

May 2021

# Barnwell Neighbourhood Plan 2011-2031: 1st Draft (Regulation 14) Consultation



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# 1. Introduction

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## Neighbourhood Plans

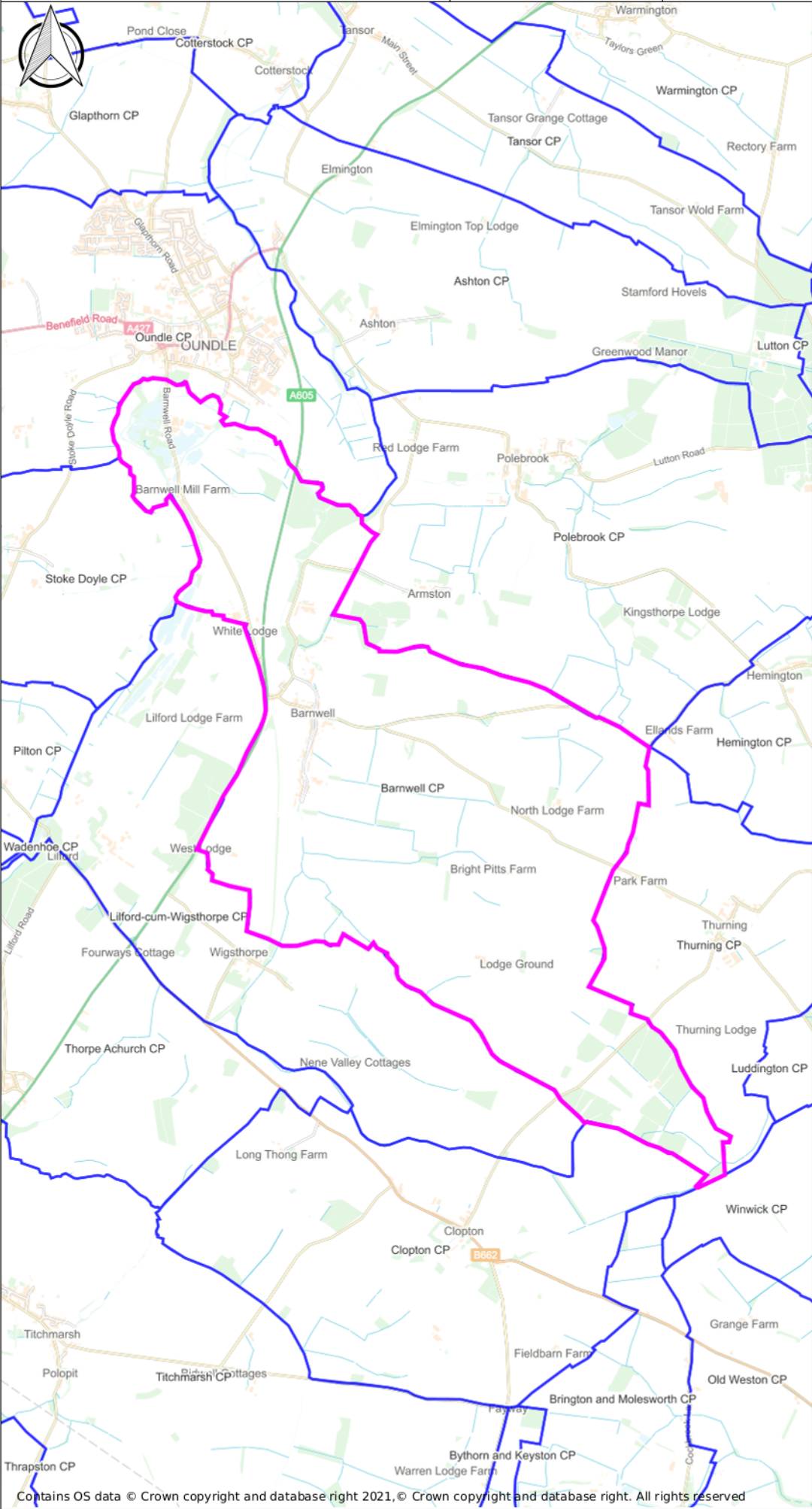
- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The Barnwell Neighbourhood Plan will allow people, who live, work and have a business in the parish to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Barnwell Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to determine planning applications in the parish.

## The Barnwell Neighbourhood Area

- 1.3 The Barnwell Neighbourhood Area comprises the parish of Barnwell which is located within East Northamptonshire Council. The parish is made up of a large rural area (1,403 hectares) with a population of 369 and 175 homes (2011 Census). As at February 2021, 178 properties were registered for Council Tax. The River Nene runs north of the parish separating it from Oundle.
- 1.4 The only settlement is Barnwell village (formerly Barnwell All Saints and Barnwell Saint Andrew) which adjoins the A605 and lies 2 miles (3.2 km) south of the town of Oundle, 78 miles (126 km) north of London (via the A1 road) and 14 miles (22.5 km) south-west of Peterborough.
- 1.5 Barnwell parish was designated as a Neighbourhood Area on 12 Feb 2014. The Plan is being prepared by Barnwell Parish Council, supported by the Barnwell Neighbourhood Plan Steering Group which is made up of Parish Councillors and local residents who have volunteered to help. The Plan covers the period 2011 to 2031.
- 1.6 The Barnwell Parish Council website ([www.barnwellparishcouncil.org.uk](http://www.barnwellparishcouncil.org.uk)) provides information and updates about the Neighbourhood Plan preparation and its progress.

## Basic Conditions

- 1.7 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF) and the Development Plan for the area.



Neighbourhood Area Boundary



Parish



### National Planning Policy Framework

- 1.8 The revised National Planning Policy Framework was updated on 19 February 2019 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, and revised in July 2018.

### East Northamptonshire Local Plan

- 1.9 The relevant Development Plan for the area is the East Northamptonshire Local Plan. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan 2006 - 2026 (formerly LDF) are:

### North Northamptonshire Joint Core Strategy 2011-2031

- 1.10 The North Northamptonshire Joint Core Strategy is the overall strategic plan for North Northamptonshire, prepared by a Joint Planning Committee made up of elected representatives from Northamptonshire County Council, Corby Borough Council, Kettering Borough Council, East Northamptonshire District Council and the Borough Council of Wellingborough. It was adopted in July 2016.

### Local Plan Part 2 - Rural North, Oundle and Thrapston Plan

- 1.11 The Rural North, Oundle and Thrapston Plan (RNOTP), the Local Plan Part 2 (site specific policies), was adopted by East Northamptonshire Council on 18 July 2011. Many policies from the RNOTP were replaced by the new Joint Core Strategy policies, with effect from 14 July 2016.

### Replacement District wide Local Plan Part 2

- 1.12 On 11 April 2016, East Northamptonshire Council decided to start afresh, with the preparation of a new District-wide Local Plan Part 2. This will replace remaining policies from the 2011 Rural North, Oundle and Thrapston Plan (RNOTP) and the 1996 East Northamptonshire District Local Plan (DLP), where such policies have not been, or are being, replaced by an equivalent policy in a Neighbourhood Plan.
- 1.13 The Local Plan Part 2 was formally launched in January 2017. This was followed by various public consultations and other events for the draft Plan during 2017-20. In 2021, the Council approved the Draft Local Plan Part 2 for submission to the Secretary of State for Communities and Local Government, under the Town and Country Planning (Local Plans) (England) Regulations 2012, as amended.
- 1.14 Prior to submission, under Regulation 19, the Council has undertaken procedural consultation. Feedback from this consultation will be submitted to the Secretary of State alongside the Local Plan and supporting documentation. The Secretary of State will then appoint a Planning Inspector to examine the Local Plan and it is anticipated that the Inspector will report towards the end of 2021.

- 1.15 The Local Plan Part 2 has been taken into account during the preparation of the Neighbourhood Plan and we have taken steps to avoid the unnecessary duplication of its policies.
- 1.16 The new unitary authority is likely to commence a review of the North Northamptonshire Joint Core Strategy from 2021/22, so when that is completed we may then need to review the Neighbourhood Plan to make sure it remains in general conformity.

### What has been done so far

- 1.17 Residents completed an initial questionnaire back in March 2014 and the findings proved to be extremely informative with a good cross-section of views and opinions.
- 1.18 In April 2018, a questionnaire was distributed to parishioners inviting them to set out their views on the future of the Parish. This questionnaire explored in more detail some of the findings of the earlier survey. A total of 80 completed questionnaires were received. The questionnaire results are available on the Barnwell Parish Council website.
- 1.19 Throughout the plan preparation process, local people have been informed of progress through the website, presentations at Parish Council Meetings and Newsletters.
- 1.20 The process of preparing the Barnwell Neighbourhood Plan has highlighted non-planning issues or the need for community projects. This includes things like street lighting or maintaining the brook. These matters are being considered separately by the Parish Council.

### Consultation

- 1.21 The feedback from the questionnaire results and information about the area have helped us prepare this (Pre-Submission) Draft version of the Barnwell Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks must be arranged.
- 1.22 A full copy of the (Pre-Submission) Draft Barnwell Neighbourhood Plan and accompanying Design Code has been distributed to local households so that all groups in the community are sufficiently engaged, including those without internet access. We have also extended the statutory six-week consultation period to eight weeks from 14 June 2021 to 9 August 2021.
- 1.23 Representations on the contents of the (Pre-Submission) Draft Barnwell Neighbourhood Plan (including Design Code) can be submitted to the Parish Council. These must be received by 17:00hrs on Monday 9 August 2021.
- 1.24 To comment on any aspect of the (Pre-Submission) Draft Barnwell Neighbourhood Plan (including Design Code), please write to the Parish

Council or complete and return a copy of the Pre-Submission Representation Form. Comments may be returned:

- Via e-mail to: [barnwellparishclerk@gmail.com](mailto:barnwellparishclerk@gmail.com)
- By leaving postal comments in the telephone kiosk on the Village Green

**Please note, responses cannot be treated as confidential as it is likely they will be available for public inspection.**

### What happens next?

1.25 All representations and comments received will be considered by Barnwell Parish Council and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Barnwell Parish Council website.

1.26 The Plan will then be submitted to East Northamptonshire Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.

1.27 The Examiner will either recommend that:

- the Plan is submitted to a referendum;
- is modified to meet the 'Basic Conditions' and then submitted to a referendum; or
- the Plan is refused.

If the Examiner is satisfied, East Northamptonshire Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, East Northamptonshire Council will adopt it.

1.28 When the Plan is adopted, it will form part of the Statutory Development Plan for Barnwell. East Northamptonshire Council will continue to be responsible for determining most planning applications, but in Barnwell parish the policies in the Neighbourhood Plan, together with policies from the adopted Local Plan and the NPPF, will be the basis for those decisions.

1.29 The Government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation.

**Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.**

## 2. Sustainable Development

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- 2.1 The Plan must contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 2.2 This Plan shows what sustainable development in Barnwell means in practice.

### Key Issues

- 2.3 Feedback from community consultation has identified the key issues that the Barnwell Neighbourhood Plan needs to address (in priority order):
- Conserving local heritage and village identity
  - Protecting green areas in the village
  - Improving or retaining local services and facilities
  - The impact of vehicular traffic on village life
  - Protecting the character of the countryside and access to it
  - Meeting local housing needs
  - Noise and disturbance
  - Nature conservation



- Flood risk

These are explored in greater detail in the following chapters. The Plan will also look at opportunities for the expansion and growth of local business.

## Vision

- 2.4 In setting out the aims for the Plan it is vital to consider how the Parish should be at the end of the plan period. The plan needs to be aspirational, but realistic. The vision statement set out on the next page has helped guide the preparation of the Barnwell Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.

## Implementation

- 2.5 There is no point in preparing a Plan which cannot be delivered. To help implement the Barnwell Neighbourhood Plan, stakeholders have been involved and have helped identify what infrastructure is needed to support the Plan.
- 2.6 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.

# Vision for Barnwell in 2031

The unique character and heritage  
of Barnwell is conserved

New developments will take full  
account of flood risk

Local housing needs are met

Barnwell is a tranquil place to live

A prosperous local economy

The character and beauty of the  
countryside, biodiversity and the  
natural environment are  
safeguarded

Important green spaces are  
protected

The impact of vehicular traffic and  
parking on village life is minimised

Local services and facilities are  
retained and, where possible,  
improved

### 3. Heritage and Village Identity

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#### History

- 3.1 Barnwell was recorded as Bernewelle in the Domesday Book and was divided into two Parishes, All Saints and Saint Andrew. The chancel of All Saints stands on a rise beside the lower end of Main Street. The rest of the Church was demolished in 1825 after falling into a bad state of repair. The Manor House was built in the late 16th & 17th Centuries for the Montagu family. The Manor House has undergone alterations in the 18th, 19th and 20th Centuries, the most recent being internal remodelling by Sir Albert Richardson.
- 3.2 One of the key features of Barnwell is Barnwell Brook. The village has been formed along its course, producing a linear settlement pattern. This area is known as Barnwell All Saints. The northern part of Barnwell is known as Barnwell Saint Andrew incorporating Barnwell Castle and Barnwell Manor.

#### Designated Heritage Assets

- 3.3 In Barnwell Parish, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and a Conservation Area have already been designated under relevant legislation.
- 3.4 The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 3.5 Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, grade I and II\* listed buildings should be wholly exceptional.
- 3.6 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

#### Scheduled Monuments

- 3.7 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. There are three Scheduled Monuments in Barnwell Parish:
- Barnwell Castle
  - South Bridge (on the border with Oundle)

- Site of All Saints manor house and gardens

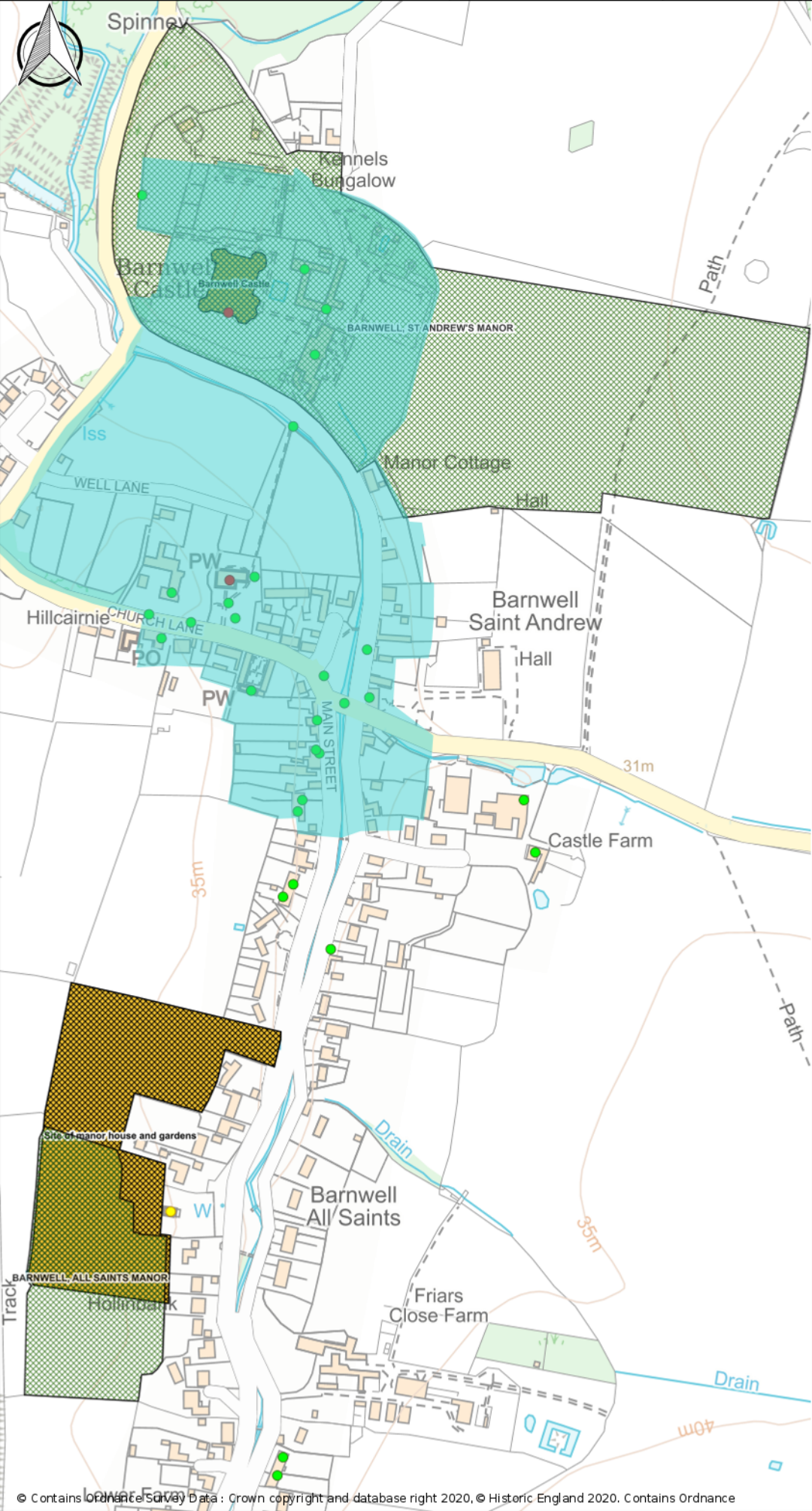
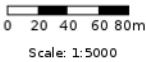
### Listed Buildings

- 3.8 Listing marks and celebrates a building's special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 3.9 The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
  - Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II\*
  - Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a home owner.
- 3.10 There are 35 Listed buildings in Barnwell (Appendix 1). The Church of Saint Andrew and Barnwell Castle are Grade I Listed buildings. All Saints Chancel is Grade II\*. The remaining 32 are Grade II.



FIGURE 1: CHURCH OF SAINT ANDREW





Neighbourhood Area



Conservation Area



Parish



Listed Buildings



Parks and Gardens



Scheduled Monuments



### Historic Parks and Gardens

- 3.11 The Historic England 'Register of Historic Parks and Gardens of special historic interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of particular significance. Two are in Barnwell Parish (both a grade II listed):

- Saint Andrew's Manor
- All Saints Manor

### Heritage at Risk

- 3.12 Historic England's Heritage at Risk Register identifies sites most at risk of being lost because of neglect, decay or inappropriate development. Barnwell Castle was a new addition to the 2018 Risk Register. In recent years vegetation growth and deterioration of the local limestone, especially where wall cores are exposed, has led to fabric loss and vulnerability to localised collapse. The owner is implementing a phased programme of vegetation management and repairs, drawing on Historic England advice.



FIGURE 2: BARNWELL CASTLE

### Conservation Area

- 3.13 Barnwell Conservation Area was designated by East Northamptonshire Council in March 1970. There is no Conservation Area Appraisal or Management Plan.

### Non-designated Features of Local Heritage Interest

- 3.14 The above places have already been designated and offered protection through national and local planning policies, however there are other 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 Plan. The Plan includes information about local, non-designated heritage features to guide decisions.
- 3.15 A list of Features of Local Heritage Interest (Appendix 2- to be inserted) has been compiled mainly from the Northamptonshire Historic Environment Record.



### Archaeology

- 3.16 There are relatively few known prehistoric sites within the parish, especially given its location on the valley sides of the River Nene, which are usually a favoured location for prehistoric settlement, especially to the west at Raunds and Stanwick and Grendon.
- 3.17 However, there are several cropmarks identified on aerial photographs that may be late Iron Age or earlier in origin within the parish. Many of the cropmarks may also be Roman in origin. The majority of the Iron Age/Roman cropmark sites are located in the eastern and south-eastern part of the parish and it is here that there have been two significant finds of Roman date - a large Roman building at North Lodge with evidence of a bath-house and hypocaust was excavated in the 1970s/1980s (HER 1312/1) and further late Roman buildings were partially excavated between 1990-5 immediately to the west of Hemington Water Tower (HER 2179/1). The route of a major Roman road between Water Newton (Durobrivae) and Thrapston passes through the parish (HER 1897/1) and a cobbled surface found during laying of sewerage pipes in 1972 south-west of the castle may be its remains.
- 3.18 The main medieval/post-medieval monuments in the village are obviously the Castle (Scheduled Monument and Registered Garden) in Barnwell Saint Andrew and earthworks of a manor and garden remains (also Scheduled and Registered Garden) in Barnwell All Saints, but other notable medieval sites in the parish include earthworks and cropmarks of possible Saxon/medieval tofts along the western side of Main Street continuing northwards from the scheduled area and earthworks of possible medieval/post-medieval garden features to the west of the castle (HER 2423/1). Both these areas of earthworks (and below-ground archaeological remains) would benefit from being officially recognised as non-designated heritage assets for continued legibility of the important medieval remains in and around the village.
- 3.19 The moat located on the east side of Main Street (HER 2185/0/0) is now thought to be too small for a medieval homestead and is likely to be more modern in origin.
- 3.20 A deserted medieval settlement, Crowthorpe, is thought to have been located in the area of Barnwell Country Park, but much of this area has been quarried and no significant evidence has been identified to accurately locate it.
- 3.21 More modern remains include the Station Master's House at the entrance to the village, built in 1845 by Livock. It retains part of the platform canopy and is considered as a non-designated heritage asset.

### Policy B1: Features of Local Heritage Interest

The determination of planning applications which would affect features of local heritage interest (as shown in Appendix 2) 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.

Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

✓ The unique character and heritage of Barnwell is conserved

### Design

- 3.22 We expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of our parish and create places that work well for both occupants and users and are built to last.



FIGURE 3: LOCAL BUILDING MATERIALS- THATCH AND STONE

- 3.23 95% of respondents to our 2018 Questionnaire wanted the Neighbourhood Plan to include guidance on the design of new buildings. So, through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM was commissioned in 2020 to provide design support to Barnwell Parish Council. The resulting Barnwell Design Code has been prepared as a separate document, but forms part of our Neighbourhood Plan so that it can be used in the determination of planning applications.

- 3.24 The main objective of the Barnwell Design Code is to develop design guidelines that any potential development in Barnwell, including infill development, should follow in order to retain and protect the rural, tranquil character and historic beauty of the area.

**Policy B2: Design**

Only development that reflects the Barnwell Design Guide will be supported. Development must also:

- A. Not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; and
- B. Have safe and suitable access.

✓ The unique character and heritage of Barnwell is conserved

✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded

## 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. From our 2018 Questionnaire survey we know that most respondents supported the protection of the following green spaces. Their importance is summarised in Appendix 3.
- 4.2 The gardens of Saint Andrew's Manor and All Saints Manor are already protected as Scheduled Monuments and/or registered Historic Parks and Gardens. It is unlikely that any additional local benefit would be gained by designating these areas as Local Green Space. However not all of the historic park behind Saint Andrew's Manor is covered by the designation, so the whole site has been designated Local Green Space.

### Policy B3: Local Green Spaces

The following sites have been designated as Local Green Spaces:

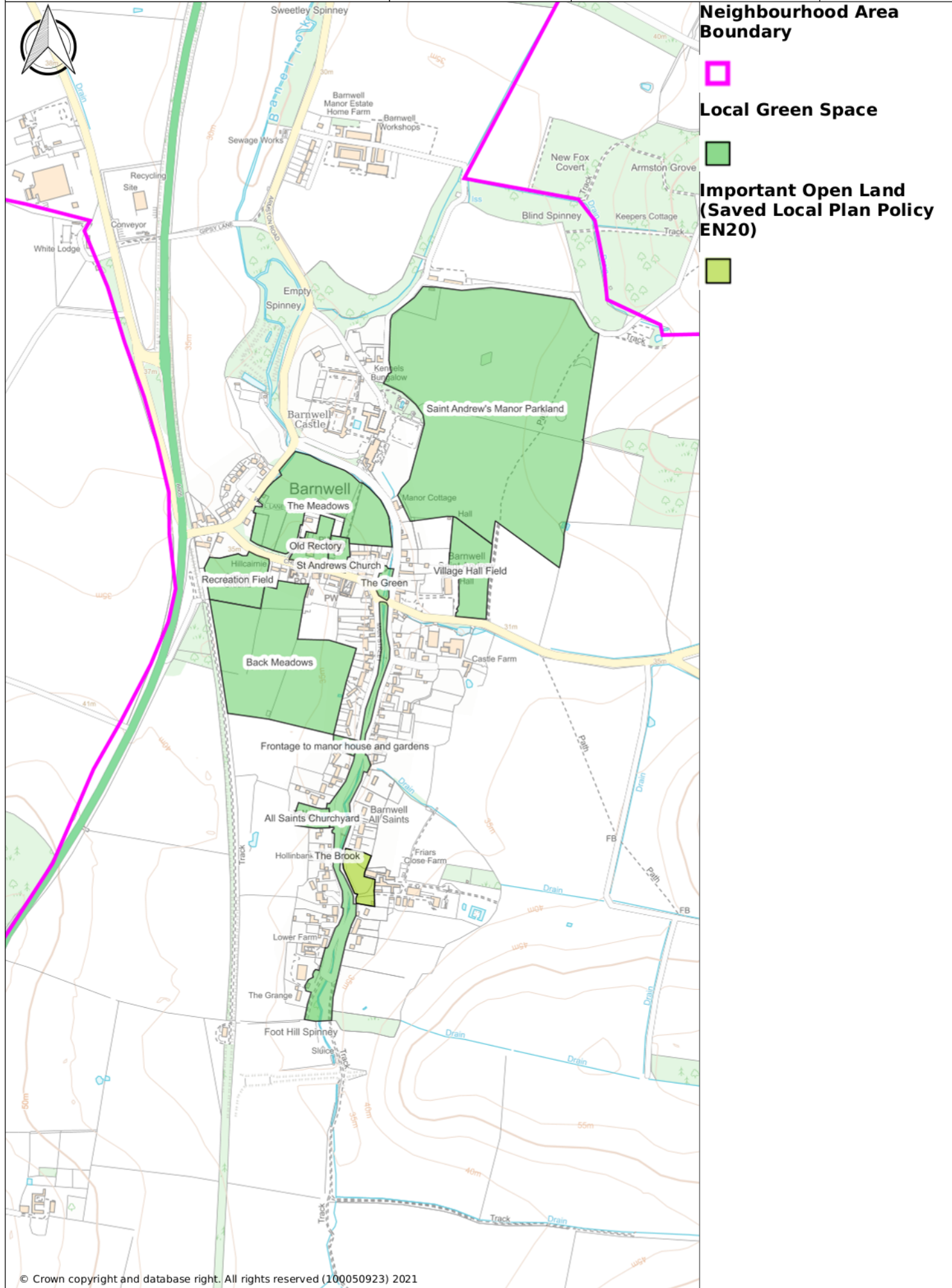
1. The Meadows
2. The Green
3. All Saints Churchyard
4. The Back Meadows
5. Saint Andrew's Manor Parkland
6. Recreation Field
7. Village Hall Field
8. The Brook
9. Saint Andrew's Church
10. Frontage to manor house and gardens
11. Old Rectory

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

- ✓ The unique character and heritage of Barnwell is conserved
- ✓ Important green spaces are protected





## 5. Services and Facilities

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- 5.1 The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, public houses and places of worship. However, in Barnwell these services and facilities are limited to the Village Hall, Public House, General Store/Post Office and churches. Barnwell Primary School closed in 2004 and is now the Princess Alice Centre and home to Little Elms Pre-School.
- 5.2 There is no bus service.
- 5.3 Our 2018 Questionnaire showed that over half of respondents would like to see an improved mobile phone signal, better bus services and a children's play area.
- 5.4 The loss of even the limited services and facilities that residents do currently enjoy 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, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels. Our 2018 Questionnaire showed 92% of respondents wanted to see existing services and facilities protected.

### **Policy B4: Community Services and Facilities**

Development that would result in the loss of the following facilities:

1. Barnwell Post Office and General Store
2. Barnwell Village Hall
3. The Montagu Arms

will not be supported, unless it can be demonstrated that:

- A. The facility has been proactively marketed for a community use for a reasonable period of time at a reasonable marketed rate as supported and demonstrated through a documented formal marketing strategy; and
- B. It is no longer needed by the local 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:

✓ Local services and facilities are retained and, where possible, improved



## Barnwell Post Office and General Store

- 5.5 Barnwell Post Office and General Store on Church Lane has limited opening hours and range of products, and it is currently for sale. Barnwell residents have formed the Barnwell Village Shop Community Group to investigate the feasibility of supporting, developing and sustaining a community facility providing goods and services for the people of Barnwell and neighbouring villages.



FIGURE 4: BARNWELL POST OFFICE AND GENERAL STORE

## Barnwell Village Hall

- 5.6 Barnwell Village Hall is a large modern hall that was built in 1991 after a period of extensive fundraising by the village. The field on which it stands is leased to the hall for a peppercorn rent from HRH The Duke of Gloucester.
- 5.7 All funds raised from hire of the hall go into keeping the hall in a good order and enables residents of Barnwell to hire at a preferential rate. Regular users include Indoor Bowls, Youth Club, Barnwell Entertainers, Purely for Pleasure (singing group), Oundle Arts Society, Women's Institute, and Parish Council.

## The Montagu Arms

- 5.8 The Montagu Arms dates back to the 18th Century (listed grade II).

## Sport and Recreation

- 5.9 A children's play area has been built to the rear of the Montagu Arms. There is a recreation field to the south of Church Lane.



FIGURE 5: THE MONTAGU ARMS

## Mobile Network

- 5.10 A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than rely on a landline; and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.
- 5.11 Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy.
- 5.12 Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. Our 2018 Questionnaire showed that 78% of respondents wanted a better mobile signal in the area. Ofcom's mobile availability checker shows that Barnwell village is likely to have good coverage for Vodafone voice services and basic data services. O2, EE and THREE voice services have good coverage for much of the village but there are areas that experience problems. O2 data service coverage is like Vodafone. Much of the village benefits from EE and THREE enhanced data services, but there are parts of the village where only basic data services are available.

- 5.13 A prior notice application for the installation of telecommunications mast and equipment cabinets on the track between the dismantled railway and Oundle Road was approved in July 2020 (Ref: 20/00604/PNT). The site will provide both call and mobile data capacity.

### Superfast Broadband

- 5.14 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future.
- 5.15 Further, with the modern commercial use of the Internet for business trading, supplier and customer management, Internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed Internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 5.16 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre optic based Internet connections accessible.
- 5.17 The Superfast Northamptonshire project is securing broadband solutions for those parts of the county which otherwise wouldn't be served. In September 2020, Northamptonshire County Council extended its contracts with Gigaclear to benefit more rural homes and businesses in the county. Barnwell village has access to gigabit capable full fibre broadband delivered through the Superfast Northamptonshire project.

### Infrastructure

- 5.18 Developers may be asked to provide contributions for infrastructure in several ways. This may be by way of the Community Infrastructure Levy and planning obligations in the form of section 106 agreements and section 278 highway agreements. Developers will also have to comply with any conditions attached to their planning permission. We must ensure that the combined total impact of such requests does not threaten the viability of the sites and scale of development identified in our Plan.
- 5.19 There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development. As we are not planning for anything other than small-scale development, our Plan does not set-out policies for seeking planning obligations towards infrastructure provision.



## 6. Traffic and Parking

- 6.1 One of the key issues for Barnwell is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of a neighbourhood plan.
- 6.2 However, the Neighbourhood Plan does highlight localised traffic and parking issues that need to be addressed when considering development proposals. In particular, traffic, road safety, speeding and inconsiderate parking were all concerns for adult and younger people. The principal concerns related to the safety of the Well Lane/A605 junction, speeding traffic and parking problems.

### Well Lane/A605

- 6.3 The A605 strikes north from junction 13 of the A14 trunk road through the eastern parts of Thrapston, skirting Barnwell before bypassing Oundle. The section from Barnwell and the Oundle bypass was opened in December 1985.



FIGURE 6: WELL LANE/A605 JUNCTION

- 6.4 During the preparation of this Plan, concerns have been expressed about the safety of the Well Lane/A605 junction, even though in the last five

years that has been only one, slight accident recorded there. The Highway Authority has been contacted...

### Speeding Traffic

- 6.5 Our 2018 questionnaire survey results show that on a scale of 0 to 10 (where 0 is not a problem) local people on average score the problem of speeding traffic in the village as 7. Our Neighbourhood Plan cannot be used to introduce traffic management measures such as 20mph speed zones or speed ramps, but the concerns will be taken forward by Barnwell Parish Council as a community project.

### Parking

- 6.6 71% of respondents to our 2018 questionnaire survey thought that inconsiderate parking, or the lack of parking, was a problem in the village. There are problems on the Barnwell Brook verges, near the pub, the green, Church Hill and Church Lane. The erosion of verges along the Brook also raises concerns about the reduction in bank-side habitat.
- 6.7 To avoid exacerbating the problem, new housing developments should include adequate car parking provision to minimise the need for on-street car parking. 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.
- 6.8 Measures to prevent parking on grass verges will be investigated by the Parish Council.

#### Policy B5: Parking

New development should ensure that there is satisfactory provision for parking, servicing and manoeuvring in accordance with Highway Authority Parking Standards. Development that is likely to generate parking on grass verges will not be supported.

- ✓ The unique character and heritage of Barnwell is conserved
- ✓ Important green spaces are protected
- ✓ The impact of vehicular traffic and parking on village life is minimised

### Walking and Cycling

- 6.9 Many parts of the village have no footways and elsewhere pavements are narrow. Pedestrians, cyclists and vehicles have to share the village's narrow streets and therefore there is concern about the impact of traffic growth on the safety of all users.

## 7. Countryside and countryside access

- 7.1 Barnwell is a rural area lying in the Nene Valley. The rural setting to Barnwell village 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 Barnwell Village Boundary. The Village Boundary helps us to plan positively for growth and prevent encroachment into open countryside.

### Policy B6: The Countryside

Outside Barnwell Settlement Boundary (as defined on the Policies Map), development will only be supported if it is for the following purposes:

- A. Agriculture, horticulture, woodland management or other similar uses appropriate to a rural area, including uses which would help to diversify the rural economy in accordance with Policy B18;
- B. Employment development in accordance with Policy B18;
- C. Outdoor sport and recreation and associated buildings;
- D. Renewable energy production in accordance with Policy B8;
- E. Where it is necessary for the continuation of an existing enterprise, facility or operation that is compatible with its setting in the countryside;
- F. Rural housing in accordance with Policy B9;
- G. Minor extensions to existing dwellings and to other buildings that are subordinate in scale and appearance to the existing building; or
- H. Other uses which justify and are compatible with a countryside location.

✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded

### Landscape

- 7.2 The landscape patterns evident today have evolved gradually over many thousands of years and are the result of the interaction of physical and human influences.

### Northamptonshire Vales National Character Area

- 7.3 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.
- 7.4 Almost all of Barnwell parish, including the village, lies within the Northamptonshire Vales National Character Area (NCA 89). The Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries.



- 7.5 The rural feel and tranquillity of Barnwell contrasts with the urban areas of Northampton, Oundle, Thrapston, Raunds and Wellingborough. The area is rich in historic character, with country houses, historic parkland, ridge and furrow and open field patterns. The river valleys are striking features of the area, with their riverside meadows and waterside trees and shrubs.
- 7.6 Also common are the flooded gravel pits and their associated wetlands, which result from reclamation schemes. These have given rise to some of the most important freshwater wetlands in the Midlands, supporting large numbers of wetland birds and wildfowl, especially over winter. The Upper Nene Valley Gravel Pits were designated as a Special Protection Area in 2011 in recognition of their wetland bird assemblage, which includes non-breeding great bittern, gadwall and European golden plover. The rivers and associated habitats also provide regional ecosystem services such as regulating water flow, quality and availability, as well as providing extensive recreational and biodiversity resources for the surrounding urban areas.

#### Northamptonshire Landscape Character Assessment

- 7.7 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.

#### 12c Thrapston to Warmington

- 7.8 Stretching from Thrapston to Warmington on the edge of the county boundary, the Thrapston to Warmington Character Area comprises the largest section of Limestone Valley Slopes in Northamptonshire. Draining the valley slopes and surrounding lowland landscapes to the east are numerous small watercourses flowing into the River Nene, the most significant of which is Barnwell Brook. These have resulted in a gently undulating landscape that rises from its lowest point at around 20m to around 70m ASL.
- 7.9 Land cover is typically arable farmland, although areas of calcareous grassland are evident around the settlements of Titchmarsh, Barnwell, Achurch, Polebrook, Ashton and Warmington, and also along sections of Barnwell Brook. Whilst arable farmland is generally located within large and medium to large-scale fields, in contrast, grassland occurs in smaller-scale fields. Sub-regular field shapes predominate, although areas of regular shaped fields are scattered along the valley slopes. Field

boundaries vary considerably across the character area including traditionally managed wide and high hedgerows, annually flailed hawthorn hedgerows that are thick, narrow and low, and others that are now in poor condition and are very gappy and sparse. In several places, arable fields are open to the roadside and deep ditches and grass verges are evident.

- 7.10 Woodland cover is relatively limited, although larger blocks of mixed woodland surround the remains of Barnwell Castle and from there northwards along Barnwell brook. Elsewhere, trees are scattered along hedgerows and adjacent to watercourses- predominantly of oak, ash, lime and elm and of varying age.
- 7.11 Linear villages that have developed along the line of, or within close proximity to watercourses, predominate within the character area, including Titchmarsh, Polopit, Barnwell and Polebrook. Beyond this lies a landscape settled with scattered farmsteads and individual dwellings. Although larger urban centres lie adjacent to, and are visible from the character area, urbanising elements within the area are limited to industrial units east of Thrapston and Soilmec, a drilling and foundation equipment supply company west of Polebrook, and prominent in the landscape as a result of the tall, vertical drilling machines. The presence of the A605 through the centre of the character area is a local source of noise intrusion.
- 7.12 Features of historic importance vary throughout the character area, the most significant being the Grade II listed Barnwell Manor. The gardens comprise earthwork remains of a formal garden attached to the former late medieval manor house. The ruins of the medieval fortress, Barnwell Castle is located within the grounds. Two Roman Roads are evident in the area, comprising the A605, and a Roman Road east of Titchmarsh. Scattered fields of ridge and furrow can also be identified along the valley slopes. Landmarks are infrequent, though views towards the transmitting station on Morborne Hill, beyond the county boundary are possible.
- 7.13 Policy 3 of the North Northamptonshire Joint Core Strategy ensures that new development is located and designed in a way that is sensitive to its landscape setting and, where possible, the distinctive qualities of the landscape character area in which it would be situated are enhanced.

### Green Infrastructure

- 7.14 Green infrastructure (GI) is the term used to describe an interconnected network of multi-functional green space and is used as a way of ensuring open space, the countryside, parks and important natural or cultural featured are planned and recognised, particularly for the contribution they make to our quality of life.
- 7.15 Green infrastructure networks have been identified at both strategic and local scales across Northamptonshire. The Nene Valley sub-regional

corridor extends between the urban centres of Northampton and Peterborough, passing through Barnwell Parish. It follows the course of the River Nene through a sequence of contrasting landscapes, with the broad, flat and often tranquil floodplain landscape providing a distinctive setting. Since the earliest times the Nene has been a major cross-country transport corridor, and as such this corridor continues a long tradition of strategic movement along the river valley.

- 7.16 For much of the route, the Nene Valley sub-regional corridor follows the course of Nene Way National Long-Distance Footpath. However, unlike several sections of the Nene Way, the course of the sub-regional corridor follows the river more closely. This is particularly evident in the section through Barnwell Parish where the Nene Way travels some distance away from the river to enter Barnwell village, whereas the sub-regional corridor maintains its route bordering the river past Lilford and Oundle Marina.

### The Greenway

- 7.17 The Greenway is a Green infrastructure route that will, upon completion, run from Wellingborough railway station through East Northamptonshire, to Peterborough railway station. It will provide an alternative means of transport, predominantly for walkers and cyclists, and provide opportunities for informal recreation. The Greenway is being developed in phases, some of which have been completed. Detailed proposals for future phases of the Greenway are set out in the Greenway Forward Plan 2019 to 2024.
- 7.18 The 2015 Oundle Cycle Network Study puts forward specific proposals in and around the Oundle Urban Area, which could be integrated with the Greenway proposals, to deliver a fully integrated network for the Nene Valley between Wellingborough and Peterborough. These proposals extend into the north of Barnwell Neighbourhood Area linking Oundle Marina and Barnwell Country Park to central Oundle. Our 2018 Questionnaire Survey showed that 92% of respondents support improved these footpath/cycle links.

### Public Rights of Way

- 7.19 Barnwell has an extensive network of footpaths and bridleways both within the village and outside it into the surrounding countryside. These Rights of Way are an appreciated and well-used community asset that contributes to health and wellbeing of the community. You can view the approximate location of rights of way through an [interactive mapping system](#).
- 7.20 The Nene Way is a long-distance footpath that connects Northampton, Wellingborough, Oundle, Peterborough and Wisbech. The Nene Way passes through Barnwell from Barnwell Country Park and on to Wigsthorpe. There are also three circular trails around Barnwell Country Park.

- 7.21 The village also lies on the Peterborough to Oundle and Stibbington Loop Cycle route. This is a route that is mostly on road, with a very small section of footpath.

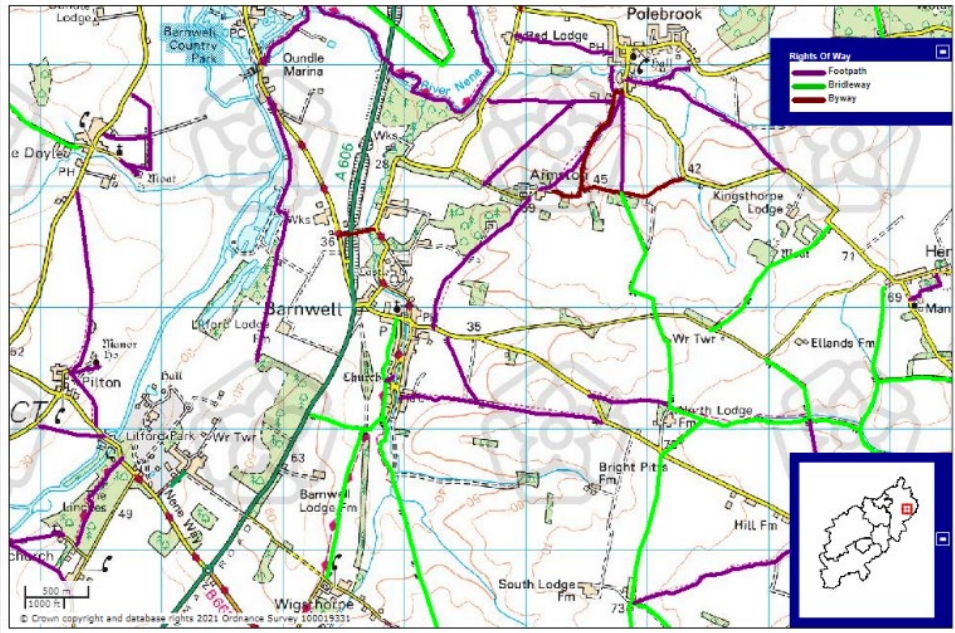


FIGURE 7: PUBLIC RIGHTS OF WAY

- 7.22 We are keen to see the existing footpath, cycle and bridleway network protected, extended and enhanced. Two-thirds of the respondents to our questionnaire survey own and use a bicycle. 88% say that an off-road cycle route to Oundle would encourage them to use the cycle more. This route would contribute to the Nene Valley Nature Improvement Area proposals for long-distance cycleways connecting communities along the valley and help provide new recreational opportunities. Further opportunities for new RoW or permissive paths should be encouraged and the accessibility and character of the existing network should be protected and enhanced.

#### Policy B7: Public Rights of Way network

Development must protect and enhance the location, accessibility and character of Rights of Way network and wherever possible create new links to the network including footpaths and cycle ways, and new permissive routes.

The extension of the existing Rights of Way network to create improved safe footpath/cycle links between Barnwell village, Barnwell Mill, Barnwell Country Park, Oundle Marina and Oundle are encouraged.

✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded



## Renewable Energy

- 7.23 Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.
- 7.24 A Renewable Energy Study has identified that on shore wind provides the largest potential renewable resource for North Northamptonshire with the greatest wind energy potential in East Northamptonshire and Kettering although, Heat pumps, solar PV and solar thermal also have significant potential across the area. There have been no applications for wind or solar farms in Barnwell parish.

## Solar Farms

- 7.25 Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms can cover anything between 1 acre and 100 acres.
- 7.26 A Solar Park was commissioned in one corner of a field in the open countryside at Lilford Lodge, Thrapston Road to the west of Bamwell- just outside the parish. The park comprises just over 1,000 solar panels fastened to ground mounted tables. The Lilford Lodge Farm project currently exports around 40% of its electricity to the grid, the rest is consumed on site by the owner and rural business lettings on the farm.



FIGURE 8: LILFORD LODGE FARM SOLAR TRACKER PROJECT

- 7.27 Our 2018 Questionnaire shows that 45% of respondents support solar farms.

## Wind Energy

- 7.28 One of the key factors determining the acceptability or otherwise of wind turbines is their potential impacts on the local landscape – this is due to



their height and the movement they introduce into the landscape (i.e. rotating blades).

- 7.29 National planning policy allows local people to have the final say on wind farm applications. In our 2018 Questionnaire, just 17% of respondents supported wind turbines and wind farms.

### Biomass

- 7.30 The term "biomass" refers to organic matter that has stored energy through the process of photosynthesis. It exists in one form as plants and may be transferred through the food chain to animals' bodies and their wastes, all of which can be converted for everyday human use through processes such as combustion, which releases the carbon dioxide stored in the plant material. Many of the biomass fuels used today come in the form of wood products, dried vegetation, crop residues, and aquatic plants. 39% of respondents to our 2018 Questionnaire supported biomass, but waste development is explicitly excluded from the issues within the jurisdiction of a Neighbourhood Plan.

### Microgeneration Technologies

- 7.31 Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met. Survey respondents (79%) supported small-scale renewable energy technologies integrated with new buildings or fitted to existing buildings. There are several houses and farm buildings that have been fitted with solar PV panels in Barnwell.

### Policy B8: Renewable Energy

Developments that are low-carbon, energy and resource efficient are welcomed and supported. The retrofitting of low carbon heating and energy efficiency measures in existing developments is also encouraged.

Development for renewable and low carbon energy generation will be supported where:

- a. it is an appropriate technology for the site;
- b. it does not create a significant noise intrusion or shadow flicker for existing dwellings;
- c. it includes measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
- d. it does not contribute towards an unacceptable cumulative visual impact from renewable energy developments when considered in conjunction with nearby developments and permitted proposals within adjoining areas; and
- e. adequate conditions are imposed and/or a legal agreement is entered into ensuring that once the use ceases operating

permanently, it is fully decommissioned and the site appropriately restored.

- ✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded

## 8. Housing

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### Strategic Housing Requirement

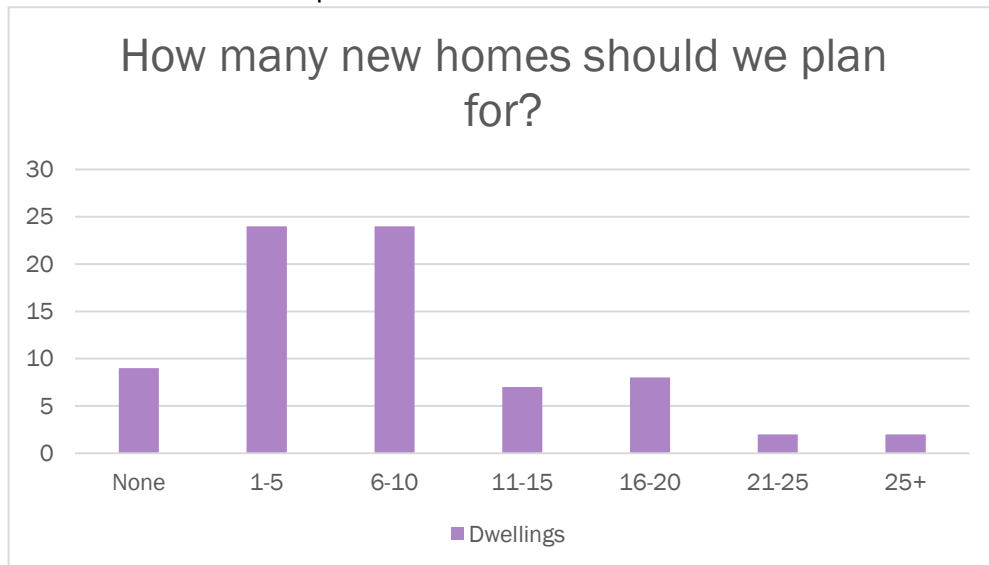
- 8.1 The Barnwell Neighbourhood Plan must support the strategic development needs set out in the North Northamptonshire Joint Core Strategy (also known as the "Core Strategy") 2011-2031 (the Local Plan Part 1), including policies for housing development.
- 8.2 The Core Strategy's housing requirement 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. This requirement has been exceeded.
- 8.3 Barnwell is not a suitable place for large-scale housing development. The village's services and facilities are limited, and the lack of public transport means that residents rely on the private car for most journeys. The Core Strategy requires the scale of housing growth in Barnwell to be led by locally identified housing needs taking account of the general form and character of the village.
- 8.4 In November 2018, East Northamptonshire Council published a Draft Replacement Local Plan for consultation. While the rural housing requirement has already been delivered, the Draft Local Plan includes indicative housing "targets" to provide a basis for allocating future housing sites in neighbourhood plans. The indicative target for Barnwell for the period 2011-2031 is 20 dwellings. Since 2011, ten houses have been built, almost all have been at the Rural Exception Site at the former allotments at Well Lane (see paragraph 8.28). Taking account of these the indicative target reduces to 10 dwellings. However, Neighbourhood Plans are only expected to allocate further housing sites if there is a local desire to do so.

### Oundle

- 8.5 The Barnwell Neighbourhood Area extends northwards to the edge of Oundle including Oundle Marina and Barnwell Country Park. There has been some development pressure in this area to meet the housing needs of Oundle. The Joint Core Strategy identifies Oundle as a Market Town and requires Oundle to accommodate 645 new dwellings between 2011 and 2031.
- 8.6 To ensure Oundle meets this requirement, additional allocations of approximately 300 new houses are to be provided through the new Replacement Local Plan. There is no requirement for Barnwell Parish to accommodate the housing requirements of Oundle.

## Meeting Local Housing Needs

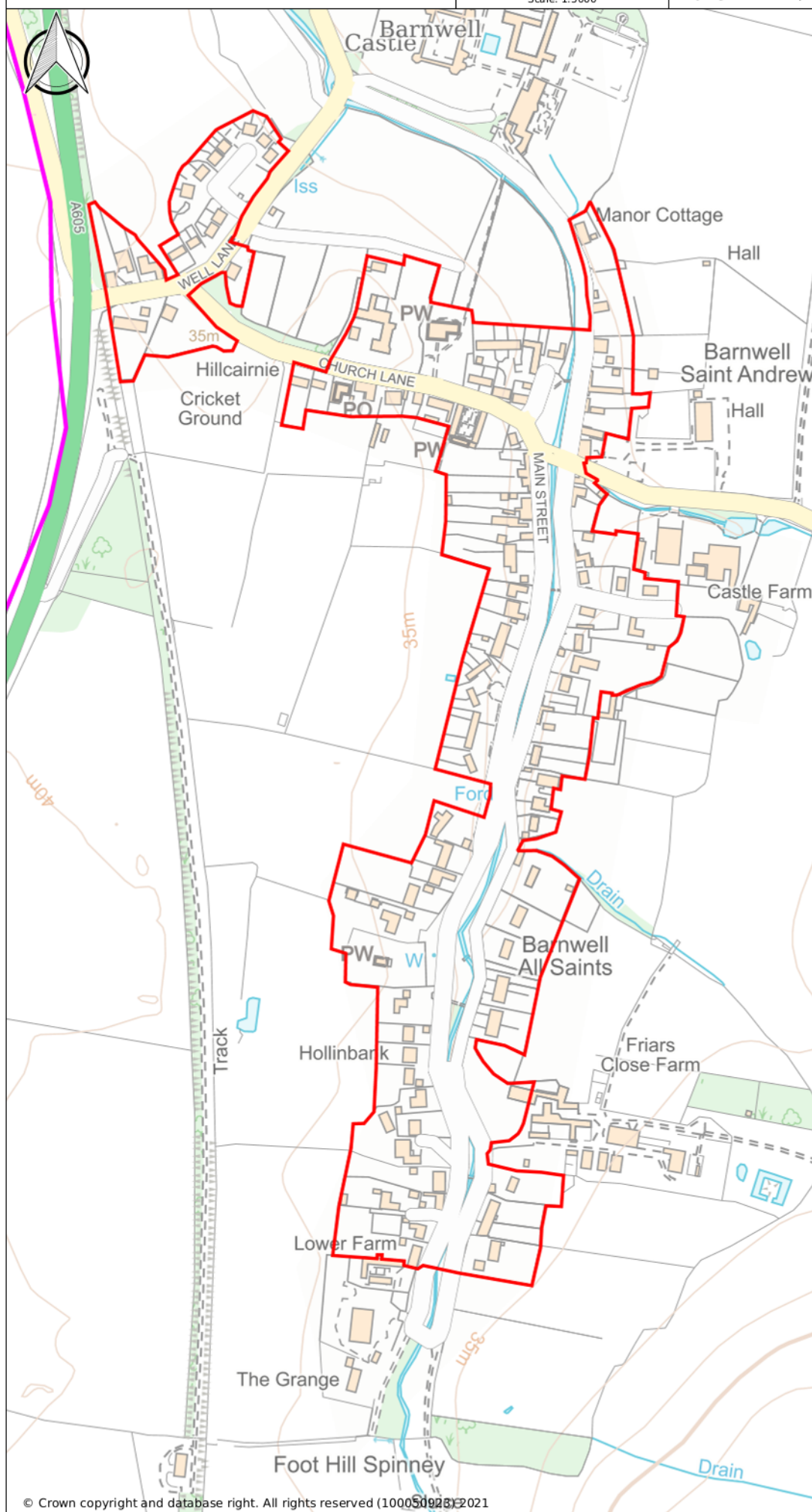
- 8.7 In our 2018 Questionnaire, we invited local people to set out how many new homes we should plan for. The results are shown here.



- 8.8 We also asked parishioners to identify any housing needs over the coming years. 11 residents said that in the last ten years, one or more household members had left the Parish due to a lack of available, suitable housing.
- 8.9 12 respondents said that they, or someone in their current household, expected to need to move within the Parish within the next ten years. 75% wanted a three-bed house. Four wanted to move because their existing house was too large- three of these also said that their existing home needed major repairs. Two were from young people looking to live independently. In most cases this need could be met by market housing or self-build housing. Only one household wanted Local Authority or Housing Association housing.
- 8.10 Not all this housing need must be met locally. Some younger people will move away for work or to study. In 75% of cases the need came from households that already housed. Nonetheless, a small number of new homes are needed over the period to 2031 and our 2018 Questionnaire shows that many local people support small scale development.

## Providing for Housing

- 8.11 We also asked local people how we should plan for housing growth. There was good support for the conversion of rural buildings, brownfield and infill development. We believe that this will meet locally identified housing needs, provided the type and size of new housing is appropriate.
- 8.12 The North Northamptonshire Joint Core Strategy 2011 – 2031 allows for the development of small-scale infill development on suitable sites within Barnwell. This refers to the development of vacant and under-developed land within the main built-up areas of the village.



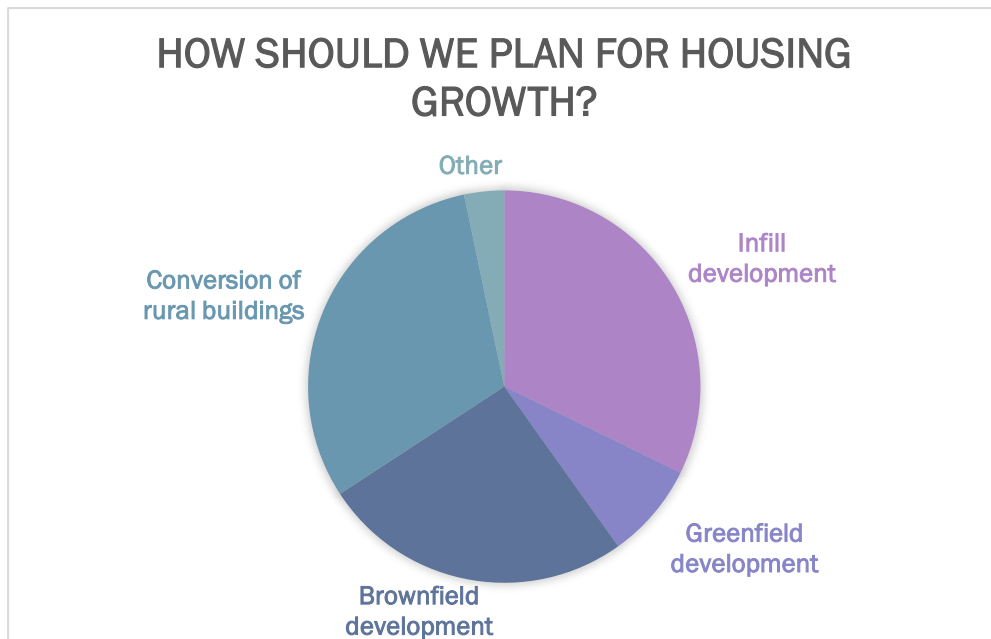
## Settlement Boundary



## Neighbourhood Area Boundary







- 8.13 The Rural North Oundle and Thrapston Plan (the current Local Plan Part 2) defines a Settlement Boundary for Barnwell that has been used to guide development for many years. In our 2018 Questionnaire survey, 78% of respondents agreed that the settlement boundary was a good way to manage development. To clarify where development would be acceptable, our Neighbourhood Plans updates the village boundary taking into account the character and built form of the village. The Settlement Boundary shown in the Barnwell Neighbourhood Plan will replace the current Settlement Boundary in the Rural North Oundle and Thrapston Plan.
- 8.14 Outside the Barnwell Village Boundary, in accordance with the Joint Core Strategy, new build residential development will not normally be supported.

#### **Policy B9: Providing for Housing**

Housing development within the Barnwell Settlement Boundary, as defined on the Policies Map, will be supported where it meets the requirements of the other policies of the Neighbourhood Plan.

Outside the Barnwell Settlement Boundaries, permission for housing development will be limited to:

- A. Rural Exception Housing, rural worker accommodation and individual dwellings of exceptional quality or innovative design in accordance with North Northamptonshire Joint Core Strategy Policy 13;
- B. Brownfield development in accordance with Policy B11; and
- C. The re-use and/or adaptation of rural buildings in accordance with Policy B10.

✓ Local housing needs are met

### Residential Conversion of Rural Buildings

- 8.15 In 2014, new permitted development rights were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, in accordance with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.
- 8.16 Many buildings in the countryside are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.
- 8.17 Not all buildings in the countryside are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up to date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided to retain the character of traditional buildings.
- 8.18 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will be resisted.

#### Policy B10: Residential Conversion of Rural Buildings

The re-use and adaptation of redundant or disused rural buildings for residential use will be supported where:

- A. The building is of architectural and historical interest;
- B. The building is structurally sound and capable of conversion without significant rebuild or alteration;
- C. The development will maintain the character of the building, including the retention of important features;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and
- E. Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage.

✓ The unique character and heritage of Barnwell is conserved

- ✓ The character and beauty of the countryside and the natural environment are safeguarded
- ✓ Local housing needs are met

### Brownfield Land

- 8.19 Land that has been previously developed is also known as Brownfield Land. Previously Developed Land is defined in National Planning Policy Framework and can include vacant and derelict land or buildings. Land that is or has been occupied by agricultural or forestry buildings is excluded. The National Planning Policy Framework encourages the re-use of brownfield, if it is not of high environmental value.
- 8.20 The Government wants to make as much use as possible of previously developed land for homes so that this resource is put to productive use to support the regeneration of cities, towns and villages, to support economic growth and to limit the pressure on the countryside.
- 8.21 We are not aware of any brownfield sites that are currently vacant or derelict, however it is possible sites could become available during the lifetime of the Plan. In view of local support for the development of brownfield sites in providing for housing growth, our Plan allows for this type of development in the right places.

#### Policy B11: Brownfield Land

The redevelopment of Previously Developed Land within or adjoining the Barnwell Settlement Boundaries for housing is supported if the site is not of high environmental value and development would enhance its immediate setting.

- ✓ Local housing needs are met
- ✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded

### Meeting Local Housing Needs

- 8.22 In planning for new homes, there should be 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 is particularly important in Barnwell for the following reasons:
- There are relatively few young households and more elderly households in Barnwell.  
In 5% of the Parish's households the age of the Household Reference Person (HRP<sup>1</sup>) was under 35 compared with 13% in East Northamptonshire (2011 Census). In 54% of the Parish's households the age of the HRP was over 55 compared with the district average of 45%.

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<sup>1</sup> The concept of a Household Reference Person (HRP) was introduced to replace the traditional concept of the 'head of the household'

- There is already a high proportion of detached dwellings.  
50% of dwellings in the parish are detached compared with 36% in East Northamptonshire (2011 Census).
- There are relatively high levels of under-occupancy.  
76% of dwellings in the parish have an occupancy rating<sup>2</sup> of 2+ compared with 64% in East Northamptonshire (2011 Census).
- House prices are high.  
The average house value in Barnwell was £514,528 compared with £338,325 in Oundle (Zoopla Zed-Index<sup>3</sup>)
- Local people need smaller homes.  
Responses to our 2018 Questionnaire Survey showed that the most needed house types were 3-bed houses (75%).
- There is little desire to see more large executive housing.  
Responses to our 2018 Questionnaire Survey showed that only 22% thought that 4 or more bed executive housing was a priority.

### Accommodation for Older People

- 8.23 Parson Latham's Hospital provides and maintains self-contained living accommodation in eight almshouses for the welfare of elderly and needy people in the locality. Parson Latham's Hospital in Barnwell is a Registered Charity and Registered Social Housing Provider that is primarily an Almshouse Charity.



FIGURE 9: PARSON LATHAM'S HOSPITAL IN BARNWELL

- 8.24 With no other Care Homes, Residential Homes or Nursing Homes in Barnwell, it is important that new developments help increase the availability of lifetime homes and bungalows. This will enable more people having homes that can meet their needs as they get older and experience changes to their

<sup>2</sup> Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

<sup>3</sup> The Zed-Index is the average property value in a given area based on November 2020 Zoopla Estimates.

health and social circumstances, so delaying the need for them to move to alternative accommodation.

### Smaller Homes

- 8.25 To meet the need for smaller, low-cost homes we will restrict the building of larger, executive homes.
- 8.26 Policy B13 makes clear that new houses of more than three bedrooms require special justification for planning permission to be granted. However, alterations affecting only the interior of the building do not require planning permission. To help detect potential abuse of Policy 14 through the development of over-sized 'three-bed' dwellings which are later altered to become four-bed (or more), new dwellings of Gross Internal (floor) Area of more than 842m<sup>2</sup> will be subject to special scrutiny. The requirements of Policy H14 could also be circumvented by using 'permitted development rights' to increase the size of new homes once they have been built, without the need for planning permission. Therefore, permitted development rights may be withdrawn for a temporary (e.g. three-year) period to deter this abuse.

### Policy B12: Housing Mix

Applicants for the development of new dwellings will need to demonstrate how their proposals will meet the housing needs of older households and/or the need for smaller, low-cost homes for sale. The development of housing with more than three bedrooms will only be supported if:

- A. It is demonstrated that the development would otherwise be economically unviable; or
- B. It is necessary to make best use of a redundant or disused rural building in accordance with Policy B11 (Residential Conversion of Rural Buildings).

✓ Local housing needs are met

### Affordable Housing

- 8.27 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.
- 8.28 A Housing Needs Survey in 2006 and a follow up Housing Need Project in 2009 resulted in the construction of nine affordable homes on a Rural Exception Site at the former allotments at Well Lane in 2013. These homes at Castle View provide much-needed 2 and 3-bed accommodation for rent and shared-ownership, including a bungalow designed to 'Lifetime Homes' standard. The homes are highly energy efficient and include solar PV panels which generate free electricity for the occupants.



People with a local connection, including those living, working or with close family ties in Barnwell have priority when these homes are allocated.



FIGURE 10: CASTLE VIEW, BARNWELL

- 8.29 Our 2018 Questionnaire also included questions on housing need. The results identify a need for local housing, but this need can largely be met by market housing. There was only one household that said that their housing needs could only be met by Local Authority or Housing Association property to rent or for shared-ownership. The limited need for additional affordable homes means that there is no immediate requirement to allow planning permission to be granted for affordable housing on a 'Rural Exception Site', i.e. a site that would not normally be released for private market housing. In our 2018 Questionnaire, 53% of respondents said that they would not support a Rural Exception Site for affordable housing.
- 8.30 If there were to be a proven local need for additional affordable homes in the future, North Northamptonshire Joint Core Strategy Policy 13 makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites', i.e. sites that would not normally be released for private market housing.

## 9. Noise

- 9.1 Tranquillity is a critical part of local quality of life. Tranquillity is important for our mental and physical well-being, but it is also important to the local economy – because one of the main reasons why people visit the area is to head out of towns and cities to ‘get away from it all’. But getting away from it all is becoming harder and harder to do. Aircraft, cars, roads and major building developments are all eroding the tranquillity which means so much to residents and visitors alike.
- 9.2 Our 2018 Questionnaire Survey showed that 61% of respondents had concerns about noise pollution in the area. The biggest concern (85%) related to noise from the A605. Much of the village is separated from the road by fields and the former London & Birmingham Railway which provides some noise mitigation, but properties on Well Lane and Church Lane are much closer. Consistent with a noise environment dominated by road traffic, noise levels gradually increase during the morning, peaking during early morning rush hour; remaining consistent during the daytime, peaking again during evening rush hour; gradually decreasing throughout the evening and then dropping during the night-time.
- 9.3 There were also concerns (42%) about noise or disturbance from Barnwell Firing Range. The shooting range was established during the Second World War when it was used as a practice range for the Home Guard. It was acquired by the Oundle Rifle and Pistol Club in 1948. There is a 25-yard range, a 50-yard range and a 100-yard range. The three outdoor ranges are open at weekends and on select days during the week. All three ranges have covered firing points and the facilities include parking, disabled access, coffee and toilets. The facilities at Barnwell are amongst the best in the country and attract members from far afield.
- 9.4 Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. Noise control or noise mitigation may be required to reduce noise pollution or to reduce the impact of that noise, whether outdoors or indoors. Given that the Nene Valley is designated as a Nature Improvement Area our preferred method of noise mitigation is the use of vegetation cover such as woodland, trees and scrub, although any vegetation cover is more effective than artificial sealed surfaces, and the effectiveness of vegetation increases with width.

### Policy B13: Noise

Planning applications for the following developments should be accompanied by a noise assessment:

- A. Industrial, commercial, large-scale agricultural developments, leisure, recreation and sporting proposals that introduce new sources of noise;

- B. Development that gives rise to a material increase in activity at Barnwell Firing Range;
- C. Noise sensitive development within 200m of the A605;

Noise that is predicted to be noticeable and intrusive should be mitigated to a minimum. Noise mitigation measures that use vegetation cover such as woodland, trees and scrub are preferred and should consider opportunities to improve the acoustic environment in Barnwell village.

- ✓ Barnwell is a tranquil place to live
- ✓ The impact of vehicular traffic and parking on village life is minimised

## 10. Ecology and Biodiversity

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- 10.1 Although there are no nationally designated ecology sites, there are several local wildlife sites and identified Biodiversity Action Plan priority habitats in the parish including Barnwell Brook, Barnwell Mill Fields, Barnwell Country Park and Barnwell Wold. The Neighbourhood Plan also provides an opportunity to protect, buffer, enhance and expand other broad habitat types, such as other wetlands, grassland, park/wood pasture and woodland.
- 10.2 Our 2018 Questionnaire demonstrated strong support for protecting existing (94% of respondents) and creating additional wildlife areas. The main areas and features of wildlife interest are set out below.

### Barnwell Brook

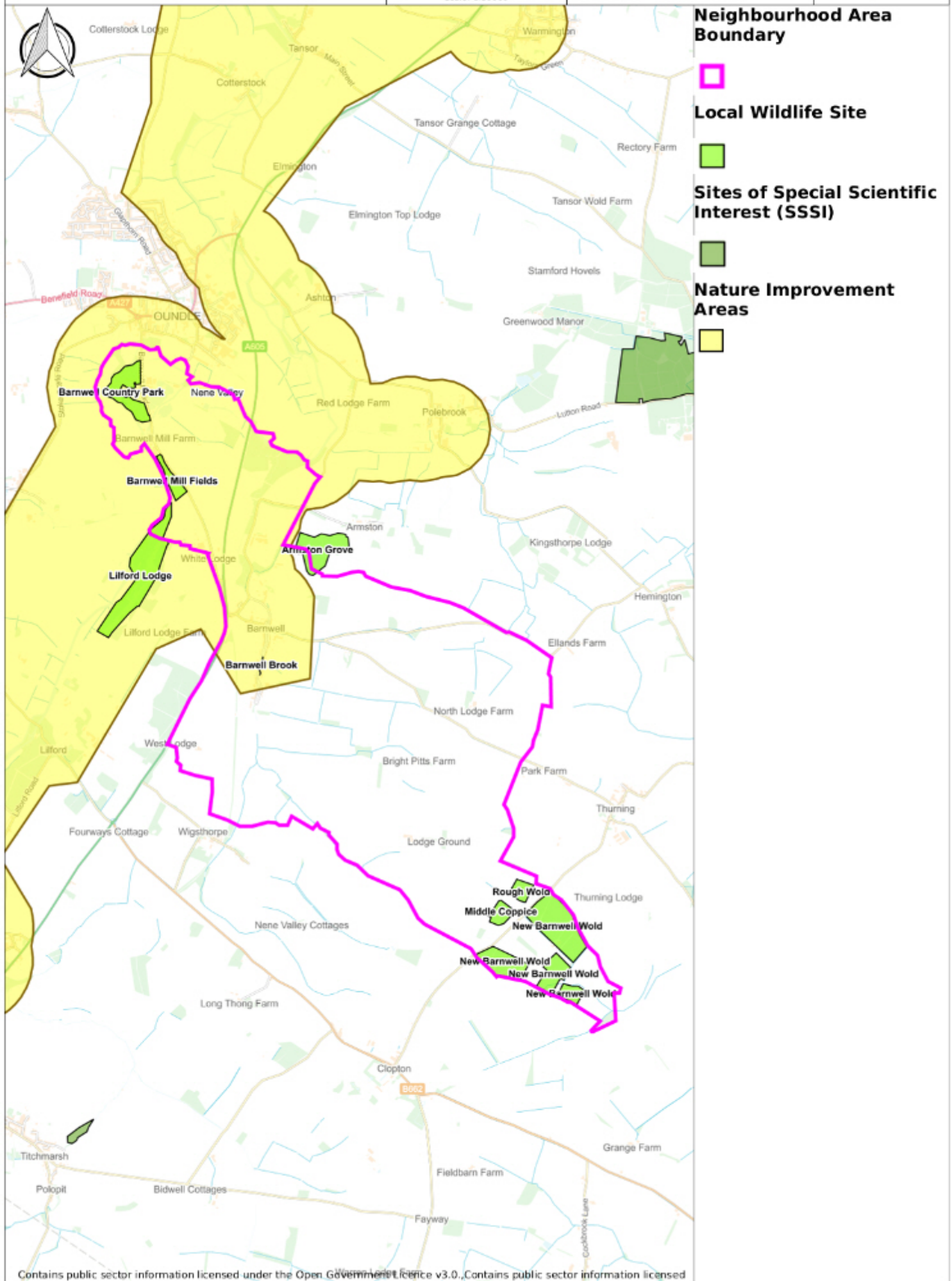
- 10.3 Barnwell Brook runs the length of the village and is home to a colony of water vole. The water vole was once a familiar sight in our countryside, but over the last 20 years, this small mammal has undergone catastrophic decline. Barnwell has one of the last remaining vole colonies in the county, they live along the brook sides, particularly past the ford, where the habitat suits them and there is generally no predatory North American mink. Other protected species that can be found include Grass Snake, Otter and Kingfisher.



FIGURE 11: WATER VOLE

- 10.4 Water vole are a priority species on the Northamptonshire Biodiversity Action Plan and its habitat has legal protection under the Wildlife and Countryside Act. Barnwell Parish Council and the Environment Agency manage the brook sides with ecological advice from the Northamptonshire Wildlife Trust. The brook sides are carefully and sensitively managed to ensure the flood channel functions whilst the edges of the brook are uncut in the summer to ensure that there is grass for the voles to eat, as well as providing cover and protection for their burrows on the water's edge.







## Barnwell Country Park

- 10.5 Located in the heart of the Nene Valley. Barnwell Country Park comprises 15 hectares of lakes, riverbank and meadows. There are three way-marked waterside trails, a children's play area, numerous picnic spots and a wealth of wildlife.
- 10.6 The Park was developed from abandoned sand and gravel workings and is situated on the flood plain of the River Nene just south of Oundle. The park is bounded on the north-west and south-west by a flood channel loop of the River Nene, known as 'the Backwater', and on the east by the A605 Barnwell Road. The present landscape consists of a series of willow fringed lakes, short mown grass, coarser vegetation, conservation grassland and small wooded areas.



FIGURE 12: BARNWELL COUNTRY PARK

- 10.7 The lakes, picnic meadows, river and the resident water birds make the park very attractive to visitors. The irregular shapes of the lakes provide different views around each corner and a sense of progressive revelation to the visitor. The park is flat and very accessible with a network of stone paths suitable for prams and wheelchairs.
- 10.8 The ecology and wildlife value of the site has changed over the years and it is no longer a place attractive to wading birds but does host some notable species including breeding kingfishers, warbler species and otters and the park is designated a Wildlife Site. Sensitive wildlife areas include Lowlands and the backwater river and lake fringes.

### Barnwell Mill Fields

- 10.9 Barnwell Mill Field comprises a long strip of grassland on higher, level, but frequently undulating ground on the eastern side of the River Nene and to the south of Barnwell Mill. On the slopes there is a selection of neutral to calcareous grassland species. Plants present in reasonable numbers included Glaucous Sedge, Lady's Bedstraw, Perforate St. John's-wort, Bird's-foot Trefoil, Wild Parsnip and Salad Burnet.

### Middle Coppice

- 10.10 Middle Middle Coppice is an area of Ancient and semi natural Woodland, with a degenerated oak, ash and elm and formerly part of the now ploughed up wider Barnwell Wold.



FIGURE 13: MIDDLE COPPICE

### New Barnwell Wold

- 10.11 A large area of Ancient and semi natural Woodland, New Barnwell Wold now consists of three compartments; Common Wold, Gumwells Wold and North Wold, a large area of North Wold is now Ancient Replanted Woodland, or PaWs (Plantation on Ancient Woodland). The compartments are similar consisting of ash plantation on Ancient Woodland with mainly even aged ash trees alongside occasional mature oaks and a scattered Ancient Woodland groundflora.

### Rough Wold

- 10.12 Rough Wold is an area of Ancient Semi-Natural Woodland that has been managed for pheasants in the past.

### Armston Grove

- 10.13 Armston Grove is an old park woodland on the north-eastern boundary of the Neighbourhood Area. There is some evidence of ancient species, but most compartments with nineteenth century planting. The main Grove has some very old oaks, and lots of young ash and dense scrub.

### Lilford Lodge

- 10.14 Lilford Lodge is a good wetland site that lies mainly outside the Neighbourhood Area on its western boundary. The main interest is the marsh habitat surrounding the lake, river and ditches.

### Barnwell St Andrews Manor Park

- 10.15 The historic park land behind Barnwell Manor is classified as wood-pasture and parkland BAP priority habitat. This is a very important traditional habitat being defined by a habitat structure of scattered open-grown trees among amongst unimproved grassland or herbaceous vegetation. It is normally managed by light grazing. It's a particularly important habitat as its thought to replicate the historic climax vegetation of the UK and as such supports a wide abundance of species such as birds, bats, fungi and saproxylic invertebrates (insects associated with dead wood).

### River Nene

- 10.16 The Nene Valley is one of 12 Nature Improvement Areas that were selected through a national competition announced in the Natural Environment White Paper in 2011. The Nene Valley NIA, covering an area of 41,350 hectares in the centre of England, contains a fragmented ecological network of statutory and non-statutory sites. The Nene Valley Nature Improvement Area (NIA) is re-creating and re-connecting natural areas along the Nene and its tributaries from Daventry to Peterborough. Local organisations and individuals are working together to make a better place for nature. Funding through the NIA programme ended in March 2015, but the project continues.



FIGURE 14: RIVER NENE



- 10.17 Our Neighbourhood Plan supports the creation of more and better-connected habitats in the NIA to provide the space for wildlife to thrive and adapt to climate change. Development within the NIA is expected to take account of the natural environment early in the design process and that ecological connection through and around the development site to the wider habitat networks is delivered.

### Priority Habitats

- 10.18 Barnwell also has several areas of Priority Habitats; UK BAP priority habitats cover a wide range of semi-natural habitat types, and were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Priority habitats and their criteria are defined by Natural England.

#### Policy B14: Ecology and Biodiversity

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

1. Barnwell Brook
2. Barnwell Country Park
3. Barnwell Mill Fields
4. Barnwell Wold
5. River Nene
6. Barnwell Manor Parkland

New development will be expected to maintain and enhance these and other ecological corridors and landscape features (such as watercourses, ponds, hedgerows and treelines). As well as delivering an overall net gain for Biodiversity.

The priority for biodiversity enhancement is to link the fragmented habitats such as wetland habitat reservoirs through the River Nene corridor and woodlands, the management of Barnwell Brook, the Barnwell Manor Park and ancient woodland at Barnwell Wold.

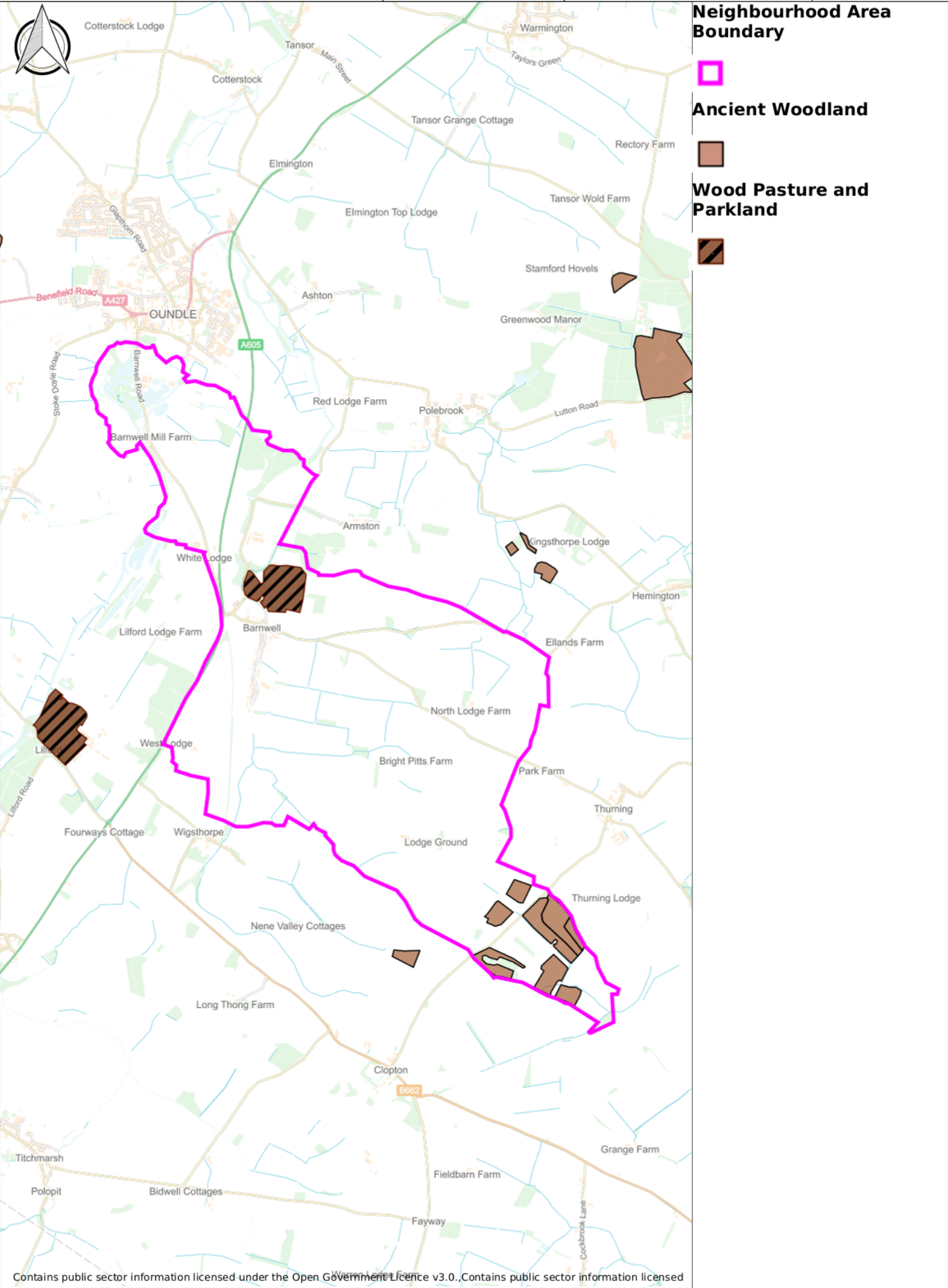
Within the Nene Valley Nature Improvement Area, planning applications should be accompanied by an ecological survey or EIA unless the type and location of development is such that the impact on biodiversity will be insignificant.

✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded

### Trees, hedgerows and woodland

#### Ancient woodland

- 10.19 In the United Kingdom, an ancient woodland is a woodland that has existed continuously since 1600 or before in England.





- 10.20 Barnwell Wold is a small area of ancient woodlands to the south of the parish- a remnant of the Saxon Forest of Bromswold, which was largely cleared by the 11th century AD. The wold surrounding the woodlands were the site of a now extinct rare colony of sub-species of Large Blue butterfly.

**Policy B15: Ancient Woodland**

Development resulting in the loss or deterioration of irreplaceable habitats such as the ancient woodland at Barnwell Wold and individual or small groups of ancient or veteran trees will not be supported. The restoration of planted ancient woodland sites will be encouraged.

✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded

**Trees and Hedges**

- 10.21 There are many significant mature trees in Barnwell and these all play a role in framing key buildings, softening the built fabric and enhancing the special character of the village. Much of the village lies within a Conservation area and consequently, any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. No cutting, removal, wilful damage or destruction of such trees is allowed without giving prior notification to East Northamptonshire Council.
- 10.22 In addition, there are many trees that are subject to Tree Preservation Orders (TPOs) which protects and preserve trees for public enjoyment, environmental and aesthetic purposes. Most of the trees along Main Street are the subject of TPOs along with trees on Church Lane. There are also TPOs at Oundle Marina.
- 10.23 Some important tree areas lie outside the village, such as the former railway line, that help screen the village from the visual and noise impacts of the A605.
- 10.24 Ancient and species-rich hedgerows which can be found throughout the Parish are important inveterate habitats. Ancient hedgerows tend to be those which support the greatest diversity of plants and animals, are generally defined as those which were in existence before the Enclosure Acts, passed mainly between 1720 and 1840 in Britain. Species-rich hedgerows may be taken as those which contain 5 or more native woody species on average in a 30 metre length.

**Policy B16: Trees and Hedges**

Planning applications affecting trees or hedgerows should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows as well as their role in the local ecosystem.

Development that damages or results in the loss of ancient trees, or hedgerows or trees of good arboricultural and amenity value, will not be supported. Instead, proposals should be designed to retain ancient trees, or hedgerows or trees of arboricultural and amenity value as they help to define the character of the area. Any development will also take into account protection of trees, to include the Root Protection Zone.

Where trees or hedgerows of lower arboricultural and amenity value are to be lost, then native species replacements should be planted in locations where they would have the opportunity to grow to maturity, increase canopy cover and contribute to the local ecosystem.

✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded

## 11. Flooding

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### Fluvial (River) Flooding

- 11.1 Flood risk is an important consideration in guiding the location of new development in the parish. Flooding in the parish has been a problem for over many years with the principal source of river flooding being the River Nene and its tributary Barnwell Brook. Much of the village is in a flood alert area but the existing flood risk is managed effectively.
- 11.2 In accordance with the National Planning Policy Framework, development should be directed away from areas at risk of flooding and ensure that flood risk is not increased elsewhere.

### Pluvial (Surface Water) Flooding

- 11.3 A pluvial, or surface water flood, is caused when heavy rainfall creates a flood event independent of an overflowing water body. Northamptonshire County Council maintains surface water flood [hotspot data](#) and also hosts the Environment Agency updated flood risk from surface water mapping data. Much of Barnwell village has a high risk of flooding from surface water as a result of heavy rain overwhelming the drainage system and run-off or flowing water from hillsides to the east.

### Sustainable Drainage Systems (SuDS)

- 11.4 SuDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to ground, lowering flow rates, increasing water storage capacity and reducing pollution of the water environment.
- 11.5 The need for alternative drainage such as SuDS is likely to increase to meet environmental challenges such as climate change and population growth. Provision for SuDS and the national standards required for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010. With a history of flooding in the parish and the ecological importance of Barnwell Brook, we are keen to ensure that all new developments incorporate SuDS.

#### Policy B17: Water Management

New development should take full account of flood risk especially from rivers, groundwater and overland flow. The principal source of river flooding in the Neighbourhood Area is the River Nene and Barnwell Brook. Developments that includes a surface covering of more than five square metres should incorporate Sustainable Drainage Systems (SuDS) with attenuation, storage and treatment capacities incorporated.

✓ New developments will take full account of flood risk

## 12. Employment

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### Economic Activity

- 12.1 The 2011 Census shows that of the 280 parish residents aged 16 to 74, 210 were economically active. Of those economically active, 53% were in full-time employment, 36% were in part-time jobs and 19% were self-employed. In September 2020, the Job Seekers Allowance claimant count in Barnwell ward (comprising the villages of Aldwinkle, Barnwell, Clopton, Hemington, Lilford, Luddington, Thorpe Achurch, Thurning and Titchmarsh) was 10 (0.6%).
- 12.2 Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy. However, in 2011 (Census) only 6% of the parish's workers were employed in agriculture, forestry or fishing.

### Business

- 12.3 Barnwell is home to over 100 business rate paying properties (at November 2017) including:
- Over 60 individually rated properties at Oundle Marina;
  - Around 30 units at Barnwell Workshops;
  - Supreme Concrete, Barn Garden Centre and PGR Recycling located on Barnwell Road (former A605);
  - Oundle Mill Kitchen and Bathroom Design Showroom; and
  - Barnwell Trailers, Hemington Road and Lower Farm Bed and Breakfast, Main Street- both of which lie on the edge of Barnwell village.
- 12.4 Barnwell Workshops, Oundle Marina and the units identified at Barnwell Turn off the A605 are protected employment areas.
- 12.5 11 local businesses responded to our 2018 Questionnaire. All these businesses were micro-businesses employing less than ten people.
- 12.6 Although there is limited demand for new business space, nor many residents intending to set-up new businesses, we want to support economic growth in Barnwell to create jobs and prosperity, reduce the need for people to travel to work by car, and provide opportunities for the expansion and growth of local enterprise.

### Tourism

- 12.7 The Nene Valley has an important role in providing a sensitively managed, green recreational 'playground' for both the existing population and any population growth planned for Northamptonshire and accompanying new jobs. In addition, it has the potential to provide an important contribution to employment growth in green employment,

recreation and tourism. Tourism and the development of a higher value visitor economy is a key economic opportunity for the area. In Barnwell parish, Oundle marina is one of the largest marinas on the River Nene while the nearby Barnwell Country Park is an important wildlife and recreation site.

#### Oundle Marina

- 12.8 The Marina was created nearly 60 years ago by creating a cut through from the River Nene and flooding the local gravel pits. The site extends to 9.22 hectares. It was originally developed from former gravel workings, and up until recently, the industrial boat building complex of Fairline Boats Ltd. There are three basins, one large central basin with access to the River Nene, and a dock with a 25-tonne crane. There are two smaller basins, which are interconnected and lie to the north and east of the basin. The current marina can accommodate approximately 200 moorings and has the usual marina facilities including a slipway, showers, toilets and laundrette, workshop, hardstanding, fuel and a well-stocked chandlery. The existing boat building complex to the north of the three basins is made up of a mixture of brick sheds, light industrial buildings and concrete hardstanding.



FIGURE 15: OUNDLE MARINA

- 12.9 As well as the moorings there is also a well-stocked chandlery, a gantry that can launch boats up to 19m long, slipway for launching day boats, diesel & petrol, shower & laundrette and workshops where boat repairs, boat antifouling/blacking and engine servicing are undertaken. Planning permission has been granted for the redevelopment of the site to provide a mixed-use development which included new moorings, holiday



accommodation, commercial floorspace, business units, and associated parking and servicing. Development has commenced.

- 12.10 88% of respondents to our 2018 Questionnaire Survey supported the extension of facilities at Oundle Marina.
- 12.11 Oundle Marina is identified as a protected employment area in accordance with Policy EN19 of the East Northamptonshire Local Plan Part 2.

### Barnwell Workshops

- 12.12 Barnwell Workshops, Armston Road form part of the Barnwell Manor Estate Home Farm. The site accommodates several large commercial buildings and associated farm management buildings constructed of brick, corrugated steel and asbestos. There are around 30 units providing offices, workshops and stores for a variety of small businesses.
- 12.13 Barnwell Workshops are identified as a protected employment area in accordance with Policy EN19 of the East Northamptonshire Local Plan Part 2.

### Business Conversion of Rural Buildings

- 12.14 We want to expand the diversity of the rural economy while preserving and enhancing the environment of the countryside. Our 2018 Questionnaire demonstrates that local people support (84% of respondents) the conversion of existing rural buildings to business use. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside. To allow farming to accommodate change and support the rural economy our Plan gives more flexibility over the reuse of rural buildings for business rather than residential purposes.

#### Policy B18: Business conversion of rural buildings

The re-use, adaptation or extension of rural buildings for business use will be supported where:

- A. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- B. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- C. The development respects local building styles and materials;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary;
- E. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- F. The proposed development would not materially harm the character of the surrounding rural area.

- ✓ The unique character and heritage of Barnwell is conserved
- ✓ A prosperous local economy
- ✓ The character, beauty and biodiversity of the countryside and the natural environment are safeguarded

### Home Working

- 12.15 There are at least eight home businesses in Barnwell. Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. East Northamptonshire Council is responsible for deciding whether planning permission is required and will determine this based on individual facts. Issues which they may consider include whether home working or a business leads to notable increases in traffic, disturbance to neighbours, abnormal noise or smells or the need for any major structural changes or major renovations. Our 2018 Questionnaire showed that 84% of respondents supported home working.

## Appendix 1: Designated Heritage Assets

Title	Link	Heritage Category	Grade	Location
SOUTH BRIDGE (THAT PART WITHIN THE DISTRICT OF OUNDLE)	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1039843">https://HistoricEngland.org.uk/listing/the-list/list-entry/1039843</a>	Listing	II	SOUTH BRIDGE (THAT PART WITHIN THE DISTRICT OF OUNDLE) Barnwell East Northamptonshire Northamptonshire
LATHAMS COTTAGES, ATTACHED WALL, GATE ARCHES AND CHAPEL	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040244">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040244</a>	Listing	II	LATHAMS COTTAGES ATTACHED WALL GATE ARCHES AND CHAPEL 1-8 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
CHURCH OF ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040245">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040245</a>	Listing	I	CHURCH OF ST ANDREW BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
CHEST TOMB IMMEDIATELY SOUTH OF PORCH OF CHURCH OF ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040246">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040246</a>	Listing	II	CHEST TOMB IMMEDIATELY SOUTH OF PORCH OF CHURCH OF ST ANDREW BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
CHEST TOMB APPROXIMATELY 4 METRES EAST OF CHANCEL OF CHURCH OF ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040247">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040247</a>	Listing	II	CHEST TOMB APPROXIMATELY 4 METRES EAST OF CHANCEL OF CHURCH OF ST ANDREW BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
THE RECTORY	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040248">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040248</a>	Listing	II	THE RECTORY BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
WALLS AND ATTACHED GATEARCH APPROXIMATELY 50 METRES SOUTH AND EAST OF THE RECTORY	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040249">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040249</a>	Listing	II	WALLS AND ATTACHED GATEARCH APPROXIMATELY 50 METRES SOUTH AND EAST OF THE RECTORY BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
FOLLY APPROXIMATELY 15 METRES SOUTH WEST OF THE RECTORY	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040250">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040250</a>	Listing	II	FOLLY APPROXIMATELY 15 METRES SOUTH WEST OF THE RECTORY BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
NORTH LODGE FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-">https://HistoricEngland.org.uk/listing/the-list/list-</a>	Listing	II	NORTH LODGE FARMHOUSE THURNING ROAD Barnwell East Northamptonshire Northamptonshire

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1st Draft (Regulation 14) Consultation

Title	Link	Heritage Category	Grade	Location
	entry/1040251			
31 AND 32, BARNWELL ALL SAINTS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040280">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040280</a>	Listing	II	31 AND 32 BARNWELL ALL SAINTS Barnwell East Northamptonshire Northamptonshire
BARNWELL MANOR	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040281">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040281</a>	Listing	II	BARNWELL MANOR BARNWELL ST MARY Barnwell East Northamptonshire Northamptonshire
BARN APPROXIMATELY 65 METRES NORTH WEST OF BARNWELL MANOR	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040282">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040282</a>	Listing	II	BARN APPROXIMATELY 65 METRES NORTH WEST OF BARNWELL MANOR BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
MONTAGUE ARMS PUBLIC HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040283">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040283</a>	Listing	II	MONTAGUE ARMS PUBLIC HOUSE BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
SAKHITAWAK	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040284">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040284</a>	Listing	II	SAKHITAWAK 42 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
45 AND 46, BARNWELL ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040285">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040285</a>	Listing	II	45 AND 46 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
DAVIDS VILLAGE SHOP IONA COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1040286">https://HistoricEngland.org.uk/listing/the-list/list-entry/1040286</a>	Listing	II	DAVIDS VILLAGE SHOP 51/52   50   IONA COTTAGE BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
K6 TELEPHONE KIOSK	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1067762">https://HistoricEngland.org.uk/listing/the-list/list-entry/1067762</a>	Listing	II	K6 TELEPHONE KIOSK VILLAGE GREEN Barnwell East Northamptonshire Northamptonshire
STABLE APPROXIMATELY 30 METRES NORTH OF BARNWELL MANOR	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1189170">https://HistoricEngland.org.uk/listing/the-list/list-entry/1189170</a>	Listing	II	STABLE APPROXIMATELY 30 METRES NORTH OF BARNWELL MANOR BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire

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Title	Link	Heritage Category	Grade	Location
RAISED WALK APPROXIMATELY 20 METRES NORTH OF BARNWELL CASTLE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1189173">https://HistoricEngland.org.uk/listing/the-list/list-entry/1189173</a>	Listing	II	RAISED WALK APPROXIMATELY 20 METRES NORTH OF BARNWELL CASTLE BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
9, BARNWELL ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1189715">https://HistoricEngland.org.uk/listing/the-list/list-entry/1189715</a>	Listing	II	9 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
BRIDGE APPROXIMATELY 10 METRES WEST OF THE MONTAGUE ARMS PUBLIC HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1189717">https://HistoricEngland.org.uk/listing/the-list/list-entry/1189717</a>	Listing	II	BRIDGE APPROXIMATELY 10 METRES WEST OF THE MONTAGUE ARMS PUBLIC HOUSE BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
40, BARNWELL ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1189720">https://HistoricEngland.org.uk/listing/the-list/list-entry/1189720</a>	Listing	II	40 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
44, BARNWELL ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1189726">https://HistoricEngland.org.uk/listing/the-list/list-entry/1189726</a>	Listing	II	44 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
TUDOR COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1189742">https://HistoricEngland.org.uk/listing/the-list/list-entry/1189742</a>	Listing	II	TUDOR COTTAGE 49 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
BARN AND ATTACHED OUTBUILDING 50 METRES NORTH WEST OF CASTLE FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1294064">https://HistoricEngland.org.uk/listing/the-list/list-entry/1294064</a>	Listing	II	BARN AND ATTACHED OUTBUILDING 50 METRES NORTH WEST OF CASTLE FARMHOUSE THURNING ROAD BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
BARNWELL CASTLE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1294426">https://HistoricEngland.org.uk/listing/the-list/list-entry/1294426</a>	Listing	I	BARNWELL CASTLE BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
ALL SAINTS CHANCEL	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1294446">https://HistoricEngland.org.uk/listing/the-list/list-entry/1294446</a>	Listing	II*	ALL SAINTS CHANCEL BARNWELL ALL SAINTS Barnwell East Northamptonshire Northamptonshire
30, BARNWELL ALL SAINTS	<a href="https://HistoricEngland.org.uk/listing/the-">https://HistoricEngland.org.uk/listing/the-</a>	Listing	II	30 BARNWELL ALL SAINTS Barnwell East Northamptonshire Northamptonshire



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Title	Link	Heritage Category	Grade	Location
	<a href="#">list/list-entry/1371912</a>			
BARNWELL MILL RESTAURANT	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1371913">https://HistoricEngland.org.uk/listing/the-list/list-entry/1371913</a>	Listing	II	BARNWELL MILL RESTAURANT BARNWELL ROAD OUNDLE Barnwell East Northamptonshire Northamptonshire
BRIDGE APPROXIMATELY 50 METRES SOUTH OF BARNWELL MANOR	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1371914">https://HistoricEngland.org.uk/listing/the-list/list-entry/1371914</a>	Listing	II	BRIDGE APPROXIMATELY 50 METRES SOUTH OF BARNWELL MANOR BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
21 AND 22, BARNWELL ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1371915">https://HistoricEngland.org.uk/listing/the-list/list-entry/1371915</a>	Listing	II	21 AND 22 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
48, BARNWELL ST ANDREW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1371916">https://HistoricEngland.org.uk/listing/the-list/list-entry/1371916</a>	Listing	II	48 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
PARKERS PATCH	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1371937">https://HistoricEngland.org.uk/listing/the-list/list-entry/1371937</a>	Listing	II	PARKERS PATCH 55 BARNWELL ST ANDREW Barnwell East Northamptonshire Northamptonshire
CASTLE FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1371938">https://HistoricEngland.org.uk/listing/the-list/list-entry/1371938</a>	Listing	II	CASTLE FARMHOUSE THURNING ROAD Barnwell East Northamptonshire Northamptonshire
Barnwell War Memorial	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1429181">https://HistoricEngland.org.uk/listing/the-list/list-entry/1429181</a>	Listing	II	The churchyard of St Andrew's Church Church Lane Barnwell Northamptonshire PE8 5PG Barnwell East Northamptonshire Northamptonshire
Barnwell Castle	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1003624">https://HistoricEngland.org.uk/listing/the-list/list-entry/1003624</a>	Scheduling		Barnwell Castle Barnwell Manor Near Oundle Peterborough Northamptonshire PE8 5PJ Barnwell East Northamptonshire Northamptonshire
South Bridge	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1003627">https://HistoricEngland.org.uk/listing/the-list/list-entry/1003627</a>	Scheduling		Oundle East Northamptonshire Northamptonshire

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Title	Link	Heritage Category	Grade	Location
Site of manor house and gardens	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1003631">https://HistoricEngland.org.uk/listing/the-list/list-entry/1003631</a>	Scheduling		Barnwell East Northamptonshire Northamptonshire
BARNWELL, ST ANDREW'S MANOR	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1001026">https://HistoricEngland.org.uk/listing/the-list/list-entry/1001026</a>	Park and Garden	II	BARNWELL CASTLE Barnwell East Northamptonshire Northamptonshire
BARNWELL, ALL SAINTS MANOR	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1001027">https://HistoricEngland.org.uk/listing/the-list/list-entry/1001027</a>	Park and Garden	II	BARNWELL MANOR Barnwell East Northamptonshire Northamptonshire

## Appendix 2: Non-designated Heritage Assets

HER Number <sup>4</sup>	Site Name	Notes
1189 - MNN605	Barnwell	Barnwell was a large and relatively wealthy polyfocal agricultural village in the middle Nene valley
1313 - MNN639	Possible prehistoric settlement	Cropmarks of a prehistoric settlement comprising enclosures and field boundaries and a possible round barrow
2370 - MNN986	Crowthorpe deserted medieval settlement	Possible site of a deserted medieval settlement, documents mention mills and a wharf; no visible remains. Also known as Crowthorp, Crowethorpe, Crouthorpe, Crawethorp, Crowethorpbrigge, Crowethorp, Cruthorp juxta Undele.
5681 - MNN2106	Possible Bronze Age round barrow and Romano-British Settlement, south-west of Bright Pitts Farm	Cropmarks of irregular conjoined enclosures and a ring ditch to the north-west identified on aerial photographs. More recent aerial photography of 2011 has indicated that the cropmarks are more complex and extensive than first recorded.
1310 - MNN4041	Possible Iron Age Settlement	Cropmarks of an Iron Age settlement comprising enclosures and stock enclosures.
1897 - MNN4380	Roman transport and communications route	Route of a Romano-British road with a hedgerow on the same alignment
2179/1 - MNN4560	Roman settlement, west of Hemington Water Tower	Finds of 3rd to 4th century pottery, bones, oyster shells and a limestone scatter suggests the possible site of a Roman settlement. Excavation of two small trenches in 1990 uncovered a rectangular building, 4.2m by 7m, and traces of other buildings dated to the 4th century AD. Interpreted as a possible Roman villa.
2180 - MNN4561	Possible Romano-British Settlement, south of Middle Coppice	Fieldwalking survey identified Roman pottery mainly dating to the 3rd century AD, mortaria sherds, part of a coin and building stone.
2182 - MNN4562	Possible Prehistoric Field System	Cropmarks of a prehistoric/ Romano-British enclosure and field boundaries, dated by pottery finds
2183 - MNN4563	Possible prehistoric enclosure, south-west of South Lodge	Cropmarks of an irregular enclosure. Certain features may be geological in origin.
2186 - MNN4565	Possible prehistoric funerary site	
2225 - MNN4593	Possible Prehistoric Activity	Cropmarks of two prehistoric enclosures of uncertain function
2358 - MNN4678	Possible prehistoric settlement, south-east of Barnwell Mill Farm	Cropmarks of enclosures identified from aerial photographs. Only the south-western enclosure subsequently mapped during the NMP project
2369 - MNN4687	Possible road alignment, undated	
2423/1 - MNN4712	Possible medieval/post-medieval garden features, Empty Spinney	Earthworks of possible garden features with a fish pond and duck decoy pond are situated west of Barnwell Castle. The earthworks are 16th-18th

<sup>4</sup> See maps on pages 69-72

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		century in date in their present form but may have originated as a medieval moat.
2427 - MNN4715	Oundle to Thrapston Road	
5674 - MNN6737	Possible Prehistoric Settlement	Cropmarks of a prehistoric enclosure and field boundaries
5683 - MNN6744	Possible site of prehistoric activity	Cropmarks of possible prehistoric enclosures of uncertain function
8066 - MNN7303	Barnwell St Andrew's Manor Park	Post-medieval/modern landscape park
1897/1 - MNN9190	Major Roman Road Route 570 (Water Newton to Thrapston)	
2369/1 - MNN9434	Possible road alignment	Cropmark of a possible road way of unknown date
2427/1 - MNN9466	Oundle to Thrapston Road	
1189/4 - MNN14455	St Andrew's Market	Precise location unknown
1189/3 - MNN15785	All Saints Church	
6294/1 - MNN16264	London & North Western Railway (Blisworth to Peterborough)	Blisworth to Peterborough Line of the London and North-Western Railway. The railway line opened in June 1845.
8106/1 - MNN16786	Possible WWII RAF Repair Depot	Barnwell was one of 25 repair depots (to repair airfields and installations) established throughout the country in WWII.
1189/0/1 - MNN200	C19th Rubbish Dump	Feature recorded during development. C19th refuse dump with pot sherds and glass bottles in sewer trench
1189/1/1 - MNN200	Barnwell All Saints Manor House	Site of former manor house, probably late medieval in origin.
1189/1/4 - MNN200	Site of formal garden earthworks at Barnwell All Saints' Manor house	Formal garden earthworks at Barnwell All Saints' Manor House. The layout of the earthworks closely follows that of a plan of 1716, features present include an enclosed garden and ponds. Features shown on the plan but not visible as earthworks include a knot garden, other gardens and orchards. The gardens may have been laid out by Mrs Elizabeth Creed, a tenant of the house
1189/2/7 - MNN200	Possible Stone Features SE of Castle	East end of trench filled in before observation, nothing seen in west end, workmen reported yard surface, path and possible wall within east end.
1261/0/0 - MNN201	Unstratified Roman Find	
1308/0/1 - MNN202	Undated Enclosure	
2184/0/0 - MNN215	Possible Roman settlement, south of South Lodge	Fieldwalking survey found Roman pottery, mainly of 3rd-century date, mortaria, part of a coin and limestone rubble
2185/0/0 - MNN215	Possible moated site	A small square island completely surrounded by a water-filled ditch. Considered likely to be relatively recent in date
2186/0/1 - MNN215	Possible prehistoric round barrow	

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2221/1/1 - MNN21643	Possible ring ditch	Cropmark of a possible Bronze Age round barrow, although there is some doubt as to whether it is of an archaeological origin.
2369/1/1 - MNN218	Cropmark of possible road	Cropmark has not been recorded as part of the National Mapping Programme.
2370/0/0 - MNN218	Unstratified finds from Crowthorpe	During a quarry development worked flints, animal bones, medieval pot sherds and a paved floor were found
2370/0/4 - MNN218	Possible building remains, Crowthorpe	Remains have been investigated of completely destroyed dwellings of the late C12th and C13th
2415/0/0 - MNN218	Undated, unstratified spearhead, Barnwell	A spearhead was found by workmen digging a drain. A wooden handle or shaft disintegrated when the item was moved.
2425/0/2 - MNN219	Crowthorpe Wharf?	A possible medieval wharf found at TL037878 may be associated with Crowthorpe Bridge, the mills at Crowthorpe, or the deserted medieval village of Crowthorpe itself.
6247/0/1 - MNN256	Ridge and furrow remains	Area of ridge and furrow seen on aerial photo
1189/0/0 - MNN268	Unstratified Find	Early Saxon decorated glass bead
1309 - MNN26909	Undated cropmarks	Faint cropmarks of enclosure
1897/1/1 - MNN271	Probable Romano-British Road	
2226/0/0 - MNN273	Unstratified Roman coins	Coins found somewhere in Barnwell St Andrew parish
1189/0/10 - MNN27	Unstratified Roman Find	
4056/0/0 - MNN279	Prehistoric and later finds	57 prehistoric flints, 9 pot sherds, 1 piece of slate and 1 possible Saxon glass bead were found during fieldwalking in 1978.
1189/6/0 - MNN287	Unstratified Late Medieval Finds	Find of post medieval silver groats of Henry VII
1189/0/7 - MNN295	Medieval and Post Medieval Finds, Well Lane	small medieval/post-medieval assemblage found during test pit evaluation is entirely consistent with agricultural practises.
1189/0/8 - MNN295	Well Lane	Well Lane appears to be a holloway
1312/1 - MNN32256	Roman farmstead at North Lodge	A site discovered by the farmer in the 1950s/1960s and subsequently investigated by the Middle Nene Archaeological Group. In 1973 a bath house was uncovered and in the 1980s a building, 13.2m by 3.6m, with two phases of construction was found. The first phase consisted of an open aisled barn with a north wall 1.2m thick. In the 3rd century I a south wall, furnace and hypocaust were added, the floor of which consisted of limestone under-packing covered with a layer of opus signinum and tiles. Immediately west of the building was a pit 17m by 7.0 m by 4.0m deep. Analysis of the clay from the pit edge indicated that it had been used for the manufacture of tiles which abounded on the site. Coins, brooches and pottery date the site to the 3rd-4th centuries. Cropmarks of ditched enclosures have also been identified on aerial photographs.



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1312/1 - MNN32256	Roman farmstead at North Lodge	Cropmarks of a Romano-British settlement, partially verified by excavation, and finds indicative of the site of a villa
2422/1/1 - MNN324	Cobbled Road, Possible Roman	A cobbled surface, c3.5m wide, was observed during pipeline excavation in 1972.
2370/0/2 - MNN329	Medieval buildings at Crowthorp	There were cottages at Crowthorpe in the mid C12th
8089/0/0 - MNN341	Unstratified Roman pottery	Stray find of a sherd of Roman pottery
1189/0/2 - MNN348	Possible Saxon Buried Soil	Layer below castle and above natural.
8192/0/1 - MNN349	Undated Ditch, west of Barnwell Sewage Works	Ditch up to 0.83m wide and 0.29m deep.
7556/0/0 - MNN103	Unstratified Iron Age-Roman finds	
6294/1/30 - MNN103562	Barnwell former station	Barnwell's station on the LNWR's Northampton to Peterborough line opened in 1845 and closed to passengers in 1964. The station house, much changed, has been converted to a residence, although part of a wooden canopy and the platform edge remain. A wooden platform building was removed in 1977 to the Nene Valley Railway at Wansford.
9025 - MNN104102	Barnwell Camp?	
9025/1 - MNN10410	Barnwell Camp?	Possible new site. Fenced enclosure with warden's post type building at entrance & nissen hut type building within.
2370/0/5 - MNN115	Ditches, possibly at Crowthorpe	Only ditches remain
1189/7 - MNN116014	All Saints Market	In 1349 a market was established in the other lordship, of Barnwell All Saints, and although it did function until at least 1378, it had been founded in a period of economic recession and probably failed well before the end of the century.
2370/2 - MNN11602	Crowthorp Manor	In 1276 William de Godmanchester bought back the manors of Barnwell, Hemington and Crowthorp and other lands from Berengar le Moyne.
2416/41 - MNN1160	The Wodehouse, South Bridge	The Wodehouse, la Wadhaus, The Stibbings, Wakerley Closes. A medieval farm belonging to Wakerley Manor, Oundle in the C14th.
2222/0/1 - MNN127364	Possible Iron Age/Roman enclosure(Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2222/0/3 - MNN127365	Possible Roman ditch (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2222/0/2 - MNN127366	Possible Roman farmstead (Morphed Aerial Archaeology Interpretation) checked	Crop/soilmark: Good quality photography
5682/0/1 - MNN127616	Possible undated enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2183/0/1 - MNN127624	Possible prehistoric ditched enclosure (Morphed	Crop/soilmark: Poor quality photography

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	Aerial Archaeology Interpretation)	
2183/0/2 - MNN127625	Possible prehistoric boundary ditch (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Poor quality photography
2183/0/3 - MNN127626	Possible ditch (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Poor quality photography
2183/0/4 - MNN127627	Possible ditch (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Poor quality photography
529/0/1 - MNN127632	Possible Prehistoric Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1310/0/1 - MNN127650	Possible Iron Age Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1310/0/5 - MNN127651	Possible Iron Age Pit (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1310/0/4 - MNN127652	Possible Iron Age Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1310/0/3 - MNN127653	Possible Iron Age Stock Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1310/0/2 - MNN127654	Possible Iron Age Stock Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1310/0/6 - MNN127656	Possible Iron Age Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2186/0/2 - MNN127684	Possible prehistoric pit (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
5683/0/2 - MNN127711	Possible prehistoric enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Poor quality photography
5683/0/1 - MNN127712	Possible prehistoric enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Poor quality photography
2358/0/1 - MNN128026	Possible prehistoric enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2358/0/3 - MNN128027	Possible prehistoric hut circle (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2413/0/1 - MNN128030	Possible Bronze Age round barrow (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1189/0/36 - MNN128272	Possible Saxon/ medieval hollow way (Morphed Aerial Archaeology Interpretation)	Earthwork: Good quality photography
1189/0/35 - MNN128273	Possible Saxon/ medieval pond (Morphed Aerial Archaeology Interpretation)	Earthwork: Good quality photography

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1189/0/9 - MNN128274	Possible Walls, Undated (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1189/0/6 - MNN128275	Possible Ditches, Undated (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1189/0/5 - MNN128276	Possible Building, Undated (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1189/0/34 - MNN128277	Possible Saxon/ medieval enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1189/0/3 - MNN128278	Undated Village Earthworks (Morphed Aerial Archaeology Interpretation)	Earthwork: Good quality photography
1189/0/24 - MNN128279	Possible Saxon/ medieval trackway (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1189/0/28 - MNN128280	Possible Saxon/ medieval field boundaries (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2225/0/1 - MNN128281	Possible Prehistoric Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2225/0/2 - MNN128282	Possible Prehistoric Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
2225/0/3 - MNN128283	Possible Prehistoric Ditch (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
5674/0/1 - MNN128284	Possible Prehistoric Enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
5674/0/2 - MNN128285	Possible Prehistoric Field Boundary (Morphed Aerial Archaeology Interpretation)	Crop/soilmark: Good quality photography
1189/1/7 - MNN128291	Post medieval enclosure (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork
1189/1/8 - MNN128292	Post medieval pond (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork
1189/1/9 - MNN128293	Post medieval pond (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork
1189/1/5 - MNN128294	Post Medieval Pond (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork
1189/1/3 - MNN128295	Possible post medieval building platform (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork
1189/1/10 - MNN128296	Possible post medieval ponds (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork

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1189/1/11 - MNN128297	Possible post medieval footpath (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork
1189/1/12 - MNN128298	Possible post medieval garden terraces (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork
1189/1/14 - MNN128299	Possible post medieval garden terrace (Morphed Aerial Archaeology Interpretation)	Earthwork: Non-destructive fieldwork
1189/1/13 - MNN128300	Possible post medieval building platforms (Morphed Aerial Archaeology Interpretation)	Earthwork: Good quality photography
1189/0/31 - MNN128301	Saxon/ medieval hollow way (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/1/6 - MNN128302	Possible Saxon/ medieval tofts (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/37 - MNN128303	Possible Saxon/ medieval tofts (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/46 - MNN128304	Possible Saxon/ medieval building (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/39 - MNN128305	Possible Saxon/ medieval buildings (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/29 - MNN128306	Possible Saxon/ medieval building (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/40 - MNN128307	Possible Saxon/ medieval stock enclosure (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/41 - MNN128308	Possible Saxon/ medieval building (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/42 - MNN128309	Possible Saxon/ medieval buildings (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/44 - MNN128310	Possible Saxon/ medieval building (Morphed Aerial Archaeology Interpretation)	Earthwork: Good quality photography
1189/0/47 - MNN128311	Possible Saxon/ medieval building (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/48 - MNN128312	Possible Saxon/ medieval building (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/49 - MNN128313	Possible Saxon/ medieval building (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/54 - MNN128314	Possible Saxon/ medieval building platforms	Crop/soilmark+Earthwork: Good quality photography

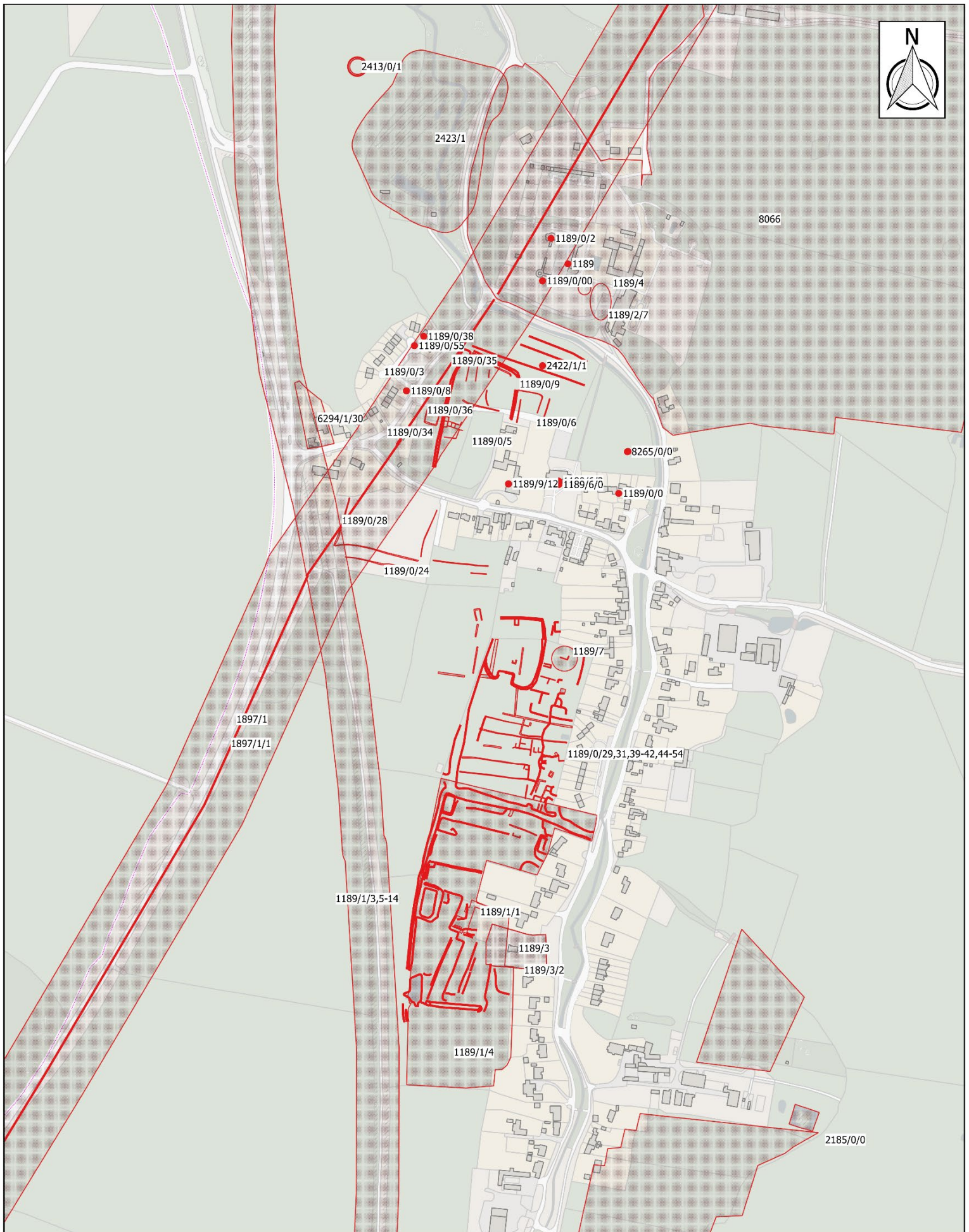
Barnwell Neighbourhood Plan 2011-2031:  
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HER Number <sup>4</sup>	Site Name	Notes
	(Morphed Aerial Archaeology Interpretation)	
1189/0/53 - MNN128315	Possible Saxon/ medieval building platforms (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/52 - MNN128316	Possible Saxon/ medieval hollow (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
1189/0/51 - MNN128317	Possible post medieval enclosure (Morphed Aerial Archaeology Interpretation)	Earthwork: Good quality photography
1189/0/50 - MNN128318	Possible Saxon/ medieval walls (Morphed Aerial Archaeology Interpretation)	Earthwork: Good quality photography
1189/0/45 - MNN128319	Possible Saxon/ medieval building (Morphed Aerial Archaeology Interpretation)	Crop/soilmark+Earthwork: Good quality photography
- MNN132582	Open Fields Project: Areas of Survival of Ridge & Furrow	Earthwork (Aerial Photography)
8263/0/1 - MNN132586	Open Fields Project: Areas of Survival of Ridge & Furrow	Earthwork (Aerial Photography)
- MNN132587	Open Fields Project: Areas of Survival of Ridge & Furrow	Earthwork (Aerial Photography)
- MNN133558	Open Fields Project: Areas of Survival of Ridge & Furrow	Earthwork (Aerial Photography)
- MNN133563	Open Fields Project: Areas of Survival of Ridge & Furrow	Earthwork (Aerial Photography)
- MNN133564	Open Fields Project: Areas of Survival of Ridge & Furrow	Earthwork (Aerial Photography)
- MNN133566	Open Fields Project: Areas of Survival of Ridge & Furrow	Earthwork (Aerial Photography)
1189/9 - MNN134742	Vicarage, Barnwell St Andrews	
1189/0/12 - MNN134743	Possible C16th House	
1189/6/2 - MNN134744	St. Andrew's Churchyard	Examinations of the groundworks beneath the floor in the south aisle revealed a disturbed grave earth containing fragments of human bone and a fragment of decorated grave slab of probable 13th century date. The south aisle had therefore been built over part of the earlier graveyard. Examination of the grave slab revealed signs of re-working , indicating that prior to its being discarded it may have been incorporated within the fabric of the church prior to the construction of the south aisle.
1189/0/0 - MNN134746	Unstratified Modern Finds from Church Hill	An unremarkable group of bronze, lead and iron objects was recovered, dating to the



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HER Number <sup>4</sup>	Site Name	Notes
		C19th/C20th. Included personal effects such as fob-watch parts, a bill-hook blade and a hammer head, and architectural items such as hinges and cast stove fragments. Associated bronze coinage dates from 1862-1950. There was no artefactual evidence of medieval or earlier occupation.
8265 - MNN137589	Open Field System, Barnwell St Andrew	
8263 - MNN137590	Open Field System, Barnwell All Saints	
- MNN1396560	Quarry Pits (RFP Survey)	
- MNN1396570	Quarry Pits (RFP Survey)	
- MNN1396580	Quarry Pits (RFP Survey)	
- MNN1396590	Quarry Pits (RFP Survey)	
- MNN1396600	Quarry Pits (RFP Survey)	
6244/0/4 - MNN1396610	Quarry Pits (RFP Survey)	
- MNN1396620	Quarry Pits (RFP Survey)	
1189/3/2 - MNN140770	All Saints churchyard	Present Boundary shown but may have altered over time
1310/0/0 - MNN143073	Possible Unstratified Iron Age & Romano-British Finds, south-west of Middle Coppice	Iron Age and Roman finds have been found and a small excavation has been carried out, but no details are known
529 - MNN168259	Possible Prehistoric Occupation	Cropmarks of a rectangular enclosure identified on aerial photographs.
1189/0/38 - MNN169260	Possible Late Saxon/Medieval Quarry Pit	
1189/0/55 - MNN169262	Medieval Ditches/Gullies, Well Lane	Archaeological observation of groundworks in 2013 identified the truncated remains of medieval ditches.
8839/1 - MNN171675	Possible Iron Age/Roman settlement, west of South Lodge	A possible Iron Age and/or Roman ditched enclosure is recorded as faint cropmarks on EH reconnaissance aerial photographs in July 2011. It encloses an irregular shaped area measuring about 130 metres by 130 metres.
8839/2 - MNN171676	Possible Iron Age/Roman settlement, north of South Lodge	Parts of a linear arrangement of possible Iron Age and/or Roman rectilinear ditched enclosures are recorded as faint cropmarks on EH reconnaissance aerial photographs in July 2011. They extend over an area measuring about 300 metres by about 125 metres .
8839/3 - MNN171677	Possible Iron Age/Roman settlement, south-west of Bright Pitts Farm	Two possible Iron Age and/or Roman rectilinear ditched enclosures are recorded as cropmarks on EH reconnaissance aerial photographs in July 2011. They measure about 60 metres by 30 metres and 20 metres by 20 metres respectively. The each have a convex side.



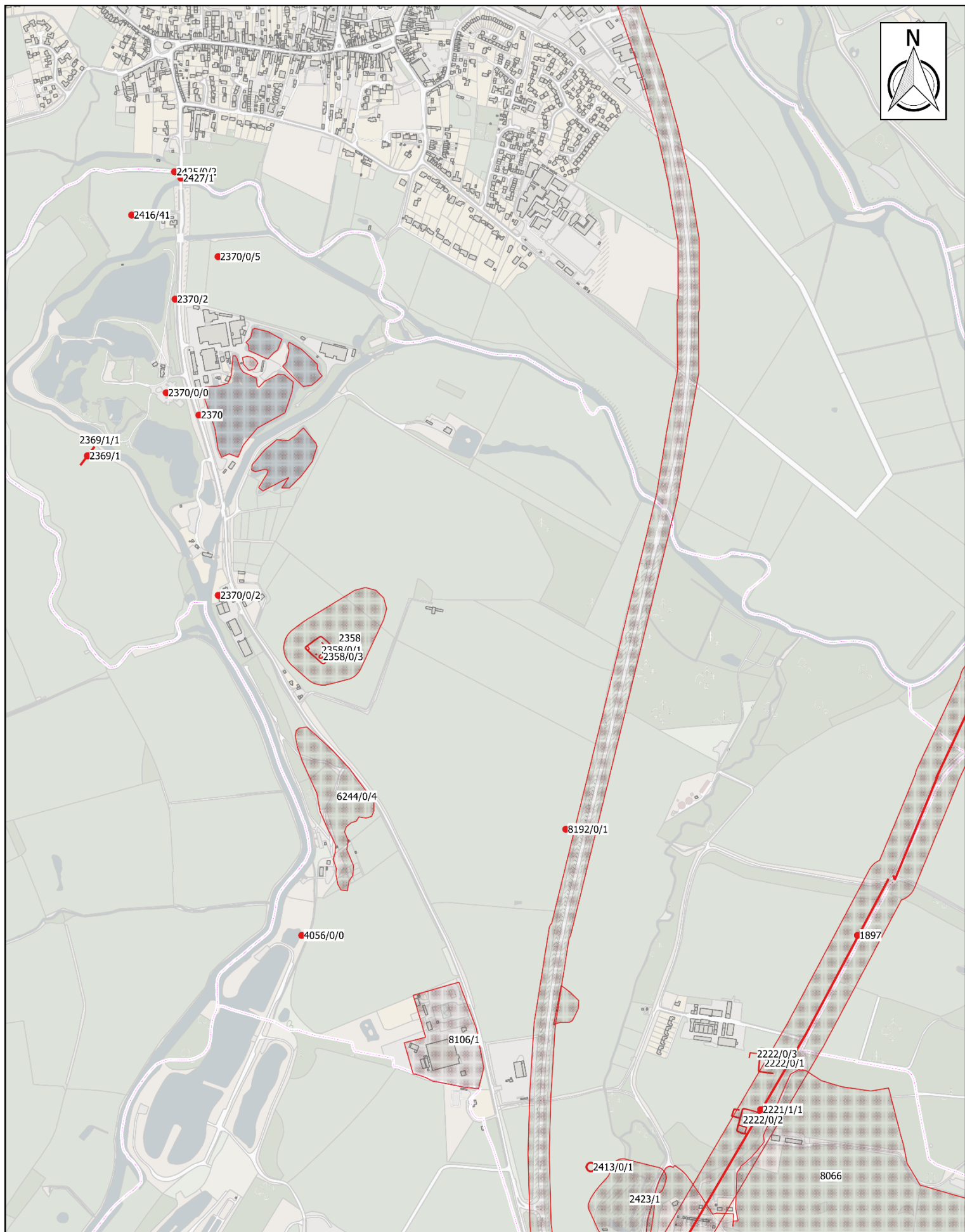
Northamptonshire  
County Council

## Title: Barnwell Monuments

Date: 11-03-2021 Scale: 1:4,000

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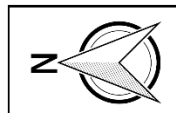
Northamptonshire  
County Council

Title:

**Barnwell Monuments (N)**

Date: 11-03-2021 Scale: 1:8,000

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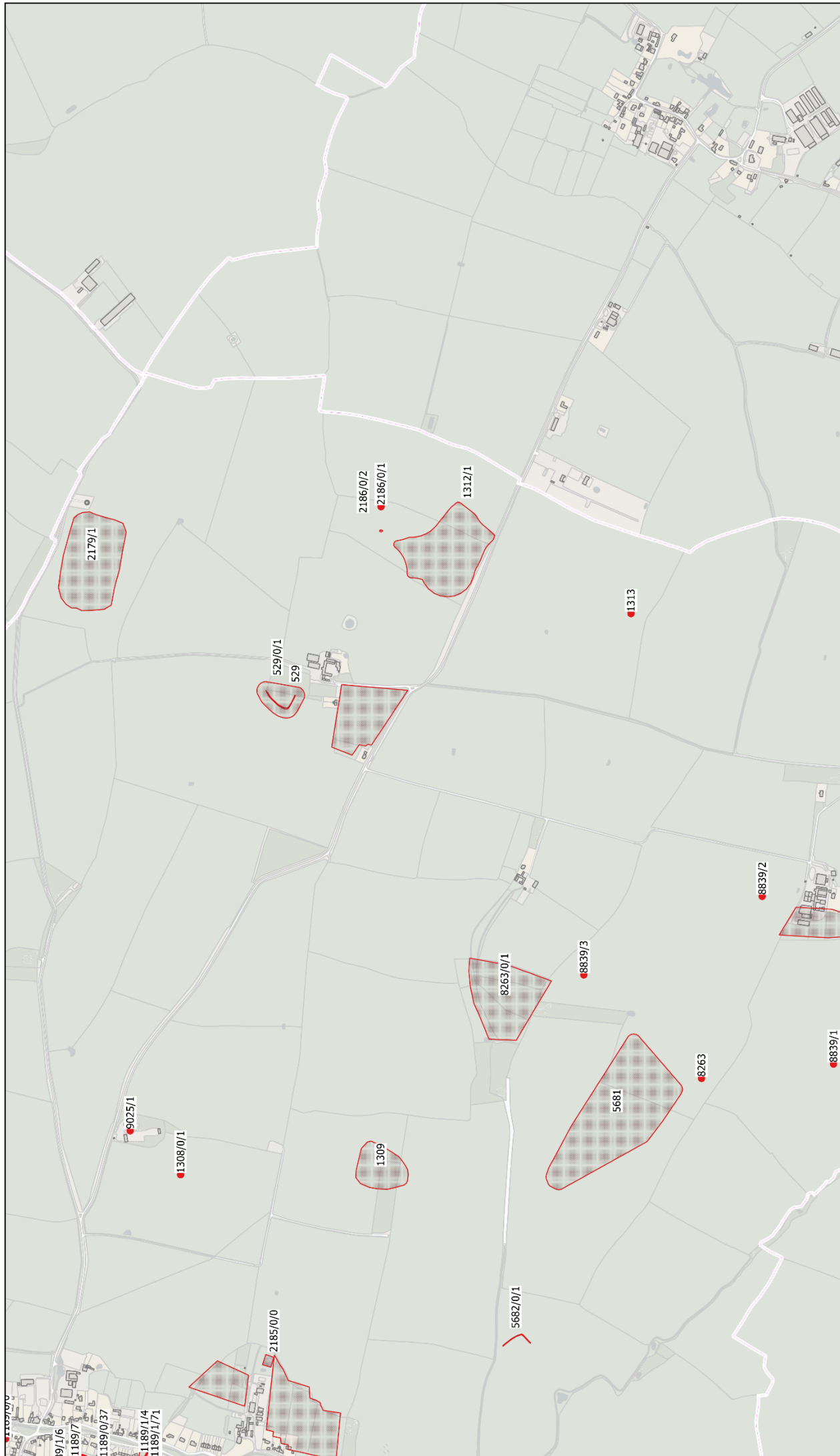


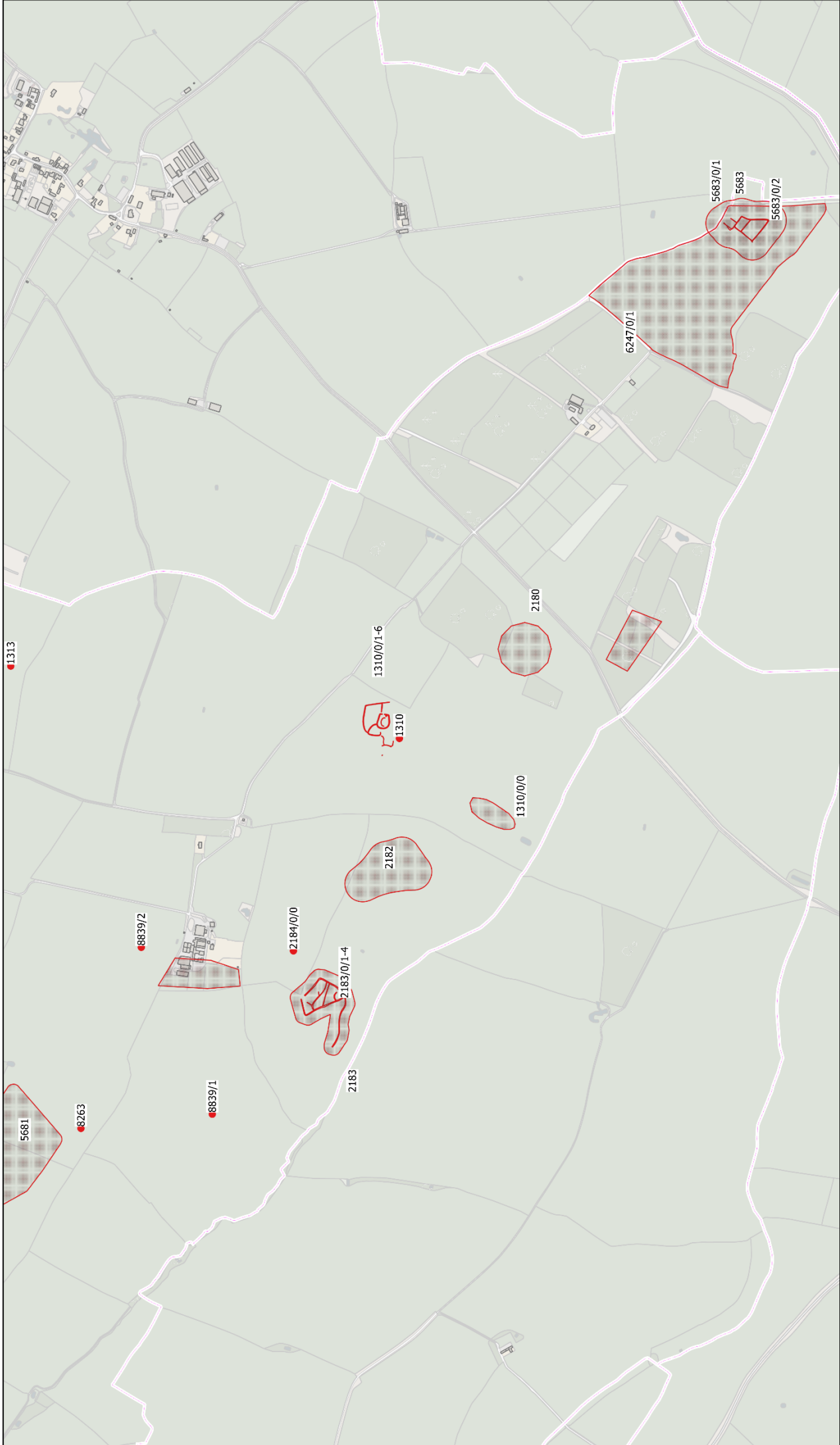
**Title: Barnwell Monuments (E)**

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Title: **Barnwell Monuments (SE)**

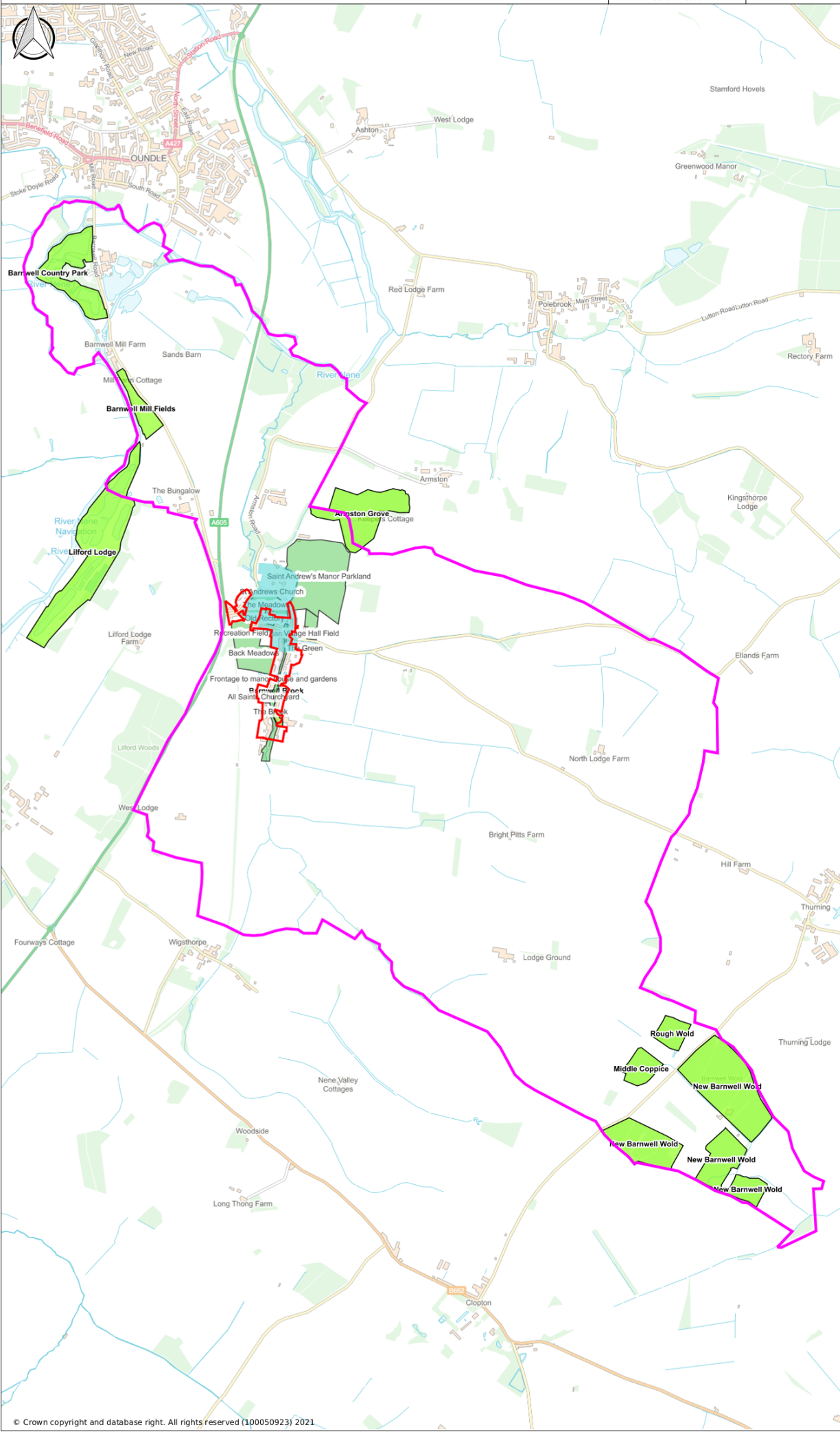
Date: 11-03-2021 Scale: 1:10,000

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## Appendix 3: Local Green Space- Summary of Reasons for Designation

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquillity	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	The Meadows	x	✓	x	x	✓	x
2	The Green	✓	✓	x	x	✓	x
3	All Saints Churchyard	x	✓	x	x	x	x
4	The Back Meadows	✓	✓	✓	✓	x	x
5	Andrews Manor Parkland	✓	✓	✓	✓	✓	x
6	Recreation Field	x	✓	✓	x	x	x
7	Village Hall Field	x	x	✓	x	x	x
8	The Brook	✓	✓	x	x	✓	x
9	St Andrew's Church	x	✓	x	✓	✓	x
10	Frontage to manor house and gardens	x	✓	x	x	x	x
11	Old Rectory	x	✓	x	x	x	x



- Settlement Boundary**
- Settlement Boundary
- Neighbourhood Area Boundary**
- Neighbourhood Area Boundary
- Conservation Area**
- Conservation Area
- Local Green Space**
- Local Green Space
- Local Wildlife Site**
- Local Wildlife Site
- Important Open Land (Saved Local Plan Policy EN20)**
- Important Open Land (Saved Local Plan Policy EN20)

