

# Brigstock Neighbourhood Development Plan 2017-2031

DRAFT - PRE-SUBMISSION



## ABSTRACT

The Brigstock Neighbourhood Plan offers the chance for all residents and businesses to have their say on the future development within the parish and influence how their neighbourhood evolves. By working together, we can ensure that the area develops in a way that meets the needs of everyone

**June 2017**

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# 1. Introduction

## Neighbourhood Plans

- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Development Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The Brigstock Parish Neighbourhood Plan will allow people, who live, work and have a business in the parish to have a say where they think new houses, businesses and shops should go- and what they should look like. The Brigstock Parish Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be the starting point for deciding planning applications in the area.



Figure 1: September 2015 Open Meeting and Exhibition

## The Brigstock Neighbourhood Plan Area

- 1.3 The Brigstock Neighbourhood Development Plan area comprises the parish of Brigstock which is situated in Rockingham Forest to the south-east of the town of Corby in East Northamptonshire District. The parish amounts to 2,487 hectares.
- 1.4 The village of Brigstock lies on the west side of the A6116 on Harper’s Brook- a tributary of the river Nene. As at 2015 the estimated population was 1,369 and there were 621 households.
- 1.5 Brigstock parish was designated as a Neighbourhood Area on 11 May 2015. The Plan is being prepared by Brigstock Parish Council, supported by the Brigstock Neighbourhood Planning Sub-Committee. The Plan covers the period 2017 to 2031.
- 1.6 The Brigstock Parish Council website ([www.brigstockcouncil.org.uk](http://www.brigstockcouncil.org.uk)) provides information and updates about the Neighbourhood Plan preparation and its progress.



Figure 2: Brigstock viewed from the Country Park

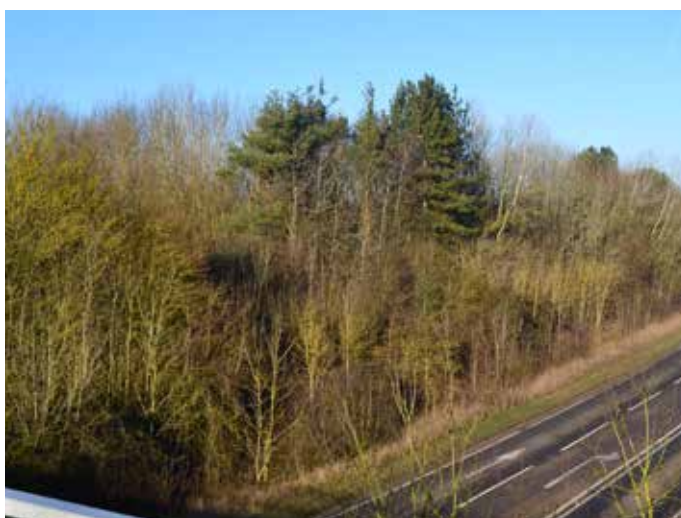


Figure 3: The Country Park is reached via a footbridge over the A6116

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## What we have done so far

- 1.7 An initial questionnaire survey undertaken in June 2015 was followed-up with an open meeting and exhibition on 20 September 2015 to inform local people about the neighbourhood plan process and receive views on the key issues that the Plan needs to address.
- 1.8 A workshop for landowners, businesses and those responsible for local infrastructure was held on 12 November 2015 which added further to our knowledge.
- 1.9 In January 2016, a questionnaire was sent to households and business inviting local people to set out their views on development in the parish. 305 completed questionnaires were received and can be seen on the Parish Council website.
- 1.10 Feedback from this consultation identified housing as one of the key issues that our Neighbourhood Plan needs to address. This was highlighted by the concerns felt by many residents about the proposed Gladman development of over 100 houses off Benefield Road and Old Dry Lane. The planning application was refused by East Northamptonshire Council and the subsequent appeal dismissed in August 2016.
- 1.11 An additional questionnaire survey took place in April 2017 seeking views on housing issues, including how much housing to plan for and potential development sites. We arranged a 'drop in' session where residents could find out more and inspect some of the proposals.

## Consultation

- 1.12 The feedback from these events, the questionnaire results and information about the area have helped us prepare this (Pre-Submission) Draft version of the Brigstock Neighbourhood Development Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a minimum six-week pre-submission consultation period on the proposed Neighbourhood Plan for Brigstock will run from 1 August to 22 September 2017.
- 1.13 A copy of the Pre-Submission Draft of the Neighbourhood Development Plan will be available to download, along with supporting documentation, on the Parish Council website: [www.brigstockcouncil.org.uk](http://www.brigstockcouncil.org.uk). A summary of the Draft Plan will be delivered to all premises within the Parish.
- 1.14 The 'drop in' session will provide an opportunity to examine the contents of the Plan and to discuss it in more detail with members of the Brigstock Neighbourhood Planning Committee.
- 1.15 Representations on the contents of the draft Neighbourhood Plan must be submitted to Brigstock Parish Council no later than 17:00hrs on 22 September 2017.
- 1.16 If you would like to comment on any aspect of the Draft Plan, please write to us or complete and return a copy of the Pre-Submission Representation Form. The form will be available at the 'drop in' session or can be downloaded from the Parish Council's website. Comments may be made:

Via e-mail to [brigstockcouncil.plan@aol.com](mailto:brigstockcouncil.plan@aol.com)

By post to:

**Nigel Searle**  
**Clerk to Brigstock Parish Council**  
**7 Church Street, Brigstock**  
**Kettering, Northamptonshire**  
**NN14 3EX**

- 1.17 Please note that submitted comments will be used in the plan process for the lifetime of the Neighbourhood Plan. Responses cannot be treated as confidential as they are likely to be available for public inspection.

**What happens next?**

- 1.18 All comments received will be considered by Brigstock Parish Council and may be used to improve and develop the draft Neighbourhood Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Neighbourhood Plan website: [www.brigstockcouncil.org.uk](http://www.brigstockcouncil.org.uk)
- 1.19 The Plan will then be submitted to East Northamptonshire Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.20 The Examiner will recommend that the Plan is either:
  - A submitted to a local referendum;
  - B modified to meet the 'Basic Conditions' and then submitted to a referendum; or
  - C refused.
- 1.21 East Northamptonshire Council will arrange a referendum and, if the Plan is passed by a simple majority of those voting, the Plan will be 'made' by the District Council.
- 1.22 When the Plan is adopted, it will form part of the statutory Development Plan for the area. East Northamptonshire Council will continue to be responsible for determining most planning applications, but in Brigstock parish the policies in the Neighbourhood Plan will be the basis for those decisions.



Figure 4: Brigstock is a historic village with narrow roads – see 3.13-3.17



Figure 5: Historic and established trees in the Park seen from Park Walk



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## Sustainable Development

- 1.23 Our Neighbourhood Plan must contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform several roles:
- an **economic** role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - a **social** role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
  - an **environmental** role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 1.24 This Plan constitutes our view of what sustainable development in Brigstock means in practice.

## Key Issues

- 1.25 Feedback from community consultation has identified the key issues that the Brigstock Neighbourhood Plan needs to address:
- Meeting local housing needs
  - Protecting the countryside
  - Better public transport
  - Protecting green areas in the village
  - More local employment opportunities
  - Local parking problems and traffic congestion
  - Improving or retaining local services and facilities
  - Conserving local heritage
- 1.26 These are explored in greater detail in the following chapters.

## Vision

- 1.27 In setting out our aims for the Neighbourhood Plan it is vital to consider how the area should be at the end of the plan period. Our plan needs to be aspirational, but realistic.



## Implementation

- 1.28 There is no point in preparing a Neighbourhood Plan if it cannot be delivered. To help implement the Brigstock Neighbourhood Plan we have engaged key stakeholders at an early stage and identified what infrastructure is needed to support the plan.
- 1.29 Almost all development has some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.

## 2. Housing

### Housing Supply

- 2.1 The Brigstock Neighbourhood Plan must support the strategic development needs set out in the North Northamptonshire Joint Core Strategy 2011 – 2031 (the Local Plan Part 1) (adopted July 2016), including policies for housing development. The Core Strategy requires the scale of housing growth in Brigstock to be led by locally identified housing needs taking account of the level of service provision, recent development and existing commitments.
- 2.2 The Core Strategy's housing requirement for East Northamptonshire equates to 8,400 dwellings (420 dwellings per year) over the period 2011-2031. Of this, the rural housing requirement for the district is 820 dwellings over the plan period. Brigstock parish provides for 7.1% of the current housing stock in the district's rural area. Applying the same proportion to the 820 dwellings planned for rural East Northamptonshire would suggest that a reasonable provision for Brigstock would be around 60 homes for the period 2011 to 2031.
- 2.3 14 new homes have been built in Brigstock over the period 2011 to 2016. There are a further 11 new homes in the pipeline (at 31 March 2016). Taking account of these, the residual requirement that we would need to plan for would be around 35 new homes. It is a level of growth that is suitable for the level of services and facilities in Brigstock, and allows the village to respond positively to identified housing need issues- especially the need for housing for older people and first-time buyers. 75% of respondents to our 2017 questionnaire survey agreed that we should plan for around 35 additional new homes.

### Policy B1: Housing Provision

The housing provision for Brigstock for the period 2011 to 2031 is around 60 dwellings. This will be delivered by way of:

- A. Existing commitments (25 dwellings at 31 March 2016);
- B. Infill development within the Brigstock Village Boundary in accordance with Policy B2;
- C. The allocation of a housing site for 25 dwellings at land north of Stanion Road in accordance with Policy B3; and
- D. The development of ten dwellings on a rural exception site on land east of Grafton Road.

### Infill Housing

- 2.4 The North Northamptonshire Joint Core Strategy 2011 – 2031 allows for the development of small-scale infill development on suitable sites within Brigstock. This refers to the development of vacant and under-developed land within the main built-up areas of the village.
- 2.5 The Rural North Oundle and Thrapston Plan defines a Settlement Boundary for Brigstock that has been used to guide development. In our 2016 questionnaire survey, 85% of respondents agreed that we should continue to use a settlement boundary to manage development. To clarify where development would be acceptable, our Neighbourhood Plans defines a village boundary which takes account of the character of the village. This will replace the Settlement Boundary in the Rural North Oundle and Thrapston Plan. Outside the Brigstock Village Boundary, in accordance with the Joint Core Strategy, new build residential development will not normally be permitted. The exceptions are:
  - Rural Exception Sites (see Policy B5);
  - individual dwellings of exceptional quality or innovative design; and
  - dwellings for rural workers.

### **Policy B2: Infill**

Permission for housing development within the Brigstock Village boundary, as defined on the Policies Map, will be supported if the development:

- A. Is in keeping with the scale, form and character of its surroundings;
- B. Protects important features such as traditional walls, hedgerows and trees;
- C. Does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; and
- D. Has safe and suitable access to the site for all people.



Figure 6: Meeting the housing needs of older people – see 2.11

### **North of Stanion Road**

- 2.6 Several housing sites were put forward by landowners and developers. Each has been appraised for its suitability, availability and achievability using a range of sustainability criteria. We have looked at factors such as access to services and facilities, flood risk, heritage, nature conservation and landscape.
- 2.7 In Spring 2017, we asked residents their views on the various housing site options. A 'drop-in' session was held at Brigstock Village Hall on 23 April 2017, where members of the public could find out more about the proposed housing sites from the potential developers.
- 2.8 The responses to the 2017 survey preferred the proposed rural exception site at Grafton Road for 10 homes (see paragraph 2.16) and this is now being taken forward by Northamptonshire Rural Housing Association. The second most preferred site was a site north of Stanion Road and to the west of Bells Close.
- 2.9 The development to the Stanion Road site would allow new residents to travel to Corby by car without adding to traffic through Brigstock village centre. There are no heritage or ecological constraints and the landscape buffer between the built-up area of the village and the bypass is unaffected. The nearest bus stop is close by.
- 2.10 The development of the Stanion Road site should include a mix of housing to meet the needs of people living locally- especially the need for accommodation for older people. The amenities of local residents need to be taken into account in the layout and construction of the development.

### **Policy B3: North of Stanion Road**

Some 1.9 hectares of land north of Stanion Road, as shown on the Policies Map, is allocated for housing development. Housing development will be supported subject to the following criteria:

- A. The development shall provide for up to 25 dwellings;
- B. The housing mix shall be as follows:
  - a) At least 40% of dwellings shall be Affordable;
  - b) No more than three dwellings shall have four or more bedrooms;
  - c) At least 40% of dwellings shall be bungalows or otherwise designed to meet the housing needs of elderly people;
- C. The layout and design of the site should incorporate the construction of two-storey houses along the frontage to the site, set-back at least 14m from Stanion Road. Bungalows should be located along the eastern boundary of the site;
- D. A single road access to the site off Stanion Road should be located close to the existing built-up edge of the village to ensure speeds are naturally constrained;
- E. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
  - a) The retention and enhancement, or replacement of the hedgerow along the southern boundary of the site;
  - b) Planting along the northern boundary of the site to provide a soft, landscaped edge to the northern entrance to Brigstock;
  - c) Land to the north of the site and within the Landscape Buffer Zone to be used for informal recreation with public access;
  - d) A Local Area for Play;
- F. The residential amenities of 40 Stanion Road and the properties on the west side of Bells Close should be protected; and
- G. The development should incorporate an appropriately designed, constructed and maintained sustainable drainage system.



## Meeting Local Housing Needs

- 2.11 In planning for new homes, we want to see a mix of housing to meet the needs of people living locally. The Core Strategy requires the mix of house types within new development to reflect the need for smaller households with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including homes designed for older people. This will be particularly important in Brigstock, which already has a slightly older population, more detached homes and higher levels of under-occupancy than the district average.
- 2.12 The provision of market housing units which cater for older households is a key supply gap which urgently needs to be addressed. While 'land hungry' bungalows are not attractive for developers, it is important that efforts are made within new developments to provide for older households.
- 2.13 To find out the extent of housing need in Brigstock, Northamptonshire Rural Housing Association (NRHA) undertook a Housing Needs Survey at the end of 2015 to identify whether the housing needs of local people are being met.
- 2.14 This study investigated the immediate and imminent local needs for housing within Brigstock. The survey identified a small need for shared-ownership and open market properties, as well as one rented property:
- Six respondents were each assessed as needing a two-bed shared ownership house
  - Two respondents were each assessed as needing a two-bed bungalow for open market sale
  - One respondent was assessed as needing a three-bed detached house for open market sale
  - One respondent was assessed as needing a two-bed bungalow for affordable rent

### Policy B4: Housing Mix

New housing development shall provide for a mix of housing types that will be informed by the most up to date Strategic Housing Market Assessment and local evidence of housing need. Applicants will need to demonstrate how the housing needs of older households and the need for smaller, low-cost homes will be met.

## Affordable Housing

- 2.15 Affordable housing is defined by the NPPF as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable homes must also remain affordable for future eligible households. New affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in Brigstock.\*
- 2.16 The North Northamptonshire Joint Core Strategy requires that on private sector developments of 11 or more dwellings (or 0.3 hectares or more of land), 40% of total dwellings should be affordable. The development of the site south of Stanion Road will provide up to 10 affordable homes. Large housing sites that come forward which have not been specifically identified in the Neighbourhood Plan (windfall sites) will also be expected to contribute to affordable housing provision.
- 2.17 Affordable housing can also be provided by the development of rural exception sites. These are small sites used for affordable housing in perpetuity on sites which would not normally be used for housing.
- 2.18 The Brigstock Housing Needs Study undertaken in 2015/16 by Northamptonshire Rural Housing Association (part of the Midlands Housing Group), identified an immediate and imminent local need for affordable homes (mainly two-bed shared-ownership houses). A planning application for ten dwellings on a rural exception site at Grafton Road is expected to be submitted by Northamptonshire Rural Housing Association in summer 2017. The proposal is for affordable housing with a small numbers of market homes to make the delivery of affordable units viable.
- 2.19 The results of our 2017 Questionnaire Survey showed the site east of Grafton Road to be the preferred housing site option.
- 2.20 If there were to be a further proven local need for additional affordable homes our Plan makes provision to allow planning permission to be granted for affordable housing on other Rural Exception Sites.

### Policy B5: Affordable Housing

The need for affordable housing will be largely met by the housing developments identified in Policy B1. On windfall housing developments of 11 dwellings or more, the minimum affordable housing provision is 40%. Affordable housing may also be permitted on rural exception sites within or adjoining the Brigstock Village Boundary where:

- A. The development is demonstrated to meet an identified local need for affordable housing that will not otherwise be met;
- B. The development is in keeping with the scale, form and character of its surroundings;
- C. The development does not significantly adversely affect the amenities of residents in the area; and

\* It should be noted that the definition is being reviewed, with reference to the 2016 Housing and Planning Act and a review/update of the NPPF that is likely to be completed late in 2017.

D. Safe and suitable access to the site can be achieved for all people. Continued over...  
 All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Brigstock Parish (i.e. including living, working or with close family ties in the Parish).

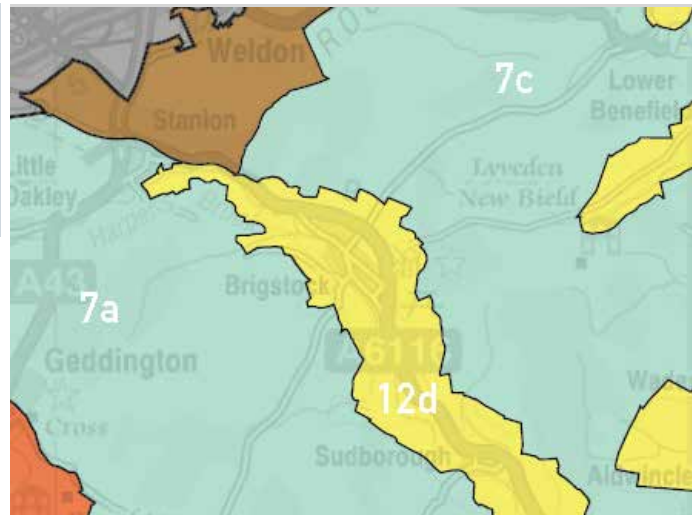


Figure 7: Northamptonshire Landscape Character Areas –see 3.6–3.9

### 3. The Countryside

- 3.1 Brigstock village nestles in the shallow valley of Harper’s Brook and is surrounded by the remnants of the royal forest of Rockingham.
- 3.2 The rural setting to Brigstock is highly valued by local people so, to prevent the sprawl of development into the countryside and to protect the landscape setting of the village, we have defined a Brigstock Village Boundary. The Village Boundary helps us to plan positively for growth and prevent encroachment into open countryside.

#### Policy B6: Countryside

The Countryside (land outside the Brigstock Village Boundary as defined on the Policies Map) will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.

#### Landscape Character

- 3.3 Natural England has prepared profiles for each of England’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.
- 3.4 Brigstock parish lies within the Rockingham Forest National Character Area (NCA 92). The Rockingham Forest National Character Area is essentially a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley. Large areas of woodland remain a significant feature of the landscape and, while not forming continuous belts, the blocks of woodland often coalesce visually with hedgerow trees and smaller copses to increase the perception of extensive woodland cover across the landscape.

#### Northamptonshire Landscape Character Assessment

- 3.5 Working within the framework of national Countryside Character Areas, the Northamptonshire Landscape Character Assessment (LCA) identifies a range of landscape character types and 41 character areas across North Northamptonshire. The Assessment provides the basis for guiding, informing and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character as detailed proposals are developed. The LCA will be used in the determination of development proposals to ensure that the character of the area’s landscape is respected, retained and, where possible, enhanced for future generations.



Figure 4: Harper's Brook Sub Regional GI Corridor (11)

### Harper's Brook Character Area (12d)

3.6 Brigstock village lies in the Harper's Brook Character Area which extends from Islip to Stanion. Characterising the area is a general predominance of arable farmland, although significant areas of calcareous grassland and pockets of improved pasture are evident surrounding the village. Field sizes vary considerably and the majority are irregular in shape. Woodland cover is limited, although there are a number of well-wooded boundaries and areas of tree cover adjacent to Harper's Brook which combine to create the sense of a reasonably well wooded landscape.

### Geddington Chase Character Area (7a)

3.7 The largely flat plateau area is drained by a number of streams and tributaries creating localised minor undulations in the landscape. There is a general predominance of large and medium to large arable fields, although smaller improved and semi-improved pastures with grazing cattle is evident southwest of Brigstock.

### Rockingham Plateau Character Area (7c)

- 3.8 Rockingham Plateau Character Area extends from King's Cliffe, in the north, to Aldwincle in the south. Land cover is typically arable farmland in generally large fields. Improved pastures with grazing sheep and cattle and limited areas of calcareous grassland occur near farmsteads. A predominance of low, well-clipped hawthorn hedgerows encloses the fields with hedgerow trees of oak and ash.
- 3.9 Woodland cover is extensive with broadleaved woodlands dominating the area. A significant proportion of the woodlands are also ancient, having once formed part of the more extensive Rockingham Forest. Located on the upper slopes and top of undulations, the woodland contains views within the area, resulting in an intimate and enclosed character on the plateau landscape. Notable houses include Fermyn Woods Hall.

### Landscape Buffer

- 3.10 The area of open farmland between the north-eastern edge of the built-up area of Brigstock and the A6116 makes an important contribution to the setting of the village. The A6116 bypass was built in 1984 with a continuous green buffer between the bypass and the village. The role of the green buffer between the existing built up area of the village and the A6116 was extensively considered during the Public Inquiry regarding the development of land between Benefield Road and Old Dry Lane. The Inspector's decision (APP/G2815/W/15/3134976) in August 2016 highlighted the important role that the buffer provides.
- 3.11 The green buffer is both a visual and a practical feature. In addition to separating the village from the noise of the traffic, it also provides visual separation between the two, to the benefit of both the occupants of the village and the people travelling along the road. The buffer provides a link between the built-up part of the village and the surrounding countryside and supports ecological connectivity. From our 2017 Questionnaire Survey we know that 97% of respondents agree that a landscape buffer between the built-up area of the village and the bypass should be protected.

### Policy B7: Landscape Buffer

The open and undeveloped character of the Brigstock Buffer Zone, as defined on the Policies Map, will be retained. New build development will only be supported where it preserves the openness of this area.



Figure 9: The village as viewed from Dusthill Road

### Important Views

- 3.12 In our 2016 Questionnaire, we invited local people to identify important views of the local landscape. These included views from Park Walk across to the Manor, from Bridge Street across the Meadow and views of Brigstock from Dusthill Road.



Figure 10: The village as viewed across the Park from Park Walk



Figure 11: Views across the Meadow and cricket pitch

### **Policy B8: Landscape Character and Locally Important Views**

Development should be located and designed in a way that is sensitive to its landscape in accordance with North Northamptonshire Joint Core Strategy 2011 – 2031 Policy 3. Development should safeguard and, where possible, enhance the following important views and vistas:

- A. Across the Park
- B. Across the meadow
- C. Dusthill Road across meadow
- D. Vistas from the country park
- E. Vista from Park Farm to village

### **Green Infrastructure**

- 3.13 Green infrastructure (GI) is the term used to describe an interconnected network of multi-functional green space and is used as a way of ensuring open space, the countryside, parks and important natural or cultural featured are planned and recognised, particularly for the contribution they make to our quality of life.
- 3.14 Green infrastructure networks have been identified at both strategic and local scales across Northamptonshire. The Harper's Brook Sub-Regional Corridor bisects Brigstock Parish following a broadly northwest – southeast alignment.
- 3.15 A substantial part of this corridor follows the course of the Harper's Brook valley, from the village of Aldwincle at the confluence of the Brook with the River Nene northwestwards to Stanion. Beyond Stanion, the Sub-Regional Corridor extends northwestwards through Corby to Cottingham.
- 3.16 The Nene Valley is identified as a Nature Improvement Area- one of 12 NIAs that were selected through a national competition announced in 2011. The project is re-creating and re-connecting natural areas along the Nene and its tributaries from Daventry to Peterborough.
- 3.17 The biodiversity value of the Harper's Brook Corridor is particularly important because of a substantial network of large-scale broadleaved, ancient semi-natural woodlands within and near the corridor. The Forestry Commission managed woodlands of Titchmarsh Wood, Fermyn Woods, Mounterley Wood and the Laundimer Woods mosaic, and to the west, Cowthick and Stanion Lane Plantations, South Wood and Oakley Purlieus together form a substantial woodland resource.



## Rockingham Forest

- 3.18 In our 2016 questionnaire survey, 90% of respondents said that the Rockingham Forest Character area was important to them.
- 3.19 Rockingham Forest covers more than 200 square miles in north-east Northamptonshire, including land that has been wooded since at least 1600 AD. There were two royal parks at Brigstock, which in 1728, were the Great Park of 1,462 acres and Little Park 775 acres. A park is first recorded in 1228-31 when oaks and deer, gifts from the king, were taken from it. In the 16th century, the Parks were granted away from the crown, being formally disparked in 1612.
- 3.20 Pressure from agriculture and development resulted in much of the ancient forest being felled, leading to widespread habitat destruction and fragmentation. This had a disastrous impact upon a variety of species including butterflies, such as the rare (now locally extinct) Chequered Skipper butterfly, as well as birds and mammals. The landscape now combines ancient woodland, parkland and open grassland on a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley.
- 3.21 Nevertheless, large areas of woodland remain a significant feature of the landscape and, while not forming continuous belts, the blocks of woodland often coalesce visually with hedgerow trees and smaller copses to increase the perception of extensive woodland cover across the landscape.



Figure 12: Fermyn woods –see 3.22-3.23

## Fermyn Woods

- 3.22 Fermyn Woods are ancient woodlands containing semi-natural oak and ash woods, along with conifer plantations. The woods were managed as coppices for many centuries. They contain two walking trails, a horse-riding trails and three Danish Shelters for overnight camping.
- 3.23 In front of Fermyn Wood is the Northamptonshire County Council managed Country Park, which includes a former quarry. The Country Park has a large pay and display car park, visitor centre and toilets. Refreshments are available when the Visitor Centre is open. The waymarked trails, including an all-ability access route leave from the visitor centre.

## Forest for Life

- 3.24 Rockingham Forest was selected by the Department for Environment Food & Rural Affairs (Defra) as one of only five climate change projects nationally, to support the UK Low Carbon Transition Plan and the government's Carbon Plan to pilot a Carbon Sink Forestry Project. The Forestry Commission, Woodland Trust and other key partners established the Rockingham Forest for Life project, which aims to:
- Protect, enhance and increase existing ancient woodland through linkages and buffering;
  - Reinststate woodland on previously wooded sites;
  - Capture carbon dioxide by creating 40 hectares of new woodland each year;
  - Community engagement with local woodlands; and
  - Reinvigorate traditional woodland activities and food from the forest.
- 3.25 The scheme provides landowners with advice on planning and designing woodland, and grants to help with purchasing, planting and initial maintenance of trees.

### Policy B9: Rockingham Forest

Within Brigstock parish the regeneration of Rockingham Forest and the strengthening of the Harper's Brook Sub-Regional Green Infrastructure Corridor will be supported by:

- A. Linking fragmented habitats and protecting and reinforcing ancient woodland through new tree planting using suitable species. This will focus on land with high or medium woodland creation potential as defined on the Policies Map;
- B. Supporting rural economic development in accordance with Policy B18, with a focus on woodland based activities including sustainable food and fuel production; Continues over...



- C. Protecting or enhancing tourism and recreation attractions and supporting new green infrastructure and heritage attractions of a type and scale that can be accommodated by existing or new infrastructure and which strike an appropriate balance between visitor numbers and biodiversity, landscape, local amenity and heritage interests;
- D. Safeguarding and enhancing green links to enable village residents easy access to the forest on foot, horseback or bicycle.

## Ecology and Biodiversity

- 3.26 Although there are no nationally designated ecology sites, there are seven Local Wildlife sites. Local Wildlife Sites are important reservoirs of rare, local and declining native species and are the best examples of typical Northamptonshire habitats. The identification of Wildlife Sites in this Plan aids this process by making it immediately obvious those areas that are of greatest wildlife value.
- 3.27 Protected or notable species that may be found in the Brigstock area include birds, badgers, bats, otters, reptiles and amphibians.

## Brigstock Pocket Park

- 3.28 The Pocket Park was originally part of the Country Park until 1984 when the site was split by the construction of a bypass. Prior to this the site was a sand stone quarry with Pocket Park land left at the edge of the extraction area. It covers an area of 1.3 hectares and has been leased by Brigstock Parish Council from Northamptonshire County Council since 1988.
- 3.29 Brigstock Pocket Park is mainly hawthorn scrub and grassland. The grassland meadows are usually cut twice a year. The park is used by residents for dog walking although Fermyn Woods Country Park is just across the footbridge.

## Policy B10: Ecology and Biodiversity

Development should not harm the network of local ecological features and habitats which include (as shown on the Policies Map):

- Brigstock Pocket Park
- Harper's Brook
- Middle and Nether Laudimer Wood
- Laudimer Woods
- Stubby Stiles
- Samby Sykes
- Mounterley Woods
- Fermyn Woods
- Fermyn Woods Country Park

New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity.

## Flood Risk

- 3.30 Brigstock village is located either side of Harper's Brook and a detailed Flood Risk Report for the village has been prepared by the Local Flood Authority- Northamptonshire County Council. The main flood risk to the village is a combination of surface water runoff from the surrounding hills and river flooding from Harper's Brook. Flooding from the river is likely to have a slow response rate and therefore sufficient warning time, however surface water flooding from the surrounding steep land is likely to have a quick response rate with little warning.
- 3.31 Development should contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment in accordance with North Northamptonshire Joint Core Strategy 2011 – 2031 Policy 5.

## 4. Local Green Spaces

- 4.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.

**Policy B11: Local Green Spaces**

The following sites have been designated as Local Green Spaces:

The Meadow

The Park

Rectory paddock and allotments

Benefield Road allotments

Development that would harm the openness or special character of a Local Green Space (as designated on the Policies Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.



Figure 13: Benefield Road allotments are a key open space

**5. Services, Facilities and Infrastructure**

- 5.1 Brigstock has a range of services and facilities with a primary school, shops, churches, pubs, GP surgery and sports & recreation facilities
- 5.2 There is a feeling that some services and facilities need improvement to meet growing demands. There are issues about the capacity of the primary school, doctors' surgery and village centre car parking. In our 2016 survey, 81% of respondents were concerned that some existing services and facilities may not have enough capacity to cope with more housing development.
- 5.3 The loss of services and facilities can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, access to locally based services will become increasingly important, reflecting lower mobility levels. In accordance with Joint Core Strategy Policy 7, existing services and facilities will be safeguarded.



Figure 14 : Old Rectory Paddock is also used for village events

**Policy B12: Community Services and Facilities**

Development that would result in the loss of the following facilities will not be supported, unless it can be demonstrated that:

- A. it is no longer viable; and
- B. it is no longer needed by the Brigstock community; and
- C. it is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location:

Brigstock Latham's CE Primary School

Brigstock GP Surgery

Brigstock convenience store

Village Shop

Olde Three Cocks PH or The Green Dragon PH

Benefield Road allotments

Church Walk allotments

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### **Brigstock Latham's CE Primary School**

- 5.4 Brigstock Primary School is located on Latham Street in the centre of the village. 88% of respondents to our 2016 survey thought that the school was under pressure.
- 5.5 The school's capacity is 105 children but in 2016 had 109 children due to three children getting a place on appeal. The consequences of the school taking more children is that it increases the class sizes further through the school.
- 5.6 Whilst a high percentage of pupils attending the primary school reside in Brigstock itself (approximately 85%) the remainder reside outside of the school's linked area. As pupils residing in the village have a higher priority in terms of the school's admission criteria, any new pupils moving into the village would be offered places, ahead of those from elsewhere, when places are allocated.
- 5.7 Pupil projection forecasts indicate that the school currently has sufficient capacity to offer all pupils residing in the village of Brigstock a place at their local primary school until at least 2020/21.
- 5.8 Northamptonshire County Council are aware of the pressure on school places at Brigstock Latham Primary School, but there are no plans to increase the size of the school. The situation will be monitored intensively and this may change should any housing development gain planning approval.
- 5.9 Brigstock Playgroup operates from the village hall five mornings a week and some afternoons. The playgroup would like to have a dedicated facility at the village hall but there is no space at present.

### **Brigstock GP Surgery**

- 5.10 Brigstock has a GP Surgery located adjacent to the village hall on Bridge Street, the practice provides a range of medical and nursing services and includes a dispensary. The Surgery is a satellite facility of the Lakeside Practice in Corby and provides NHS Services to other neighbouring villages that do not have their own surgery. The Surgery is open every day however it is not currently open full-time and does not have full-time medical or nursing cover. Full services are available at Lakeside surgery, Cottingham Road, Corby Northants NN17 2UR
- 5.11 The consultation exercise indicated that 77% of respondents felt the GP surgery was under pressure. The age profile of the village indicates that most residents are indeed over the age of 50 and this may be adding to the perceived pressure on services. The services are well-respected and well-used by village residents.
- 5.12 It is unlikely there will be any significant changes to the services provided although there remains scope to extend opening times subject to demand and resources.

### **Brigstock Village Hall**

- 5.13 The new village hall opened in 1993 on the site of the old hall. It offers a large hall on the ground floor with a wooden dance floor and doors opening on to a terrace overlooking Harper's Brook and the Meadow. There is a modern, well-equipped catering kitchen and annex, a disabled toilet as well as the main toilets. Upstairs are two meeting rooms, one smaller and furnished with a large table and chairs; the other larger room seats about 40 people comfortably.
- 5.14 The hall is well-used by local groups offering such activities as: dancing, Pilates, yoga, short mat bowls, curling, film nights, lectures, plays, concerts and other entertainments. It can accommodate about 150 people comfortably. The kitchen has recently been refurbished to catering standards which has resulted in an increase in the number of bookings for private parties and weddings.

### **Sport and Recreation**

#### **Swing park off Lyveden Road**

- 5.15 The Swing Park is owned and managed by Spire Homes. It has an area of about 1,000m<sup>2</sup> and has several small pieces of play equipment, including swings and a slide. It is located at the rear of the houses on Lyveden Road and the cemetery. Access is from Lyveden Rd or Sandlands Avenue.

#### **The Meadow**

- 5.16 The Meadow is the sports and recreation area for the village and is the home of Brigstock Cricket Club. There is space for a football pitch and outdoor fitness trail. It is also used by the school for sports and the sports day.
- 5.17 The area is popular with dog walkers and there are two public footpaths across the Meadow which give access to the fields beyond and the edge of Harper's Brook. The Meadow is privately owned and leased to the Parish Council.

## **Young People**

- 5.18 There is little specific provision for young people within the village. The Cricket Club has youth training sessions and a youth team, but no other groups have youth sessions at present.
- 5.19 The 2016 questionnaire survey showed that 69% of respondents felt that a youth club is needed in the village. 39% felt a skate park was needed and 39% felt the existing play areas should be better equipped. Other suggestions included a youth shelter at the meadow, a football club, tennis court and a Multi-Use Games Area (MUGA).

## **Allotments**

- 5.20 There are two allotments areas:

### **Benefield Road**

- 5.21 This is the main area of allotments in the village and is owned by the Brigstock Consolidated Charity. The area of the land available is about 2.5 hectares and is divided into around 50 full size allotments. At March 2017, about 60% of the land was being actively cultivated. Therefore, there is spare capacity for further occupants. There is a meadow adjacent to the allotments which is rented out and a wooded area to the north. These are managed by the Brigstock Consolidated Charity.

### **Church Walk**

- 5.22 This a smaller area of allotments of some 0.075 hectares. This has capacity for six full-size allotments and these are all taken at present.

## **Traffic and Parking**

- 5.23 Brigstock village centre is not suited to modern traffic. The High Street is the main route through the village and it is the place where many of village's services and facilities are located, including the convenience store and Village Shop. The High Street and adjoining side-roads are narrow and many properties have no off-street parking provision. Consequently, cars are often parked on the street creating traffic congestion and detracting from the Conservation Area.
- 5.24 Many of the problems, for example inconsiderate parking, are caused by local people so there are opportunities for the community to help with solutions. There have been many suggestions, such as encouraging more people to walk to the shops, school etc., sharing the car parks at the Olde Three Cocks (which is quiet during the normal week), encouraging people to park on their own property if they have the space, particularly on High Street, people parking more considerately and not parking on footways. Yellow Lines have been added in 2016 which has reduced the congestion and ensured passing points.
- 5.25 The centre of the village near the Market Cross is used as a shared community space and is closed off for key events such as Remembrance Sunday, School May Day celebrations and the turning on of the Christmas tree lights. There is an opportunity to enhance the village feel by being innovative and creative in how we deal with traffic from the minute it enters the village.
- 5.26 In September 2016, Northamptonshire County Council published new parking standards which should ensure that new developments include an appropriate level of car parking to minimise the need for on-street car parking.

## **Cycling**

- 5.27 There is a cycle route from the village towards Stanion and on to Corby, but there is no cycle/walking route linking Brigstock to Sudborough, Lowick and on to Thrapston.

## **Public Transport**

- 5.28 The village is served by the Centrebus route 8 service which connects Corby, Stanion, Brigstock, Geddington and Kettering. Buses run approximately hourly on weekdays and less frequently on Saturdays.
- 5.29 The service is not self-financing and is currently supported by a subsidy which is due to expire in 2019. After that

- date the service will become less frequent, as it has not generated the level of use needed to make it viable.
- 5.30 37% of respondents to our 2016 questionnaire survey felt that the bus service was adequate although 37% didn't know. 70% of respondents felt there should be a more regular service.
- 5.31 In June 2016, the CallConnect service became operational. CallConnect is a unique bus service whose timetable is not fixed but responds to passenger requests. Routes are different each day depending on the bookings made by passengers. Journey requests can be made by telephone or online. The service is designed to improve transport links in the Oundle, Peterborough and Stamford areas including rural locations in South Lincolnshire, East Rutland, East Northamptonshire and rural communities close to Peterborough. Brigstock is served by the Nene Valley service.

## Water

- 5.32 There is expected to be a requirement for off-site reinforcements within the water supply network to serve proposed housing sites.
- 5.33 Anglian Water have advised us there may be a requirement for an upgrade at Brigstock Water Recycling Centre (sewage treatment works) to accommodate the foul flows from new housing sites.
- 5.34 There is expected to be a need for improvements to the existing sewerage network to enable the development of new sites. The highlighting of these potential upgrades should not be an objection to the allocation of these sites as Anglian Water will work with East Northamptonshire District Council to ensure development is brought online at the correct time. Upgrades are to be expected as sewers are not designed to have capacity for all future growth.

## Infrastructure

- 5.35 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 5.36 Our Neighbourhood Plan makes provision for around 35 additional homes. To enable this housing development to take place, there may need to be improvements at Brigstock Primary School, Brigstock Village Hall and sports & recreation provision. However, the Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened. Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. Contributions are not sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

### Policy B13: Infrastructure

New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

- A. The provision of additional school places at Brigstock Latham's CE Primary School and secondary schools arising from the development;
- B. The provision of facilities for young people;
- C. The improvement or remodelling of sports and recreation provision in Brigstock;
- D. Subsidising the bus service for a further period;
- E. Rockingham Forest Tree planting.

To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

## 6. Heritage and Design

- 6.1 Brigstock has been the largest village within Rockingham Forest since medieval times and the population, exceeding nine hundred since 1500, has grown slowly to reach the present figure of 1,357 (2011 census). Rockingham Forest was a royal hunting forest designated by William the Conqueror around the time of the Domesday survey. The forest was split into three administrative areas (known as bailiwicks) and Brigstock was the administrative centre for the bailiwick of "Bricstoc". Forest officers held manorial courts at Brigstock Manor House until they were abolished in 1817.



- 6.2 There is evidence of Iron Age and Roman settlement in the parish including the remains of a Roman temple apparently erected in the 3rd century and continuing in use until the late 4th. Finds include many coins of the 1st to 4th centuries, pottery, and bronze statuettes of horses and riders.
- 6.3 18th century maps show that most of Brigstock parish was covered by ridge and furrow with a few hedged fields immediately around the village. The present style of the village, with its closed plots containing gardens and small barns or outbuildings with a variety of uses interspersed amongst its dwellings, was established at the time of enclosure which occurred comparatively late to the rest of England. The style was reinforced when villagers received portions of land close to the village in compensation for commons rights lost during enclosure.



Figure 15: Wallis's Mill Photo: Bobsky

### Conservation Area

- 6.4 Brigstock Conservation Area was first designated on 22 January 1971 and subsequently extended on 16 March 2009. The present conservation area boundary encompasses the historic core of the village very tightly, excluding back lanes and landscape features which together make an important contribution to the special interest of Brigstock.

### Listed Buildings

- 6.5 There are 46 buildings in Brigstock listed by Historic England for their special architectural or historic interest. They include the Grade I listed Church of St Andrew and the II\* listed Manor House on Mill Lane. Outside the village, Fermyn Woods Hall, and the attached stables and ancillary Causin Way are listed Grade II\*.
- 6.6 The Market Cross is a Scheduled Monument. It was put up by a local landowner in 1586, though it is possible that an earlier market cross had occupied the same spot since Medieval times.
- 6.7 The Grade I Historic Park and Garden associated with Boughton House includes Geddington Chase wood which extends into Brigstock parish.

### Wallis's Mill

- 6.8 Wallis's Mill on the corner of Old Dry Lane and Back Lane is a Grade II Listed Building and a prominent landmark within the village. The factory was built in 1873-4 for the clothing company Wallis and Linnells. The company began in 1856 in Kettering. As the company began to grow it became clear that the population of Kettering was not large enough to provide all the workers it needed. So, it set up factories here in Brigstock and in Cottingham. This one was designed to give the maximum amount of natural light to each floor.
- 6.9 Currently under-used, it is important to see this building brought back into full use. Permission for the building to be used for residential had been granted in 2007, but this has now lapsed.

#### Policy B14: Wallis's Mill

The re-use of Wallis's Mill for B1 Business use or C3 Dwellinghouses is supported.

### Locally Listed Buildings

- 6.10 The neighbourhood plan has given local people their chance to give their views on local heritage. In addition to the nationally designated heritage assets we have identified other buildings and structures of local importance.

#### Policy B15: Local Heritage Assets

Development proposals affecting local heritage assets or their setting, will be supported where:

- A. The character, appearance, historic interest and integrity of the asset is safeguarded; and
- B. the setting of the building is preserved or enhanced. Continues over...

Local Heritage Assets include:

Former School, Back Lane  
4 Bridge Street  
18 Bridge Street  
22-24 Bridge Street  
25 High Street  
28 High Street  
30 High Street  
Village Stores, High Street  
Barn, Kennel Hill  
Latham School, Latham Street  
United Reformed Chapel, Mill Lane  
Barn adjacent to 11 Park Walk  
WI Hall, Park Walk  
3 The Syke  
Former chapel between High Street and Back Lane  
The Schoolmaster's House, Latham Street  
Yorks Row  
4-6 Grafton Road  
23 Park Walk  
Former Mill House, Mill Lane

## Design

- 6.11 Local people are concerned that too many of the recent developments in Brigstock have consisted of standard, 'identikit' homes that typify new developments built by some volume house builders. Some of our housing looks the same as developments elsewhere and could be anywhere in the country. Too often new developments are dominated by the same, identikit designs that bear no resemblance to local character.
- 6.12 Just because poor design has been allowed in the past does not mean that this should be allowed to continue. The original Brigstock Village Design Statement (VDS) has now been updated and is set out at Appendix 1. The revised VDS describes the distinctive character of Brigstock and highlights the qualities valued by its residents. From these qualities, design principles, based on the distinctive local character of the village, have been drawn up to guide development. Development should contribute positively to the creation of well-designed buildings and spaces.

### Policy B16: Design

Only developments which reflect the distinctive, traditional character of Brigstock and meet the requirements of the Brigstock Village Design Statement (Appendix 1) will be supported.

## Construction

- 6.13 All but the smallest developments will require the production of a Construction Method Statement, which will normally be secured through a planning condition of any permission granted. This will allow everyone to understand the nature of the works and the various construction activities associated with the development.

### Policy B17: Construction Method Statements

Other than for minor development, prior to the commencement of development a Construction Method Statement shall be prepared in liaison with Brigstock Parish Council that addresses:

- A. The timing/schedule of works;
- B. Details of hours of working;
- C. Parking areas for the vehicles of site operatives and visitors;
- D. Areas for the loading and unloading of plant and materials
- E. Areas for the storage of plant and materials used in constructing the development;
- F. Details of the erection and maintenance of security hoarding;
- G. Provision of wheel washing facilities;
- H. Measures to control the emission of dust and dirt during construction;
- I. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- J. Access and haul routes for construction vehicles, deliveries, waste vehicles, etc. All such routes should not pass through Brigstock village centre.

## 7. Employment

### Economic Activity

- 7.1 The 2011 Census shows that of the 992 parish residents aged 16 to 74, 721 were economically active. Of these 54% were in full-time employment and 19% were in part-time jobs. In October 2016, the claimant count in Lyveden ward was 0.8%.
- 7.2 The 2011 Census shows that a particularly high proportion of working residents were employed as teaching or education professionals— 82 people or 12% compared with 8% in East Northamptonshire and 8% in the East Midlands.
- 7.3 Of the 685 working residents at the time of the 2011 Census, 9% worked mainly from home but 75% travelled by car or van.
- 7.4 199 respondents to our 2016 questionnaire survey were working. 36.7% worked from home or elsewhere in Brigstock. 21.6% worked in Corby or Kettering while the remaining 41.7% worked elsewhere.

### Business

- 7.5 Historically, agriculture and forestry provided the bulk of local employment and they remain part of village life and the local economy. The timber merchants remain and have been joined by agricultural machinery merchants and other similar businesses.
- 7.6 Most of these businesses are located on Sudborough Road, south of Barnard's Way and close to the A6116.
- 7.7 As part of our strategy for generating new and better jobs for local people we want to support the retention and growth of these businesses.

#### **Policy B18: Sudborough Road Employment Area**

The Sudborough Road Employment Area, as defined on the Policies Map, will be safeguarded for employment development (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and warehousing and distribution (B8)). The expansion of existing businesses and new employment development that is related to forestry and agriculture will be supported.

### Rural Economy

- 7.8 Within Brigstock parish, most development will take place within or adjoining the village but to support jobs and prosperity we will also take a positive approach to sustainable new development in the countryside.

#### **Policy B18: Rural Economy**

The sustainable growth and expansion of all types of business and enterprise in the Countryside (land outside the Brigstock Village boundary as defined on the Policies Map) through the conversion of existing buildings and well-designed new buildings will be supported where the development:

- Is in keeping with the scale, form and character of its surroundings;
- Does not generate significant additional traffic through Brigstock Village; and
- Has safe and suitable access to the site for all people.

### Brigstock Camp

- 7.9 Brigstock Camp lies on the north side of the A6116 in open countryside about 1.5km northwest of the centre of Brigstock. It was built in 1925 and in subsequent years was used as an Emigration Camp, an Army Camp, ATS and Land Army Camp, US Army Training School. In 1960 Stewarts & Lloyds Steelworks purchased Brigstock Camp and 100 people moved from Scotland to work at the Steelworks and used Brigstock Camp for their living quarters. It's most recent use as a lorry park and cattle transport business ended in 1993. In 2007, a medium secure 54-bed hospital on the former Brigstock Camp site was granted planning permission on appeal. Construction work commenced in 2010 but, although never completed, the planning permission remains "live". The site is also allocated for offices or rural business uses through the current Local Plan Part 2 (Rural North, Oundle and Thrapston Plan, Policy BC1). The Neighbourhood Plan has reviewed this policy and Policy B19 will replace it once the Plan has been 'made'.
- 7.10 Brigstock Camp has direct access from the A6116. Although an hourly bus service to Corby and Kettering passes-by, there is no bus stop. The camp can be divided into two parts. About 3.4 hectares is brownfield having been occupied by buildings associated with the now derelict camp. The remaining 5.6 hectares is in agricultural use.

- 7.11 In our 2016 Questionnaire, local people took the opportunity to express their views about the future use of Brigstock Camp and they supported a wide range of alternative uses. Concerns about the increase in traffic, particularly HGVs, along the A6116 make it unsuitable for any use which will generate more traffic than the permitted 54-bed hospital.
- 7.12 The redevelopment of the site for housing is not appropriate as the distance between the site and the village's main services and facilities, coupled with the need to cross the busy and dangerous A6116, presents a significant barrier to walkers and cyclists. We know from our 2017 Questionnaire Survey, that 72% of respondents agree that the Brigstock Camp site is unsuitable for housing development.



Figure16: Brigstock Camp

### **Policy B20: Brigstock Camp**

The deployment of a large-scale solar farm for the whole site (as defined on the Polices Map) will be supported provided the installations are removed after 25 years or when no longer in use, whichever is the sooner, and the whole site planted with trees and managed as woodland thereafter.

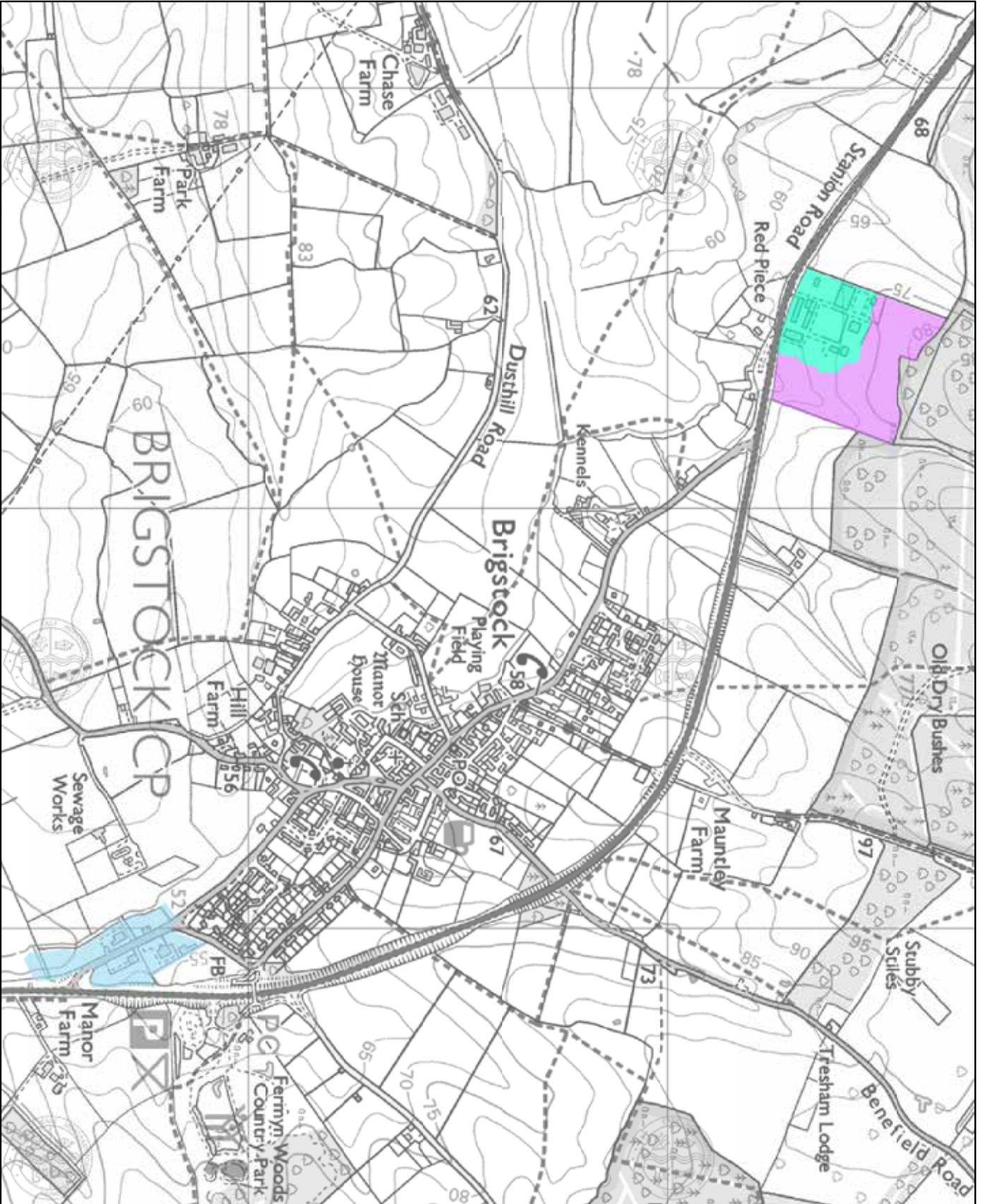
The redevelopment of the brownfield element of Brigstock Camp (as defined on the Polices Map) for the following uses will be supported:

- A. Business
- B. Hotel
- C. Residential institution
- D. Non-residential institution
- E. Assembly and leisure

subject to:

- a. Development being no more intensive, in traffic terms, than the existing permitted use;
- b. The construction of a footpath and cycle link to the Corby – Stanion former ironstone railway path, and/or a safe crossing of the A6116; and
- c. Landscape and biodiversity improvements involving the planting and management of the greenfield part of the site as woodland.





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Employment

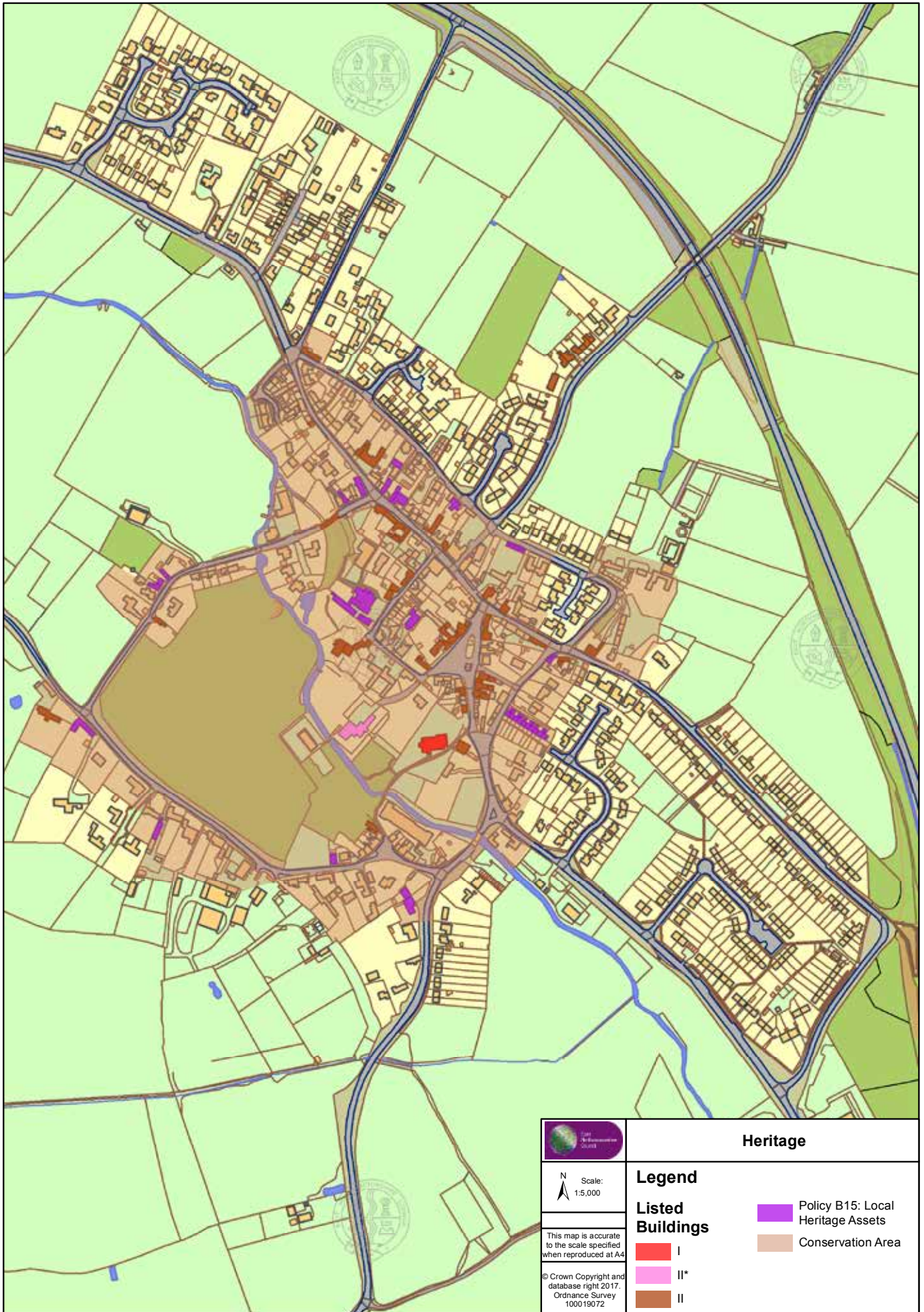
**Legend**


- Brigstock Camp Greenfield
- Brigstock Camp Brownfield
- Employment Site

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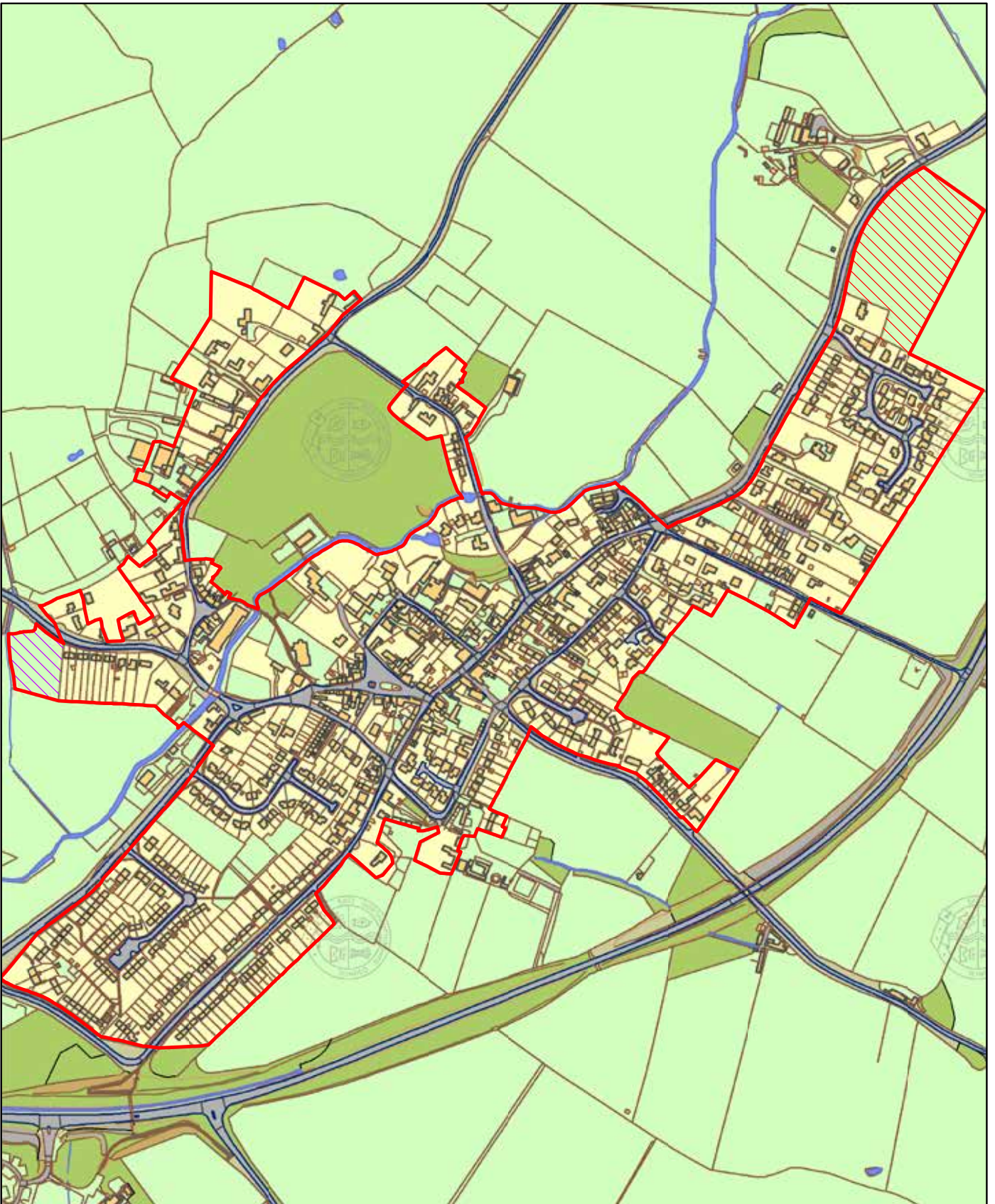
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	<b>Heritage</b>	
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<p>This map is accurate to the scale specified when reproduced at A4</p> <p>© Crown Copyright and database right 2017. Ordnance Survey 100019072</p>	<p><b>Listed Buildings</b></p> <p><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> I</p> <p><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> II*</p> <p><span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> II</p>	<p><span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Policy B15: Local Heritage Assets</p> <p><span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span> Conservation Area</p>








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**Housing**

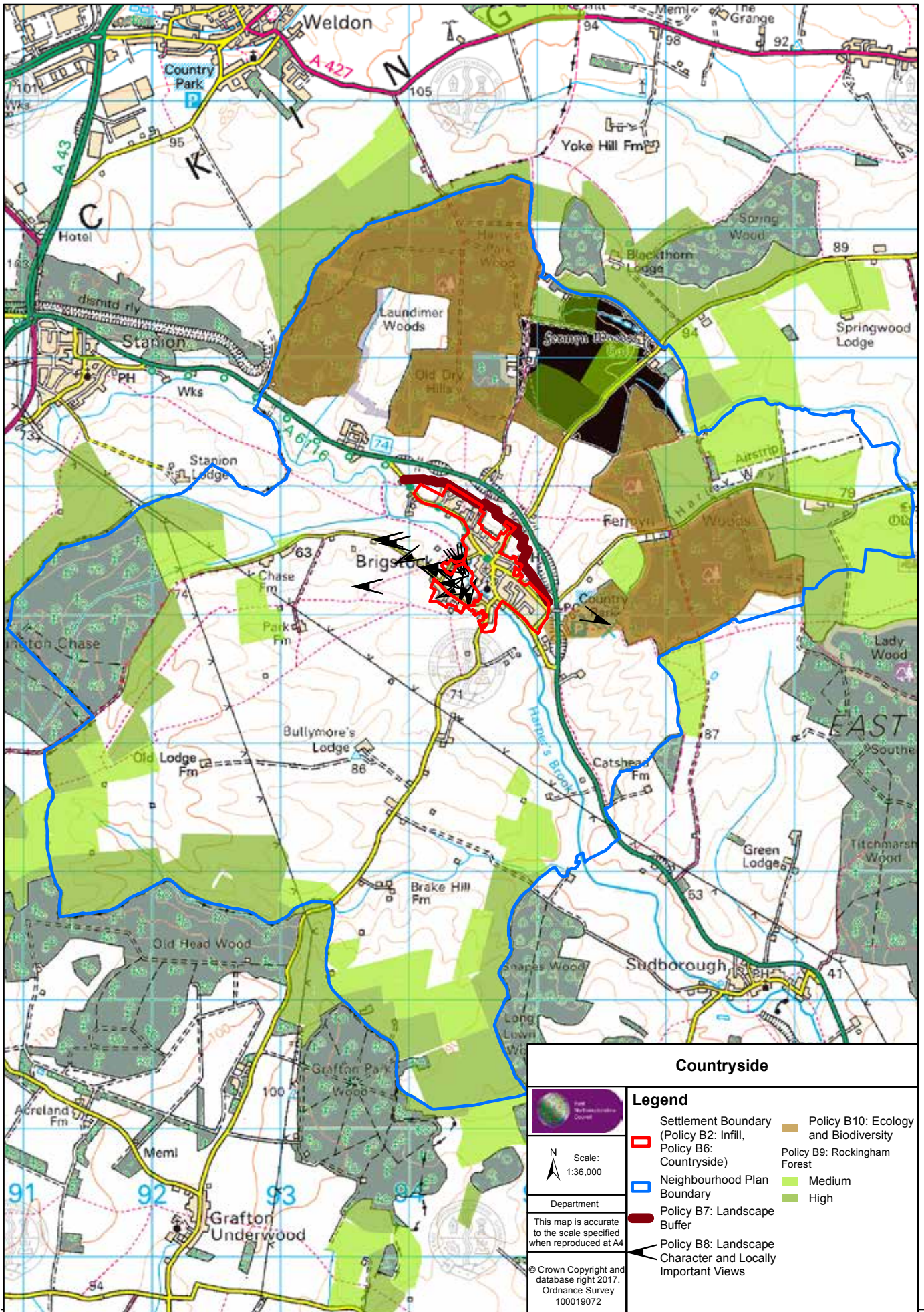
**Legend**

-  Settlement Boundary (Policy B2: Infill, Policy B6: Countryside)
-  Policy B3: North of Station Road Housing Allocation
-  Rural Exception Site for Affordable Housing










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**Countryside**

 Scale: 1:36,000	<b>Legend</b>  Settlement Boundary (Policy B2: Infill, Policy B6: Countryside)  Neighbourhood Plan Boundary  Policy B7: Landscape Buffer  Policy B8: Landscape Character and Locally Important Views	 Policy B10: Ecology and Biodiversity  Policy B9: Rockingham Forest  Medium  High





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**Local Green Spaces**

**Legend**

Policy B11: Local Green Spaces

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