and protected wildflower verge.*

2.28 The Neighbourhood Development Plan red-line site area is located at a very significant and important strategic position - since it has part of the main branch of a sub-regional Green Infrastructure (GI) Corridor branching along the western boundary of the plan as shown in Map 8 below



Map 8 showing the sub-regional Green Infrastructure (GI) Corridor branching along the western boundary of the plan

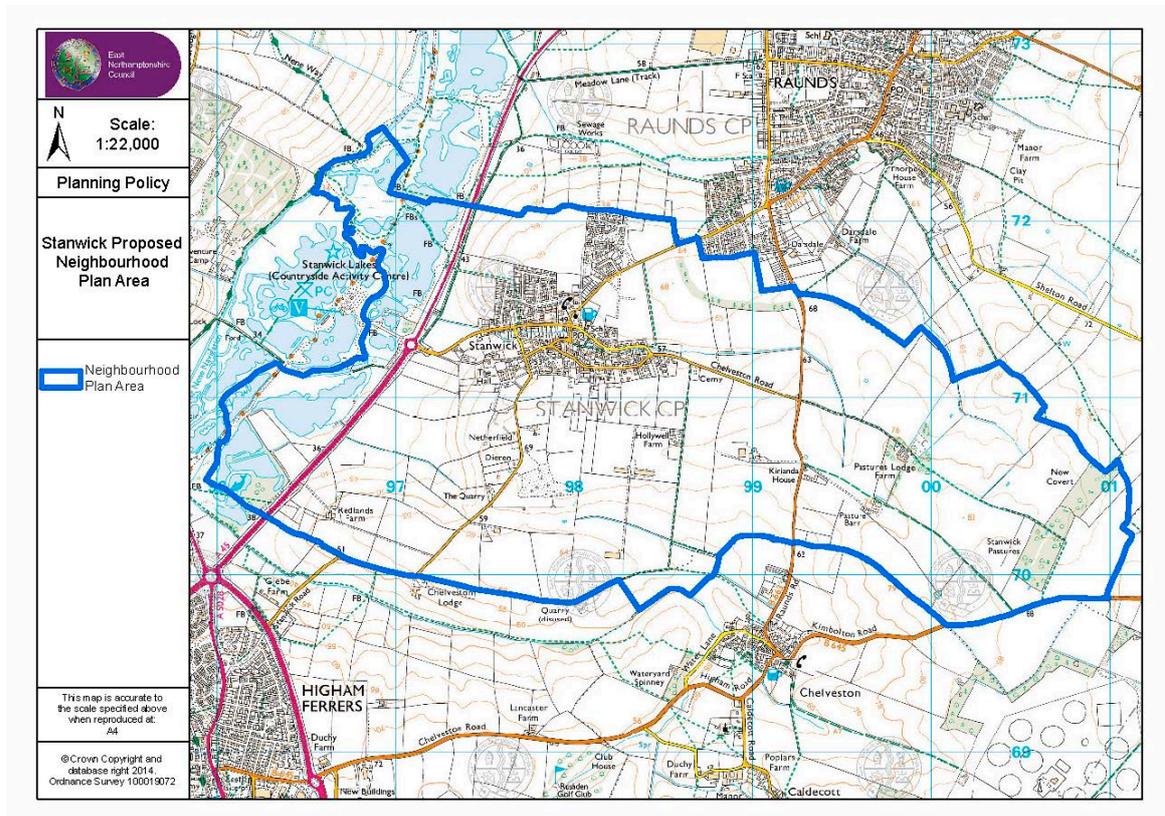
2.29 Sub Regional GI Corridors that have been identified by Northamptonshire GI are intended to become fully multifunctional zones and this should be a key consideration for any development plans in Stanwick.



Open space that surrounds Stanwick on the west side

### 3. Stanwick Neighbourhood Development Plan Boundary

3.1 The whole parish of Stanwick (Map 9) has been formally designated as a Neighbourhood Development Plan Area through an application made on 23<sup>rd</sup> May 2014 under Neighbourhood Development Plan Regulations 2012 part 2 s56 and approved by East Northamptonshire Council on 10<sup>th</sup> December 2014



Map 9 Stanwick Neighbourhood Plan boundary (shown in blue)

### 4. Neighbourhood Development Plan - How it fits in the planning framework

4.1 This Neighbourhood Development Plan follows the strategic policies of the North Northamptonshire Joint Core Spatial Strategy, Local Plan Part 1 2011-2031 adopted July 2016.

4.2 The new Joint Core Spatial Strategy has replaced previous strategic policies from the 2008 Core Spatial Strategy and the 1996 District Local Plan.

## 5. Neighbourhood Development Plan - How it was developed

5.1 Under measures proposed in the Localism Act 2011, Government wants communities to come together to give voice to local residents so that their concerns and issues are raised and recognised. These are best presented in a Neighbourhood Development Plan and, where appropriate, result in the production of a Neighbourhood Development Plan which, if it meets certain criteria, will set bespoke local policies for managing development in the area.

5.2 A Neighbourhood Development Plan is a planning document aimed at guiding future development in the area. It is about the development of land and associated social, economic and environmental issues.

5.3 A Neighbourhood Development Plan cannot deal with non-planning issues.

5.4 A Neighbourhood Development Plan should also try to identify and define the initial requirements for the neighbourhood as a whole, and in this case, the whole parish of Stanwick, not just the village.

5.5 The Localism Act sets out how communities will be able to get more involved in planning, it is about “building neighbourhoods – not stopping growth”. For example, promoting sustainable development in accordance with the national Planning Policy Framework (NPPF)

5.6 A Neighbourhood Development Plan is about shaping the details of where future developments might take place. If Local Government allocated housing in a certain area for example, there exists the opportunity to make known concerns and issues, within pre-determined areas.

5.7 Communities need to consider equally what they DO want as well as what they DON'T want.

5.8 Late in 2011, the need to consider the development of a Neighbourhood Development Plan came about and members of the public were invited to come together to discuss the best way forward. This was to be considered under guidelines of “Action for Communities in Rural England” (ACRE).

5.9 In February 2012, a group agreed that the need for a Neighbourhood Development Plan would have to start with the need to gauge the latest thoughts of Stanwick Parish in its entirety before such a Plan could be considered. This follows best practice principles that in first considering a Parish or Community Plan that covers almost all the issues for our residents, a decision could then be made as to whether a Neighbourhood Development Plan is required.

5.10 Neighbourhood Development Plans are only required where there are planning type issues that require resolution (such as where new housing development might best be placed). It can be used to help manage development in a manner to help preserve the character of an area.

5.11 It was at this stage that it was agreed that the Parish Plan of 2007 was in need of an update. It was further agreed that a questionnaire should be produced and sent out to all households in the Parish in order to gather more current information so as to be able to produce an updated Parish Plan. The Stanwick Parish Plan 2013-2018 was adopted by Stanwick Parish Council in May 2013.

5.12 The Parish Council then decided to undertake a Neighbourhood Development Plan, utilising opportunities presented by the Localism Act 2011 and the National Planning Policy Framework to enable Stanwick to develop in a sustainable manner for the benefit of everyone who lives there.



Stanwick roof tops seen from St Laurence Church

## 6. Neighbourhood Development Plan - Vision & Aims

6.1 The Vision, Aims and Objectives were set in September 2014 to guide the actions of the Steering Group.

6.2 It is the aim of the Neighbourhood Development Plan to guide development in Stanwick to 2031 in conjunction with the Joint Core Spatial Strategy produced by North Northamptonshire Joint Planning Unit (NNJPU).

The aim is for Stanwick to have small, sustainable timely developments that meet the needs of residents and that do not distort the shape and essence of the village; to evolve and expand whilst retaining its unique and distinctive character.

The vision is for Stanwick to be a forward thinking, vibrant village, which is clean and healthy with a strong sense of community to provide an outstanding quality of life for current and future generations where the views of the community are respected and reflected.

6.3 The Parish Plan 2013-2018 demonstrates that residents value the character of the village e.g. St Laurence Church, The Duke of Wellington Public House; and its links with ages past e.g. Roman and Saxon settlements and this should be retained and maintained during the Neighbourhood Development Plan period.

6.4 Stanwick has some facilities and the aim is to maintain and develop those facilities for the benefit of the community.

## 7. Neighbourhood Development Plan - Steering Group Objectives

7.1 The Vision and Aims were to be achieved through the following objectives:

### Steering Group Objectives

1. To investigate whether there is a housing need and, where a housing shortage is identified, ensure development is suitable for village needs.
2. To examine issues of land use and identify sites for specific purposes.
3. To examine environmental issues; to protect greenspace, the landscape and promote nature conservation within the village and wider parish.
4. To examine how the built heritage, especially the stone walls, can be best retained.
5. To sustain and improve excellent local recreational and leisure facilities for existing and new residents.
6. To examine the economic opportunities within Stanwick and to strengthen and support appropriate local economic activity.
7. Involve local people on an ongoing basis in the process of plan making, monitoring and delivery of development.



Informal consultation event November 2015

## 8. Key issues

8.1 The Stanwick Neighbourhood Development Plan must take account of national planning policy. This is, primarily, contained in the National Planning Policy Framework.

8.2 This means that our Neighbourhood Development Plan must plan positively to promote local development and must support the strategic development needs. Therefore, our Plan has been prepared to be in 'general conformity' with existing policies and 'take account of' emerging planning policies.

8.3 In the case of Stanwick, East Northamptonshire Council's strategic planning policy is contained in the new North Northamptonshire Joint Core Strategy 2011-2031 adopted July 2016.

8.4 East Northamptonshire Council has recently embarked upon the preparation of a new Part 2 Local Plan (site specific policies). Preparation of this Neighbourhood Development Plan is far in advance of Part 2 Local Plan, and it is expected that the latter should complement the Stanwick Neighbourhood Development Plan.

## 9. Locally identified issues

9.1 Guided by the objectives agreed at the outset of this Neighbourhood Development Plan process, the Steering Group has undertaken research and evidence gathering in a variety of ways including reports, surveys and public consultation as well as examining information and data available from other sources.

9.2 Having evaluated the research the Steering Group has been able to define a clear set of objectives for the Stanwick Neighbourhood Development Plan to guide development until 2031.

9.3 The intention of this Plan is to provide a framework for sustainable development for the Parish for the period to 2031.

## **Objectives of Stanwick Neighbourhood Development Plan**

### **Objective 1**

To ensure Stanwick develops in a sustainable manner, where any new housing is in response to a proven housing shortage and that the housing is provided in a range of tenures, types and sizes so that local people of all ages can continue to live here.

### **Objective 2**

To ensure that any new housing is of high quality design that respects Stanwick's local distinctiveness and enhances the historic character and setting of the parish.

### **Objective 3**

To seek solutions to the parking congestion issues and to reduce traffic volume and speed.

### **Objective 4**

To create a safer more accessible environment for pedestrians, cyclists and other road users

### **Objective 5**

To preserve and promote green areas within the village and wider parish to retain Stanwick's rural identity.

### **Objective 6**

To ensure Stanwick has the appropriate open space provisions, community and recreational facilities to support members of the community of all ages.

### **Objective 7**

To ensure the preservation and enhancement of locally listed heritage assets.

### **Objective 8**

To ensure that infrastructure and services meets the needs of current and future residents.

## 10. Stanwick Neighbourhood Development Plan – policies & proposals

10.1 This section of the Stanwick Neighbourhood Development Plan sets out the policies and proposals that will be used to determine planning applications in order to achieve our aims and objectives. The policies should be considered together and as a whole when applicants or developers are formulating proposals and judging whether these will be acceptable.

10.2 The Plan policies have been divided in to five separate themes based on the issues identified by the community during consultation exercises. Each theme has been linked to the relevant objectives for the Plan.

10.3 For ease of reference, the policy themes have been colour coded:

- Housing
- Housing Design
- Transport
- Open Space
- Heritage

10.4 Each policy is accompanied by supporting text providing the rationale for the policies

10.5 All policies have been framed within the context of the National Planning Policy Framework and the Joint Core Strategy.

## HOUSING POLICIES

### Objective 1:

*To ensure Stanwick develops in a sustainable manner, where any new housing is in response to a proven housing shortage and that the housing is provided in a range of tenures, types and sizes so that local people of all ages can continue to live here.*

10.6 The future of housing development has been a key concern for the residents of Stanwick. This has been shown in the Stanwick Parish Plan 2007 and the Stanwick Parish Plan 2013 -2018, an outcome of which is the objective:-

“To ensure that any new housing is of high quality design that respects Stanwick’s local distinctiveness and enhances the historic character and setting of the parish”.

10.7 The adopted Local Plan for East Northamptonshire categorises Stanwick as a rural area and as such is subject to the rural housing policies detailed in the Local Plan. The principal strategic Local Plan policies which set the framework for this Neighbourhood Development Plan are set out in the North Northamptonshire Joint Core Strategy (JCS) 2011-2031; Part 1 of the Local Plan. In the case of Stanwick, the Local Plan sets out an overall spatial development strategy, whereby: “Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need” (JCS Policy 11(2)(a)).

10.8 It has not been identified through the Neighbourhood Development Plan process that Stanwick has a demonstrable housing shortfall. When applying the Local Plan Development Strategy for Stanwick, the Local Plan specifies that if a locally arising housing need has been identified, where possible this should “be met more sustainably at a nearby larger settlement” (JCS Table 1). This strategy for urban centred housing growth, directing development towards the nearby urban areas of Raunds, Higham Ferrers or Rushden, means that Stanwick does not require a housing growth target.

10.9 However, where a development site becomes available within the village confines (a windfall-site) it will be considered favourably where the plan policy requirements and objectives are met.

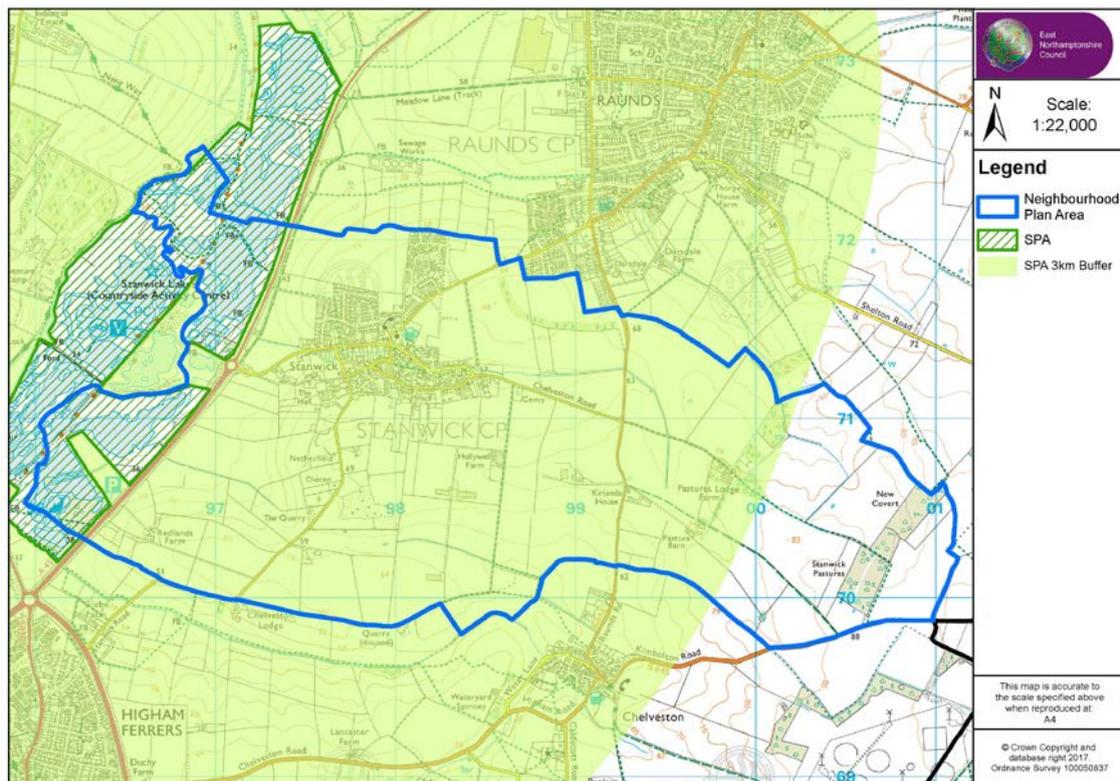
10.10 In addition, where there is a demonstrable need for affordable housing to meet local needs, proposals will be considered. In accordance with the Local Plan spatial development strategy (JCS Policy 11), no sites have been suggested as part of the Neighbourhood Development Plan process.

10.11 Any development should mitigate against existing flooding problems and any potential future flooding, instead of intensifying the problem due to further poorly planned development. Any development holds the possibility of worsening flood risk in the surrounding areas as more water could run over hard surfaces.

10.12 Any development should minimise the impact of light pollution, ensuring the right type of lighting is used only where and when it is needed, ensuring that areas of dark skies are protected and that light does not have an adverse impact of quality of life of residents and wildlife.

10.13 Any development within 3km of the Upper Nene Valley Gravel Pits SPA/Ramsar site may have an adverse impact on the SPA/Ramsar site. This area is shown in Map 10.

*Map 10 showing the 3KM buffer zone within the Plan area*



## Community Consultation Feedback

10.14 Questions 6 to 9 of the public consultation feedback focused on the Housing Policies. The Housing Policies received an overall satisfaction rating of 90%.

Within the commentary accompanying the responses certain key themes can be drawn out

- The infrastructure and services that Stanwick residents rely on are already stretched to breaking point and the community questions how they would cope with large scale development
- Smaller dwellings for down sizers and first time buyers are needed.

### **Housing policies:**

#### **HSG1: Meeting local housing needs**

To be supported, proposals for new housing development must demonstrate that they meet locally arising housing needs that cannot be met more sustainably at a nearby larger settlement, and will reduce any deficit of house types identified in the most up to date demonstration of local housing mix need.

#### **HSG2: Infill housing development**

Proposals for infill housing development within the built-up area of Stanwick village will be supported where they would not materially adversely affect the character of the settlement, or residential or visual amenity, and where it is demonstrated they will not result in on-street car parking or increased risk of flooding.

#### **HSG3: Mitigation of adverse impacts on the SPA/Ramsar**

New housing development within the Upper Nene Valley Gravel Pits SPA/Ramsar site 3 km buffer zone will be required to make financial contributions to mitigate the adverse impacts of developments upon the SPA/Ramsar site in accordance with the addendum to the SPA Supplementary Planning Document: Mitigation Strategy.

### **Conformity statement:**

NPPF 16, 50, 54, 58

JCS 11, 13, 28, 29, 30

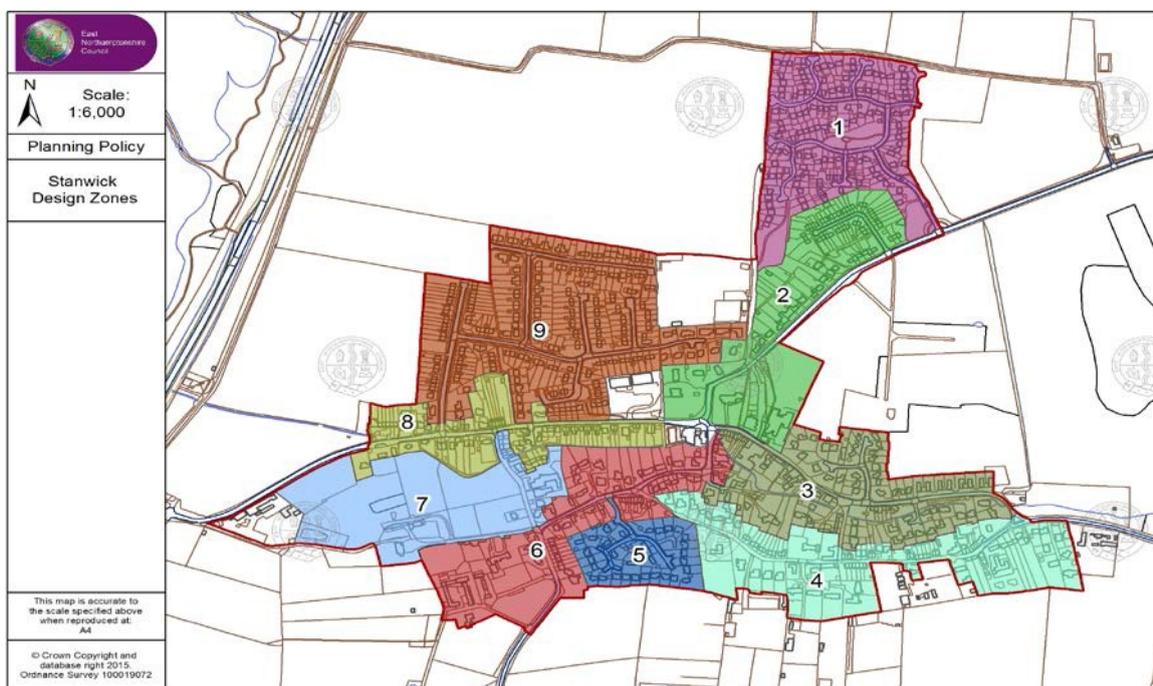
# HOUSING DESIGN POLICIES

## Objective 2:

*To ensure that any new housing is of high quality design that respects Stanwick's local distinctiveness and enhances the historic character and setting of the parish.*

10.15 The Assessment of Housing Character and Design Audit (July 2015) clearly demonstrates that there are a variety of housing styles within Stanwick and that there are numerous incidents of inappropriate design where developments have taken place in the past without any consideration for their surroundings.

Map 11 showing housing character areas of Stanwick



**Area 1**  
Mallows Grange

**Area 2**  
Raunds Road  
Cumberland Avenue

**Area 3**  
Church Street  
The Avenue  
Newbridge Lane  
The Hollow  
Woodlands  
Chapel Lane  
Hillstone Court  
Manor Gardens  
Courtwood

**Area 4**  
Grange Road  
East Street  
Marks Close  
Orchard Close

**Area 5**  
Hill House Gardens

**Area 6**  
High Street  
Higham Road

**Area 7**  
Villa Lane  
Stanwick Hall

**Area 8**  
Spencer Parade  
West Street  
Samuels Close

**Area 9**  
Dolben Avenue  
Mansfield Street  
Alfred Street  
Needham Road  
Rectory Close  
St Laurence Close  
John Eagle Close  
Parklands  
Green Lane

10.16 To ensure development is suitable for location it is expected that in applying for planning permission developers will demonstrate in their supporting statements (Design and Access Statement) how their proposed development reinforces Stanwick character. To achieve this, accompanying documents and drawings should provide sufficient details for the proposals to be properly understood.

### Community Consultation Feedback

10.17 Questions 10 to 12 of the public consultation feedback focused on the Housing Design Policies. The Housing Design Policies received an overall satisfaction rating of 95%.

Within the commentary accompanying the responses certain key themes can be drawn out

- The community welcomes the intention of the policies
- The community recognises that historically the design of dwellings has not been in keeping with Stanwick as a rural village.
- Stanwick needs homes that those on lower incomes can afford.

## Housing Design Policies:

HDN1: Design Principles for New Housing

To be supported a development proposal must, through design and materials:

- a. Relate well to its site and its surroundings
- b. Make a positive contribution towards the distinctive character of the village as a whole
- c. Contribute to local character by creating a sense of place appropriate to its location
- d. Be appropriate to the historic context
- e. Maintain visual connections with the countryside

### Conformity statement

NPPF 6, 7, 58

JCS 2, 3, 8

## TRANSPORT POLICIES

### Objective 3

*To seek solutions to the parking congestion issues and to reduce traffic volume and speed.*

### Objective 4

*To create a safer more accessible environment for pedestrians, cyclists and other road users*

10.18 Stanwick Parish Plan 2013-2018 and the Transport Audit (2016) provide clear evidence of public concern and verifiable data about the volume and speed of traffic in Stanwick, and parking congestion issues.

10.19 Within the village centre parking provision is constrained by the built environment. Narrow roads and on-street parking frequently lead to congestion.

10.20 It is recognised that housing developments in nearby towns such as Raunds could exacerbate problems in Stanwick due to traffic using Stanwick as a shorter route to and from the A45.

10.21 Stanwick benefits from the X46/X47 bus services operated by Stagecoach. However, there is limited evening service and the service does not operate on a Sunday

### Transport policies

#### **TRA1: Pedestrian Movements from New Housing**

All new housing developments must, provide safe pedestrian access to link up with existing or proposed footways, ensuring that residents can walk safely to bus stops, schools and other village facilities unless it is demonstrated this is not appropriate and practical, or not viable.

### Conformity statement

NPPF 29-41

JCS 15

## OPEN SPACE POLICIES

### Objective 5

*To preserve and promote green areas within the village and wider parish to retain Stanwick's rural identity.*

### Objective 6

*To ensure Stanwick has the appropriate open space provisions, community and recreational facilities to support members of the community of all ages.*

10.22 The character of villages depends not only on buildings, but also on the open spaces and their relationship to buildings and features. The particular character of a settlement may be determined largely by the arrangement of buildings around these open areas and the views they give of the surrounding countryside.

10.23 Retaining the rural identity and greenspaces in and around Stanwick has been seen as important to residents. Within the outcomes of the Stanwick Parish Plan 2013-2018 is the objective of:-

“To preserve and promote the local environment; to promote green areas within the village and the wider parish”

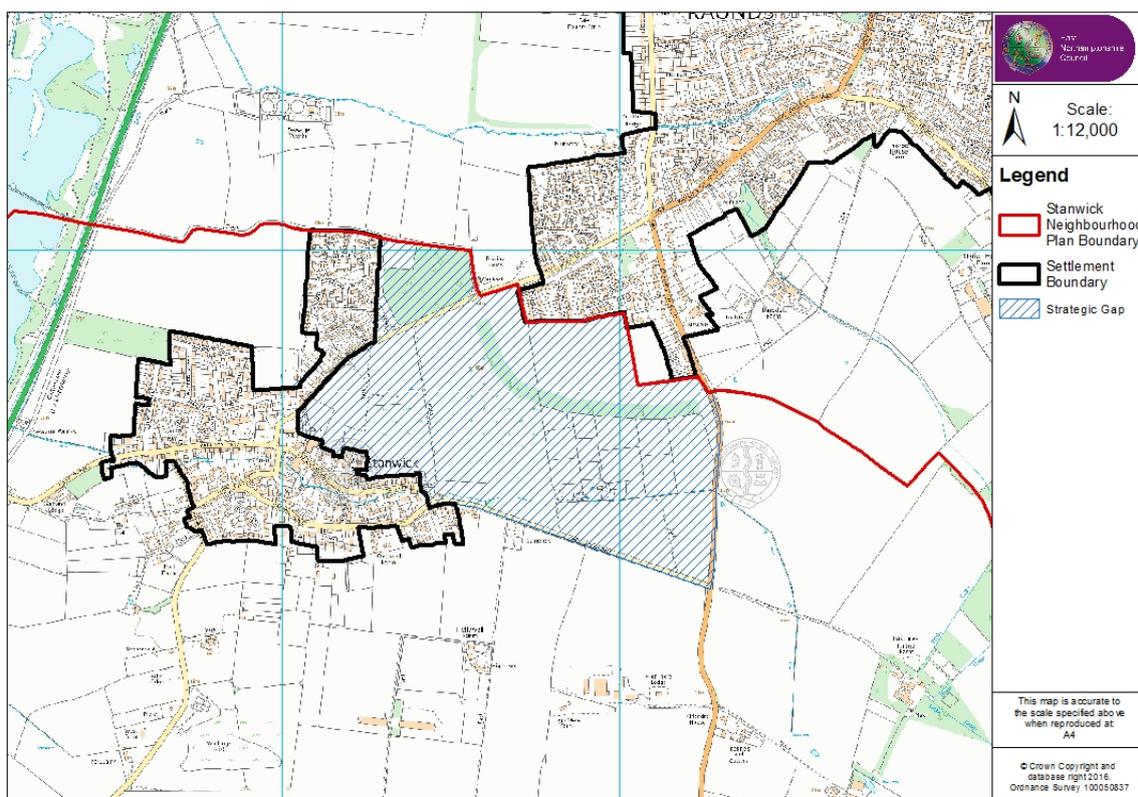
10.24 The Plan designates a strategic gap between the Mallows Grange housing estate and parish boundary with Raunds. This is an important open space as it preserves the setting of the village from the Raunds direction and prevents the possibility of coalescence between Stanwick and Raunds. (Map 11 below).

10.25 In addition, the plan recognises the importance of retaining a strategic gap with the neighbouring settlements of Chelveston and Higham Ferrers.

10.26 The Audit of Open Spaces 2015 reports that there is scope to improve the access to open space through a safe pedestrian access to Stanwick Lakes. In addition, there may be scope to formalise footpaths that have been created by use and custom.

10.27 When comparing the amount of open space present to the standards outlined in the East Northamptonshire Council Open Space Supplementary Planning Policy Document it is apparent that there are a number of local inadequacies in provision.

Map 12 showing the strategic gap between Stanwick and Raunds



### Community Consultation Feedback:

10.28 Questions 19 to 25 of the public consultation feedback focussed on the Open Space Policies. All seven questions in this category recorded over an 85% satisfaction rate from respondents, demonstrating that their satisfaction with the policies.

Within the commentary accompanying the responses certain key themes can be drawn out

- A safe pedestrian access to Stanwick Lakes at the junction of West Street and the Nene Way (A45) is urgently needed
- Stanwick should remain distinct from Raunds with a land buffer, although there is scope to improve the quality of some sections of the land buffer that exists at present.
- It is important to maintain a good environment for wildlife and to ensure trees are replaced where they are removed.
- The community feels the open, green spaces of Stanwick, within and surrounding village are important
- There could be scope to improve/increase recreational facilities for certain uses.

## **Open Space Policies:**

### **OSP1: Avoidance of Coalescence of Stanwick and Raunds**

Development proposals that, as viewed from publically accessible locations, will visually significantly diminish the openness of the strategic gap between Stanwick and Raunds (defined on Map 11), will not be supported unless they relate to essential utility infrastructure that cannot be located elsewhere.

### **OSP2: Loss of Open Space, Sport and Recreation Facilities**

Development proposals will not be supported where they result in loss of existing open space, sport or recreation facilities unless it can be demonstrated the open space or facilities are no longer required, or are being replaced with no loss of amenity or convenience.

### **OSP3: Provision of Open Space, Sport and Recreation Facilities in New Housing Developments**

To be supported proposals for new housing developments must include new open spaces, sport and recreation facilities to the extent that viability considerations permit. The alternative to on-site provision, of improvement and enhancement of off-site facilities, will be supported where it is demonstrated this will result in more effective provision.

### **OSP4: Protection of Established and Important Trees**

Development proposals will not be supported where they will result in present or future harm to, or loss of, any distinctive, or aged or veteran tree, or a tree with demonstrably significant amenity value unless:

- it can be demonstrated the loss or harm cannot be avoided and that adequate compensatory planting will occur; and
- it can be demonstrated the need for, and benefits of the development in that location clearly outweigh the harm or loss.

Conformity Statement

NNPF 73,

JCS 7

## HERITAGE POLICIES

### Objective 7

*To ensure the preservation and enhancement of locally listed heritage assets.*

10.29 Stanwick's history can be traced back to the Domesday Book. The Heritage Audit (2015) details heritage assets and heritage views.

10.30 The Parish List of locally important buildings/ heritage assets supplements the National Heritage List for England and any other non-designated heritage assets regarded by East Northamptonshire Council as being of local significance.

10.31 The built heritage is a distinctive characteristic that adds to Stanwick's uniqueness and should look to be preserved through the upkeep and maintenance of all historic assets, especially those shown in the Parish List.

10.32 The setting of a heritage structure, site or area includes the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and formed the space as well as the current and dynamic cultural, social and economic context

### Community Consultation Feedback:

10.33 Questions 26 to 30 of the public consultation feedback focused on the Heritage Policies. This category recorded over a 96% satisfaction rate from respondents, demonstrating that their satisfaction with the policies.

Within the commentary accompanying the responses certain key themes can be drawn out

- The heritage assets are an important part of Stanwick's rural and village identity.

## **Heritage policies:**

### **HTG1: Non-designated Heritage assets**

Development proposals must identify any harm to, or loss of, any non-designated heritage asset so that the scale of harm or loss can be assessed having regard to the significance of the heritage asset.

### **HTG2: Avoidance of harm to Heritage Assets**

Development proposals that will harm the significance of a heritage asset should demonstrate consideration has been given to options or measures that would avoid that harm.

### **HTG3: Conservation of the setting of heritage Assets**

Development within or adjacent to the curtilage of a heritage structure, site or area, including development of adjacent structures, sites or areas, should ensure that the setting of the heritage asset does not suffer any significant harm unless it can be demonstrated the public benefits of the proposal outweigh the harm.

## **Conformity statement**

**NPPF 7, 17, 126-129, 132-135, 139 141**

**JCS 2**

## **11. Monitoring and Review**

11.1 The Stanwick Neighbourhood Development Plan will be monitored and reviewed where necessary.

11.2 The Parish Council will monitor the implementation of the plan at regular intervals. Where changes are identified as necessary, for example when policies are not working as intended, or are no longer relevant, or may have been superseded by new national planning policy, the Parish Council will make recommendations to East Northamptonshire Council that the Neighbourhood Development Plan should be reviewed or updated.

## **12. Community Aspirations**

12.1 The development of this Neighbourhood Plan identified a number of community aspirations that are not appropriate topics for Neighbourhood Plan policies and are detailed in this section.

### **Infrastructure**

12.2 It is known that in a number of areas, local infrastructure is inadequate to support any significant developments without this aspect being reviewed and renewed as part of the process for determining planning applications.

12.3 Infrastructure includes, but is not limited to, roads and transport services, power supplies, water supply and sewage, communication including broadband provision and quality, school provision, health care services

12.4 A repeated concern raised in public consultations during both parish plans and the Neighbourhood Development Plan consultations is insufficient water pressure.

12.5 Similarly, a need for a safe crossing point between the village and Stanwick Lakes is frequently identified by residents.

12.6 Stanwick Primary School is at capacity and cannot expand without a significant loss of outdoor space.

12.7 In 2015, Raunds Manor School, the destination of the majority of Stanwick secondary pupils, needed to review its admission procedures due to 'significant increases in demand'.

12.8 As at February 2016 the Cottons Medical Centre, Raunds, the primary doctors' surgery for Stanwick residents has been given permission to close its list to new registrations for 6 months with the exception of residents of Hargrave.

12.9 It is acknowledged that ultimate responsibility for ensuring satisfactory provision of infrastructure requirements to service new development proposals rests with the relevant infrastructure providers e.g. Northamptonshire County Council, National Health Service or utility companies.

### **Traffic and transport issues**

12.10 Questions 13 to 18 of the public consultation feedback focused on the Transport Policies. The Transport Policies received an overall satisfaction rating of 85% although this topic generated the most 'not satisfied' responses across the whole Plan.

Within the commentary accompanying the responses certain key themes can be drawn out:

- Additional on parking spaces are needed in the existing built areas of the village to alleviate parking congestion particularly in the centre of the village.
- Spencer Parade and West Street are very difficult for road users due to on street parking.
- Speeding vehicles are a concern.
- There is scope to improve public bus services.
- Planned development in Raunds is expected to make traffic problems in Stanwick worse.
- A safe pedestrian access to Stanwick Lakes at the junction of West Street and the Nene Way (A45) is urgently needed.

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12.11 Detailed 'Connectivity and Traffic Principles' are set out in the Local Plan. For development within Stanwick to fulfil these principles, where travel plans are required in association with the planning application, these must

- a. Identify the realistic level of traffic the proposals are likely to generate.
- b. Assess the potential impact of traffic on pedestrians, cyclists and road safety, parking and congestion within the parish and include measures to mitigate any impacts.
- c. Mitigate any impact via developer contributions to measures agreed with the Parish Council and the highways authority. Traffic impact includes effects of adverse road safety, congestion and pollution on all roads
- d. Identify improvements in the local bus service to meet the needs of residents

12.12 The Parish Council will expect East Northamptonshire Council to seek developer contributions towards the introduction of speed restrictions and traffic calming on all roads where deemed necessary.

