



# The Bringtons and Nobottle Village Design Statement Draft

February 2018







# The Bringtons and Nobottle Village Design Statement Draft



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## Section 1 | Introduction

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The parish of Brington and Nobottle lies about eight miles north west of the county town of Northampton, at the southern edge of a low range of undulating hills known as the Northamptonshire Heights. Althorp House sits to the east of the parish boundary, and the villages have played a significant role in the Althorp Estate, which still owns some of the houses and much of the surrounding agricultural land.

This Village Design Statement (VDS) describes this charming rural parish as it is in 2018, and highlights the qualities valued by its residents. The Design Statement aims to make sure that the individual character and features of the villages are taken into consideration when local planning decisions are being made, whether formal planning consent is required or not; it supports the Local Plan as it affects Great Brington, Little Brington and Nobottle and assists the work of the Parish Council and Daventry District Council. It also provides design guidance to help ensure that any new development is in harmony with its surroundings and is in keeping with local character and distinctiveness.

Produced by a village volunteer group in consultation with the rest of the parish, this statement sets out the principles, design features and quality standards that should be considered by those wishing to build, modify or extend property. It draws upon the experience and local knowledge of those who enjoy living in this vibrant community. A detailed questionnaire was distributed to every house in the parish in April 2017, and the villagers' views and information were incorporated into the report. An open day held in October 2017 at the Reading Room, Great Brington, gave parishioners the opportunity to study the first draft of this report, and further useful feedback was received. A final draft was distributed to the parish via the local email network, with hard copies also made available at the Post Office. Residents were kept informed of progress via the bi-monthly newsletter which is delivered to every home.

Once adopted by Daventry District Council it will act as a supplementary planning document to be taken in to account when planning any development within the parish, either for new buildings or modifications to existing structures [*Editors' note: this sentence will change once it has been adopted by DDC*]. It does not remove the obligation to seek the relevant permissions and advice from Daventry District Council, and where appropriate, the Althorp Estate.

In the context of the Daventry District Local Plan 1997 saved policies, which sets out the types of village, Great Brington and Little Brington are Restricted Infill Villages, Great Brington has a defined Conservation Area and Nobottle has the status of a hamlet (refer to separate maps in the Appendices). The entire parish lies within a Special Landscape Area (SLA) which restricts any new development to comply with certain conditions.

Change can be brought about not only by large developments, but also by the smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges, which can alter the character and appearance of the whole village over time. To aid those contemplating making such changes, guidelines are included at the end of each section. They represent the conclusions agreed through consultation to guide future development of the village, and lay down a set of principles to be observed in future planning decisions. The information in this document will be useful to a wide range of audiences:

- Planners, developers, builders, architects, designers, engineers
- Statutory bodies and public authorities
- Householders and local businesses
- The local community

It is hoped that any future developments and change are based on a considered understanding of the parish past and present, and will contribute positively to the future of the Bringtons and Nobottle, and protect and enhance their special nature, maintaining the integrity of the parish.



## Section 2 | History of the Parish

Parish boundaries were established around the 11th century, based on pre-existing Anglo-Saxon estates. Within the parish there are several known sites of Romano-British settlements including an extensive villa community site near Nobottle which has been excavated several times in the 20th century. The modern road from Duston to Whilton Locks which passes through Nobottle closely follows a known Roman Road.

At the time of the Norman Conquest the Domesday Book survey referred to the Hundred of Nobottle Grove which contained 17 parishes including Brington Parish and made mention of 10 tenant farmers in Brington and Nobottle.

Subsistence farming continued for the next four centuries under the control of a succession of families who were lords of the manor of Little Brington. During this period the parish church of St Mary the Virgin slowly evolved from its early 13th century origins, and almost certainly had an Anglo-Saxon predecessor.



In 1508 Sir John Spencer of Wormleighton bought Althorp, receiving Royal permission in 1512 to 'impark' the area and to build a fortified manor house. Shortly afterwards Sir John acquired the manor of Nobottle and the advowson of St Mary's Church.

Thus began the close relationship between the Spencer family of Althorp and the parishioners of Brington which continues to this day. Despite the enclosure of arable land to create sheep runs and deer parks, most land was farmed 'in common' and in several fields within Brington parish there remain examples of ridge and furrow farm strips.

In 1742 the common fields within the parish were enclosed by Act of Parliament. The majority of land was allocated to the Spencer family with the St Mary's Church and Brington Chantry estate being other significant beneficiaries; several villagers were also allotted lands. Enclosure was completed in 1743, with the creation of roads and footpaths leaving a system of rectangular fields with straight hedgerows and new roads linking Great and Little Brington and Nobottle.

From the 18th century onwards, most parishioners were servants or tenants of the Spencers, or worked for their tenant farmers. By the mid 19th century a few households had become involved as outworkers in the Northampton shoe industry. However, there has always been a small group of independent farmers and tradesmen, particularly in Little Brington, whose land and houses were independently owned.

The mechanisation of farming during the 19th century and the consolidation of fields in the 20th century have greatly affected the parish. In 1800 over 90% of households had a farming connection; today barely 10 residents are involved in farming. With fewer farming jobs, residents went elsewhere for employment and a new life so that the population fell from 827 in 1881 to 338 in 1971. The decline in population was also impacted by the reduction of housing stock: between 1930 and 1950 over 20 substandard dwellings were removed.



The Post Office Directory of Northamptonshire, Huntingdonshire, Bedfordshire, Buckinghamshire, Berkshire and Oxfordshire of 1869 has this entry for the Bringtons.  
[Thank you, Google Books!]

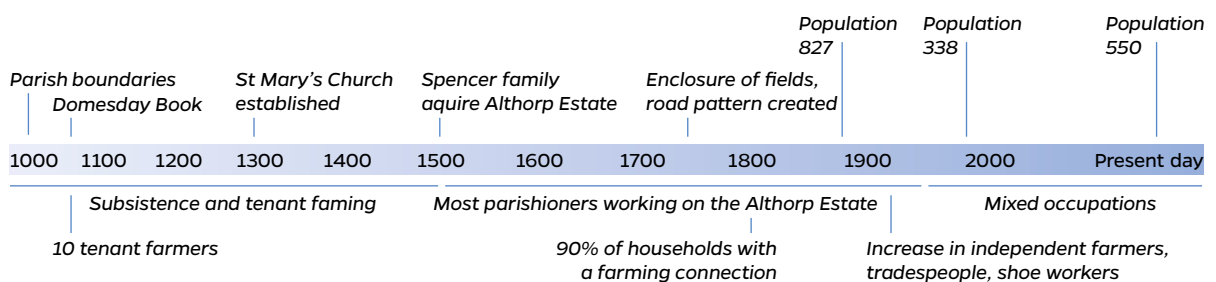


Still scattered throughout the three communities of the parish are dwellings from the 17th to the 19th centuries, representing over 50% of parish properties.

Housing developments – during the 1970s at Pine Court, Little Brington and in the 1980s at Hamilton Lane, Great Brington – started the rejuvenation of the parish which has continued through infilling within the confines of the villages, and the conversion of redundant farm buildings. The parish now has an estimated population of 550 with some 240 housing units, of which 30% are new builds constructed since 1980. Most residents are retirees or commuters to Northampton and beyond.

In summary: Brington Parish has evolved from farming and Althorp Estate villages to commuter communities with a landscape and road system that has remained unaltered since the Enclosures of the 1740s. Almost half of parish buildings are 100 years old, with several much older having links to the community's historic past, whilst new builds since 1980 have revitalised the community. The parish has a pleasing combination of old and new, yet manages to retain several attractive open spaces within the confines of the three villages of Brington Parish.

### Timeline showing the growth and development of the parish



## Section 3 | Environment and Landscape

The parish is set in an agricultural landscape of gently undulating arable and pasture land. The ridges are Jurassic limestone covered with deposits of sand and gravel, and heavy boulder clay soil which produces good grazing land. Outcrops of sand and sandstone have been quarried for building materials. Roman iron extraction was carried out from the sandstone ('iron stone') close to the Roman Road near Nobottle, at a time when timber for making charcoal covered the area.

Remains of Mediaeval farming can still be found around Great Brington. Since then, one major land-owner resulted in a protected landscape with limited development as human populations increased. We now have three small historic villages in a relatively unspoilt rural setting. Living in such a 'green' environment in harmony with nature has been shown to be good for human health and well-being.

### 3.1 Village environment

The countryside around the three villages is brought into the villages by a continuance of the wide grass roadside verges and hedgerows (85% of road edges in Great Brington village have verges, 76% in Little Brington, 100% in Nobottle). The hedgerows that separate the road verges from the fields also continue into the villages (46% of road verges have hedgerows in Great and Little Brington, 61% in Nobottle). This helps to 'green' the villages and make the villages appear very rural and sit easily into the surrounding landscape. The verges and hedgerows also help bring the wildlife into the residential areas as they are used as safe routes to travel along, to shelter from winds, as feeding areas especially in autumn when berries are present, and for nesting.

Living in green environments rich in wildlife such as Brington Parish has been shown to be good for human health and well-being and should be maintained.



*Wide grass verges in Great Brington, by the Green*



*... and along Blacksmiths Lane in Little Brington*

The mature trees found throughout the parish, together with the greenery of the hedgerows and verges, give a calming, natural feel to the village and parish environments.

A number of other green areas in the villages – such as orchards, village greens, open grazing land, horse paddocks, allotments, a cricket field, children's playing field, churchyard and cottage gardens – all add to the openness and natural feel of the village landscape, and provide good habitats for wildlife. Daventry District Council have a list of proposed Local Green Spaces on their website, and these are marked on the maps in Appendix 1.



*Apple and pear orchard next to Great Brington*



*Trees canopies from Great Brington churchyard on the eastern side*

The very rural appearance of all three villages with associated wildlife should be maintained and enhanced by protecting the trees, resisting further urbanisation (eg signs, roadside furniture, road markings) and avoiding the loss of any grass verges through road widening or car parking. 87% of respondents in the village questionnaire stated that the verges in and between the villages are part of the character of the villages and should be protected from erosion or loss. 94% of respondents thought that the open spaces within the villages help to produce a rural appearance and should be conserved.

## 3.2 Landscape

### 3.2.1 Hedgerows

Most fields are delineated by managed hedgerows, mainly hawthorn and blackthorn; many were boundaries marked on the earliest maps, especially alongside roads and tracks. Native flora is present under and beside them, and in the numerous field drainage ditches that run alongside them. Mature single trees, mostly mature oak and ash, are found along most hedges, with a few elder. Some hedges were removed in the 1970s making larger arable fields to facilitate farming operations. Althorp Estate (the major land-owner) has improved some hedges by planting new whips in gaps or planting new hedgerows.

Hedges are important to wildlife for commuting, sheltering, foraging, nesting/burrowing and territory marking.



*Hawthorn and blackthorn (white flowers) hedgerows around fields*



*Hedgerows and grass verges continue into the villages*

### 3.2.3 Trees

As well as the single trees found in hedgerows, there are small copses of deciduous and coniferous trees scattered throughout the parish. Partly in the parish is Nobottle Woods, a local beauty spot which is ancient woodland mentioned in the Domesday Book.



*Nobottle Woods – bluebells in this Ancient Woodland*



*Thornburrow Hill (right) and Gawburrow Hill (left), deciduous and coniferous copses, from Whilton Road*

The smaller copses tend to be in areas where farming is not viable (field corners, hill tops, damp areas). These are used as a timber crop and as game (pheasant) rearing areas for the winter shooting season.

Mature specimen trees in the villages are to be found on the greens, in gardens and around housing such as cedar of Lebanon, oak, ash, lime, chestnut and Scots pine. A handsome oak avenue borders the Carriage Drive to Althorp House at the Little Brington end, extended in the 2000s with new plantings



to the West Gate of Althorp. The oak avenue leading from Althorp Park to St Mary's Church was planted in the 1980s and is another attractive feature of the landscape. The lime trees alongside The Grange in Back Lane, Great Brington, provide spring scent in abundance.

Wildlife use trees as navigation aids, for nesting/burrowing, roosting, feeding, territory marking and perching. Small orchards in the villages are good for wildlife – blossoms and fallen fruit are particularly attractive, as well as holes in the older trees. The village questionnaire showed that woods and copses were a feature much valued by respondents with this producing the second highest score, after footpaths and bridleways.

### 3.2.8 Water

Little standing water is present – the flooded clay pit in Brickfield Spinney, Great Brington is the largest, and there are a couple of farm ponds. A brook runs along the parish's northern boundary to feed into the River Nene in Northampton. A small brook develops along the side of the Carriage Drive (east of Little Brington) and in Chinkwell Spinney that feeds into the ornamental lake at Althorp. Ornamental garden ponds are found in the villages.

Wildlife uses water for breeding, insect-foraging, drinking and bathing.

### 3.2.11 Fields

Agriculture has changed with the economy. Some areas of permanent pasture have been ploughed up for arable crops, although a number remain for cattle and sheep grazing, with some horse pastures nearer, or in, the villages.



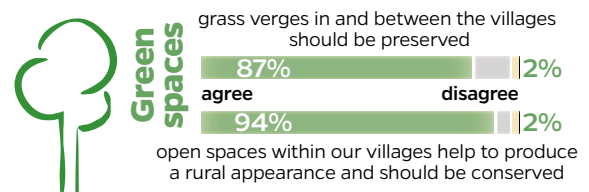
*Cattle graze on the western edge of Great Brington*



*Gently undulating countryside – Great Brington from Nobottle Woods*

The arable crops vary seasonally and are mainly wheat, barley, maize and oil-seed rape with some, kale, peas and beans. Old 'moor'-land on the outskirts of the parish (eg Whilton and Long Buckby Roads) has been drained to make more usable farmland. Field margins of grasses and wild flowers vary greatly in size with years and different subsidies available to farmers. Some small areas of game crops (eg maize) are to be found by copses and field margins. Remnants of medieval farming in the form of ridge-and-furrow are present around the parish – the best remaining examples are adjacent and to the west of the Little Brington Road just south of Great Brington, and east of Great Brington below Hamilton Lane. This adds to the unique landscape around the villages that requires protection. Holes and depressions from earlier stone quarrying sites are now grassed over or have been partly filled.

Wildlife use different field types and field edges for sheltering, foraging and breeding.



Source: Appendix 4: Parish Questionnaire April 2017

## Wildlife

### Birds

Birds of the area are those associated with farmland and woodland, notably green and great spotted woodpeckers, tree-creeper, coal tit, goldcrest, nuthatch, jay, crows, yellowhammer, wood pigeon, collared dove, skylark, barn, little and tawny owls, buzzard, kestrel, sparrowhawk and recently red kite. Ravens (a recent addition) often fly over and feed in the parish and grey herons breed in Brickfield Spinney. In spring the commoner migrants appear and breed, including the now-rare spotted flycatcher, with swallows nesting in out-houses, open porches and stables, and house martins under eaves (both species now declining in numbers). Warblers such as chiffchaff, willow warbler, whitethroat and blackcap breed in parish hedgerows and copses. Garden birds in summer include wren, finches, tits, starling, pied wagtail, sparrows, thrushes, robin and blackbird. In autumn the hedgerows and gardens have numerous migrant warblers passing through, mixed with parties of tits and goldcrest. In winter migrant thrushes arrive – fieldfare, redwing, song thrush, blackbird and robin – the latter three species boosting local numbers. Pheasant and red-legged partridge numbers are increased artificially each year for the winter shooting season. Rare species have occasionally been recorded in our very rural parish : examples include firecrest, redstart, osprey and peregrine.

90% of questionnaire respondents showed their appreciation of wildlife by feeding birds in their gardens; and 'countryside and wildlife' was the third-most valued feature just behind 'woods and copses' and 'footpath and bridleways'

The variety of building designs, varied gardens, numerous hedgerows, trees and woods all provide suitable nesting and foraging opportunities for a wide range of bird species.

### Mammals

Mammals in the parish include the commoner mice, voles and shrews, stoats, weasels, mole, fox, badger, brown rat, rabbit, roe and muntjac deer. The rarer water shrew has been recorded in Nobottle and Great Brington, and harvest mouse in Great Brington. In some years good numbers of brown hares may be present, and polecats which are often associated with rabbit holes. Hedgehogs are now quite scarce. Bats (a Protected Species in the UK) forage along the roads, hedges, fields and around gardens, with some roosting in the village buildings. Common and soprano pipistrelles, and brown long-eared bats are most often encountered, with occasional sightings of Natterer's bats and noctules.

The undulating nature of the landscape, the ditches under hedgerows and old quarries all provide opportunities for terrestrial mammals to burrow.

### Other wildlife

Great crested newts (a Protected Species in the UK) live in some garden ponds, together with common newts and frogs, and there are toads throughout the parish. Grass snakes are to be found around gardens and the surrounding fields, but are not common.

Butterflies of the parish fields include meadow and hedge browns, ringlets, holly and common blue, small and large skippers and occasionally small copper and small heath. In gardens, lanes and woodland are speckled wood, peacock, red admiral, small tortoiseshell, comma, painted lady, orange-tip, brimstone, and small, large and green-veined whites. Rarer species occasionally recorded include green hairstreak and wood white.

The butterflies are helped by a wide range of garden plants and shrubs, woodlands, little-managed field margins, the churchyard, orchards, verges and hedgerows.





### 3.5 Environment and landscape guidelines

#### Parish

- E1** Unencumbered open countryside surrounding the village envelopes is important and as a recognised part of the local Special Landscape Area it warrants protection.
- E2** Landscaping measures that protect existing wildlife environments and help create new habitats in the form of copses, hedgerows, ditches and ponds, and open spaces of rough grassland should be encouraged.
- E3** Mature trees and dead wood should be retained wherever possible, and tree roots should be protected by fencing during building work, trench digging and ploughing.
- E4** The loss of grass verge width through road widening or car parking should be avoided.

#### Villages

- E5** Any changes or development impacting the visual approaches into the villages should be sympathetic and appropriate to the surroundings.
- E6** The open spaces valued by residents provide a window to the countryside and contribute to the rural character of Brington's villages and should be preserved.
- E7** Refer to the maps in Appendix 1 to see the important open views between villages, within villages and from the villages out to the countryside.
- E8** Any development within the villages should value existing trees. Local hedgerow species should be encouraged rather than fast-growing evergreens. Plant native species to retain landscape character and to benefit wildlife within the village. Local native broadleaf trees include ash and oak.

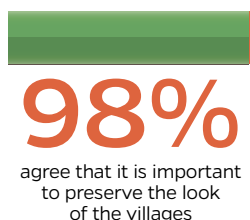
3.5.3 Please see Appendix 2 for relevant planning policies.



#### Valued features



Source: Appendix 4:  
Parish Questionnaire April 2017



Source: Appendix 4:  
Parish Questionnaire April 2017





## Views

Favoured views were divided between the **Carriage Drive**, **St Mary's Church** and the **thatched Post Office row** in Great Brington.

Traditional style buildings and stone-built were the favoured style of buildings.

Source: Appendix 4:  
Parish Questionnaire April 2017



## Section 4 | Community

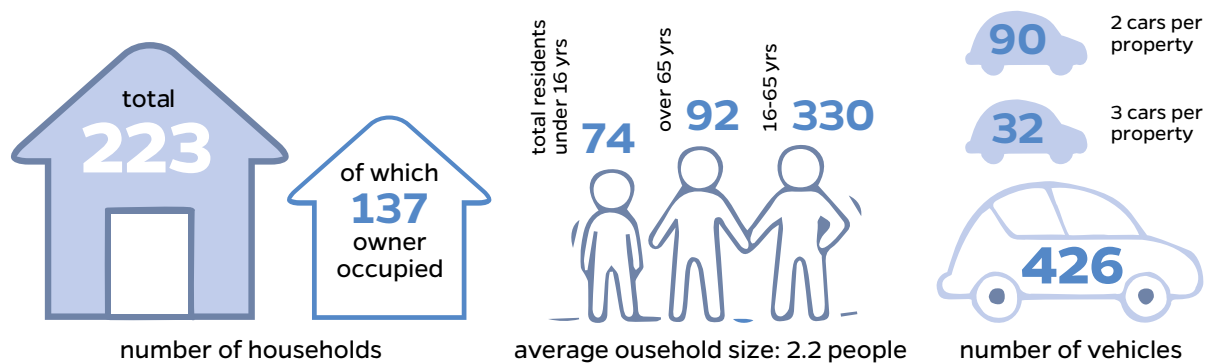
### 4.1 Brington Parish today

After the Second World War, the agricultural workforce declined, especially with the mechanisation of farming, and the Althorp Estate sold off much of its housing stock and land on which new houses were built. Over the last forty years, the demographics of residency have changed significantly with a shift towards people moving into the villages from outside. The majority of residents today are house-owners with a mix of retirees and commuters who work outside the parish, although there remains a small core of villagers born and bred in the parish.

In 2013 the Bringtons won the title of Northamptonshire Best Small Village of the year. The competition looked at all aspects of village life including community and social activities, local businesses, sustainability, provision for the younger and more senior residents as well as the overall appearance of the villages and the welcome visitors receive.

#### Parish profile

Statistics from the 2011 census, and reproduced with permission of the Office for National Statistics.



In 2017 there were 217 properties registered for Council Tax, with a population of around 500.

### 4.2 Amenities

The present day rural villages of Great and Little Brington and Nobottle form a sociable, busy and thriving community. The population is served by:

#### Great Brington

**St Mary's Church** is the oldest building in the parish and provides regular services and other events arranged throughout the year. Generations of the Spencer family are buried inside the church although visitors may be most familiar with the family for their association with Princess Diana.

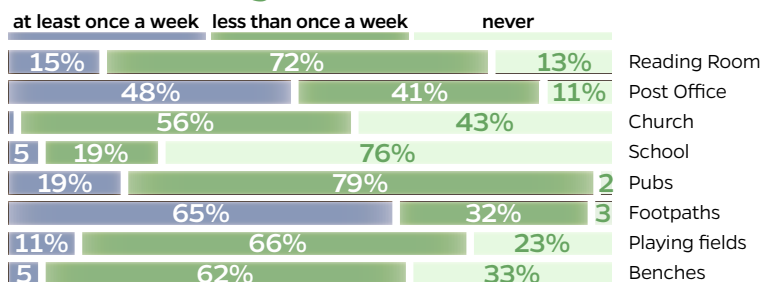
**The Post Office** has been operating for around 150 years. As well as providing a postal and banking service and local shop, it has an off-licence and acts as a dry cleaning and florist agency.

**The Althorp Coaching Inn** (originally known as The Fox & Hounds but renamed after Diana's death in the late 1990s). The first known landlord was William Claridge who was paid for providing food and drink to the Commissioners appointed to oversee the enclosure of the Common Fields of Brington in 1743. The inn was originally owned by the Spencers but was sold in 1991, and is a very popular meeting place with a reputation for guest ales and food.

The Post Office in particular is an integral part of the community and every effort should be made to preserve and support it

**The Reading Room at Great Brington** was first established in 1877, somewhere in the village, to provide young men with a meeting place where they could read the national and local newspapers and borrow books from the library. Together with the church and school this is still a focal point for social and fund-raising events within the village and provides a venue for a variety of clubs and societies.

## Use of the village amenities



Source: Appendix 4: Parish Questionnaire April 2017

### Little Brington

**The Primary School** was first opened in 1851 and now has around 60 children between the ages of 5 and 11 years, from the village and further afield. In 2011, the school in Little Brington federated with Harlestone in the neighbouring parish, to share both leadership and a Governing Body, whilst respecting and celebrating the individual ethos of each school. The Primary School organises an annual fete.

**The Saracens Head** was built in the 17th Century. The first known landlord was John Berkshire – in 1765 he was guaranteed the sum of £10 by John Blencowe, then the innkeeper in Great Brington, and by John Eales, the village constable. Before the First World War, beer cost 2½d a pint, and spirits were 3d a tot. The pub today provides food, drink and a warm welcome, and is licensed for weddings. It acts as a venue for various activities such as yoga and crafts, and photography and walking groups regularly meet there.

There are some facilities in the villages that currently appear to be underused, eg Playing Fields, Reading Room. People should be actively encouraged to use them.

### 4.3 Clubs and societies in the villages

There are many well supported groups, clubs and societies in the village, including those for gardeners, history lovers, artists, mums & tots, the over-55s, and those wishing to walk and keep fit.

All the villages benefit from the services provided by the **Parish Council** and **Neighbourhood Watch**.

**Brington and Nobottle Gardening Club** organises an Annual Show which attracted over 200 exhibits from 40+ entrants, and gardens in Great Brington have opened in association with the National Gardens Scheme for almost 25 years. These and other social events in the villages help to bring the community together.

**The Brington Chantry Estate** is a village charity dating back to the 15th century, which provides grants to help the needs of various parishioners whether it be fuel allowances or support for apprentices and mature students.

### Community

**54%** believe there is a strong community spirit  
**42%** are members of at least one village club or society



Source: Appendix 4: Parish Questionnaire April 2017

### 4.4 Communication

Events and other matters of interest are communicated via village email, the several notice boards and in the bimonthly Parish Newsletter. The village shop in Great Brington and both pubs also play a vital role in sharing information. Some properties suffer from poor broadband speeds.

### 4.5 Transport

The parish benefits from close links to major road networks, with the A5 and the M1 situated about 5 miles to the west. The nearest rail link is approximately 5 miles away at Long Buckby, which is on the Birmingham to Euston route. Centrebus provides a return bus service to and from Northampton on Monday, Wednesday and Saturday mornings.



## 4.6

## Community values

Today, people choose to live in Brington Parish at least in part because of the quintessentially English rural countryside and environment that has been created over time. We particularly value:

- our historic heritage in terms of the landscape and natural environment
- the small scale in which our villages are laid out, and the individuality of many of our traditional buildings
- the tranquil rural setting, open landscape, views and natural surroundings
- the extensive network of footpaths and bridleways
- the diverse social mix and community spirit in the villages which allow newcomers to integrate
- change in a way that mixes the best of the past with the best of the present to create a sustainable future for our villages.

65% of questionnaire respondents use the parish footpaths, and their maintenance and upkeep are important to the villagers.



The Reading Room, Great Brington

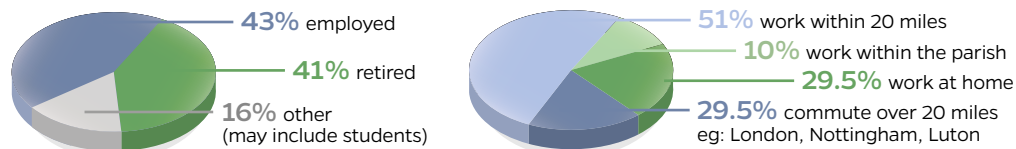
## Section 5 | Economy

The Community of the Bringtons and Nobottle are typical of similar rural villages in West Northamptonshire. In previous years the villages were home to a small number of shops including a bakery, sweetshop, butcher and baker. These have regrettably closed, and only the post office with a small village store survives.

Local employment opportunities are limited to a few small businesses based in the villages: the two pubs, small scale pastoral farms, an equestrian centre with a learning facility and livery, and a small commercial office within a converted chapel. There are some home based businesses, however the current lack of adequate broadband speeds in parts of the parish is a significant disadvantage.

The Althorp Estate, adjacent to the parish, is a major provider of employment for local agricultural workers, and various key members of staff live within the parish.

Tourism is low key and enhanced by the location of the villages to the picturesque surrounding countryside. A number of rural footpaths and byways criss-cross in the locality, including the national Macmillan Way. Nearby Althorp House with its regular attractions increases visitors from further afield, along with Great Brington's connection with the Washington family.



Source: Appendix 4: Parish Questionnaire April 2017



Traditional village doorway

## Section 6 | Settlement Patterns

### 6.1 Overall pattern

The parish has three distinct settlements within its boundaries, the villages of Little Brington, Great Brington and the hamlet of Nobottle. The shape and size of the villages are little changed from the 1840 tithe map and cover an area of just over 3,000 acres (1,255 ha). The entire parish lies within a Special Landscape Area (SLA) –this protects the character of the local landscape, and restricts any new development which must comply with certain conditions – DDC policy EN1.

The parish is situated at the southern edge of a low range of undulating hills known as ‘The Northamptonshire Heights’ which are the most dominant feature of this rural landscape. The open landscape provides far-reaching views over a patchwork of fields, sub-divided by numerous hedgerows, that have changed little over the past 100 years.



*Great Brington from Little Brington*



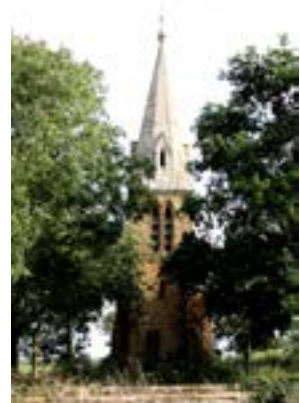
*Steeple Lane looking over Little Brington*

Each village has a majority of similar building styles although the Bringtons have been subject to more modern development in the latter part of the 20th century. There have been a handful of individually designed developments, built as culs-de-sac within existing village boundaries.

### Little Brington

This village sits just north of the roman road along the ridgeline, with the highest point to the south defined by the spire of St John's Church. The main body of the church was demolished after the war in 1947; however the distinctive tower with its octagonal spire was spared at the request of the Air Ministry. It had become a landmark to navigators and likely serves the same purpose today, and is one of the favourite views in the parish.

This village lies mainly along two relatively minor roads and contains circa 92 occupied dwellings – despite its name, this is the largest village by population. Main Street follows an East/West route through the heart of the village, with a small village green at its eastern end where it forms the junction between Hall Lane to the north, Steeple Lane to the south, and a small private road (Carriage Drive) serving a single property.



*Main Street, Little Brington*



*Main Street, Little Brington*



Over the centuries the village has evolved within a relatively small area along these routes, with larger in-fill development during the last one hundred years: Cedars Lane, Fermoy Court, Pine Court and Blacksmiths Lane.



*New housing facing Blacksmith's Lane*



*Pine Court*

#### 6.1.1 Great Brington

This village lies on a slope facing south towards Little Brington; the highest point being dominated by St Mary's Church, a Grade 1 listed building dating from between 1220 and 1280 reflecting Early English Decorated and Perpendicular styles. 32% of the village questionnaire respondents considered that the church was their favourite view in the parish.

The majority of the village is designated as a Conservation Area (refer to Appendix 1 for map) which is of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

This village was the largest settlement of the parish until recently, and contains about 90 occupied dwellings, mainly along Main Street which forms the backbone of the village in a north/south direction.



*Main St looking north towards the village green*



*Hamilton Lane development*

Secondary roads contain dwellings from a variety of ages, those being Whilton Road, The Pound, Back Lane and Hamilton Lane.



*Whilton Road*



*The Pound*

### 6.1.1 Nobottle

This hamlet lies on a south facing slope at the southern edge of the parish, with one major road separating around 12 dwellings.

It has been established for over 1,000 years.



*Roman Road through Nobottle*



*Keepers Cottage*

## 6.2 Open and connecting spaces

The settlements are connected by acres of agricultural land bordered by generous hedgerows and copses.



*Open views from Nobottle*



*Open views from Back Lane, Great Brington*

Views over open countryside from within each settlement contribute to the individuality of each village and have been protected from development by local planning policies – see the maps in Appendix 1.

The amount of space interspersed between the buildings and groups of buildings varies throughout the parish. However, many are generous and are a vital component of the character of all three settlements. This statement is reinforced by 85% of the respondents in the village questionnaire agreeing.

### 6.2.1 Little Brington



*Open view from within Little Brington*



*Paddock view from Main Street*

Pastures and paddocks beside Main Street and Hall Lane which offer locally valued views are marked on the map on page 33. Of particular note are paddocks to the south of Main Street, and the meadow beside Hall Lane which has existed in its present state since before the enclosures of 1743.



In addition to the open rural views gained throughout the village there are two important areas of open space. One is located at the junction between Main Street and Steeple Lane. The Green is triangular in shape and dominated by a large cedar tree which is reputed to be over 150 years old. A thatched pump house also stood in this area until 1956, when it was superseded as the village was connected to the water mains. The steep topography of the green prevents damage by indiscriminate vehicle parking and is laid to grass.



*The Playing Field*



*Feature cedar tree in open space*

The other is the Playing Field located at the northern edge of the village, adjacent to the local primary school and bounded by indigenous hedgerows. It contains items of formal play equipment together with ample space for a football pitch, and is an important resource for village children.

A further area of visual open space is located to the north of the junction between Cedars Lane and Hall Lane. As its name implies, the main feature is an ancient cedar tree which dominates the immediate area. The remainder of this area is laid to grass and compliments this part of the village with their generous front gardens.

## Great Brington



*Open view from within Great Brington*



*View north from St Mary's Church*

Open spaces within the village enhance and contribute to its character. Green spaces that are particularly valued are marked on the map on page 32. Some are privately owned but others are public spaces. The largest – known as Kimbells Field – is located to the south west of the village and acts as a transition from the village to the surrounding rural views.



*Kimbells Field*



*Village Green*



Another open space is the Village Green located at the junction of Main Street and The Pound, triangular in shape and dominated by mature oak and horse chestnut trees.

There is an area adjacent to the west of St Mary's Church which is laid mainly to grass with an old limestone cross (possibly dating back to the 14<sup>th</sup> century) and specimen trees, and the land falls sharply to the north.

Back Lane hosts the local allotments with Wardles Close nearby and contributes to the open characteristic of the village with the usual features to be found in such areas. It follows the route of Main Street to the east but is far more rural in its nature.

Between the Village Green and St Mary's Church, to the east of Main Street, lies a war memorial said to be designed by Lutyens which was unveiled by the 6th Earl Spencer in 1921.



*The War Memorial*



*Orchard view*



*Back Lane*

Another valuable visual open space is located off Back Lane with its boundaries formed by Whilton Road to the north and the rear gardens of Main Street properties to the east. Laid to grass with recent new tree planting to create an orchard, this privately owned area affords valuable uninterrupted views to St Mary's Church.

## Nobottle

This hamlet lies on a south facing slope above the valley of the upper Nene, with Nobottle Woods to the north. In the centre is an area of open space fronted by houses, where Keepers Lane joins the major road link, Roman Road. It is laid to grass and provides a valuable feature to the hamlet. Indigenous trees have been planted to form a sympathetic foreground to the adjacent properties.



*Mature trees on Nobottle green*



*Keepers Lane*

## 6.4 Settlement guidelines

- S1** All existing views within the villages, internally and externally, should be protected in accordance with LP 1997 HS22. Refer to the maps in Appendix 1.
- S2** The impact on surrounding views of infill development or extensions should be considered so that they are sympathetic to the context in which they sit. The countryside proximity enjoyed by the villages must be preserved.

## Section 7 | Buildings

The parish has a considerable diversity of dwellings, which range in age from medieval to modern, with sizes varying from small terraced cottages to large detached houses. Many of the properties have been designated as a listed building or listed structure and placed on the statutory list of buildings of special architectural or historic interest: there are 37 in total in the parish, and a full list can be found on Daventry District Council's website. More detailed information should be sought prior to any new building works.



*St Mary's Church*



*A typical stone and thatch listed building*

The surviving historic houses are a mixture of thatched and slated roofs over Northamptonshire stone walls, or slates/clay tiles with Victorian red facing brick. Many of the more modern dwellings have endeavoured to replicate the stone in colour but with facing bricks. Many of those built since the latter part of the 20th century are of reconstituted stone to reflect the historic vernacular.



*Traditional: Rose Cottage, Great Brington*



*Contemporary: Highfield House, Little Brington*

### 7.1

## Development

The settlements within the parish create a traditional community enjoyed by its residents. The vast majority are proud of their environment and are actively involved in its events and organisations, and it is these qualities which have been protected by the local planning restrictions on any new development. Little and Great Brington are restricted to infill development only, and Nobottle has no development potential. A Conservation Area covers much of Great Brington and gives additional protection.

The local planning policies which apply within the parish can be found on the DDC website: [www.daventrydc.gov.uk/living/local-plan](http://www.daventrydc.gov.uk/living/local-plan)

- **Great Brington:** Restricted Infill Village – Policy HS22; and includes a Conservation Area
- **Little Brington:** Restricted Infill Village – Policy HS22
- **Nobottle:** Hamlets – Policy HS24
- The entire parish lies within a **Special Landscape Area** which restricts any new development to comply with certain conditions – DDC policy EN1
- The current index of **listed buildings** within the parish can be found on the Daventry DC website: [www.daventrydc.gov.uk/living/planning-and-building-control/listed-buildings](http://www.daventrydc.gov.uk/living/planning-and-building-control/listed-buildings)



Policies from the West Northamptonshire Joint Core Strategy (WNJCS) also apply. Policies connected to the built and rural environment (section 10) and the rural areas (section 16) are particularly relevant. Policy RC2 is relevant regarding community facilities and open space.

[www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=5130832#5130832](http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=5130832#5130832)

According to these policies, any development in a Restricted Infill Village should be 'small scale', 'within existing confines' and 'not affect open land which adds to the form and the character of the village'. Development is severely restricted in a designated Hamlet. Most of our parish beyond village confines is designated open countryside and 'planning permission will not be granted in open countryside'.

7.2

## Setting

Many of the properties sit within their own grounds, separated by visual open space and generally set back from the road. There are also examples of some properties which open straight on to the public footpath, such as Hall Lane Cottages in Little Brington. This has created a large variety of settings, gardens and landscaping which compliments the diversity of all of the settlements.



7.3

## Design features

Given the traditional variations in styles and materials used within the parish there is a great palette of opportunity for future design solutions. In most cases future development is restricted to infill or extensions.

Designers and architects should complement the immediate vernacular to produce interesting roofscapes and juxtapositions. Particular note should be taken of the height and size of existing neighbouring buildings.

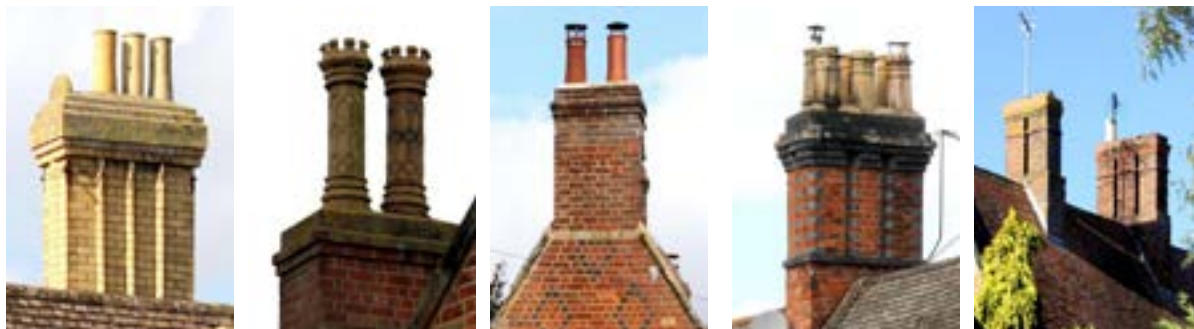
### Roofs and chimneys

Roof finishes range from thatch, slate and clay to modern concrete pantile. Although there is a great variety of a roof form, the traditional steep pitched tends to predominate throughout the settlements. Gable features range from very simple to parapet walls with or without timber barge-boards.



Traditionally, houses were heated by open fires leading to a proliferation of chimney styles over the centuries. These range from simple brick structures to very ornate features on many earlier houses.





## Walls

The external fabric of most of the dwellings comprises either Northamptonshire stone or original orange/red facing brick. There are a few exceptions to this when stone coloured or buff bricks have been selected. Some rendered or timber elevations exist in random locations. Some were built of bricks from a local clay pit in Brickfield Spinney which is located to the north of Great Brington; the access is still discernible along a cart track to Whilton Road.

Lintels over openings range from stone, timber and brick arch to common soldier course sometimes in a contrasting colour.

## Windows and doors

Traditionally, most windows are relatively small compared to the proportion of the elevational wall; commonly casements with a vertical emphasis with or without glazing bars with a mixture of stained or paint finish. This style has been respected on most of the recent new build or infill properties.

Bay windows are also a feature in some locations, notably the oriel window to the rear of Washington Cottage in Whilton Road which is of considerable historic significance.



Dormer windows feature in some rare locations, mainly in the original village dwellings where the roof space was used as living accommodation, and when used it was kept to a minimum width. More common is when the roof eaves height would not allow for the traditional window position and was located in a small gable wall feature. The width of the window traditionally is a two light casement.



The majority of door styles are of a solid nature but variations occur at regular intervals incorporating various glazed panels, often small and with obscure glass.

Many main entrance doors have a canopy over offering shelter. Some incorporate a walled structure whilst others are a simple small single or double pitched roof. These features have been used in many of the infill houses in recent times.

7.4

## Means of enclosure

The majority of dwellings have their front gardens enclosed with a variety of materials, ranging from brick, stone, timber or metal, usually kept to a maximum height of one metre. There are exceptions when the pedestrian shares access with the car and as a result they are over two metres high.

Hedges are often planted in addition to the enclosures to reinforce the security of some properties. Maintenance is important to ensure that encroachment over the public highway is minimised.



7.5

## Garaging and parking

Parking is considered a problem throughout the parish with some areas causing more concern than others. 75% of questionnaire respondents agree that off-street parking is important in any new development. Both of the Bringtons have elements of commercial use which leads to visitors having to use the public highway to park, which can create a hazard for pedestrians and other traffic. In addition, any properties that do not have off-street facilities can cause saturation points at certain times of the day.

Ideally any new dwelling should be provided with off-street parking, or at least offer immediate on-street parking availability. A garage, if provided, should be of modest proportions relative to the property.



7.6

## Extensions

The extension of existing houses will always be a common feature of rural housing. Care needs to be taken however to ensure that this does not lead to over-development of the site. One effect of this might be, for instance, a reduction in space for off-street parking resulting in increased on-street parking. Consideration must be given to the impact of any extension on the amenity of neighbouring properties.





Introduction of feature gable wall



Reflecting existing vernacular



Identifying an 'honest' extension

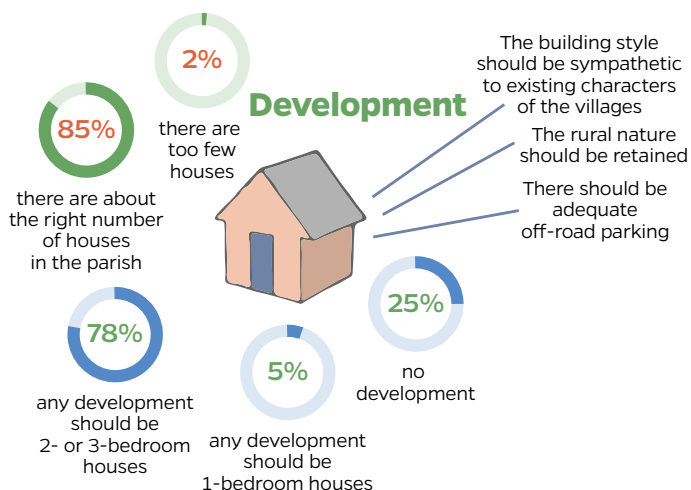
## 7.7

## Infill

Pressure is increasing for infill development as little or no new build larger developments have been granted planning approval in recent years.

New proposals for infill must be considered very carefully to ensure that the overall density of the settlements is not compromised. 88% of respondents from the village questionnaire considered that it is important to preserve the look of the villages.

The open spaces throughout are an integral part of the environment and must be respected when considering any form of infill. This is confirmed by 85% of respondents in the village questionnaire agreeing that open spaces help to produce a rural appearance and should be conserved.



Source: Appendix 4: Parish Questionnaire April 2017

## 7.9 Buildings guidelines

- B1** There is a variety of building types throughout the parish and it is essential that the overall character of the built environment is maintained. Any new development should fit in aesthetically with its immediate neighbours and respect the village vernacular.
- B2** Buildings and extensions should be maintained using their original or sympathetic materials and details.
- B3** Thatched roofs should be retained and reinstated where appropriate, using longstraw thatch with plain wrapover ridges and a single line of liggers at the eaves.
- B4** Replacement doors and windows should retain the same scale and details as the original openings.
- B5** Villagers are encouraged to retain stonework in its original state. Repointing should be undertaken with appropriately-coloured lime mortars with flush joints and lightly brushed to expose the coarse aggregates of the mortar.
- B6** New properties and their boundaries should be in keeping with the surroundings and not to be 'over developed' in relation to size and scale compared to adjacent building, with particular attention to the height of the structure.
- B7** Large areas of hard surfacing on public view should be discouraged wherever possible. Any areas of hard surface should be permeable to aid rain water absorbtion.
- B8** New garages should not obscure house fronts and should relate to the property to which they belong. They should be in sympathy with surrounding buildings in terms of size, design, materials and construction.

## 7.9.1

It should be noted that many of the properties within the parish have covenants legally imposed by the Althorp Estate which may impact on planning decisions, in addition to those highlighted in this Design Statement and the policies of the local planning authority.



## Section 8 | Highways and Infrastructure

### 8.1 Roads

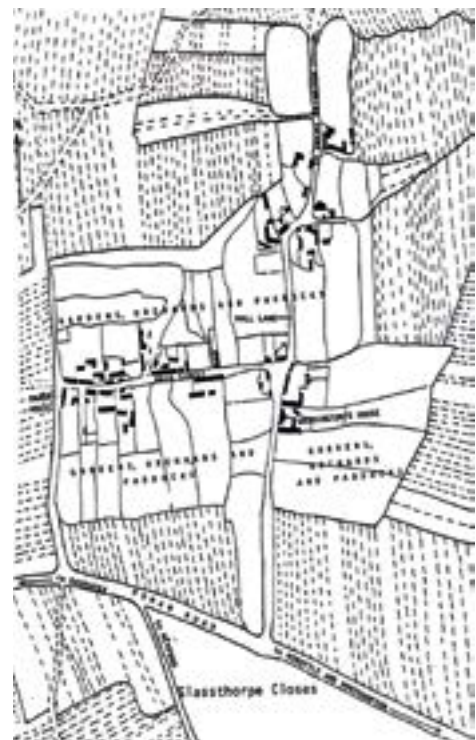
The parish is served by a network of small roads, with the major route being the old Roman Road from Northampton in the east to Daventry in the west, with Roman settlements in Duston and Whilton along the way. The Roman Road passes through Nobottle and links the hamlet to Little Brington and the rest of the parish. Just beyond the northern parish boundary, the A428 runs from Northampton to Rugby and the M1. The Bringtons are connected by Hall Lane (Little Brington) and Main Street (Great Brington) in a north/south orientation with open views across fields to either side.

Road patterns have remained constant since the beginning of the 19th century, apart from the construction of New Road (now Main Street) in Little Brington (1851) and Station Road in Great Brington (1896).

This network of roads is used, apart from locals, by commuter traffic heading between Daventry and further west/north (eg DIRFT) and Northampton, Kettering and beyond, and is usually busiest early morning and evenings. The Flore crossroads is well-used by traffic accessing Junction 16 of the M1 and also to the A45/A5 and beyond. The Nobottle Road also becomes busy when the M1 is closed and traffic attempts to find a route around it. Many larger trucks are prevented from entering the road network due to low rail bridges at Whilton (to the west) and Althorp Station (to the north-east), and a weight restriction on the rail bridge on the East Haddon road to Great Brington, and all approaches to the Bringtons are signed as being unsuitable for HGVs and commercial trucks, except for access. Being a farming community there are many tractors and other agricultural machinery passing along the roads. With time these have grown bigger, wider and heavier, and can take up much of the width of the roads of the area.



Keepers Lane, Nobottle



Maps of Great Brington (top) and Little Brington (bottom) in the 17th century showing the distribution of houses along a network of roads very similar to today. The dotted lines indicate the ridge and furrow patterns in the open fields around the villages.

Source: Aspects of Brington, A Northamptonshire Parish by Dr S Mattingly



*Crossroad from Folly Lane, Little Brington*



*Pavement planting*

The speed of traffic is partly determined by the road conditions, so the Nobottle Road which is straight in sections, but with sharp bends is notorious for vehicles speeding and leaving the road. It is designated a Red Route in an attempt to improve safety. The minor road to Whilton also has sharp bends where cars regularly leave the road. Great and Little Brington villages have natural traffic calming where the roads are narrow, have sharp bends, or where parked vehicles restrict the carriageway (eg Main Street, the school and Chapel in Little Brington; Main Street by the Post Office and opposite the War Memorial in Great Brington).



*The Pound, Great Brington*



*Hamilton Lane junction, Great Brington*

There are 30mph speed limits in all three villages with a 40mph limit between Great and Little Brington. Flashing warning speed signs operate on a section of the road leading past the Primary School. The only road markings are the 'No Parking/stopping' zig-zags outside the School, elsewhere white lines border some roads and mark the centres.

Pavements with kerb stones exist on one side of the main roads through Great and Little Brington, and between the two villages. Elsewhere the grass verges suffice for pedestrians.

## 8.2

### **Parking and lighting**

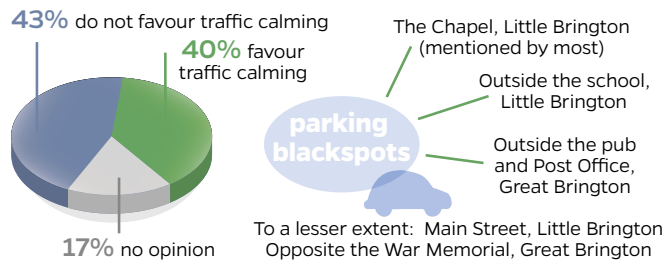
Many properties were built before cars were the norm for residents, and car-parking is at a premium for many properties, so on-road or on-verge parking is widespread. Occasionally this may involve parking partly on the pavements, too, so as not to obstruct too much of the road width which causes problems due to restricting some property access, damaging grass verges, pavements and road edges and restricting pedestrians on the pavements. Verges and road edges are also damaged as passing traffic has to mount the verge to pass.

The worst parking problems occur at the Chapel (now offices) in Little Brington where office-workers' and visitors' vehicles are parked along the bends at Hall Lane. Also on the Great Brington Road during the start and end of the school day when vehicles park in a continuous line alongside the School making problems for passing traffic. In Great Brington the worst problem is at the Post Office when users of the next-door public house park directly outside, ignoring signs to use the pub's rear car park (results from village questionnaire).

The questionnaires also showed that 87% of respondents thought that the grass verges in and between the villages are part of the character of the villages and should be conserved from erosion or loss.



## Traffic calming and parking



Source: Appendix 4: Parish Questionnaire April 2017



Street lighting is low-key with a mixture of standards, telegraph pole and house-mounted lights strategically placed around the villages: three in Nobottle, 13 in Little Brington and 12 in Great Brington. These are being up-graded to more energy efficient bulbs.

### 8.3

## Street furniture, utilities and services

There are around 120 road signs in the parish marking speed restrictions, road junctions, bends, weight restrictions, street names, directions and truck & coach restrictions. 83% of respondents in the village questionnaire thought road signs, flashing lights and road markings should be minimised to prevent urbanising the very rural parish.

Notice boards are present in each village, and public telephone boxes are also present, again one in each village, but two are to be removed in 2017/18. There are benches on the village greens and between Great and Little Brington. A defibrillator is mounted on the outside of the Reading Room in Great Brington. A small number of dog-waste bins are present on posts near favoured dog-walking areas.



Source: Appendix 4: Parish Questionnaire April 2017



Many overhead power lines on poles have been removed and routed underground, although some remain in Little Brington and Nobottle, and outside the villages telephone lines remain above ground and many areas have superfast broadband. Sewage collection is by Anglian Water facilities to the north of the parish boundary in Great Brington (where it is also treated), to the east of Little Brington and the south end of the Rifle Range Road in Nobottle. The old cast-iron underground water supply pipes to the villages were recently replaced. There is no mains gas supply.

### 8.5 Highways guidelines

- H1** On-road parking by residents and visitors cause problems with obstruction in some places, and reducing the number of cars parked on roads in the villages should be a priority for any future development to prevent making matters worse.
- H2** There should be no more businesses developed in the villages without the provision of adequate off-road car parking spaces.
- H3** Grass verges should be maintained and protected in the parish.
- H4** Road signs, flashing warning lights and road markings should be resisted and kept at a minimum to maintain the rural feel of the parish.
- H5** Street lighting should also be kept to a minimum to avoid urbanisation and avoid light pollution.







## Section 9 | Conclusion

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The Bringtons and Nobottle are rich in both buildings and landscape, and there is a strong desire to preserve the character of the parish. Our three small villages have a diverse and widespread pattern of houses and house styles; different parts of the parish have developed at different periods and ultimately this has resulted in groups of individual building methods and materials ranging from Northamptonshire stone and thatch to brick and tile or brick and slate. It is very important to note that the wrong building type in the wrong place may have considerable negative impact.

We should strive to preserve the best; encourage an appreciation of our history and environment; and ensure that all age groups and households continue to enjoy life in our charming rural parish.

- The Parish Council fully supports the Daventry District Council planning policy HS22 which designates both Little Brington and Great Brington as restricted infill villages.
- The Parish Council fully supports the Daventry District Council planning policy HS24 which designates Nobottle as a hamlet and the rest of the parish as open countryside.
- The Parish Council also supports the continuation of the Great Brington conservation area.
- The Parish values green spaces within the villages and supports the requirement under planning policy HS22 that open spaces and existing views within the confines of the villages be protected.

Such policies give best protection to our community.



## 9.1 Self assessment guide

The following is intended as a self-assessment guide to all those who are thinking of making alterations, extending or adding to their property, or building a new structure, to ensure that the overall appearance of the property and its location within the parish is not adversely affected. These guidelines apply not only to external alterations and extensions, but also to paintwork, signage, carpentry, gardens, landscaping and boundary walls. Please carry out a review of your property and take into consideration the following points:

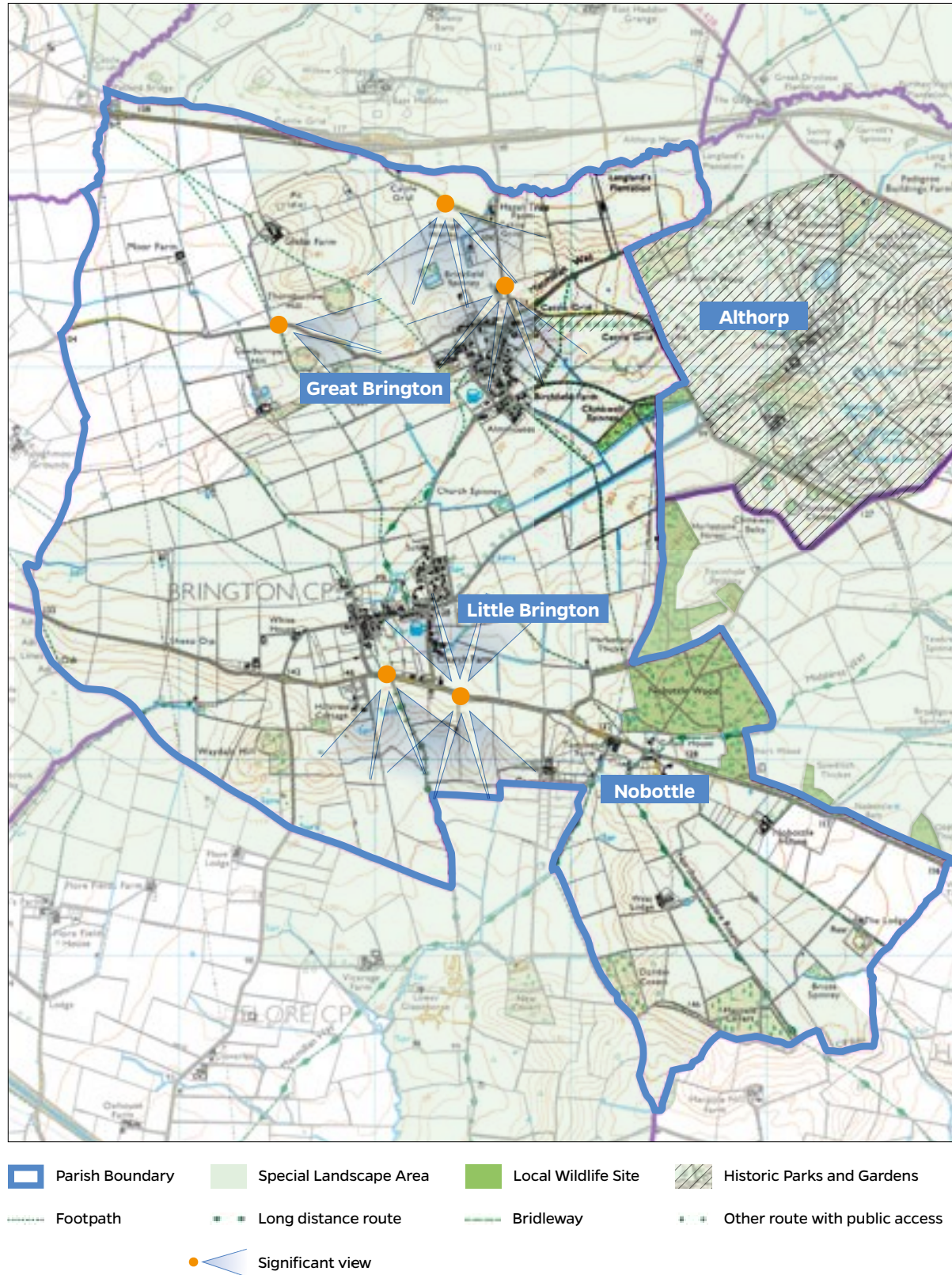
- Look at the front of the property from a distance, noting its distinctive and original features. Are there any out of character with the rest of your property or those nearby?
- Next, stand closer to the property and take note of the details of the building, such as the colour and texture of the stone and/or brickwork; the style of roof: thatch or tile, chimneys, gables and eaves; window and door treatments; etc.
- Now repeat the process on each side of your property in order to get the full picture.
- Then examine the Guidelines in each section of this document, and consider how they apply to your plans. Consider the changes you have in mind: will they be in keeping with the characteristics and details you have noted down? If not, consider how else your ultimate objective may be achieved in a manner that preserves the heritage of the property. Will they remove some of the uncharacteristic features you have noted?
- Check whether the property has listed buildings status – if so, listed building consent is required for any changes that affect its character or appearance. An up-to-date list can be found on the Daventry District Council website here:  
[www.daventrydc.gov.uk/living/planning-and-building-control/listed-buildings/](http://www.daventrydc.gov.uk/living/planning-and-building-control/listed-buildings/)
- In addition to any formal planning permissions required, property subject to Althorp covenants may also require specific approval for any changes – you will need to consult the Althorp Estate.
- If your property is within the Conservation Area in Great Brington, you will need to apply to Daventry District Council for planning permission for alterations that might not require this permission elsewhere. Be sure to check which regulations apply to your project.
- Developers, landowners and builders should note the importance of the open spaces in the villages and should not make changes which would adversely affect the spatial characteristics of Brington's villages. Please refer to the village maps in the Appendices to see the important open views between villages, within villages and from the villages out to the countryside.
- Finally, it is suggested that you check your ideas with a builder, building surveyor, architect or other building or conservation professional as well as the Planning team at Daventry District Council, who may suggest improvements or amendments and confirm whether planning permission or other approvals are required.



## Section 10 | Appendices

### 10.1 Appendix 1 | Maps

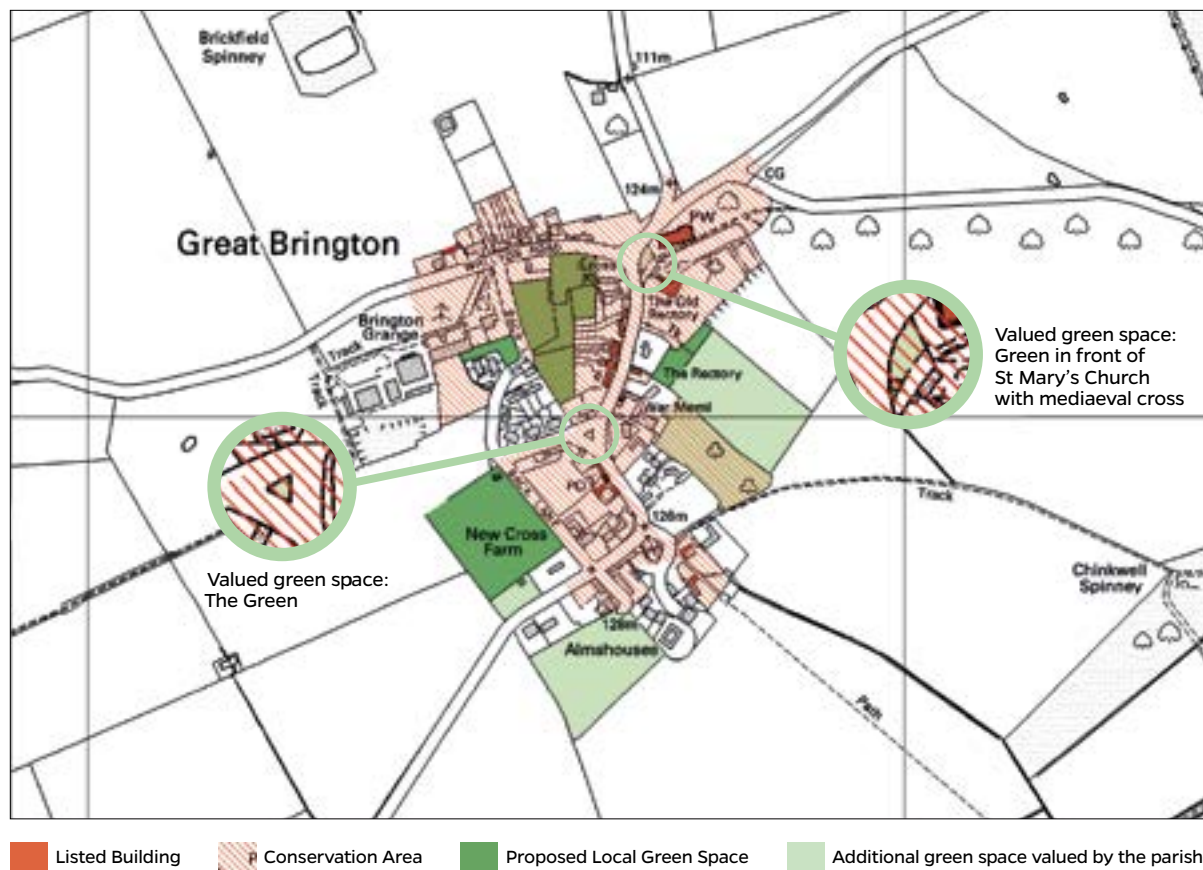
#### 10.1.1 Parish boundary



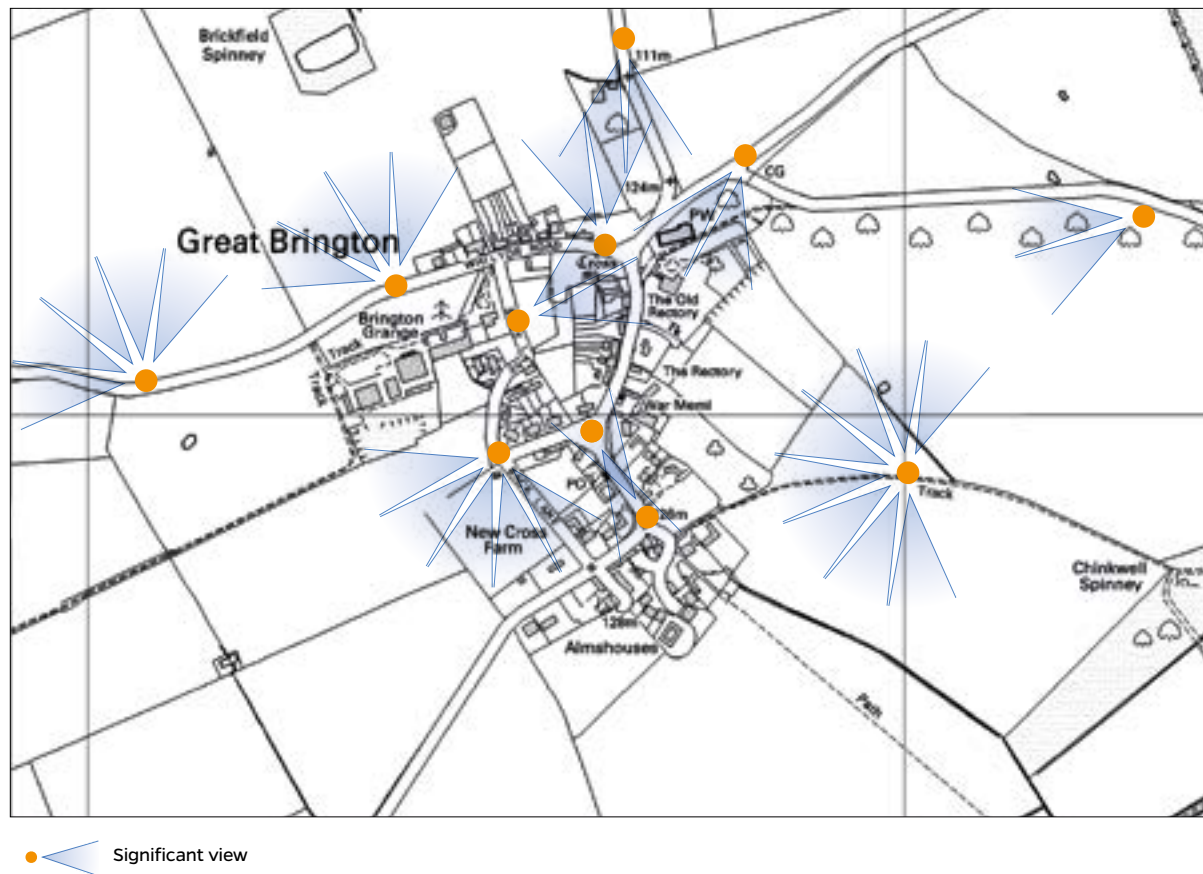
All maps ©Crown copyright and database rights 2017 Ordnance Survey 100023735



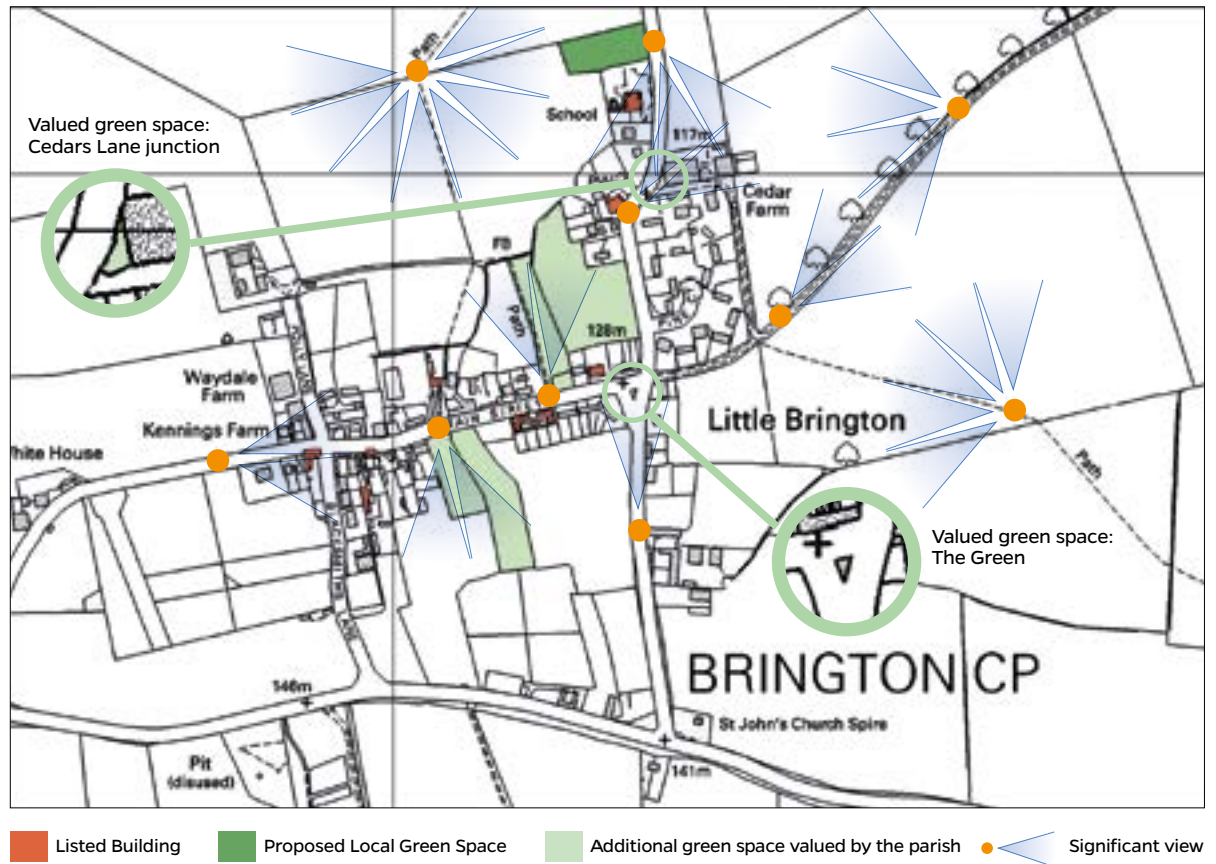
10.1.2 The village of Great Brington



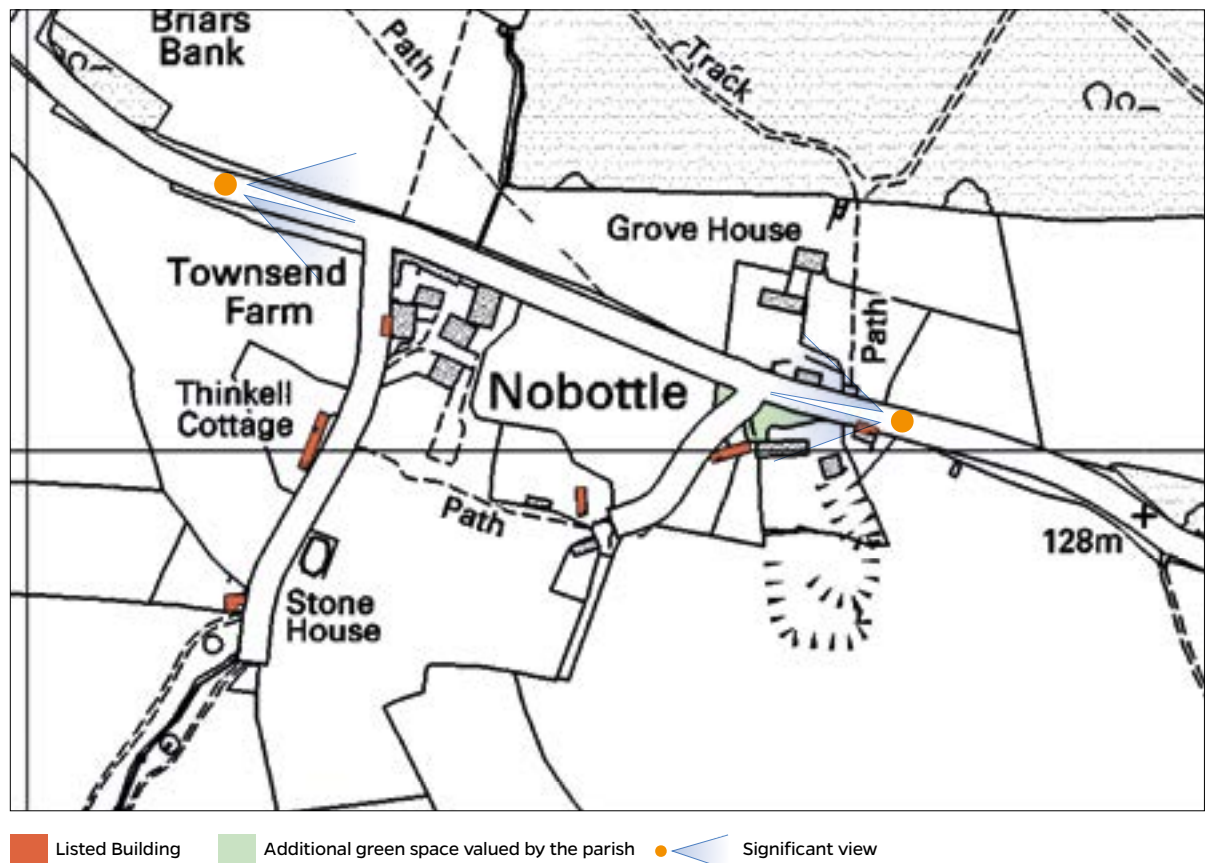
10.1.3 The village of Great Brington: significant views



#### 10.1.4 The village of Little Brington: including significant views



#### 10.1.5 The hamlet of Nobottle: including significant views





### 1.1.1 Some key parish views

Western approach



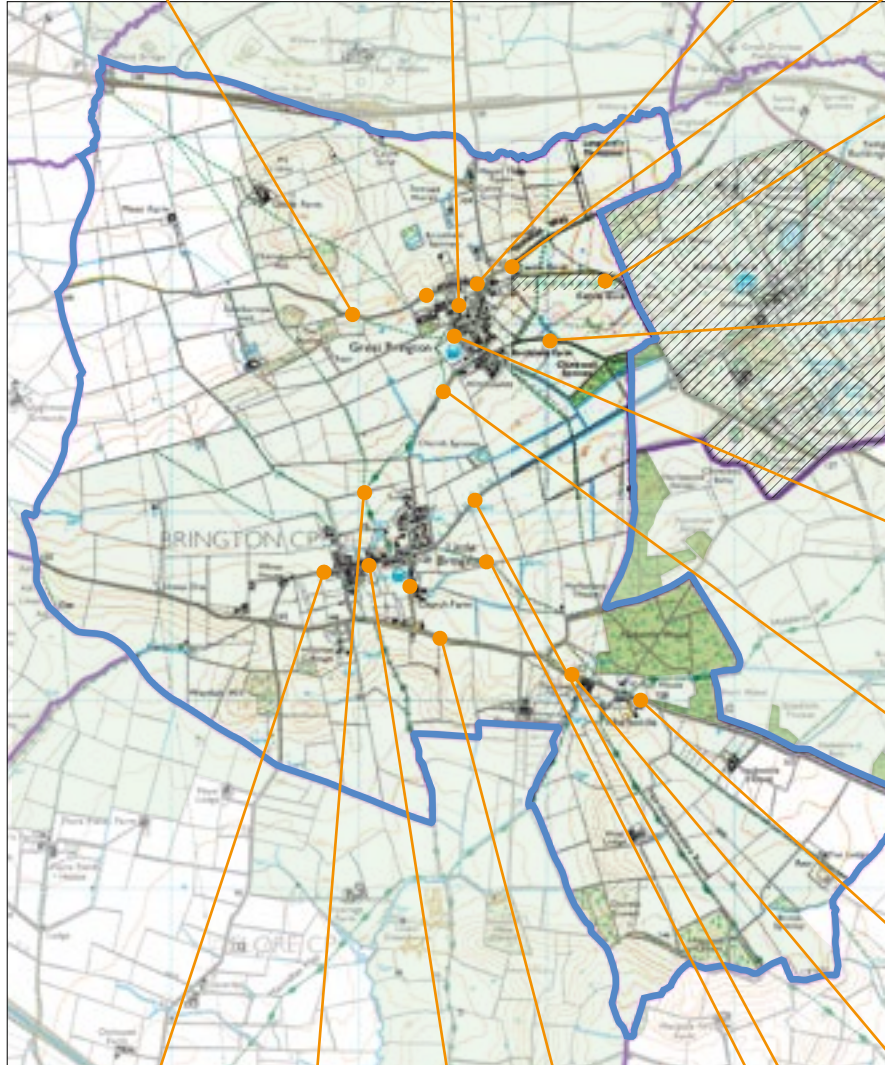
Across the new orchard towards St Mary's



North from St Mary's Church



North eastern approach



West along The Avenue



North west from Chinkwell Lane CF15



South west from Back Lane



South to Little Brington



Eastern approach



Western approach



South from Main Street



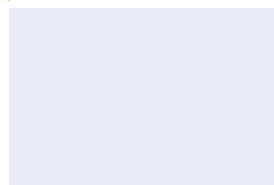
West from footpath CF12



Western approach



View south from footpath CF21



St John's Tower from Roman Road



South west from the Carriage Drive

## 10.2 Appendix 2 | Policy references

### 10.2.1 Planning policies

The Daventry District Council plan was adopted in 1997, and some of its policies were saved by a direction from the Secretary of State in 2007.

The planning policies which apply within the parish, and by which all planning applications are judged, can be found on the DDC website:

[www.daventrydc.gov.uk/living/local-plan](http://www.daventrydc.gov.uk/living/local-plan)

- **Great Brington and Little Brington:** Restricted Infill Villages – Policy HS22
- **Nobottle:** Hamlets – Policy HS24

Great Brington includes a **Conservation Area** – this is shown on the map on the previous page.

The current index of listed buildings within the parish can be found on the Daventry DC website:

[www.daventrydc.gov.uk/living/planning-and-building-control/listed-buildings](http://www.daventrydc.gov.uk/living/planning-and-building-control/listed-buildings)

The entire parish lies within a **Special Landscape Area** which restricts any new development to comply with certain conditions – DDC policy EN1:

[www.daventrydc.gov.uk/living/local-plan](http://www.daventrydc.gov.uk/living/local-plan)

Policies from the West Northamptonshire Joint Core Strategy (WNJCS) also apply. Policies connected to the built and rural environment (section 10) and the rural areas (section 16) are particularly relevant. Policy RC2 is relevant regarding community facilities and open space.

[www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=5130832#5130832](http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=5130832#5130832)

### 10.2.2 The National Planning Policy Framework (NPPF) on Biodiversity and Mitigation

**The National Planning Policy Framework** states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible (paragraph 109). Key sections for biodiversity are paragraph 117 regarding planning policy and biodiversity impacts, and paragraph 118 which includes principles for determining planning applications.

The NPPF requires that the mitigation hierarchy be used in making planning decisions. This means that the following steps must be implemented in order:

- Anticipated biodiversity losses should first be avoided
- Impacts considered unavoidable should be mitigated
- Only then should compensation be considered to address residual impacts.

[www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

### 10.2.3 Biodiversity legislation and planning policy

Biodiversity conservation planning policy is supported by a national and international legal and policy base. Key messages for development include:

- Local planning authorities have a statutory duty to have regard to conserving biodiversity as part of the planning process.
- Local planning authorities are expected to ensure their planning decisions are based on up-to-date information.
- Biodiversity features of value frequently occur outside designated sites and these should be conserved, enhanced and additional features created as part of development.
- Maintaining current levels of biodiversity is not sufficient. Development should provide a net gain in biodiversity where possible, guided in part by the Local Biodiversity Action Plan.
- Northamptonshire supports a range of sites, habitats and species of national and international importance. Local authorities have a particular responsibility to promote their maintenance and long term conservation as part of the planning process.

In May 2017 Daventry District Council adopted a Biodiversity Supplementary Planning Document which incorporates these statements and outlines how it will achieve them:

[www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/](http://www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/)



### Local Green Space Designation – what is it?

The *National Planning Framework (NPPF)*, published by the Department for Communities and Local Government in March 2012, sets out the governments planning policies for England. It introduced a new Local Green Space designation (LGS) to protect local green area of particular importance to local communities. It enables communities to identify and protect areas that are of value to them through local and neighbourhood plans.

Green Spaces proposed by Daventry District Council as at Feb 2018 are shown on the maps in Appendix 1, along with additional green spaces of particular value to the Parish.

For more information on Green Spaces, see *Daventry Settlements and Countryside Plan*, pages 122-3: [www.daventrydc.gov.uk/\\_resources/assets/attachment/full/0/45895.pdf](http://www.daventrydc.gov.uk/_resources/assets/attachment/full/0/45895.pdf)

For maps, see *Policies and Inset Maps*, pages 35 and 38: [www.daventrydc.gov.uk/\\_resources/assets/attachment/full/0/45883.pdf](http://www.daventrydc.gov.uk/_resources/assets/attachment/full/0/45883.pdf)

### Policy HS22 Restricted infill villages – key points

Planning permission will normally be granted for residential development in the restricted infill villages provided that:

- A it is on a small scale , and
- B it is within the existing confines of the village, and
- C it does not affect open land which is of particular significance to the form and character of the village, or
- D it comprises the renovation or conversion of existing buildings for residential purposes provided that the proposal is in keeping with the character and quality of the village environment.

The objectives of the district council's planning policies in respect of these villages are as follows:

- A to ensure that new development does not bring about the extension of the village into open countryside,
- B to ensure that existing buildings are retained as far as possible,
- C to ensure that the scale, character, design and density of new development and redevelopment within the village is sympathetic to the existing built environment, and
- D to ensure that such important open spaces as now remain in these villages do not become the subject of unsuitable infill development.

For the purposes of the District Council's Local Plan, Nobottle has been defined as a hamlet: a small settlement comprising of isolated farmsteads with no recognisable centre.

The District Council is concerned to ensure that the County Structure Plan policy of severely restricting development in settlements not classified as Limited Development, Restricted Infill or Restraint is maintained, thus proposals for development in hamlets will be judged against the open countryside policy HS24

### Policy HS24 Open countryside – key points

Planning permission will not be granted for residential development in the open countryside other than:

- A development, including the re-use or conversion of existing buildings, essential for the purposes of agriculture or forestry
- B the replacement of an existing dwelling provided it retains its lawful existing use as a dwelling house provided that the dwelling is normally of the same general size, massing and bulk as the original dwelling sited on the same footprint and respects the distinctive nature of its rural surroundings.

The County Structure Plan seeks to restrain development in the open countryside and this policy seeks to prevent residential development unless there is a requirement for accommodation for agricultural or forestry workers or the dwelling is direct replacement.

**For the full text and explanation of these policies, please contact the Planning Department at Daventry District Council.**

10.3

## Appendix 3 | Published material

**Daventry District Council** (2012): *Brington Parish Housing Needs Survey Report April 2012*  
[www.daventrydc.gov.uk/housingneedssurvey](http://www.daventrydc.gov.uk/housingneedssurvey)

**Mattingly, S** (1991): *A Parish Called Brington "Parish 2000" A Short History and Contemporary Record 1988-1990 Volume 1* – published privately.

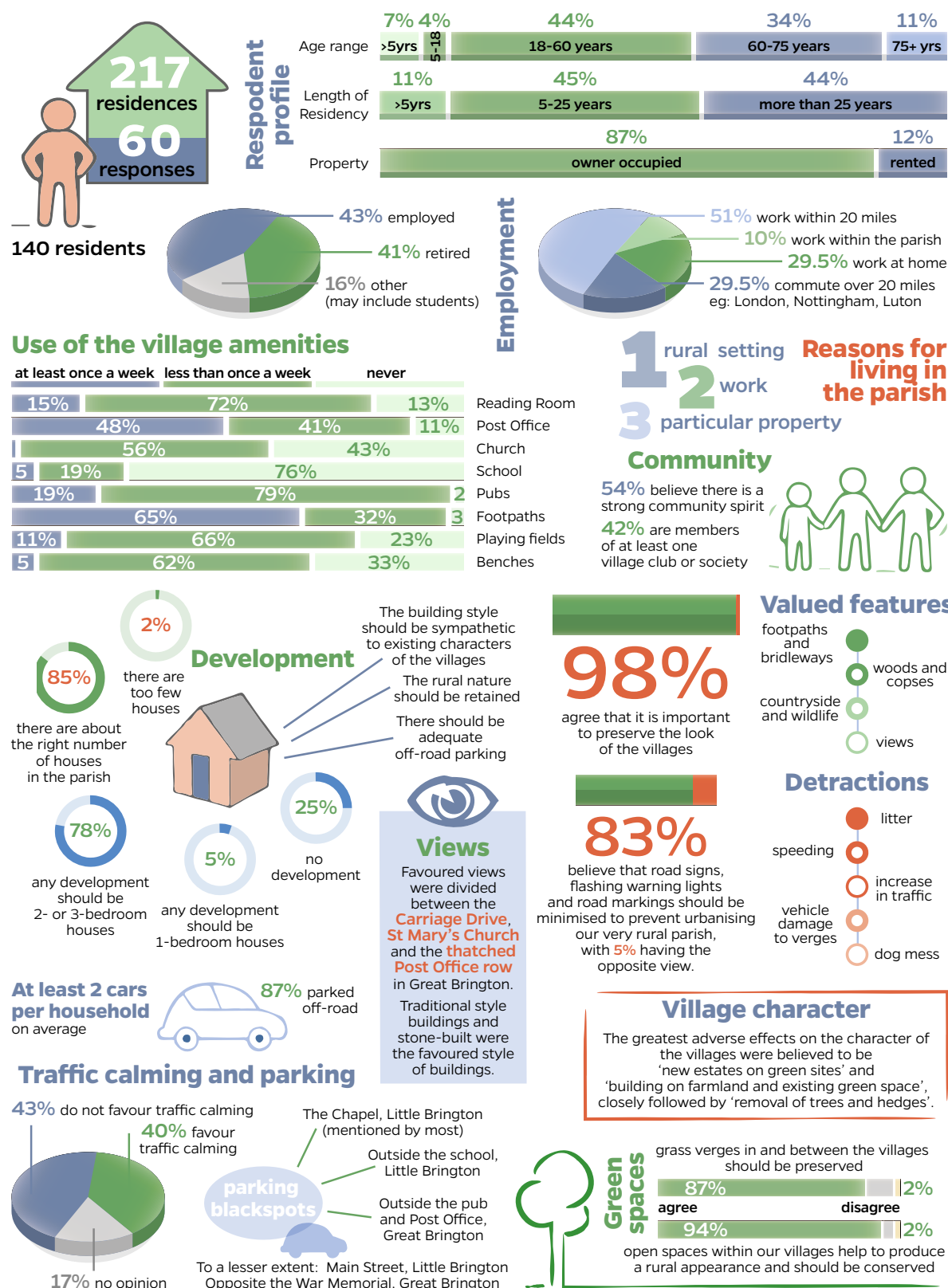
**Mattingly, Dr S** (1997): *Aspects of Brington, A Northamptonshire Parish* – published privately.



10.4

## Appendix 4 | Brington Parish VDS questionnaire (April 2017)

28% of households submitted completed questionnaires, involving 140 people of a population of less than 500 (515 is the official figure, but includes Althorp parish). Approximately equal numbers were from Great and Little Brington, with one from Nobottle.



## Acknowledgements

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