

Brigstock Neighbourhood Development Plan 2011-2031

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

January 2018

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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, alongside the adopted Local Plan and National Planning Policy Framework (NPPF), 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 2011 to 2031.
- 1.6 The Brigstock Parish Council website (www.brigstockcouncil.org.uk) provides information and updates about the Neighbourhood Plan preparation and its progress.



Figure 2: Brigstock viewed from the Country Park

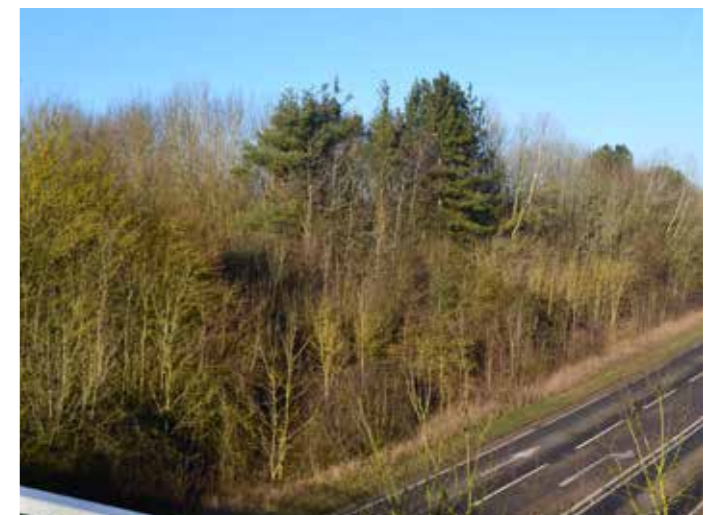


Figure 3: The Country Park is reached via a footbridge over the A6116

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 the survey results 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 development of over 100 houses off Benefield Road and Old Dry Lane submitted by Gladman Developments. 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 helped us to prepare a (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 took place from 1 August to 22 September 2017.
- 1.13 A copy of the Pre-Submission Draft of the Neighbourhood Development Plan was available to download, along with supporting documentation, on the Parish Council website: www.brigstockcouncil.org.uk. A summary of the Draft Plan was delivered to all premises within the Parish.
- 1.14 A 'drop in' session provided 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 All the comments received were considered by Brigstock Parish Council and used to improve and develop the draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, is available on the Neighbourhood Plan website: www.brigstockcouncil.org.uk

What happens next?

- 1.16 The Plan will now 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.
- 1.17 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.
- 1.18 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.
- 1.19 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, together with policies from the adopted Local Plan (consisting of the North .. Northamptonshire Joint Core Strategy 2011-2031, adopted July 2016 and remaining policies from the Rural North, Oundle and Thrapston Plan, adopted July 2011) and National Planning Policy Framework (NPPF), will be the basis for those decisions.



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



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

Sustainable Development

- 1.20 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 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.
- 1.21 This Plan constitutes our view of what sustainable development in Brigstock means in practice.

Key Issues

- 1.22 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
- 1.23 These are explored in greater detail in the following chapters.

Vision

- 1.24 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

- 1.25 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.
- 1.26 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 Northamptonshire Joint Core Strategy (also known as the “Core Strategy”) 2011 – 2031 (the Local Plan Part 1), 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 71% 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 around ten dwellings on a rural exception site on land east of Grafton Road.

✓ Local housing needs are met

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 (RNOTP, the current Local Plan Part 2) 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 and built form of the village. Outside the Brigstock Village Boundary, in accordance with the Joint Core Strategy, new build residential development will not normally be supported. 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 Development

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.

- ✓ Brigstock’s unique character and heritage is conserved
- ✓ Local housing needs are met

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 ten homes (see paragraph 2.18) 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 on the site 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.

- ✓ Local housing needs are met

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



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

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.

- ✓ Local housing needs are 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 (Policy 30(d)) 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 local need for affordable homes (mainly two-bed shared-ownership houses). In 2017 funding from the Homes and Communities Agency (HCA) was secured for the construction of a Rural Exceptions Housing scheme to the south of 27 Grafton Road. A planning application for around ten dwellings is expected to be submitted in 2018 with the completion of the scheme by the end of 2019. 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.

* 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 in early 2018.

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
- D. Safe and suitable access to the site can be achieved for all people. 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).

✓ Local housing needs are met

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.

Development in the Countryside will be limited to:

- A. Agriculture and forestry;
- B. The preservation of Listed Buildings;
- C. The re-use and adaptation of buildings for appropriate purposes;
- D. Flood protection;
- E. New dwellings in accordance with Policy B5;
- G. The extension and replacement of dwellings;
- H. Business development at the Sudborough Road Employment Area in accordance with Policy B18;
- I. Small-scale employment-generating development or farm diversification in accordance with Policy B19;
- J. Development at Brigstock Camp in accordance with Policy B20;
- K. Community services and facilities meeting a proven local need;
- L. Development by statutory undertakers or public utility providers;
- M. Recreation and tourism; and
- N. Transport infrastructure.

- ✓ Stronger relationship with Rockingham Forest
- ✓ Brigstock’s unique character and heritage is conserved
- ✓ Important views, valued landscapes and green spaces are protected
- ✓ The character and beauty of Brigstock’s countryside and its natural environment are safeguarded

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



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

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.

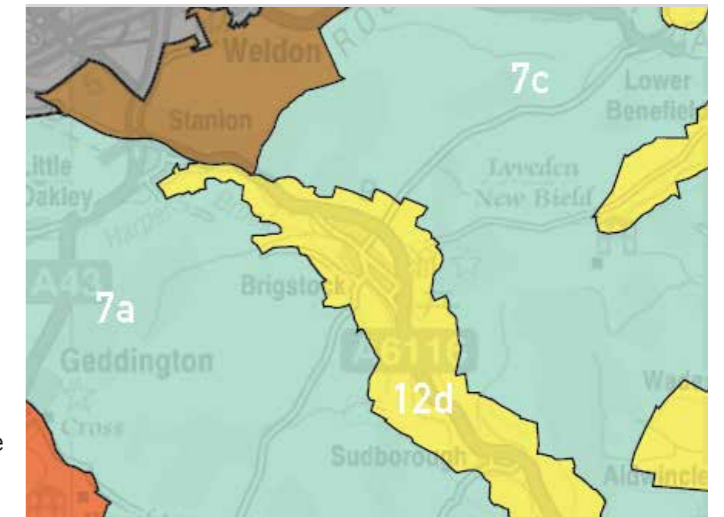


Figure 7: Northamptonshire Landscape Character Areas –see 3.6-3.9

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.

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.



Figure 9: The village as viewed from Dusthill Road

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 Aldwinckle 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



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



Figure 11: Views across the Meadow and cricket pitch

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.

- ✓ Stronger relationship with Rockingham Forest
- ✓ Brigstock's unique character and heritage is conserved
- ✓ Important views, valued landscapes and green spaces are protected
- ✓ The character and beauty of Brigstock's countryside and its natural environment are safeguarded

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.

Policy B8: Landscape Character and Locally Important Views

Development will be supported where this is located and designed in a way that is sensitive to its landscape setting. 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

- ✓ Stronger relationship with Rockingham Forest
- ✓ Brigstock's unique character and heritage is conserved

- ✓ Important views, valued landscapes and green spaces are protected
- ✓ The character and beauty of Brigstock's countryside and its natural environment are safeguarded

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 features 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 north westwards 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 Laudimer Woods mosaic, and to the west, Cowthick and Stanion Lane Plantations, South Wood and Oakley Purlieus together form a substantial woodland resource.



Figure 12: Fermyn woods –see 3.22-3.23

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.

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;
- 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.

- ✓ Stronger relationship with Rockingham Forest
- ✓ Local jobs safeguarded
- ✓ Brigstock’s unique character and heritage is conserved
- ✓ Important views, valued landscapes and green spaces are protected
- ✓ The character and beauty of Brigstock’s countryside and its natural environment are safeguarded

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.

- ✓ Stronger relationship with Rockingham Forest
- ✓ Important views, valued landscapes and green spaces are protected
- ✓ The character and beauty of Brigstock’s countryside and its natural environment are safeguarded

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.



Figure 13: Benefield Road allotments are a key open space

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, as shown on the Policies Map, have been designated as Local Green Spaces:
The Meadow
The Park

Rectory paddock and allotments
Benefield Road allotments
New build development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space, such as:
A. Provision of appropriate facilities to service a current use or function; or
B. Alterations or replacements to existing building(s) or structure(s) provided that these do not significantly increase the size and scale of the original building(s) or structure(s).

- ✓ Brigstock’s unique character and heritage is conserved
- ✓ Important views, valued landscapes and green spaces are protected
- ✓ The character and beauty of Brigstock’s countryside and its natural environment are safeguarded

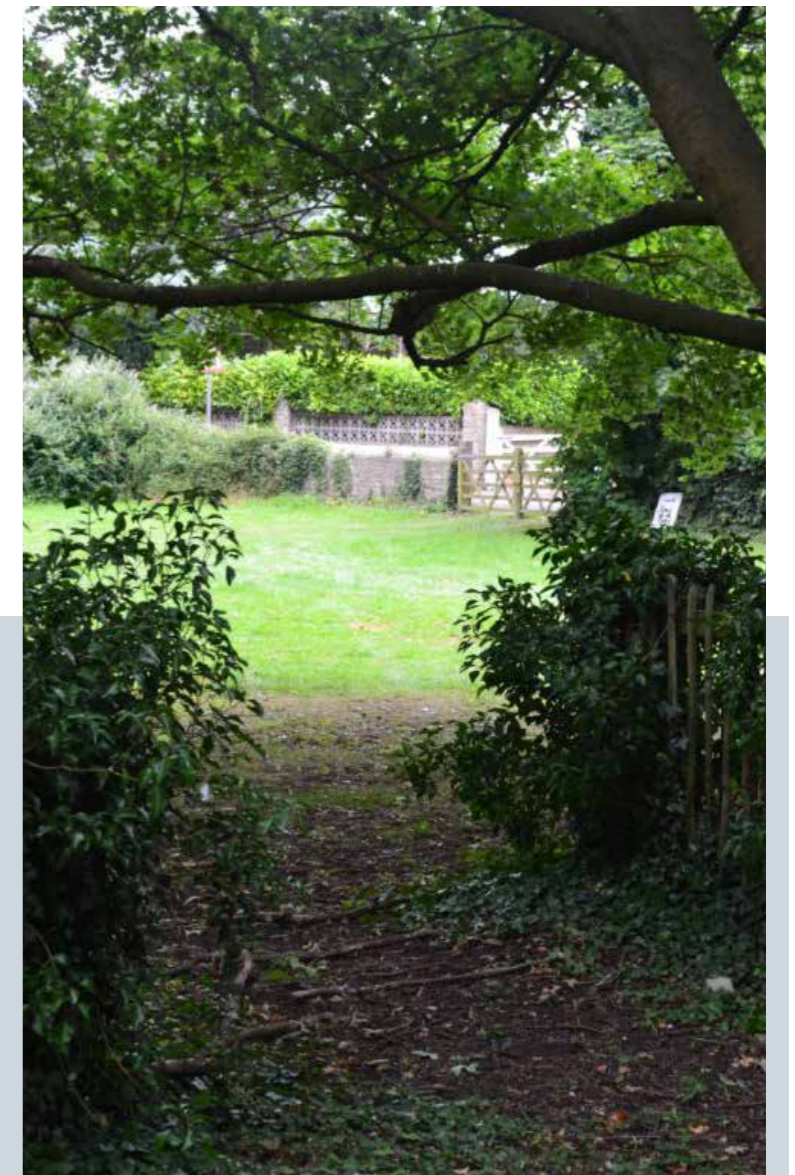


Figure 14 : Old Rectory Paddock is also used for village events

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.

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
 The Meadow

- ✓ Brigstock's unique character and heritage is conserved
- ✓ Local services, facilities and infrastructure meet local needs

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. The next nearest schools are Stanion C of E and Little Stanion Primary Schools; approximately 4km and 5km respectively (by road) from the village centre.
- 5.5 As of September 2017, the school was operating at over 105% capacity with several year groups accommodating more pupils than defined by the school's pupil admission numbers.
- 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 1,000m² 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 The capacity of Anglian Water's existing infrastructure to accommodate further development will vary dependent upon the location and scale of the proposed development. 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 1000m².

Policy B13: Infrastructure

New development should 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.

- ✓ Stronger relationship with Rockingham Forest
- ✓ Local services, facilities and infrastructure meet local needs

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.

✓Brigstock's unique character and heritage is conserved

Locally Listed Buildings

- 6.10 There are buildings and sites in the parish that make a positive contribution providing local character and sense of place because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Neighbourhood Plan. The Brigstock Neighbourhood Plan includes information about local, non-designated heritage features including sites of archaeological interest to guide decisions.

Policy B15: Local Heritage Assets

The determination of planning applications which would affect features of local heritage interest (as listed below and shown on the Policies Map) will balance the need for or public benefit of the proposed development against the significance of the asset and the extent to which it will be harmed:

- 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

✓Brigstock's unique character and heritage is conserved

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

- ✓Stronger relationship with Rockingham Forest
- ✓Brigstock's unique character and heritage is conserved

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.

✓Local jobs safeguarded

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 B19: 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.

✓ Local jobs safeguarded

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 Steel works 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 B20 will replace it once the Plan has been 'made'.



Figure16: Brigstock Camp

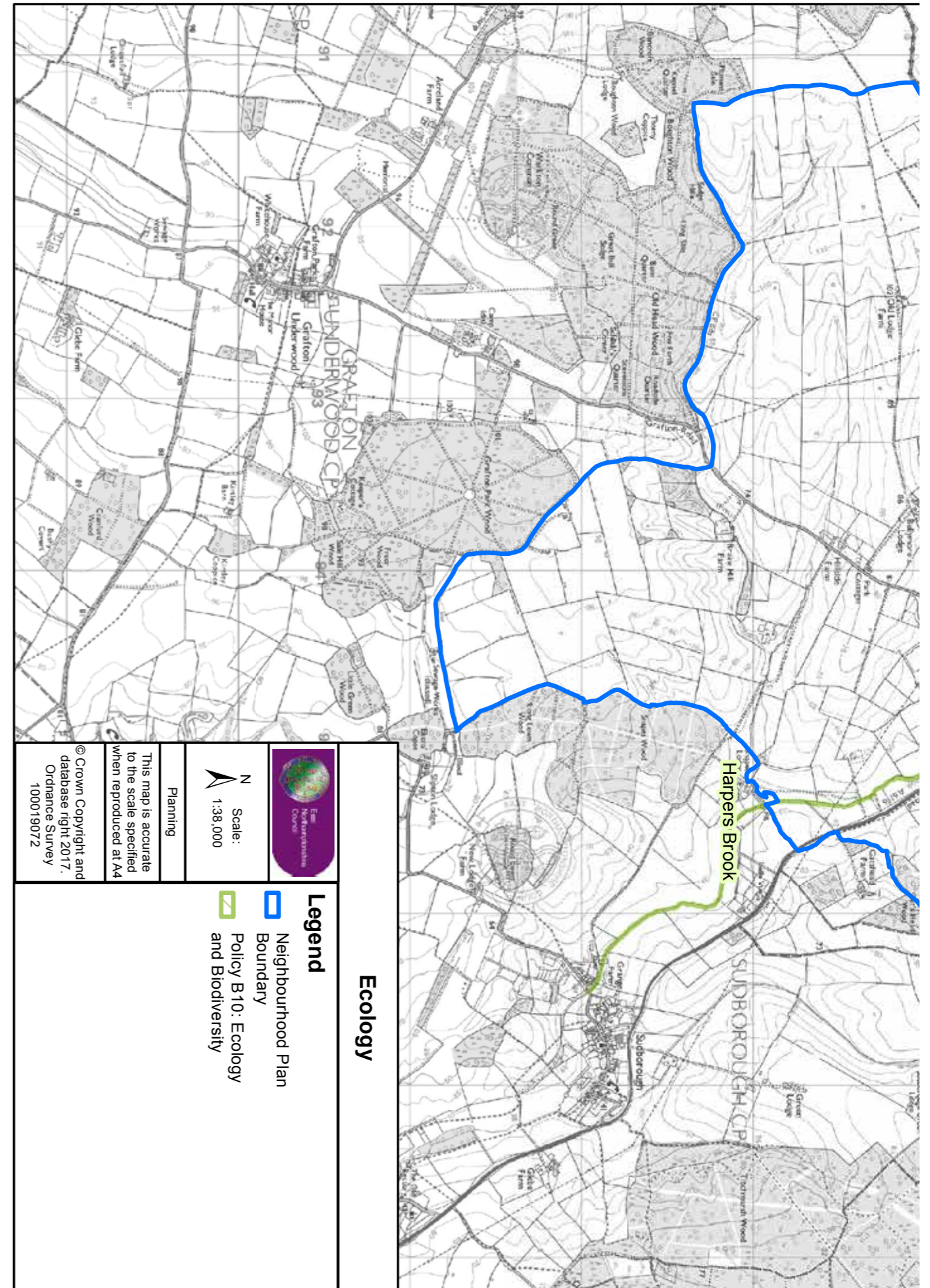
- 7.10 Brigstock Camp has direct access from the A6116. Although an hourly bus service to Corby and Kettering passes-by, there is no bus stop. The camp can be divided into two parts. About 3.4 hectares is brownfield having been occupied by buildings associated with the now derelict camp. The remaining 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.

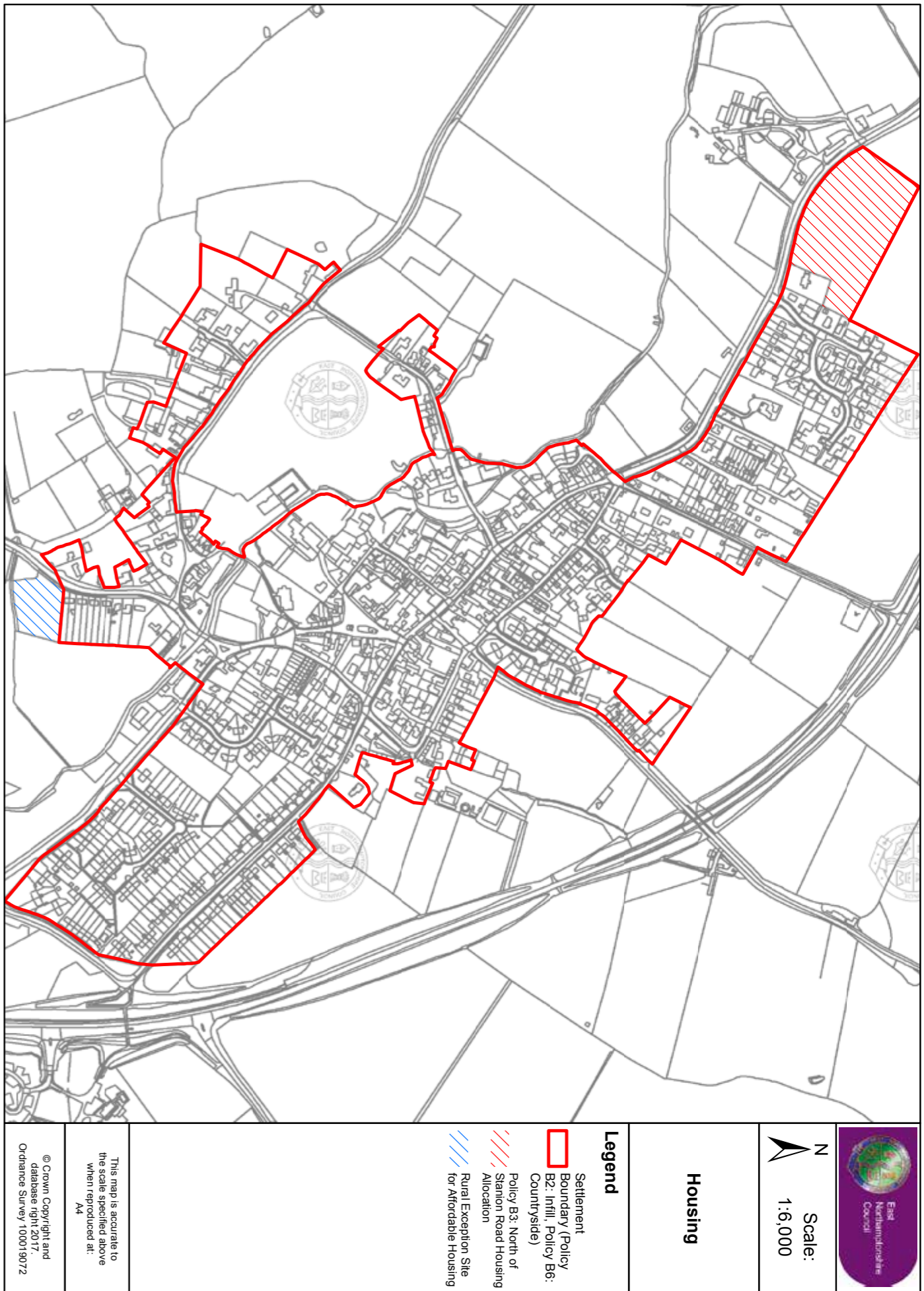
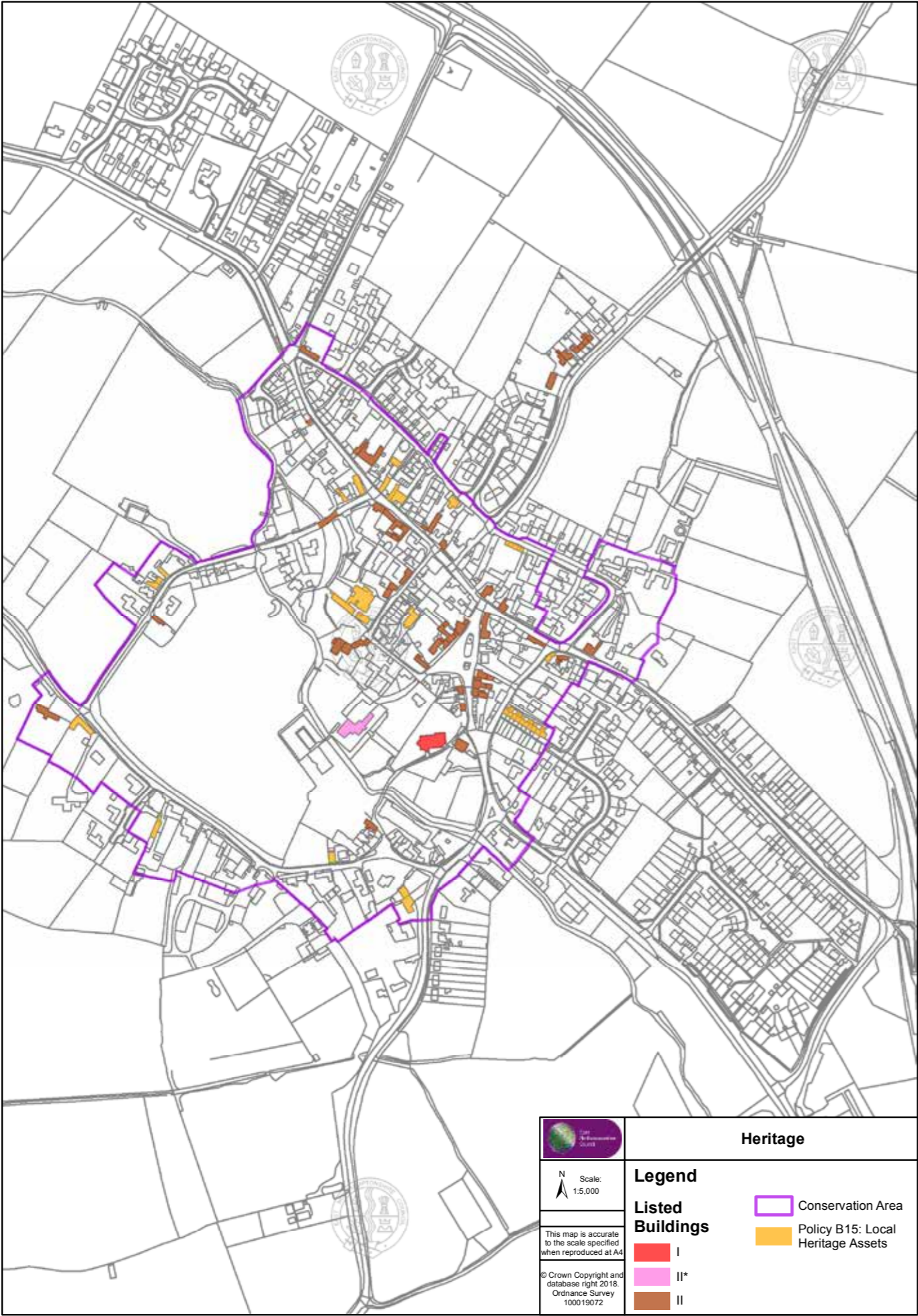
Policy B20: Brigstock Camp

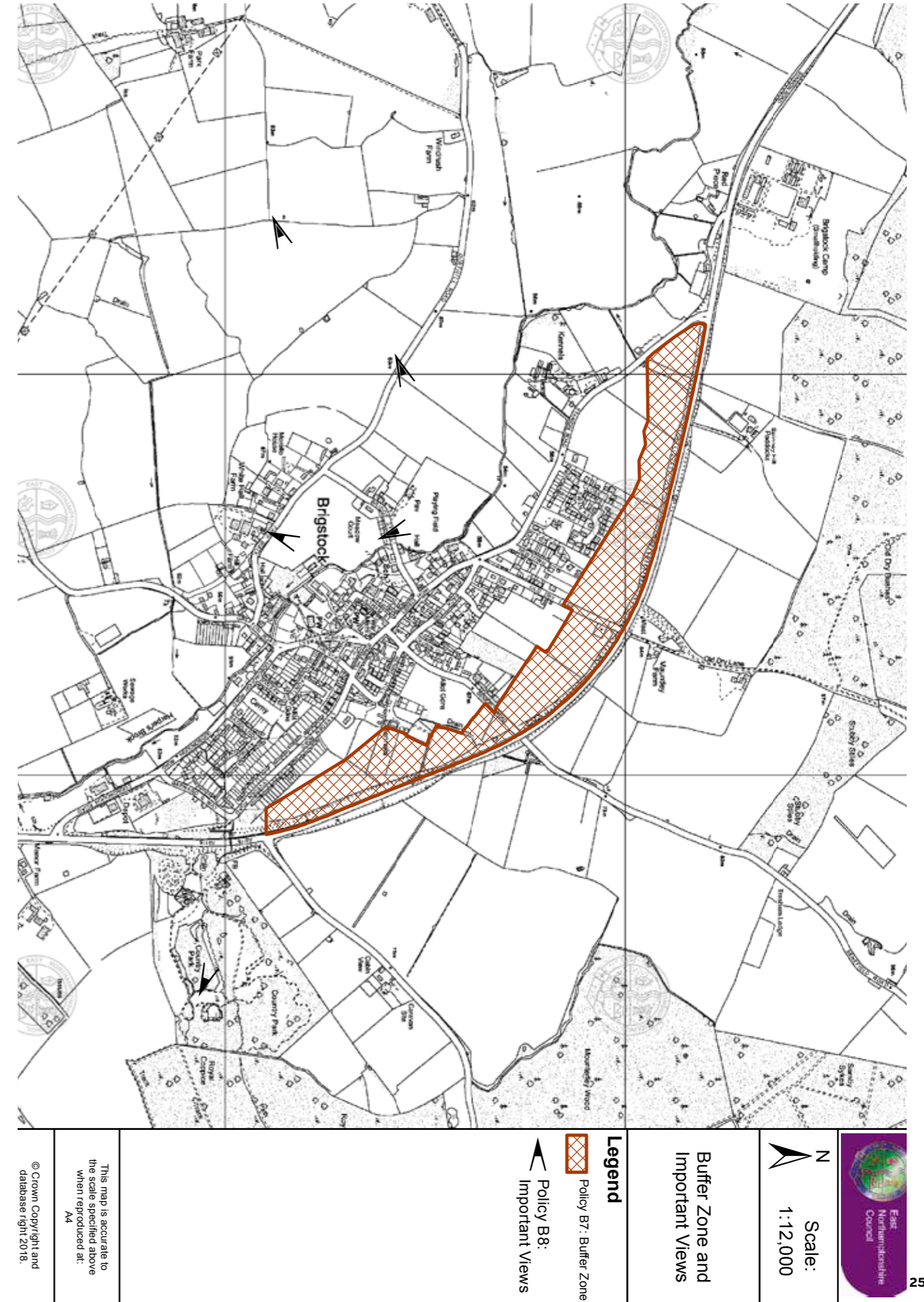
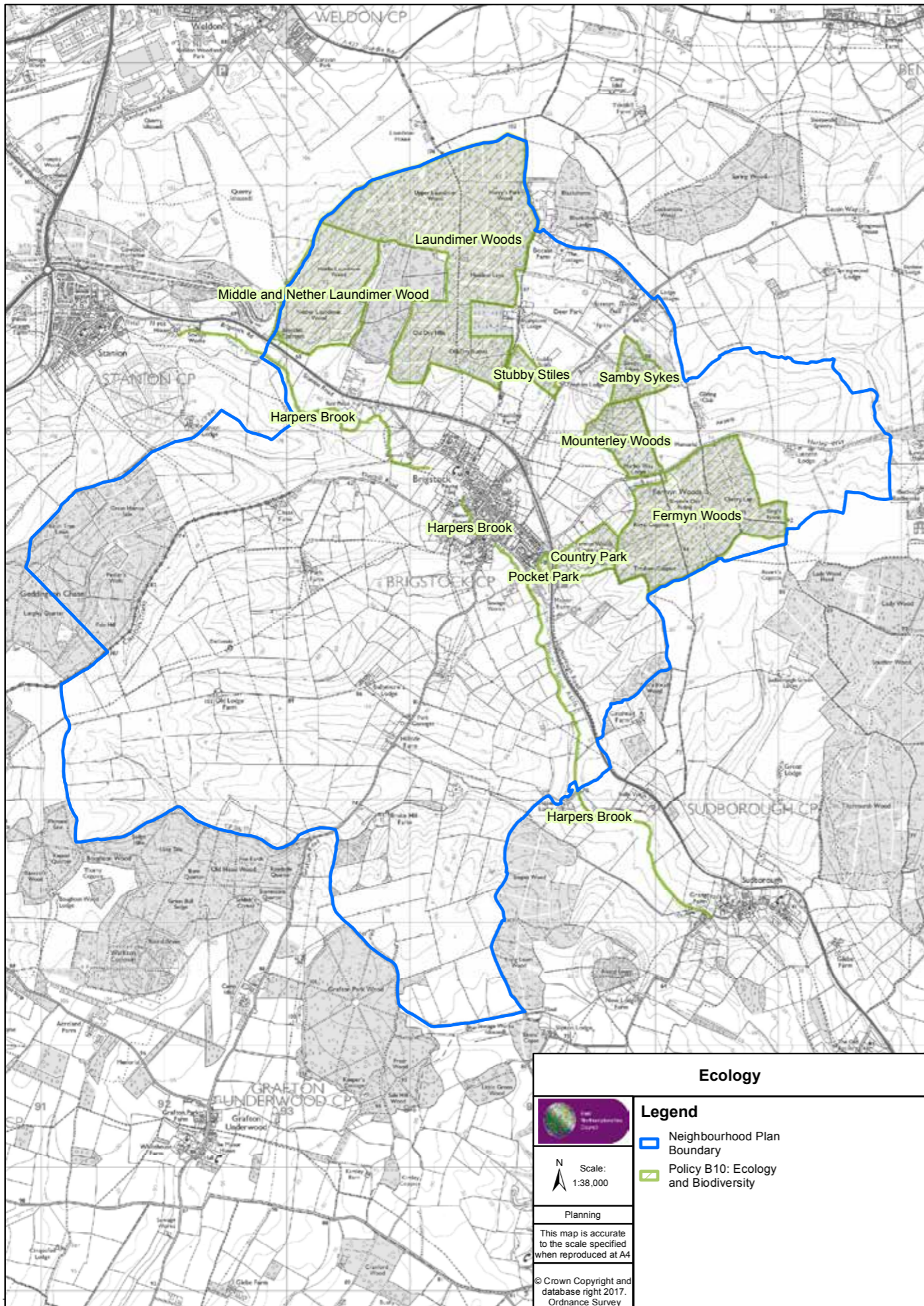
The deployment of a large-scale solar farm for the whole site (as defined on the Policies Map) will be supported provided the installations are removed after 25 years or when no longer in use, whichever is the sooner, and the whole site planted with trees and managed as woodland thereafter. The redevelopment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

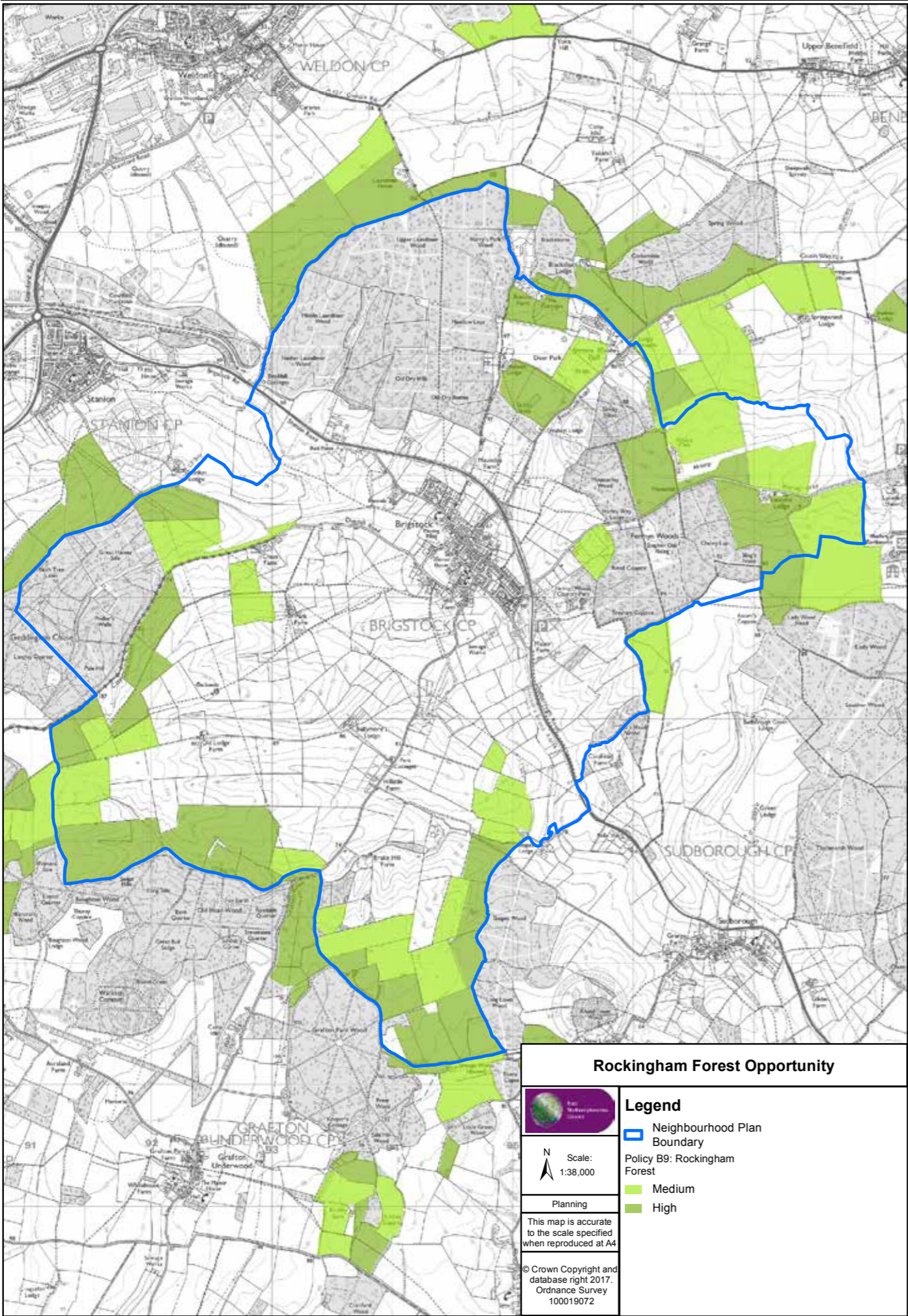
- A. Business
- B. Hotel
- C. Residential institution
- D. Non-residential institution
- E. Assembly and leisure subject to:
 - a. Development being no more intensive, in traffic terms, than the existing permitted use;
 - b. The construction of a footpath and cycle link to the Corby – Stanion former 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.

✓ Stronger relationship with Rockingham Forest
 ✓ Local jobs safeguarded









BRIGSTOCK VILLAGE DESIGN STATEMENT



Local concern for Brigstock led to a Village Design Statement (VDS) being produced in 2002. Its purpose was to promote best practice for the future development of the village by identifying ways in which new development could be designed to harmonise with and enhance local character.

The Neighbourhood Plan provides the opportunity to update the VDS to:

1. Ensure that new development is in harmony with existing village.
2. Enhance the sense of place which is evident in the older parts of the village.
3. Reverse the trend of anonymity that can be found in recent village developments.
4. Describe the distinctive style of the village and its surroundings.
5. Show how the character of the village can be identified in terms of landscape setting, settlement pattern and building form.
6. Draw up design principles based on the distinctive local character.
7. Promote best practice for future development.
8. Work in partnership with the District Council in the context of existing planning guidance.

The Design Statement establishes a baseline and provides guidelines which residents, developers and planners can all utilise to influence their design and development decisions. It aims to show how development should be carried out so that it is in harmony with its setting and makes a positive contribution to the local environment of Brigstock.

SETTLEMENT PATTERN AND BUILDING FORM

Brigstock is dominated by a single main street through the centre of the village, which is enclosed by an almost continuous frontage of buildings and boundary walls. Even some of the smartest old houses have been built hard up against their neighbours.



Other roads have developed parallel to the main street with connecting footpath links. There are very good reasons for this traditional form of continuous frontage as it was easier to construct, maintain and heat. The variations in ridgeline and the size of properties found serves to add interest and variety to the village.

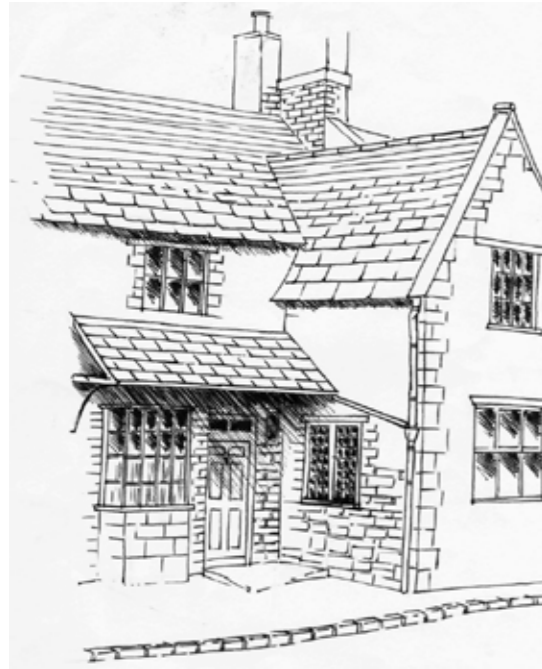
Buildings in the centre of the village were in the main built right up to the street to maximise the garden space behind and it is mainly this characteristic that gives Brigstock its charm and visual interest. Some of the most attractive features found in Brigstock are the high stone boundary walls that are often built as a continuation of the main wall of a house. These walls shape the space between buildings and give shelter and drama to the street scene. Whilst it is recognised that boundary walls are often considered low priority elements by developers they have a great effect on the village.

The streets are defined by stone walls with subtle variations of line, height and texture with accents created by openings or unexpected gaps giving tantalising glimpses of what lies behind or beyond. Moreover, the variety of the rear yards, gardens and courtyards in Brigstock, glimpsed from the street, is a particularly precious part of the village scene. This open aspect, even within the centre, with walls and barns, is an essential characteristic of Brigstock and the enhancement and creation of these semi-private areas is important.

Local Green Spaces both within and outside the village are also important to the character of the village. They include the Meadow, the Rectory Paddock, The Park and allotments off Benefield Road.

There has been gradual evolution in the village perpetuating the variety of housing types. In the latter part of the 20th Century several housing developments have been built extending the village boundaries. More recent development on the fringes of the village has reflected the openness of the village character whilst using more contemporary

building materials and methods resulting in buildings that are like each other in size and style. Much of this new development has been laid out as cul-de-sacs, which serves to isolate residents from the rest of the village.



A mixture of traditional materials - Welsh slate, Collyweston slate, stone and brick combine to create interest in the centre of the village.

Locally distinctive building types and materials give Brigstock its specific identity. There is a wide range of buildings to be found in Brigstock, from the modern brick built houses on the outskirts to the traditional stone buildings in the village core. The historic core has an identity of its own, the different sizes, heights, and styles of the buildings providing variety whilst the use of local stone and the close juxtaposition of the houses fronting onto the street provides continuity.

Although older houses portray a variety of styles they do share a number of common features. They mainly have a long frontage directly onto the street and are basically rectangular in pattern. Many of the houses have been extended to the rear with a one or two storey extensions resulting in an L-shaped ground plan. The houses are mainly 2 or 3 storeys high and some make use of the roof space with dormer windows. The buildings tend to link to their neighbours with occasional entrances to private yards providing a break in the frontage.

The historic core of Brigstock is essentially constructed of local limestone. Being particularly hard and difficult to work this has led to the limestone being laid as coursed rubble in fairly narrow courses. Where the limestone is dressed it is generally used on quoins, chimneys, lintels and cills. However there are a few grander than normal buildings faced entirely of dressed stone.



Houses are built hard up against each other and front the pavement. Varying roof heights add interest.

There are some brick built buildings in the centre of the village mainly dating from the 19th Century and many of the older houses have brick details incorporated into stonework. Roofs in Brigstock are very much more variable than the walls and historically materials used are Collyweston slate, Welsh slate, thatch and pantiles.

Over the years, many outlying developments have been built in brick of various types and colours and this has had a negative affect on the coherence of the village. Recent 20th century developments have mostly been constructed in facing brickwork the style of which reflects the developer rather than the village. Thus the estate built by the local authority reflects local authority design thinking of its time and the private schemes do likewise. Whilst in itself the new housing is generally good quality, its appearance usually reflects nothing of its locality and could have been built anywhere in Britain. Where developers have been willing to work more closely with the Parish Council some more appropriate housing has been built e.g. Back Lane where the developer agreed to construct a row of terraced houses instead of larger four-bedroomed properties. This maintained the characteristic village street scene whilst providing smaller houses which have proved very popular.



DEVELOPMENT GUIDELINES

Recommendations for New Developments

New developments can use the characteristics of the older heart of the village not only to help create a link with the existing village's shape and style, but also to give the new buildings added charm and interest. The use of the traditional forms should be seen as liberating and inspiring rather than restrictive to the designers of individual houses, extensions or large-scale developments. The design preferences are for local materials and the use of traditional techniques. The overall design of buildings, be they extensions or large-scale developments, need not slavishly copy what has gone before. A contemporary design using traditional materials is more likely to be acceptable than a poorly executed pastiche.

The following recommendations should influence all design and development decisions:

The Northamptonshire Countryside Design Guide produced by CPRE sets out broad recommendations for building styles in different parts of Northamptonshire.

The Joint Core Strategy Place Shaping Principles (Policy 8) sets out general principles for local developments.

In addition:

- Any proposed development should be judged against the village's existing settlement pattern for scale, positioning within its plot and alignment to adjacent buildings.
- Architectural style and building materials should be of the best quality, be in keeping with local village design and sympathetic to adjacent buildings.
- It will not be acceptable to implement pattern book design. If several new buildings are permitted on one site, variation in design and layout will avoid monotonous repetition of one house type. Alternatively a small terrace sympathetic to the character of the village might be considered.
- There must be variety of proportion and positioning of individual buildings in new developments to reflect existing patterns and this includes the spaces around and between buildings so that views within the village and from the village are interesting and dramatic.
- The importance of the skyline on the setting of the village is important and new development needs to respect this.
- Pedestrian circulation within the village is important, and new development should always be designed with the need of pedestrians and cyclists in mind, so that easy access to community facilities is possible.
- The blending of the natural and the architectural landscape must be preserved and enhanced by new developments.

WALLS

Stone

Stone walls are usually coursed rubble where the courses vary from 50mm up to 125mm and pointing is usually flush. The local limestone is hard and irregular and thus details are generally built using other easier worked materials. This leads to lintels of oak or ashlar stone, quoins of brickwork and ashlar and chimneys of brick or ashlar.

There is a preference for stone in any new development within or adjacent to the central part of the village. Detailing should be consistent with the village traditions in particular the style of pointing.

Reconstituted stone can be very effective provided it has several different course heights with proper randomisation. Pointing both in colour and style should match a pre-approved sample. Too often artificial stone is laid like brickwork and looks completely alien.

Pointing should be flush finished with a soft brush. It should be consistent and match a sample panel or selected existing example.

Brick

Brick has been used in the older parts of the village since the 18th Century but most brick buildings are 19th century. Brick used is generally the local red stock brick laid with tight mortar joints. Brick buildings almost invariably have Welsh slate roofs and some but not all have ashlar stone details such as lintels and cills. Some of the stone houses in the village have brick chimneys but one does not find stone chimneys on brick houses. Most 20th century buildings are built of buff bricks of varying shades depending on the developer's preference. In these areas of new development stone properties can look out of place. Some properties built by the local authority have recently been refaced in red brick similar in colour to that found within the village centre.

Where development is proposed in the various outer lying 20th century brick built estates, the facing brick should either match or complement the adjacent buildings.

In order to avoid confusion as to what is or is not acceptable, sample panels will be requested for all proposed masonry so that the colour, method of laying, pointing etc. can be approved.

ROOFS

Collyweston slate

The most common roofing material in the historic centre of the village is Collyweston stone slates laid in diminishing courses. Due to the great weight of Collyweston roofs they are built to a steeper pitch than slate or plain tiles, generally no lower than 50°. Collyweston is now the most expensive local roofing material and new Collyweston roofs are generally only found on listed buildings.

Production of Collyweston Slate has recently been resumed and thus genuine Collyweston slates are preferable, particularly in sensitive

areas or where natural materials have been used on adjacent buildings. There are artificial alternatives on the market which, if laid with care, may be acceptable on unlisted or new buildings.

Thatch

The traditional local thatching material are reed and long straw although a shortage of reed around the middle of the last century has resulted in a predominance of long straw. Long straw does not lend itself to precisely cut edges and thus these roofs are generally without embellishment and often have plain flush ridges, swept skirts to dormers and wrap around verges. Patterned and block cut ridges are found in reed thatch which can be cut with precision. Thatch requires a steep pitch of 50° or more, and the historical use of this material can easily be seen in the steep pitches of the roofs that remain on many older buildings.

When re-thatching the underlying thatch should be examined to see if it is reed or long straw. The choice of top material can then be evidence based upon what existed originally. Thatch on new buildings, or as a replacement to artificial roofing materials on older buildings, will be encouraged.

Welsh Slate

Welsh slate probably came to Northamptonshire as a result of the early 19th Century canal traffic via the River Nene. The slate complements the local stone and if used with traditional verge, eaves and parapet details can be very effective. It can on the other hand appear coarse and crude especially in the form of reconstituted slates with modern dry-verge accessories, bargeboards and large eaves with over prominent fascia boards.

Pantiles

There are several shapes, sizes and colours of pantile used in the village and they appear almost at random on all sorts of different buildings. Pantiles have the advantage of being useable at low pitches and thus were most often used on outbuildings and additions so that the roof concerned did not have too great an effect on the main building.

Pantile roofs give an acceptable method of varying roof heights and pitches in the tradition of the village but the type of pantile chosen should be sympathetic to that used in the immediate environs of the development.

Clay Pantiles are an acceptable replacement for artificial materials on Listed Buildings or buildings in Brigstock's historic core.

WINDOWS and DOORS

There is a variety of window and doors found in the village. The majority of windows are either casement or double hung sashes constructed of painted timber but dormer windows are also common. Doors vary from humble planked doors to enriched oak doors in decorative dressed stone openings. In general sash windows appear on Victorian and later

properties, while dormer windows are often found in the thatched cottages.



Unusual window feature in The Syke

Where new dormers are proposed they should not be flat roofed or wider than a corresponding window in the wall below.

Preferably dormer windows should have a masonry gable as an extension of the wall plane or placed within the roof slope, with a hipped roof of matching roof material.

Dormer sides should be either vertical slates, tiles or rendered.

PVCu windows are undesirable in older houses due to the size of the frames and the lack of decorative moulding, as well as the use of a plastic material which can clash with the original style of the property. Where traditional sash windows have been re-instated they enhance both the look and the value of the building. Wooden windows made from Accoya typically have a life of 50 years and are eco friendly.



Carefully chosen replacement windows match the period of the house.

The colour of paint used on windows can have a disproportionate effect on the whole building so sensitivity and common sense are needed when choosing external painting schemes.

The choice of door and door surround should be given the same critical appraisal as the design of the primary elements of a building as the wrong choice can ruin a good facade. Replacement or new door furniture should reflect the age of the building, for example on older buildings wrought iron door furniture is favoured, while from the 18th

century cast iron is appropriate, painted black. Brass and elaborate designs are more appropriate on 19th century and modern buildings.

CHIMNEYS

Chimneys are either brick or stone with different styles and heights. The mixture of styles creates an interesting skyline.

Brick chimneys are found on stone houses but not stone chimneys on brick houses.

PAVING

Paving found in the centre of the village is generally York stone slabs while yards have traditionally been paved with stable bricks, setts or cobbles. Yards with gravel have the disadvantage that it does not stay put and requires more maintenance than hard paving.

Considering the ready availability of good quality salvaged York Stone there is every reason to expect its continued use alongside the existing but it should be laid coursed rather than fully random.

Where gravel is proposed an acceptable method of restraining it to prevent stones from being scattered over the street will be required.

Concrete block paving can over dominate areas but may be acceptable if broken up with bands of either stone or bricks. The choice of colour is important and samples and laying patterns should be submitted for approval.

BOUNDARY WALLS and HEDGING

Copings found on low boundary walls are generally thin stone, laid on edge, cut roughly into a semi-circular profile for low walls. Copings found on high boundary walls are generally pantiles laid at a slight fall to one side. Some high boundary walls have quite elaborate combinations of diminishing brick coursing and plain tile.

Any development must retain existing boundary walls wherever possible. New property boundaries should be in keeping with properties nearby.

The design, shape and materials used in boundaries must be carefully considered. A well-constructed stone wall can enhance a property and the general street scene. Hedges are best when planted with native species. Fast growing conifers are not acceptable as they can grow too large and be difficult to manage. Fencing materials should be appropriate to the location within the village.

GATES

Timber and iron gates are common in the village. The timber gates are usually robust and based upon traditional rural designs – there is even a ‘Brigstock gate’. They vary from large functional double ‘yard’ gates to small decorative hand gates.

Ironwork should be similarly robust to complement the stone as too fine a pattern can detract from the quality of the stonework.

STREET FURNITURE

There are a few benches within the village on Park Walk and on Hall Hill some being made of timber and some in cast iron of a traditional design. There are a few signposts in the village of the black and white wooden fingerpost variety that fit in well with the village character.

Advertising signs can have a significant impact on the street scene. Traditional timber hand painted signs without illumination are the preferred option within the historic parts of the village.

The Parish Council should be consulted regarding any new street furniture in order to ensure consistency of design.

LIGHTING

The village has recently updated the street lighting to a uniform style of LED lighting.

Developers and statutory undertakers should work closely with the Parish Council when new developments require street lighting.

Whilst clearly required for safety and amenity purposes lighting should be discrete and well shielded to prevent undue light spill and glare to adjoining properties and into the surrounding countryside and night sky.

GENERAL

Modern TV satellite dishes should be carefully located to avoid being intrusive within the village street scene.

Rainwater goods – use of cast iron or aluminium is preferable on buildings in the conservation area or on listed buildings.

Eaves – avoid continuous soffits as far as possible. Open eaves are not only traditional they provide nesting opportunities for swallows and house martins.

Roof to wall abutments – use of soakers and mortar fillets, no visually intrusive flashings.

Where practicable incorporate bat and swift nesting boxes in new and repaired and extended walls. Several proprietary nest boxes are available for building into masonry with virtually no visual impact.

Soft landscape

Most developments would benefit from the inclusion of well designed planting schemes and the use of traditional hedgerows using locally appropriate native species for the boundaries of properties will be encouraged.

Where consent is required, permission will not be given for fast growing conifers as part of any landscaping scheme. Elsewhere their use is discouraged because of the long term impact they can have on the environment, the street scene and neighbouring uses.

Existing hedges and large trees should be properly managed to ensure that they remain healthy and continue to contribute to the street scene and setting of the village.

Consideration should be made to the creation of feature planting such as the Coronation Oak because a specimen tree in the right place can dramatically improve a building's setting.

Parking and Traffic Considerations

The parking of cars is an important consideration in any development proposal. Parking on the pathways discourages pedestrians and this eventuality should be avoided when proposals for development are prepared. Many residents work outside the village which means that a considerable number of households need two or more cars. Consideration should be given to garages and parking areas away from the street frontage so that cars and other vehicles do not dominate the environment.

Incorporating adequate parking space in new developments is extremely important. Developers should refer to Northamptonshire Parking Standards September 2016 for full details. Those most relevant to Brigstock are detailed here:

Residential Car parking standards

Dwelling houses

1 bed - 1 space per dwelling, plus visitor spaces of 1 per dwelling across the development.

2/3 beds - 2 spaces per dwelling, plus visitor spaces at 1 per dwelling across the development.

4+ beds - 3 spaces per dwelling, plus visitor spaces at 1 per dwelling across the development.

Residential car parking dimensions

Cars have got larger over recent years, but parking spaces have not increased in dimension, hence there is a need to increase parking spaces to a minimum 2.5m (W) x 5m (L) and disabled parking spaces to a minimum 3.6m (W) x 6.2m (L).

The new parking space dimensions are as shown below:

Non – residential 2.5m (W) x 5m (L)

Residential 3m (W) x 5.5m (L) for driveways (11m long for tandem spaces)

Parking courts (individual spaces) 2.5m (W) x 5m (L)

If the parking space is located against a wall or similar solid structure or there is no separate pedestrian access, the driveway parking width will increase to 3.3m.

On plot tandem (in line) parking is inconvenient and is generally best avoided where possible as both spaces are rarely used. Tandem spaces should not be used in communal parking areas.

Where a residential development parking layout is incorporating on street parking, the street must be wide enough to accommodate parking without compromising access by emergency/waste collection vehicles and must not impair visibility at junctions or on bends. The street must be wide enough to accommodate two lanes of traffic and the on-street parking space/layby. Dimensions for street width are as follows:

Residential 5.5m (W) plus 2m (W) lay-by

Garages

New-built garages must not obscure house fronts. New garages should relate to the houses to which they belong and be in sympathy with surrounding property in terms of size, design, materials and construction. Modern car construction and security means that vehicles can usually be left outside year round without particular risk of theft or damage from the elements. Garages also are often too small and/or are perceived as too inconvenient to make them attractive places for regular day-to-day parking. As a result, garages are most often used for purposes other than car parking (e.g. storage) or are converted to living accommodation and any additional household cars are parked on the street. For this reason designated parking on new developments is best provided on driveways, carports or allocated parking bays therefore garages are not included as designated parking within developments.



Garages well-integrated in this 20th C conversion using a mixture of traditional materials.

Where garages are provided they should be constructed to the following dimensions:

- Single garage – 3.3m (W) x 6.0m (L) x 2.4m (H)
- Double garage – 5.8m (W) x 6.0m (L) x 2.4m (H)

All garages must be set sufficiently back from the highway boundary so that a vehicle can be parked in front of the garage (whilst garage doors are opened/closed) without causing any obstruction to the highway. All garages must therefore be set at least 5.5m from the highway boundary.

Proper traffic management plans should be considered to control vehicle routes as new development takes place.

There is a need to consider additional safe pedestrian and cycle facilities where some of the footways in the village are inadequate.

A cycle path already exists which links the village to Stanion and Corby along the A6116, and extending the path to link Brigstock to Sudborough, Lowick and Thrapston would be of great benefit. .

INDUSTRIAL AND COMMERCIAL DEVELOPMENT

The following principles should be applied when considering industrial or commercial development:

The present commercial and industrial sites should be retained. Further expansion into green field sites will only be acceptable under the Local Plan.

Any commercial activity should reflect the rural character of the village and not detract from residents' quality of life or pollute the environment.

It is recognised that new small-scale enterprises increase employment opportunities, but care needs to be taken that they do not adversely affect the village amenities and are appropriate to the village's style and character.

Where any new commercial or industrial unit is constructed it should conform to the following guidelines:

Construction materials should be consistent with the overall village appearance to minimise visual intrusion with brick and stone being the most appropriate materials.

Units must be appropriate to their location in scale, height, bulk and layout with the avoidance of buildings equivalent to 2 storeys or more in height being important.

Visual intrusion must be minimised by sufficient sympathetic screening using locally appropriate native deciduous tree and hedgerow species.

All night high-intensity illumination should be avoided as it is out of keeping with the village environment. Lighting should not be of the type or design which could cause 'light pollution' which can have an adverse affect on the environment and character of the village.

CONSERVATION OF EXISTING DEVELOPMENT: A SELF-HELP GUIDE

Changes to the character of Brigstock are brought about not only by large-scale developments but also by smaller day-to-day changes to buildings, open spaces, gardens, paths and hedges that alter the look and feel of the village as a whole. Residents thinking about making external changes or alterations to their property, paintwork, signs, garden or surroundings should consider how these changes will affect the character of the building and the village.

The following steps are provided as a self-help guide for residents:

Is your property in the Conservation Area? If so, are you aware of the special conditions that apply to building works? Please consult East Northamptonshire Council planning department or the Parish Council.

Is your property a listed building? If so you will need to consult East Northamptonshire Council planning department.

Look at the front of the property from some distance and note any original distinctive features.

Are there any features that you think are more recent or out of character with the rest of your property or with neighbouring properties?

Stand closer and look at the details of the building, such as roof, chimneys, windows, doors, eaves, rainwater goods, brick or stonework and repeat this on each side of the building in order to get the full picture.

Look at the guidelines in this document and think about the changes that you wish to make. Will they be in keeping with the characteristics and details that you have seen on the building and identified in this document? If not, think about whether it is possible to make the changes in a way that retains the character of the property.

Would the changes that you want to make get rid of some of the uncharacteristic features that you have spotted? You may want to check your ideas with a builder, architect or East Northamptonshire Council who may suggest improvements.

Do you want to install a satellite dish or PVCu windows? If so please consult ENC or the parish council to see if planning permission is required.

