Flore Neighbourhood Development Plan

2014 - 2029

Referendum Version

For the village by the village

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May 2016

1 Introduction and Background

The Village Context

1.1 The existing "character" of Flore is a substantial common asset. Those who wish to invest in Flore through development, on any scale, should understand its character and seek to contribute to the preservation and enhancement of that character.

1.2 Flore is an attractive and interesting village, much valued by its residents. It is built on a south facing hillside sloping down to the River Nene which forms the southern boundary of the parish. It is situated in a very attractive, undulating rural setting surrounded by arable fields and pasture land. The Grand Union Canal is situated 1⁄2 mile south of Flore and the village is traversed by the Macmillan Way and the Nene Way footpaths.

1.3 It lies 7 miles west of Northampton, 5 miles east of Daventry and 9 miles north of Towcester. At present it is bisected by the A45, and due to the proximity of junction 16 of the M1 (1 1⁄2 miles to the east) and the A5 (3/4 mile to the west) there is a constant flow of traffic through the village. The approved by-pass to be started in 2015 will alleviate this and help to unite both sides of the village. The nearest train stations are Northampton and Long Buckby. Good access by road and rail has made Flore popular with commuters.

1.4 The environment of the village is rich in history; the area has had settlements since pre-Neolithic times. Mesolithic, Neolithic, and Iron Age artefacts have been found. Numerous Roman villas have been investigated in Flore and adjacent parishes. Earthworks between Flore House, the Church and the Mill indicate that the early village was in that area, but there is no documentary evidence of this before the Domesday Book. During the 16thC and 17thC Flore became prosperous from the sale of wool. The population has fluctuated over the centuries: according to estimates based on the Domesday Book the village had a population of 195 in 1086. The 2011 census revealed that it has grown to over 1194.

1.5 The present pattern of lanes probably dates from Saxon times. The earliest houses were of timber, wattle and daub, and thatch. There are a few houses built in this fashion still in the village, the best preserved of which is Adams Cottage, 8-10 King's Lane. No.8 was the first Quaker Meeting House in the county. It was converted from a barn in 1678. All Saints Church dates from the 13thC. Flore House, the village's largest and most prestigious dwelling, was constructed in the 17thC. A non-conformist church was begun in the 17thC on the site in Chapel Lane which is now occupied by the United Reformed Church, the present building dating from 1880. The Old School House and Reading Room (now the Scout Hall) in King's Lane recall the origins of formal education in the village.

1.6 The stocks and lock-up stood on The Green until it was enclosed in 1834. This area, although now converted to gardens, is still an important open space, surrounded by some of the oldest buildings in the village.

1.7 In the early nineteenth century many of the cob houses in and around Sutton Street and The Green were replaced by brick and slate dwellings. Many of these terraces have been cleared leaving important, large open spaces and gardens behind the roadside cottages. There are many mature trees in this backland which can be seen from all over the village and particularly when viewing into the village from the south side. This is a significant element of the village identity. Views in and out of the village are an intrinsic part of the visual character.

1.8 A third of the village dwellings are north of the main road. There are 44 Grade II listed buildings in the village, approximately 10% of all dwellings. There are a number of identifiable areas with their own architectural styles and a wide range of house size, age and style with a limited range of materials. The farmhouses are now residences, although Meadow Farm in Bliss Lane and Flore Hill Farm are still working farms on the perimeter of the village.

1.9 Flore is a community of mixed tenure dwellings with wide social mix which supports various youth groups, social groups and leisure activities. The Millennium Hall, The Brodie Lodge playing field and its pavilion, the school, the Chapel Schoolroom and the Scout Hall are all used by local organisations providing focus for communal interaction.

1.10 Amenities include one small general store/post office, a garage/petrol station with car sales, a hotel, one public house, and a garden centre with associated tea rooms. There is a primary school, a day nursery and a pre-school within the village. There are many small businesses and people working at home.

A Spatial Portrait

1.11 The 2011 Census[1] listed the usual resident population as 1,194 people (594 males and 600 females). Of these:

- 208 people were aged 15 years and under, 17.4% compared to 19% across the District and 18.9% across England;
- 724 people were aged 16 to 64 years, 60.6% compared to 64% across the District and 64.8% across England;
- 262 people were aged 65 years and over, 21.9% compared to 16.9% across the District and 16.3% across England.

1.12 Economic activity levels in the Parish were similar to or slightly higher than those elsewhere in Daventry District and across England.

- 71.9% of those aged between 16 and 74 years were economically active 72.4% in Daventry and 69.9% across England).

[1] http://www.neighbourhood.statistics.gov.uk/dissemination/

- 328 of these were employed full-time (52.2% compared to 56.8% across Daventry and 55.2% nationally) and 126 were employed part-time (20.1% compared to 19% across Daventry and 19.6% nationally).
- There were more people self-employed in Flore (20.5%) than Daventry (16.3%) and England (14%).
- A lower proportion were unemployed (3.8% compared to 4.2% in Daventry and 6.3% for England). 28.1% were economically inactive in Flore.
- 19.6% of usual residents were retired compared to 15.3% in Daventry and 13.7% across England.

1.13 The range of occupations in the Parish reflects the relatively prosperous nature of the Parish and the District compared to the national profile.

- 110 people in Flore were Managers, Directors and Senior Officials (18.3% compared to 14.4% in Daventry and 10.9% in England).
- 117 were in Professional Occupations (19.5% compared to 16.7% in Daventry and 17.5% in England).
- 86 were in Skilled Trades Occupations (14.3% compared to 11.6% across the District and 11.4% nationally).

1.14 In terms of skills and qualifications 174 possessed no qualifications (17.6% compared to 18.9% in Daventry) and 323 possessed Level 4 and above qualifications (32.8% compared to 28.8% across the District).

1.15 There are 521 dwellings located within the Parish. Of these:

- 278 dwellings were detached (53.4% compared to 42.7% in Daventry);
- 160 dwellings were semi-detached (30.7% compared to 31.2% in Daventry);
- 76 dwellings were terraced (14.6% compared to 18.9% in Daventry);
- 7 dwellings were Flats/apartments (1.3% compared to 7.1% in Daventry).

1.16 A much higher proportion of dwellings in Flore were owned outright (45.0% compared to 33.3% across the District with 33.3% owned with a mortgage/loan compared to 38.4% across the District). A lower proportion were in Shared Ownership (0.4% compared to 0.9% across the District), although with 3% in Social Rented from Council (compared to 4.1% across the District) and 7.3% in Social Rented Other (compared to 9.9% across the District). 10% of dwellings were privately rented accommodation compared to 12.1% across the District.

Transport

1.17 In terms of transport, local residents depend more on cars and vans than elsewhere, with fewer households having no car or van (9.4%) compared to 12% in Daventry and 25.8% across England.

1.18 There are three bus services (D1, D2 and D3) which run through the village between Northampton and Daventry (one which connects surrounding villages en route along the A45) providing a service approximately every 30 minutes until about 19.00. There are further occasional services between then and 23.00.

1.19 There is a regular train service between Birmingham and London Euston calling at Northampton Station (7.3 miles) and Long Buckby station (6.4 miles). Main line connections can be made at Milton Keynes station (24.5 miles). Train services from Northampton also include direct services to Nuneaton, Stafford, Rugby and Milton Keynes.

Environment

1.20 The Parish is predominantly rural in character. In the Environmental Character and Green Infrastructure Suite 2007[2] Environmental Character Assessment of Northamptonshire, Flore is included in Number 7 Upper Nene Catchment and Watford Gap. The broad valley is characterised by low lying farmland, typically arable farmland on drier areas and grassland closer to watercourses. Free draining and light textured soils associated with the "glacial sands and gravels" are particularly well suited to cultivation and, as such, arable predominates across these extensive deposits. In many instances, where arable land use extends to the river, hedgerows along the watercourse are not common and, indeed, elsewhere hedges around many arable fields are showing signs of decline. Away from the gravels, land use is mixed and shows no clear patterning although, to the west of Flore, permanent pasture is more predominant on the floodplain. Here, hedgerows are denser, although the network continues to show signs of decline. Woodland is not a characteristic feature of the upper valley, although linear belts are common alongside streams draining into the main channel and along transport infrastructure corridors.

1.21 The Parish has a Grade II* Listed church, 43 Grade II Listed Buildings and 1 historic park and garden. (A full list is included at Appendix A)

1.22 The village enjoys easy access to the countryside as both the Nene Way and the Macmillan Way (long distance footpaths) pass through the village. There is also a good network of public rights of way within and beyond the Parish.

Major Residential developments

1.23 Since the designation of Flore as a Neighbourhood Area, Daventry District Council has received planning applications for two major residential developments on the edge of the existing village which amount to 97 residential units in total. These two schemes are:

- DA/2013/0703: Land off the High Street. Outline planning application for up to 67 dwellings, public open space and surface water balancing pond with new vehicular access from High Street. Planning permission granted 2nd April 2015.

- DA/2014/0454: Land off Brockhall Road. Full planning application by Orbit Homes for residential development of 30 dwellings together with roads, sewers, public open space and associated works. Planning permission granted 31st July 2015.

[2] http://www.rnrpenvironmentalcharacter.org.uk/

1.24 These applications are shown as the hatched areas on Map 2.

1.25 There have been a small number of individual planning applications for single residential units on the edge of the village which have either been refused planning permission or which have been withdrawn.

2 A Neighbourhood Development Plan for Flore

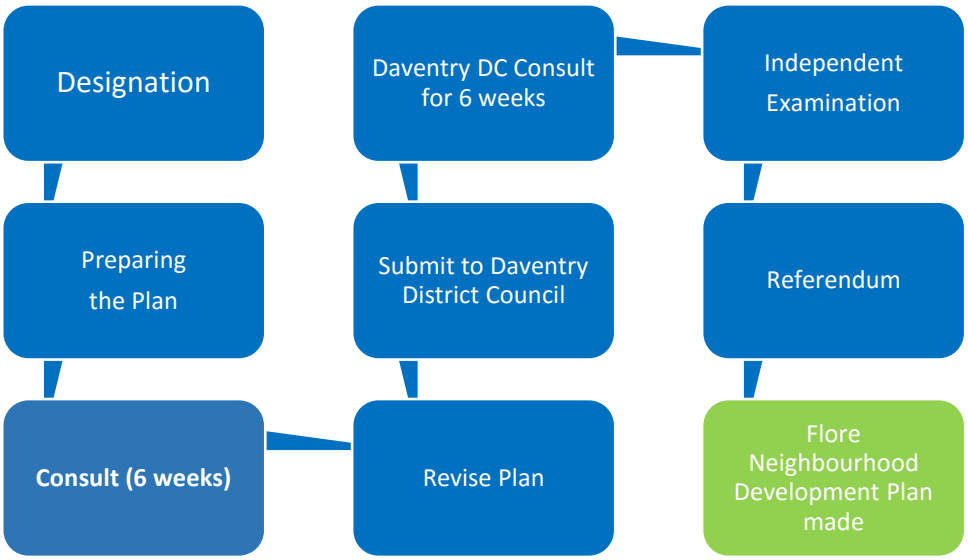
2.1 The Government has recently introduced substantial changes to the planning system in Britain. As part of these changes, under the Localism Act 2011, Town and Parish Councils and other bodies have been given the power to prepare Neighbourhood Development Plans for their local areas.

2.2 The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Neighbourhood Development Plans set out planning policies to help determine planning applications for new development and as statutory planning documents form part of the development plan. Policies and site allocations in Neighbourhood Development Plans have to be in general conformity with the local authority's Local Plan and must take account of the National Planning Policy Framework. Neighbourhood Development Plans can help to shape and direct development, but cannot propose less development than the Local Plan.

2.3 Neighbourhood Development Plans have to be prepared following a procedure set by government.

2.4 This procedure must include two six-week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Daventry.

Figure 1 – The Neighbourhood Development Plan Preparation Process



Designation

2.5 The Parish Council applied to Daventry District Council for designation as a Neighbourhood area. This was approved by the Full Council on 4th June 2014. The Designated Neighbourhood Area is shown on Map 1 and aims to guide development within the Parish for the period up to 2029.

Map 1 – Flore Designated Neighbourhood Area

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2.6 A volunteer steering group of villagers with both a passion for Flore and a full range of skills was set up by the Parish Council to help in the development of this plan. From an early stage, the steering group planned a number of events, the aim of which was to reach right across the various groups, businesses, individuals and landowners to build up a picture and evidence base for the development of the Flore Neighbourhood Development Plan.

2.7 The Flore Neighbourhood Development Plan must take account of national planning policy. This is contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).

2.8 This means the Flore Neighbourhood Development Plan must "plan positively to promote local development" and must "support the strategic development needs" set out in West Northamptonshire's Joint Core Strategy for the period up to 2029. Following the independent examination of the West Northamptonshire

Joint Core Strategy the appointed Planning Inspector has completed his report. The Report was received by the Joint Planning Unit on the 2nd October 2014.

2.9 The West Northamptonshire Joint Strategic Planning Committee adopted the West Northamptonshire Joint Core Strategy Local Plan (Part 1) on 15 December 2014.

2.10 The Daventry District Local Plan, adopted in 1997, sets the current local planning policy framework for Flore pending the production of the emerging Daventry Settlements and Countryside Local Plan. This, therefore, remains the plan that the Flore Neighbourhood Development Plan must be in "general conformity" with.

2.11 Not all of the Local Plan's policies are still extant. In 2010, the Council published a list of saved policies, in line with a direction from the Department of Communities and Local Government, pursuant to paragraph 1(3) of schedule 8 to the Planning & Compulsory Purchase Act 2004.

2.12 The emerging Daventry Settlements and Countryside Local Plan will eventually replace the saved policies from the 1997 adopted local plan that have not already been replaced by the West Northamptonshire Joint Core Strategy. In tandem with the West Northamptonshire Joint Core Strategy it will set the local planning context. At this stage, this emerging plan should be taken account of in preparing the Flore Neighbourhood Development Plan, but the plan does not have to be in "general conformity" with this emerging plan. The plan will cover the entire district with the exception of land on the periphery of Northampton that has been identified in the West Northamptonshire Joint Core Strategy to meet the housing needs of the town.

2.13 The Daventry Settlements and Countryside Local Plan will eventually include policies and proposals to:

- establish a rural settlement hierarchy to support the retention and provision of local services and facilities;
- distribute the agreed rural housing provision identified in the joint core strategy across the district;
- support employment and the rural economy;
- protect and enhance the natural, built and historic environment;
- address the issue of sustainable development;
- regenerate and improve Daventry town.

2.14 Therefore, the Neighbourhood Development Plan has been prepared to be in "general conformity" with the West Northamptonshire Joint Core Strategy and the saved policies of the Daventry District Local Plan. A full list of relevant policies is included at Appendix B.

Public Consultation

2.15 The Flore Neighbourhood Development Plan Steering Group have undertaken three consultation exercises to date at the Millennium Hall. These were an initial

launch of the Plan in June 2014 and feedback on the results of the Parish Survey in October 2014. In February 2015 the draft policies were presented to the parish for further consultation at all events.

2.16 A questionnaire-based survey was carried out during August and September 2014. The questionnaire was delivered to 521 households and 212 responses were received. A follow up consultation event was held on 11th October 2014 to provide feedback on the Questionnaire Survey, invite further comments and to promote the ongoing work on preparing the Draft Plan.

2.17 In addition members of the steering group have made presentations or run workshops with a number of groups and societies within the village. These were the WI, Flore School, Cubs, Heritage and Garden Societies.

2.18 The parish has a monthly newsletter which is delivered to all households and since May 2014 there has been an insert dedicated to the Flore Plan which has enabled the parish to be kept up to date with progress. The inclusion of the names and contact details of steering group members has enabled villagers to ask questions throughout the formation of the Plan.

2.19 The Parish Council website also includes a section on the Flore Plan together with copies of steering group minutes and other information.

2.20 The following key issues for the Neighbourhood Development Plan were identified through the first consultation event and the Questionnaire Survey and reinforced by feedback at the two subsequent drop-in events:

- Transport and Travel
- Recreation
- Landscape
- Housing
- Facilities/Infrastructure
- Business and Employment
- Youth
- Other Issues

Transport & Travel

2.21 The key issues that emerged are as follows:

a) The location and nature of the village indicates that the primary form of transport is the private car with a proportion of the community utilising the bus service to and from the village.
b) The volume and speed of traffic passing through the village is considered to be an issue, with traffic speeds on the smaller roads within the village being raised as a concern.
c) Parking is an issue in some areas within the village.
d) The completion of the Daventry Development Link will be a huge improvement to the village.
e) Bus services should be enhanced and improved including evenings and weekends.

f) There should be more cycleways to the surrounding areas and larger towns.
g) Footpaths and/or separation between pedestrians and vehicles on High Street/Flore Hill/A45 are required in some areas.
h) More pedestrian crossings in the area.
i) Traffic calming required on some residential roads (e.g. Brockhall Road).

Recreation

2.22 Parish questionnaire responses identified the following requirements for

a) Tennis Courts.
b) Children's play area on north side of village.
c) Additional facilities at Brodie Lodge.
d) Cricket and improved football facilities.
e) Bowling/Boules facilities.
f) Multi-function outdoor court.
g) All-weather 5 a-side pitch.
h) Swimming pool.

Landscape

2.23 Green spaces in Flore were listed by the community as being worth protecting, and views in and around the village which should be preserved were also listed. Several of the views and green spaces recurred in many responses, such as Ram Bank, Nether Lane, Nene Valley, Collins Hill, Brodie Lodge, and all green areas within the village centre.

Housing

2.24 The preferred scale of future housing is developments of 10 or fewer properties and/or developments between 11 to 25 properties.

2.25 Regarding the type of properties that respondents wish to see, these were general market homes for sale or shared ownership, and rented homes primarily for the parishioners of Flore.

2.26 In relation to size of dwellings this resulted in a range of housing sizes to meet the community needs, but no identified preference for flats.

2.27 Regarding the location of development the most preferred was identified as being within the village boundary on previously used land (brownfield sites), with the conversion of existing buildings also rating highly.

2.28 Further detailed responses included observations that there are limited options within the village for future development, and infill has had a detrimental effect on the character of the village for many years. Building outside the confines of the village should be limited to affordable housing and all future sites should be closely related to the existing built-up areas to protect the beautiful scenery and views.

Facilities/Infrastructure

2.29 This highlighted that roads, traffic, car parking, run-off for surface water flooding and broadband were all areas that required upgrading or improving.

Business and Employment

2.30 There was no identified need for future business premises within Flore. However, should these be provided, the consensus of opinion was for re-use or conversion of buildings throughout the parish as opposed to new buildings.

2.31 Regarding the type and size of premises, the preference was for small starter office or light industrial units with a need for creative workshops also being identified (craft centres).

2.32 Working from home was not seen to be a consideration that raised any issues.

Youth Issues

2.33 With regards to issues important to the youth of Flore, access to housing, more links between Daventry and Northampton, jobs in the parish and transport connections were important.

Other Issues

2.34 C.I.L./S106 Revenue (monies raised from a levy on developers) – many responses were received in relation to this with the recurring themes being community facilities: school, play facilities, cycleways, and local health facilities.

2.35 Daventry Development Link – the responses were positive to the proposed link road with many residents commenting on its long history. Concerns were expressed about infilling the area between the village and the link road with future housing, and a potential detrimental impact on local businesses.

2.36 Flore is regarded as being a very pleasant village to live in and any future development should be in keeping with the character of the existing village.

Further Consultation

2.37 On Saturday 7th February 2015 the third consultation day was held at the Millennium Hall where parishioners were able to view and comment on the draft policies which had been developed to meet the vision and objectives for the Flore Plan. The day attracted 112 residents with overwhelming support for the thrust of the policies together with detailed comments on a range of policies.

2.38 An additional consultation evening was held with residents of Hillside Road on 23rd February 2015.

3 Draft Vision for Flore and objectives.

3.1 The draft vision and objectives for the Neighbourhood Development Plan have been prepared taking into consideration the results of an informal public consultation process set out in Chapter 2.

The Vision for Flore

3.2 A parish that retains and enhances its character and develops in a sustainable way, meeting the needs and wishes of all who live and work here.

Our Objectives

Objective 1 To ensure that if new housing, over and above that which already has planning permission, is required, it meets the needs of the local community.

Objective 2 To ensure that suitable housing choices are available for all sections of the community.

Objective 3 To ensure that new development is of the highest design and build quality and sustainability, and that market and social housing are integrated and indistinguishable.

Objective 4 To protect and enhance the quality of open spaces within the village.

Objective 5 To protect and enhance key strategic views into, out of and within the village.

Objective 6 To link the north and south of the village once the Daventry Development Link road is built with a new linear green space with reduced traffic speeds on the High Street.

Objective 7 To identify potential uses to which community infrastructure levy (C.I.L.) funds could be put.

Objective 8 To provide realistic support for recreational facilities that meet the needs of the Parish.

Objective 9 To support services, shops and other businesses providing employment opportunities, including agriculture.

Objective 10 To promote safe walking and cycle routes both within the village and to nearby villages and towns.

Objective 11 To support the retention and improvement of bus services to and from the village.

4 Draft Neighbourhood Development Plan Policies for Flore

This section sets out the planning policies to guide development in Flore up to 2029. Five themes have emerged from the consultation and the objectives.

The policies are to be read in conjunction with the Flore Village Design Statement and the relevant design policies of Daventry District Council and West Northamptonshire Joint Core Strategy.

A full proposals map is included on Page 44

F1 General development principles

Relates to Objective 3

F1.1 New developments or changes to existing buildings will be supported when they meet the following criteria:

1. Proposals for development should utilise previously developed land or vacant and under used buildings in sustainable locations unless it can be demonstrated that availability or viability considerations would preclude this.
2. Not have a detrimental effect on residential amenity.
3. Not result in the loss of an area which makes a significant contribution to public amenity and enjoyment by virtue of its open space character, appearance and function.
4. Not result in backland development which has a detrimental impact on the character of the village.
5. Give consideration to the scale and detail of the proposal in relation to the immediately adjoining area, including streets and open spaces, and the attractive mixed character of the village as a whole, whilst maintaining a balanced housing stock.
6. In conversion proposals, not detract from the character of the original building, which must be capable of conversion without complete rebuilding.
7. Seek to retain historic buildings that contribute to the landscape and their setting. This may include existing redundant farm buildings in open countryside which are of significant quality or importance in the landscape and/or agricultural history of the parish and where conversion may save them from demolition or collapse.

8. Not result in loss or detriment to private gardens and orchards which make a significant contribution to the character of a locality.

F1.2 The village development area is shown on Map 2. Note that gardens, or former gardens, within the curtilages of dwelling houses, will not necessarily be assumed to fall within the developable confines of the village. The construction of the Daventry Link Road will not be regarded as an extension of the confines of the village and land between the existing built-up area and the new road will still be considered as open countryside.

4.1 Housing

4.1.1 The Daventry District Local Plan 1997 identifies Flore as a Restricted Infill Village in Policy HS22. Planning permission will normally be granted for residential development in the restricted infill villages provided that:

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

4.1.2 The West Northamptonshire Core Strategy proposes housing growth figures distributed across a hierarchy of settlements. Policy R1 'Spatial strategy for the Rural Areas' stipulates that development within the rural areas will be guided by a rural settlement hierarchy that will comprise the following categories:

- primary service villages;
- secondary service villages;
- other villages; and
- small settlements/hamlets.

4.1.3 Although the settlement hierarchy of villages has not yet been determined by Daventry District Council in the emerging Settlements and Countryside Local Plan, there is an assumption for the purposes of the Neighbourhood Development Plan that Flore would be most likely to be classified as a secondary service village due to the number and range of local facilities.

4.1.4 The results of the Questionnaire Survey showed that there was a clear view amongst respondents that development should be of a smaller scale, in keeping with the village's rural character. 81% of respondents favoured developments of 10 properties or fewer, 54% favoured 11-25 properties.

4.1.5 There was support for a mix of tenures in new developments to meet local housing needs. 86% of respondents supported general market housing for sale, 72% wanted to see affordable homes provided, and 79% wanted to see homes for rent for Flore villagers.

4.1.6 In terms of house types and sizes, there was overwhelming support for more smaller houses (1 or 2 bedrooms) with 81% of respondents supporting these, as well as significant support for bungalows (81% of respondents), and retirement / sheltered homes (72%). There was also support for larger houses (62%) and 66% supporting eco-homes.

4.1.7 Regarding the location of new housing 83% of villagers indicated that their preference was for future development within the village, with 77% supporting the conversion of existing redundant buildings.

4.1.8 The West Northamptonshire Joint Core Strategy contains the following policies in relation to:

Policy H1 – Housing density and mix and type of dwellings

Across West Northamptonshire new housing development will provide a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the following considerations:

- the location and setting of the site;
- the existing character and density of the local area;
- proximity to public transport routes;
- the implications of density for affordability and viability;
- the living conditions provided for future residents; and
- the impact on the amenities of occupiers of neighbouring properties.

Policy H2 – Affordable housing

Affordable housing will be provided as a proportion of the total number of dwellings to be delivered on individual sites as follows:

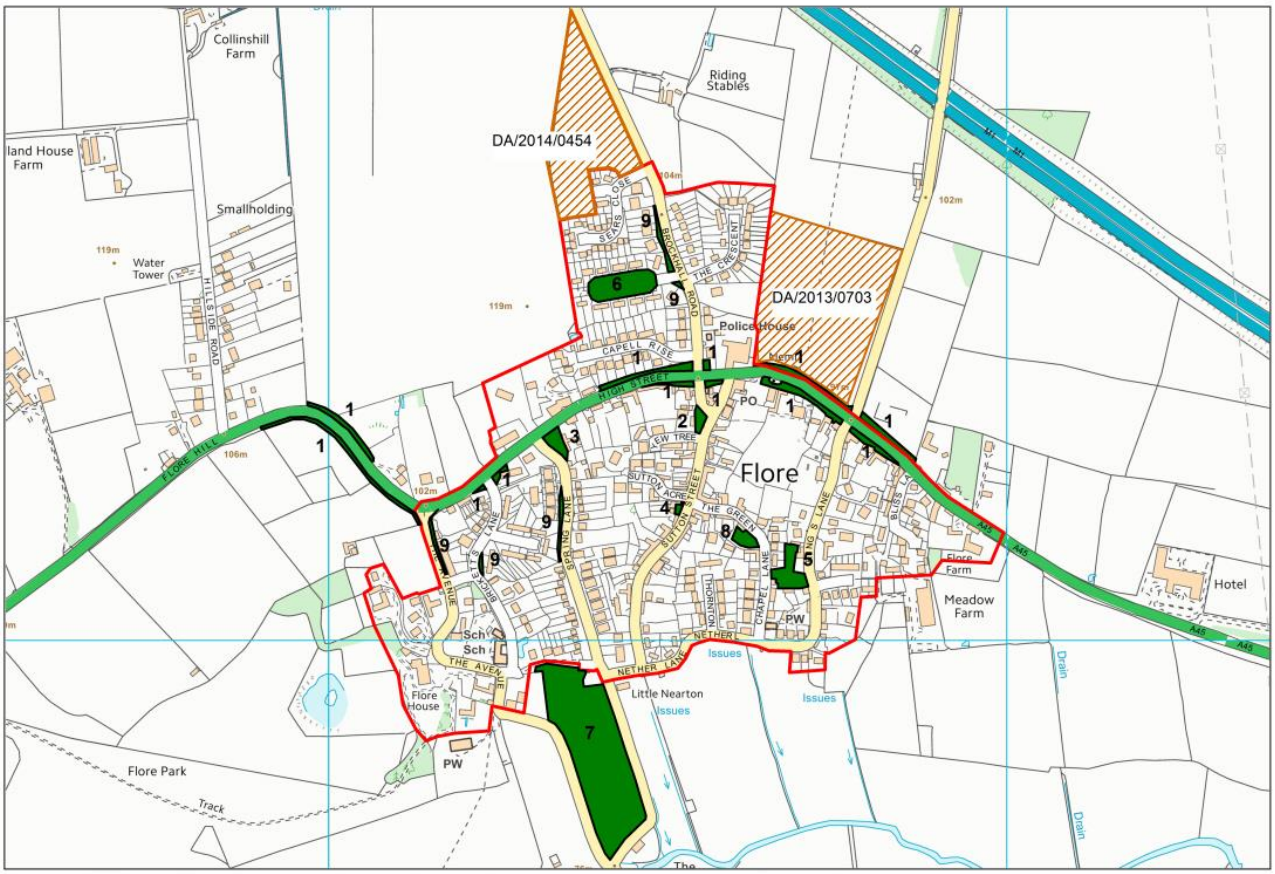
- Daventry District (excluding the Northampton related development area): 40% affordable housing will be required on all sites of 5 or more dwellings.

4.1.9 The scale of housing required is as follows:
Overall requirement for Daventry District – 12,370 dwellings.
Daventry Town – 4,260 dwellings.
Daventry Rural Areas – 2,360 dwellings.
Northampton Related Development Area - 5,705 dwellings.

4.1.10 Of the 2,360, approximately 72 dwellings remain outstanding as at June 2015 (i.e. have yet to be completed, granted planning permission or allocated). Since the designation of Flore as a Neighbourhood area, Daventry District Council has received planning applications for two major residential developments on the edge of the existing village which amount to 97 residential units in total. These are identified on Map 2 and referred to in paragraph 1.23.

4.1.11 Photographs showing examples of existing appropriate infill development within the village are included below.

Map 2 – Flore Development Area and Protected Green Spaces



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F2 Scale and type of new residential development

Relates to Objective 1

F2.1 Within the village development area as defined on Map 2, small-scale development not exceeding 10 dwellings will be supported where:

1. the scheme will not lead to a detrimental impact on the character of the village;
2. appropriate access can be achieved; and
3. subject to viability, the scheme includes local open space.

The development of previously developed land or conversion/reuse of a building will be encouraged.

F2.2 In line with West Northamptonshire Joint Core Strategy Policy R1 - Spatial strategy for the rural areas, proposals for new housing outside the village development area (with the exception of the two cross hatched sites identified on the Proposals Map and on Map 2 as DA/2014/0454 and DA/2013/0703 where housing development will be supported), will only be supported in the following circumstances:

A. Residential development essential for the purposes of agriculture.
B. Residential development which meets an identified local need.
C. Development provides for the appropriate conversion of redundant buildings to dwellings, providing they are suitably located, are capable of conversion without the need for complete reconstruction, and their form and general design are in keeping with their surroundings.
D. The rebuilding or replacement of existing dwellings, subject to the following criteria:

   i) The residential use of the property should not have been abandoned;
   ii) There being no adverse impact on the landscape in relation to the new dwelling.

4.1.12 The key issue arising out of the Questionnaire is support for a mix of tenures in new developments to meet local housing needs. 86% of respondents supported general market housing for sale, 72% wanted to see affordable homes provided, and 79% wanted to see homes for rent for Flore villagers.

4.1.13 The Neighbourhood Development Plan Steering Group considered that a range of house sizes was required; specifically, there is a lack of smaller lower cost open-market and rental homes, which is identified in the tables at Paragraphs 4.1.18 and 4.1.19. There is a need to provide smaller properties to allow

opportunities for existing residents to downsize whilst remaining in the village community.

4.1.14 All recent development in Flore has resulted in dwellings of 4 bedrooms or more. On sites of one to three dwellings the contribution such sites make to housing variety and mix will be monitored over time.

4.1.15 Housing need is assessed through surveys that identify the shortage of housing in a specific area. This is more important than ever because paragraph 159 of the NPPF requires local planning authorities to have a clear understanding of housing needs in their area. This requires local planning authorities to gather evidence that provides an assessment of the full housing needs, covering the scale and mix of housing tenures, types of housing (including affordable housing) and the needs of different groups in the community such as families with children, older people, and people with disabilities.

4.1.16 A Local Housing Needs Survey was carried out in April 2013. The survey forms were posted during week commencing 1st April 2013. A total of 519 forms were sent out, of which 150 were returned (29% response rate).

4.1.17 A question was asked in relation to future development in Flore. 68% of respondents agreed that in principle they would be in favour of small scale housing development for local people with a proven need.

4.1.18 The Flore Housing Needs Survey (April 2013) identified 2 potential households in need of affordable housing, and 1 potential household in need of market housing.

4.1.19 The 2011 Census information relating to number of bedrooms in dwellings within the Parish is as follows:

	No	% Flore	% Daventry	% England
1 bedroom	18	3.6	5.6	11.8
2 bedrooms	94	18.7	21.6	27.9
3 bedrooms	214	42.6	39.9	41.2
4 bedrooms	131	26.1	24.6	14.4
5 bedrooms	45	9	8	4.6

4.1.20 The 2011 Census information relating to the tenures of properties within the Parish is as follows

	No	% Flore	% Daventry	% England
Owned outright	226	45	33.3	30.6
Owned mortgage	167	33.3	38.4	32.8
Shared ownership	2	0.4	0.9	0.8
Social rented	51	10.2	14	17.7
Private rented	50	10	12.1	16.8

F3 Ensuring an appropriate mix of tenure, type and size of houses

Relates to Objective 2

F3.1 All proposals for new housing development will have to demonstrate how they help to maintain a mix of tenure, type and size of dwelling in the Parish. Proposals must demonstrate how they respond to the particular need for smaller properties and those suitable for retired villagers.

F3.2 Sites including affordable housing should integrate both affordable housing and market housing across a site.

F4 Affordable housing and rural exception sites

Relates to Objective 2

F4.1 Proposals for small-scale affordable housing developments outside the Flore settlement boundary but adjacent to and connected to the existing village will be supported subject to the following criteria.

1. They comprise no more than10 dwellings.
2. The proposals contribute towards meeting the needs of people with a local connection for shared ownership, affordable, and social rented accommodation.
3. The development is subject to an agreement which will ensure that it remains as affordable housing in perpetuity for people with a local connection.
4. The development is appropriate, in terms of its scale, character and location, with the village, and adheres to the design criteria in this plan.

F4.2 Open market housing must only be included in a development where it meets a local need and can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development.

4.2. Design: Built and Natural Environment

4.2.1 Policy GN2 within the Daventry Local Plan 1997 states that

Under the proposals and policies of this local plan, planning permission will normally be granted for development provided it:

1. is of a type, scale and design in keeping with the locality and does not detract from its amenities
2. has satisfactory means of access and has sufficient parking facilities
3. will not have an adverse impact on the road network
4. can be provided with the necessary infrastructure and public services and be served by public transport where appropriate
5. will not adversely affect a conservation area or a building listed as being of architectural or historic interest and their setting
6. will not adversely affect sites of nature conservation, geological or archaeological importance or the settings of archaeological sites
7. will not adversely affect a special landscape area
8. has full regard to the requirements of agriculture and the need to protect the best and most versatile agricultural land from development which is irreversible.

4.2.2 A key issue arising from the questionnaire was that Flore is stated as being a very pleasant village to live in and any future developments should be in keeping with the character of the existing village.

4.2.3 The village enjoys the benefit of a comprehensive Village Design Statement which was adopted by Daventry District Council as a Supplementary Planning Document in May 2008, and is reflected within the following policies. The Village Design Statement's key objectives were to ensure that the highest possible design standards were applied for new developments and to maintain and enhance important existing open spaces and views. The guiding principles established by the VDS is a cornerstone of the design and open space policies within the Flore Neighbourhood Development Plan.

4.2.4 Flore has a distinctive and special character. All new development within Flore will be permitted where it makes a positive contribution to that distinctive character and is of good design and quality, creating a strong sense of place. This means responding to, and integrating with, local surroundings and landscape context as well as the existing built environment.

4.2.5 Flore has a mix of buildings of different ages. The earliest datestone is 1612 but parts of buildings could be older. The majority of buildings are 20thC. The village also benefits from significant areas of public and private open space which are visually important, including private gardens and paddocks, as well as greens, banks, verges, the playing field, Town Yard and other green spaces in the public domain. All contribute to the form and character of the village, and should be retained and managed. Their disposition in relation to the buildings is of major significance to the character of the settlement.

4.2.6 An important element of character is the nature of the topography of the land on which the village has been built; changes in level can restrict or increase vistas and impact on the scale of relationships between spaces and buildings.

Flore in its setting

4.2.7 The variety of building types in Flore is largely related to streets or lanes. These are located in about nine distinctive character areas. These areas, together with a map identifying the different areas are included in the Flore Village Design Statement (2008).

4.2.8 The variety of scale, size and density in the context of a community located on the sloping side of a valley, provides much of the charm of the village. However, modern buildings, which are often much greater in scale and may be adjoined by identical or similar buildings with imported details, can destroy the quality that is achieved by the earlier variety, where no two buildings are the same, but have a limited range of materials and simple detail that provide the necessary harmony. This harmony needs to be taken into account when new buildings are being contemplated. Vertical relationships are as important as horizontal relationships and, providing issues of scale, privacy and overlooking are considered, changes in levels can be used to effect.

4.2.9 Paragraph 58 of the National Planning Policy Framework states that robust and comprehensive policies that establish the quality of development that will be expected for an area. These policies should be based on an evaluation of the defining characteristics of an area.

4.2.10 The Flore Village Design Statement provides an evaluation of the defining characteristics of the area. Our policies have been developed to ensure that all future development responds well to local character and identity. Our policies challenge developers to deliver innovative development of high-quality design that responds to the surroundings, is in accordance with the Village Design Statement and is appropriate for our Parish.

F5 Design of development

Relates to Objective 3

F5.1 In accordance with the Flore Village Design Statement, the following design principles apply in Flore:

1. High quality design, layout and appearance of the proposed development that respects the scale, density and character, layout, access, street furniture & signage of existing surrounding buildings and landscape, and protects and enhances the unique identity of the area where it is located.
2. High quality contemporary design, which will be encouraged, as well as more traditional designs which accurately reflect the local vernacular and proportions, and use or re-use of materials indigenous to the area or which are indistinguishable from them.
3. Respecting established building lines and details of front garden enclosures, and relating well to the street, providing an active street frontage using materials that complement the existing palette of materials used within the village (see photos) and ensuring the retention of historic fabric such as cob walls and other traditional means of enclosure.
4. Ensuring the scale of infill development does not adversely affect the character of the immediate locality or the residential amenities of nearby occupiers.
5. On enclosed sites which do not relate directly to existing areas in Flore, other than the access road (as in the proposed High Street development), the design should utilise varied plot widths, roof heights and pitches, variable densities and relationships to highways, including gable ends onto the highway, which will reflect the layout of the older parts of the village. Shared surface or single footpath road surfaces incorporated into speed restricting layouts should be used where possible, and buildings located close to the highway.
6. Providing amenity and garden space appropriate to the property size and type rather than tenure, and car, cycle, and refuse storage to allow a well-managed streetscape. Single-storey dwellings may have restricted garden size subject to orientation, overlooking and privacy.
7. Providing on-site parking and/or allocated on street parking where the adjacent highway provides sufficient space.
8. All new external and street lighting should avoid light spillage and follow the Lighting Guidelines published by The Campaign for Dark Skies.

F5.2 Development proposals will not be supported where they are of poor design which fails to take the opportunities available for improving local character and quality of the area and the way it functions, including movement to, within, around and through the development.

Examples of mix of materials

F6 Residential extensions

Relates to Objective 3

F6.1 House extensions will be supported where they meet the following criteria:

1. The scale, height and form fit with the existing building and the character of the street scene.
2. Spacing between buildings respects the character of the street scene.
3. Materials are compatible with the materials of the existing building.
4. The traditional boundary treatment of an area is retained and where feasible reinforced.
5. The residential amenities of adjoining occupiers are safeguarded.

Examples of appropriate extensions

The Green

The Avenue

Landscape Character

4.2.10 The Steering Group consider that the local landscape character is of significant importance and should be protected. Flore is included in the No 7 Upper Nene Catchment and Watford Gap Environmental character area in the Northamptonshire Environmental Character and Green Infrastructure Suite (2007).

4.2.11 A key issue from the questionnaire was the preservation of views. 89% of respondents considered that views in and around the village should be preserved.

4.2.12 The upper reaches of the Nene and its northern tributary forms a distinctive, rural landscape in the west of the county that becomes increasingly urbanised in proximity to Northampton, although the presence of major transport infrastructure is also a significant influence on otherwise tranquil landscapes further to the west and north.

4.2.13 The Nene rises in the Ironstone hills to the west of Northampton, and flows through an area of undulating farmland prior to joining its northern tributary arm at Weedon Bec. However, up to this point the river is a minor feature of a much broader landscape and, as such, is only recognised as a distinct landscape beyond its confluence with its northern tributary at Northampton.

4.2.14 Whilst not the actual source of the Nene, the broad gentle valley through which this northern tributary stream flows is a major component of the local landscape. The scale of the valley is disproportionate in comparison to the small watercourse, indicating that at some point a more substantial watercourse flowed through this area. The significant deposits of glaciofluvial sand and gravel within the valley are indicative of the action of glacial melt waters and explain the presence of this broad valley formation, which has been softened by millennia of erosion. The river channel is also bordered by relatively broad bands of alluvium that combine with Sands and Gravels, and limited areas of Boulder Clay, to effectively mask the underlying solid geology of siltstones with intermittent bands of the ironstone rich Marlstone Rock Formation. The alluvium forms a flat floodplain that broadens and narrows as the stream winds between the interlocking spurs of the valley slopes that have formed where smaller tributaries have eroded side valleys.

4.2.15 The broad valley is characterised by low lying farmland, typically arable farmland on drier areas and grassland closer to watercourses. Free draining and light textured soils associated with the glacial Sands and Gravels are particularly well suited to cultivation and, as such, arable predominates across these extensive deposits. In many instances, where arable land use extends to the river, hedgerows along the watercourse are not common and, indeed, elsewhere hedges around many arable fields are showing signs of decline. Away from the gravels, land use is mixed and shows no clear patterning although, to the west of Flore, permanent pasture is more predominant on the floodplain. Here, hedgerows are denser, although the network continues to show signs of decline. Woodland is not a characteristic feature of the upper valley, although linear belts are common alongside streams draining into the main channel and along transport infrastructure corridors.

4.2.16 Other woodlands tend to be associated with parkland such as at Brockhall Park, which appears to have been bisected by the course of the M1, mainline railway and canal. Alder and willow trees are also relatively common either as single specimens, or in groups along the main river channel.

4.2.17 Post 1950s hedgerow removal has been a significant influence on the valley landscape to the north of Flore, although the underlying fieldscapes throughout the landscape were created a century beforehand under Parliamentary Acts. Both large and medium sized fields are evident, although pockets of surviving Parliamentary and Pre-parliamentary patterns survive, particularly east of Flore. Transport infrastructure also serves to fragment the pattern of fields.

4.2.18 Despite the modern or fragmented character of the overall fieldscape, ancient sites contribute to local historic character. The Roman town of Bannaventa lies adjacent to the course of the Roman road, Watling Street. Deserted villages and ridge and furrow also represent significant historic landscape features, with visible remains at Muscott representing an interesting complex.

4.2.19 The canalscape of the Grand Union is also a significant component of the historic landscape and contains a number of interesting sites, with features dating from the Industrial Revolution onwards.

4.2.20 The valley is generally sparsely settled with occasional farms and houses sited on sloping land away from the floodplain. Downstream of Flore, however, significant settlement and built development is evident with settlements such as Upper and Nether Heyford and Kislingbury lying immediately adjacent to the floodplain and close to the course of the Nene. Bugbrooke Mill is a significant landmark and dominates the local skyline. The Watford Gap is a strategic corridor through the uplands and is represented by the northernmost section of the valley formation. Here, the landscape is dominated by a distinctive pattern of transport infrastructure. The major mainline railway, M1 motorway, A5 trunk road and canal routes follow a well-defined sequential and parallel pattern through a narrow gap within the adjacent hilly landscapes. The A5 marks the course of the Roman Road, Watling Street, and is evidence that this strategic corridor through the hills was identified by Roman engineers. Transport routes have a particularly significant influence on the landscape between Watford Gap Services and Flore. This section is also influenced by ancillary infrastructure features such as overhead pylons, locks, sluices, a service station and bridges. To the east of Flore, the Nene proper continues to flow through a distinctly rural landscape, and although this is crossed by the M1 corridor, the impact on the local landscape is relatively small although traffic noise does impinge on the otherwise rural character of the locality.

4.2.21 The Nene Valley Nature Improvement Area project has been established since April 2012.

4.2.22 The Nene Valley Nature Improvement area is re-creating and re-connecting natural areas along the Nene and its tributaries from Daventry to Peterborough (map link). Local organisations and individuals are working together to make a better place for nature.

4.2.23 The Nene Valley Nature Improvement Area (NIA) will deliver a step change in nature conservation, where local organisations and communities come together with a shared vision for the natural environment. We aim to create more and better-connected habitats over large areas in the Nene Valley, which provide the space for wildlife to thrive and adapt to climate change.

4.2.24 The Nene Valley NIA also helps people as well as wildlife – through enhancing a wide range of benefits that nature provide us, such as recreation opportunities, flood protection, cleaner water and carbon storage. By uniting local communities, landowners and businesses through a shared vision for a better future for people and wildlife, we hope the Nene Valley will become a place of inspiration that is loved by current and future generations.

4.2.25 Mature trees are particularly significant in the visual and environmental character of Flore, and remaining orchards have historical value as a remnant of a time in the relatively recent past when they formed a very significant part of the local economy.

F7 Protecting and enhancing local views, landscape character

Relates to Objective 5

F7.1 Those parts of the locally significant views identified on Map 3 that are visible from locations that are freely accessible to members of the general public (for example from a public footpath, right of way, roadside, or other publically accessible land) should be preserved and not significantly detracted from. Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies.

F7.2 Development proposals including associated tree planting should conserve important local landscape features such as cob walls, ridge and furrow fields, and wrought iron field and parkland railings. Mature and established trees within and around the village should be retained and incorporated into landscaping schemes.

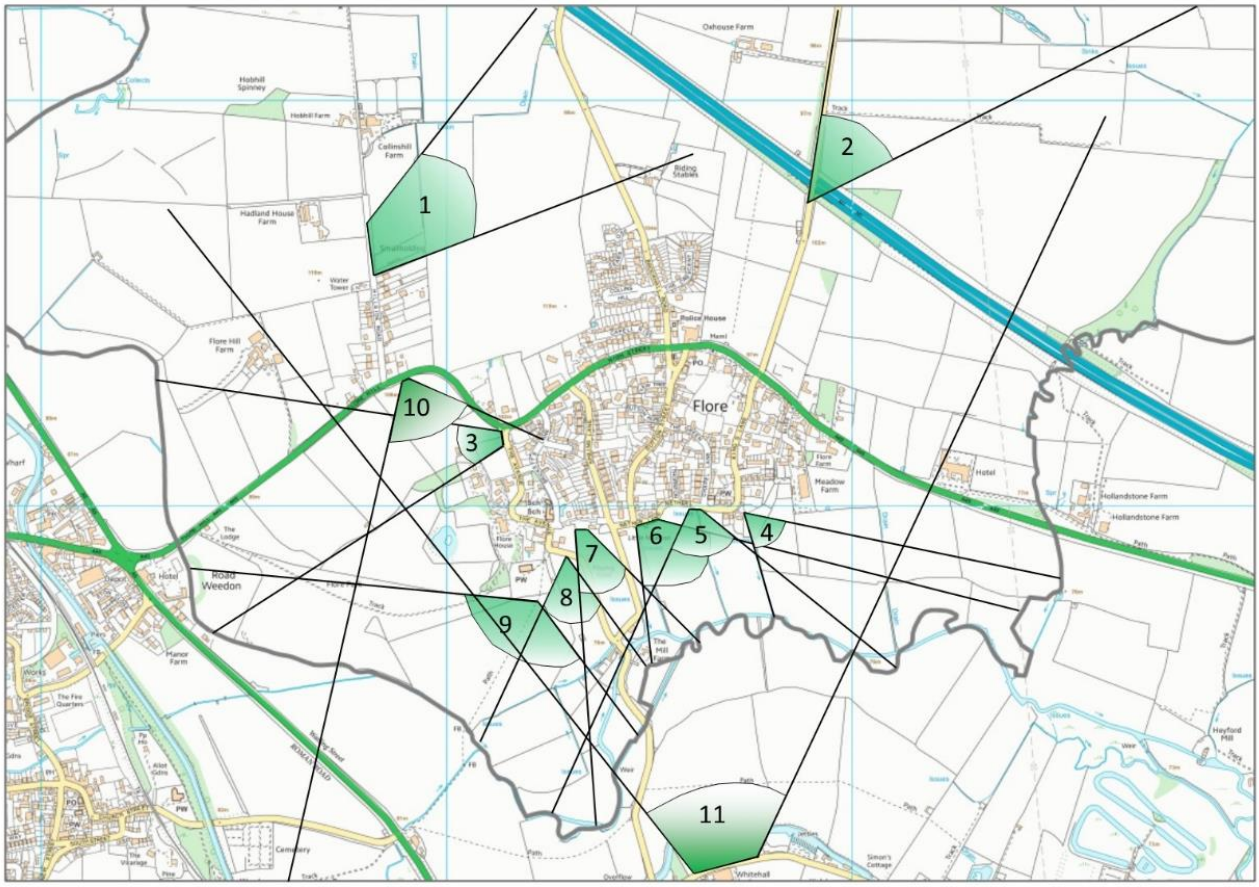
F7.3 Local habitats and wildlife corridors should be preserved and enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management.

F7.4 The planting of Ash trees is discouraged in schemes to avoid problems associated with “Ash Dieback”. New linear plantings of Alder and Willow trees are encouraged along water courses. When constructing residential property boundaries native species should be used and the establishment of new native hedges is encouraged to support and protect wildlife.

F7.5 Developments will be required to design and deliver high quality green infrastructure, informed by the West Northamptonshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high quality experience of nature and heritage.

F7.6 The Nene Valley Nature Improvement Area should be preserved and enhanced.

Map 3 – Protected Views (see Pages 30-31 for photographs)



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Protected Views

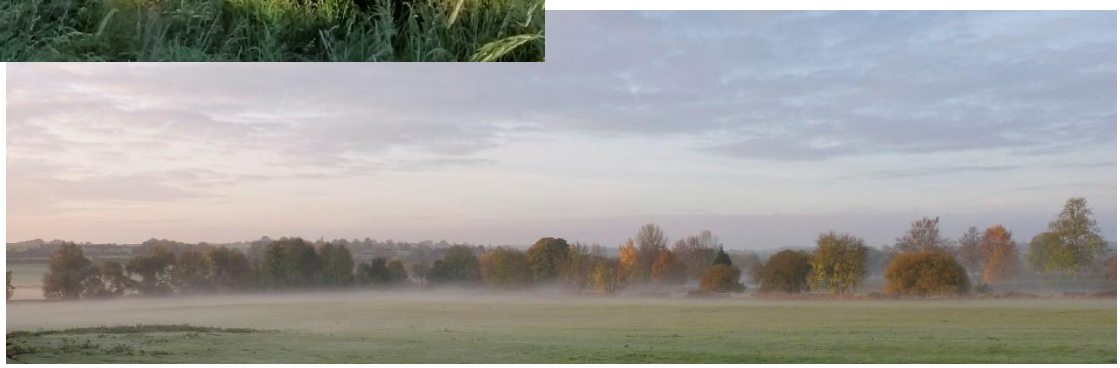
1 North East from Hillside Road
2 North East from Brington Road

3 West from The Avenue

4 East from Nether Lane

5 South from Nether Lane/ Chapel Lane

6 South West from Nether Lane/Sutton Street



7 South from the playing field

8 South from Phantoms Close Allotments

9 South west from the church

10 South east towards The Avenue

11 North from the canal

F8 Water management and surface water run-off

Relates to Objective 3

F8.1 The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.

F8.2 Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.

F8.3 Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

F8.4 Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.

F8.5 Surface water will not be permitted to discharge to the foul sewerage network.

4.3 Community Facilities and Open Spaces

4.3.1 Flore has a network of footpaths and open spaces, linking facilities around the village, open countryside and long distance footpaths. The survey showed that whilst walking (85%) and gardening/allotments (70%) were clearly important, villagers undertook a wide variety of recreational activities, with many participating in multiple activities.

4.3.2 On the question of new facilities 30% thought that new facilities were desired and 39% said not. Of the respondents who agreed that new facilities were required, the common themes for new facilities were:

- A children's play area in the north of the village.
- Tennis court facilities.
- Improved cricket and football facilities.
- All-weather 5 a-side pitch.
- Boules pitch.
- Swimming pool.
- Multi-function outdoor court.

4.3.3 In terms of protecting the existing green spaces within the village 96% considered this to be a priority.

4.3.4 The National Planning Policy Framework (NPPF) advises at paragraph 76 that "local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances".

4.3.5 Paragraph 77 of the NPPF advises that "the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land."

4.3.6 The table below sets out how each of the proposed protected local green spaces meet these criteria:

Name of Green Space	**Distance from Community**	**Special Qualities/Local Significance**	**Extensive Tract of land**
1. High Street Verges (various sizes)	Village Centre and periphery	These verges contain the war memorial and commonwealth flag display and together are a landmark feature of the village.	No
2. Ram Bank (0.05 Ha)	Village Centre	Ancient open spaces making significant contributions to the character of the village.	No
3. Russell Bank (0.08 Ha)	Village Centre	Ancient open spaces making significant contributions to the character of the village.	No
4. Town Yard (0.01 Ha)	Village Centre	Ancient open spaces making significant contributions to the character of the village. Contains site of village well.	No
5. Last remaining orchard (0.18Ha)	Village Centre	This is of visual and historical significance in a village that was famous for its orchards until well into the last century.	No

6. Collins Hill (0.34 Ha)	Village Centre	A recreational area. A good example of 1950s housing estate providing shared open space for residents and their children.	No
7. Brodie Lodge Playing Field (2.10 Ha)	Southern edge of village	Important village amenity of recreational value.	No
8. Old Village Green (0.07 Ha)	Village Centre	Of historical importance and is of visual significance in its location.	No
9. Other village verges (e.g. Bricketts Lane, Spring Lane, Brockhall Rd, The Avenue (various sizes)	Village Centre	These verges are a landmark feature of the village.	No

F9 Protection of local green spaces

Relates to Objective 4

F9.1 The following local green spaces (identified on Map 2, Flore Proposals Map and individual maps in Section 6) with accompanying photos are designated in accordance with paragraphs 76 and 77 of the NPPF and are also shown in the Flore Village Design Statement:

1. High Street Verges
2. Ram Bank
3. Russell Bank
4. Town Yard
5. Last remaining ancient orchard
6. Collins Hill
7. Brodie Lodge Playing Field
8. Old Village Green
9. Other village verges (Bricketts Lane, Spring Lane, Brockhall Road, The Avenue)

F9.2 New development which impacts adversely on the function, openness and permanence of these sites will not be permitted unless in very special circumstances.

Green Spaces

1. The High Street and War Memorial

2. Ram Bank

3. Russell Bank

4. Town Yard

5. Last remaining orchard

6. Collins Hill

7. The Playing Field

8.The Old Village Green

9. Examples of other village verges – Bricketts Lane, Brockhall Road, The Avenue

F10 Protection of local community facilities

Relates to Objective 9

F10.1 There will be a presumption in favour of the protection of existing facilities. The change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children's day nurseries), unless one of the following can be demonstrated:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking.
2. Satisfactory evidence is produced that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.

F10.2 The facilities are listed as follows

Brodie Lodge Playing Field and pavilion	White Hart public house
Millennium Hall	Chapel schoolroom
Scout Hut	Petrol filling station/garage
Village Shop/Post Office	Flore C of E Primary School
Chapel	Church of All Saints
Phantoms Close Allotments	Flore Day Nursery

4.3.7 With regard to Community Infrastructure Levy and other developer contributions, there were many responses which have been incorporated into the following policies.

4.3.8 It is expected that it will be the responsibility of other statutory bodies and agencies to pay for the facilities required in the discharge of their functions, such as Northamptonshire County Council in respect of education, waste and transportation functions.

F11 Community facilities and community infrastructure levy

Relates to Objectives 6, 7 and 8

F11.1 Subject to viability considerations, schemes for new development will be required to support proposals for improved community facilities and infrastructure in the Parish. Priority will be given by the Parish Council for funds that they receive through C.I.L. to the following proposals:

1. New linear village green facilities.
2. Improvements to Millennium Hall
3. Children's play-space to the north of the village.

4.3.9 The High Street is the heart of the village and both ties and divides the north and south areas of the community. The ambition of the Flore Plan is that, following the construction of the Daventry Link Road, the High Street between Bliss Lane and Bricketts Lane will become a linear village green, taking advantage of the wide verges: future developments fronting this area should contribute to the provision of a continuous shared space. At the February consultation day many villagers were enthused about the opportunity to create this new village green.

F12 The new linear village green

Relates to Objective 6

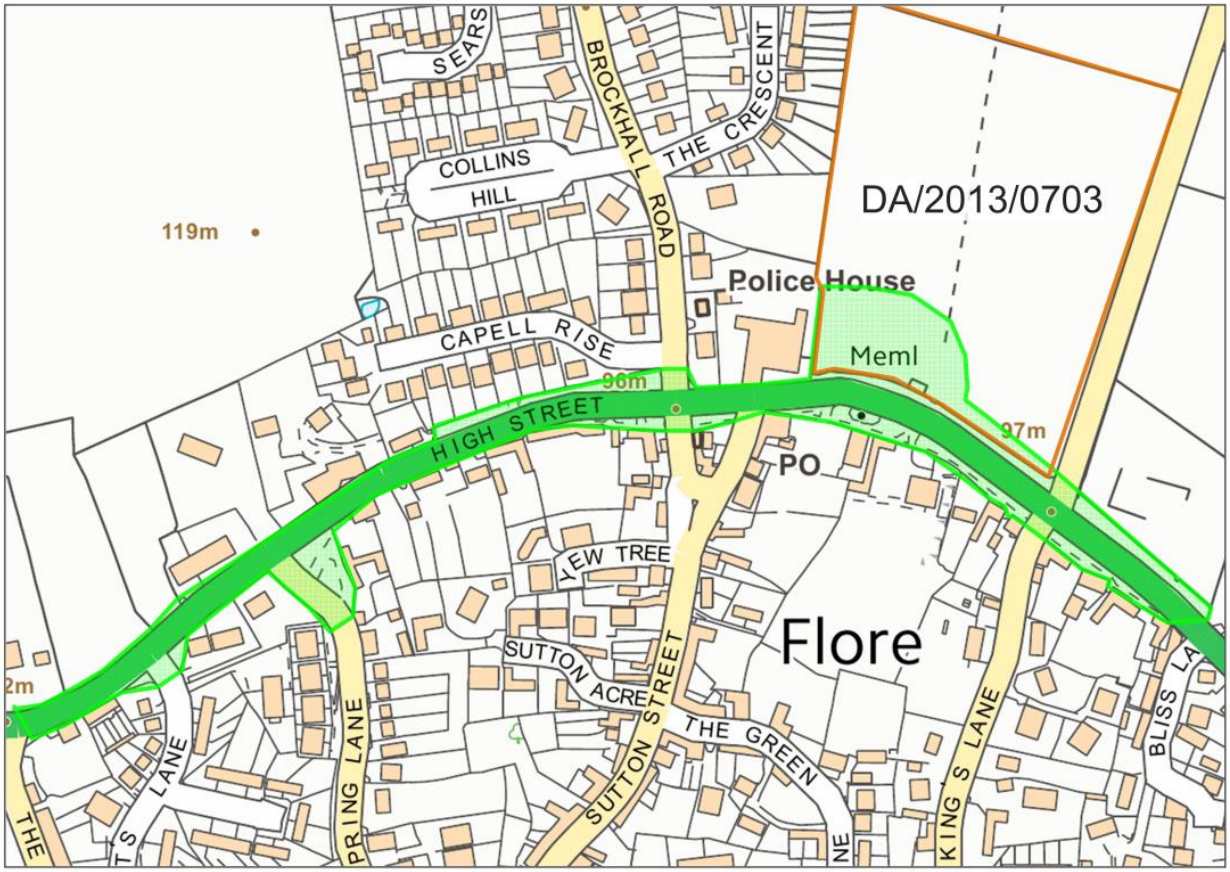
F12.1 Following the construction of the Daventry Development Link Road, the Flore Neighbourhood Development Plan will support the creation of a new linear village green identified on Map 4. The following principles apply to developments which front onto the High Street:

1. Schemes should ensure that buildings on or near that boundary have their principal elevation facing the High Street and have sufficient mass and scale in relation to the width of the highway.

2. On these sites any balancing ponds should be used to provide an extension to the proposed linear village green and dwellings should have their principal elevation facing this area.

3. These developments should support environmental improvements including traffic calming, on-street parking and landscaping to the village centre. The impact of the works on the historic core of the village will be considered and hard and soft landscaping proposals will be designed sensitively to enhance the centre of the village.

Map 4 – Linear village green area



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4.4 Transport and Communications

4.4.1 The results of the Questionnaire Survey showed that 37% of respondents used the bus services and considered that improvements to these services were required, particularly in the evening. In addition, there was a view that there was a need for dedicated cycle lanes, traffic calming and speed restrictions within Flore village.

4.4.2 The NPPF states at Paragraph 29 that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. It also states at paragraph 30, that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

4.4.3 The Daventry Local Plan 1997 supports the provision of public transport services, and improvements to footpaths and cycleways.

4.4.4 Policy C5 of the West Northamptonshire Core Strategy states that connections within urban areas, between neighbourhoods and town and district centres, or the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:

- improvements to the strategic and local bus networks including upgrades to local interchanges, service frequency, reliability and quality;
- personalised travel planning and voluntary travel plans;
- improvements to cycling networks and cycle parking;
- securing and enhancing urban and rural walking networks;
- sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and enhancing the network where gaps presently exist; and
- promoting park and ride facilities for Northampton.

4.4.5 The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village.

F13 Traffic management and transport improvements

Relates to Objectives 10 and 11

F13.1 Schemes for development proposals that will result in improvements in road safety and traffic management and the provision of/improvements to public transport built infrastructure will be fully supported.

F13.2 Subject to viability considerations Developer contributions will be sought towards the following within the Parish:

- Highway improvement schemes to promote the safety of pedestrians and cycle users.
- Traffic calming measures, pedestrian priority schemes and reduction in traffic speeds on routes through the village centre.
- Increasing public and community transport to and from the village.

F14 Footpaths/cycleways/ connectivity

Relates to Objective 10

F14.1 Proposals for the enhancement and improvement of the existing footpath/cycleway network within the designated neighbourhood area will be supported.

F14.2 Proposals for improved linkages and accessibility within Flore and to the areas beyond will be supported.

F14.3 Subject to viability, proposals for new development schemes should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

1. Enhanced public access and appropriate signage from residential areas.

2. Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as the provision of new areas of woodland, orchards using traditional fruit varieties and new hedgerows.

3. Enhancements should be designed to be sensitive to the historic environment. Tree planting should be avoided in areas of ridge and furrow.

4.5. Employment

4.5.1 The questionnaire results indicate that generally there wasn't considered to be a need identified for future business premises within Flore but there was a need for employment opportunities, particularly for younger people. If more premises were to be provided the consensus of opinion was for reuse or conversion of buildings throughout the parish as opposed to new buildings.

4.5.2 Regarding the type and size of premises, the preference was for small starter office or light industrial units with creative workshops also being identified (craft centres).

4.5.3 Policies CM11, 12, 13 and 14 of the Daventry Local Plan support employment development within restricted infill villages provided it is within the confines of the village, is of an appropriate scale, does not impact on the landscape character and where appropriate re-uses existing buildings.

4.5.4 The Parish Council consider it important to support existing local employment in the village of Flore and also encourage new employment opportunities that are of a scale appropriate to the village.

F15 Supporting existing local employment

Relates to Objective 9

The loss of existing employment premises will only be supported when:

1. The employment premises have been empty for over 12 months and during that time actively marketed without securing a viable alternative employment use or equivalent,

   or

   better provision is made elsewhere within the parish to replace the proposed loss of local employment space.

F16 New local employment opportunities

Relates to Objective 9

Development proposals resulting in new local employment, including in rural enterprises and live/work facilities, will be supported where:

1. They utilise brownfield sites or existing buildings, or demonstrate such suitable sites or premises are unavailable in which case they should not use the best or most versatile agricultural land or lead to the loss of green infrastructure of acknowledged importance;

2. They are of a scale that does not have a significant adverse impact on their landscape setting, or on residential amenity, and they demonstrate satisfactory traffic access arrangements

5 Next Steps

5.1 Following the six-week consultation in accordance with Regulation 14, the Neighbourhood Development Plan was revised to take account of responses received during this consultation.

5.2 The Neighbourhood Development Plan was submitted to Daventry District Council, together with the supporting documentation in September 2015. A further consultation was carried out by Daventry District Council for 6 weeks.

5.3 The Neighbourhood Development Plan was subject to an Independent Examination by a jointly appointed Examiner, who was satisfied that the Neighbourhood Plan met the basic conditions of the legislation.

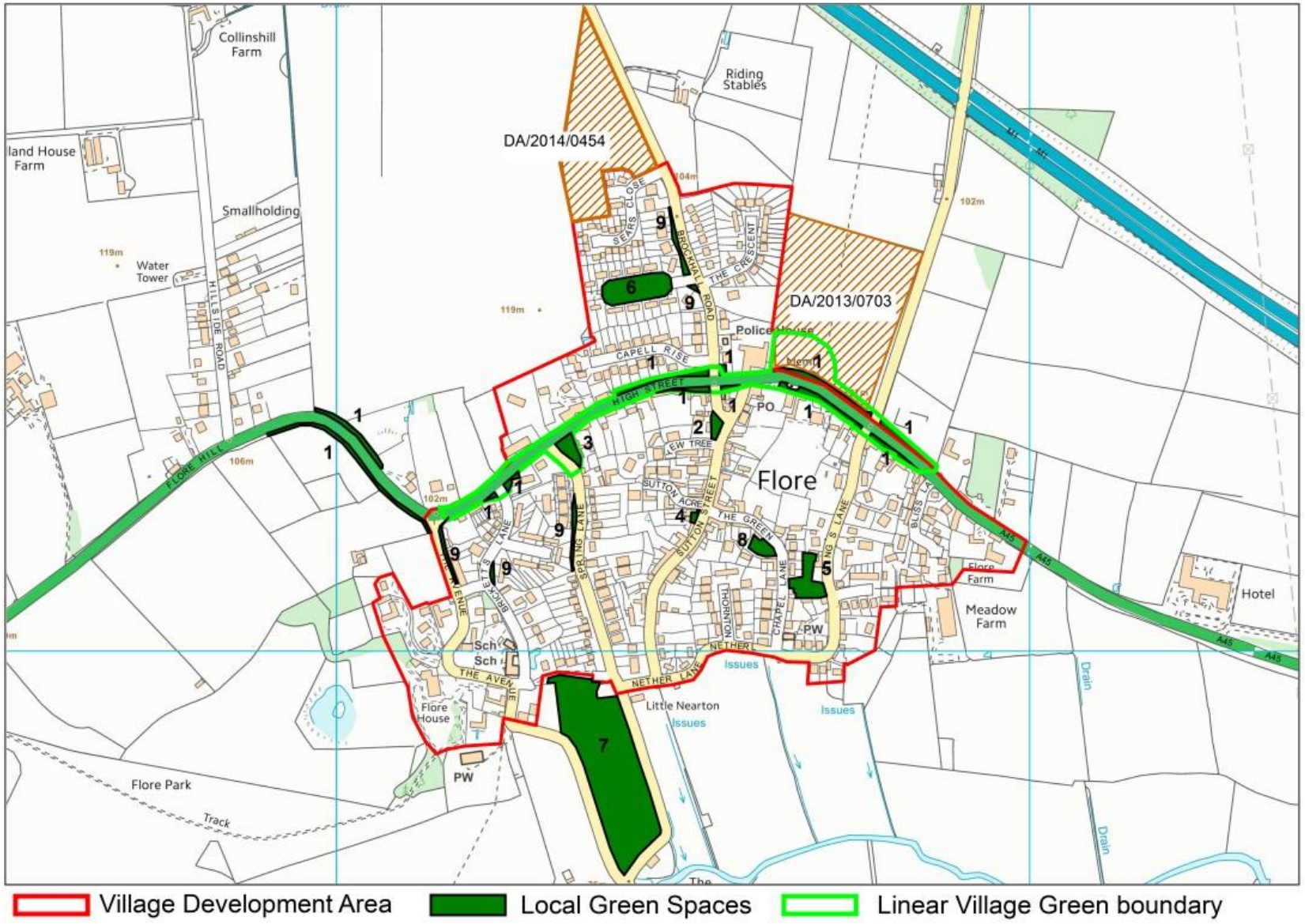
1.4 The Examiner recommended further changes, which have now been made and this Plan will be subject to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register who vote in the referendum will be required before the District Council "make" the Plan a part of the Development Framework for the area. The Neighbourhood Development Plan will then be used to help determine planning decisions in the Parish alongside Local and National Planning Policies.

Examples of listed buildings

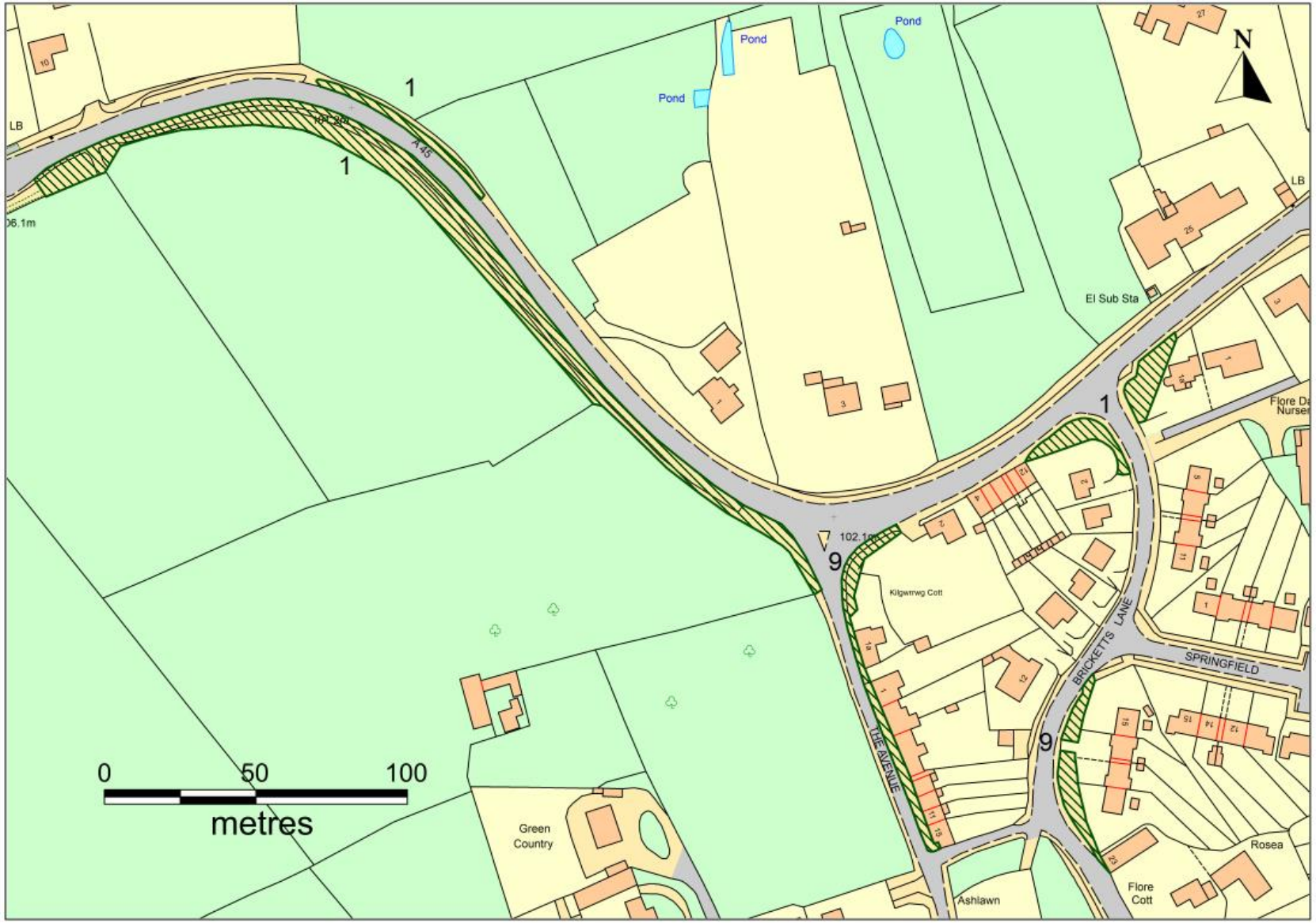
High Street

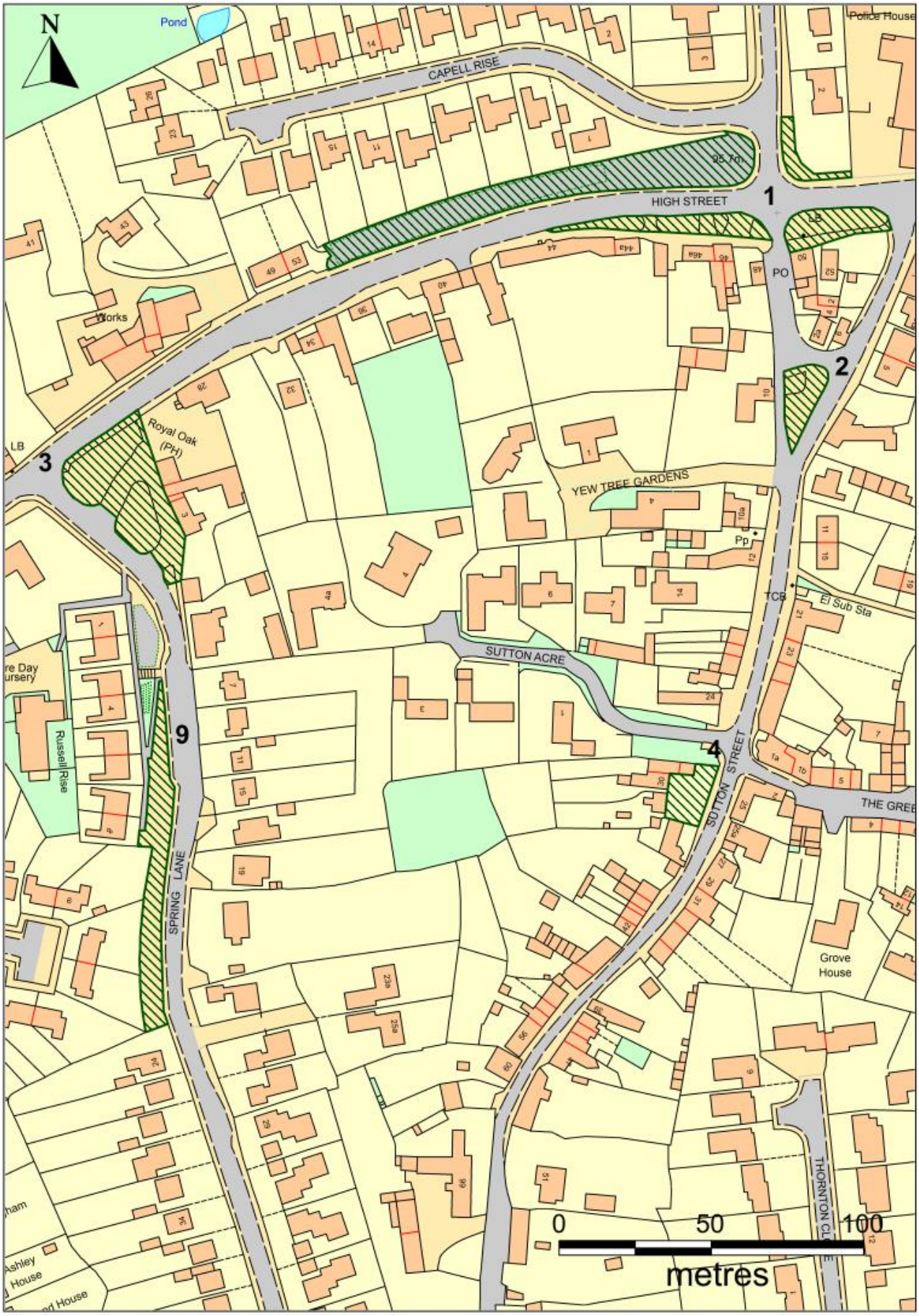
Kings Lane

6 Neighbourhood Development Plan Proposals Map

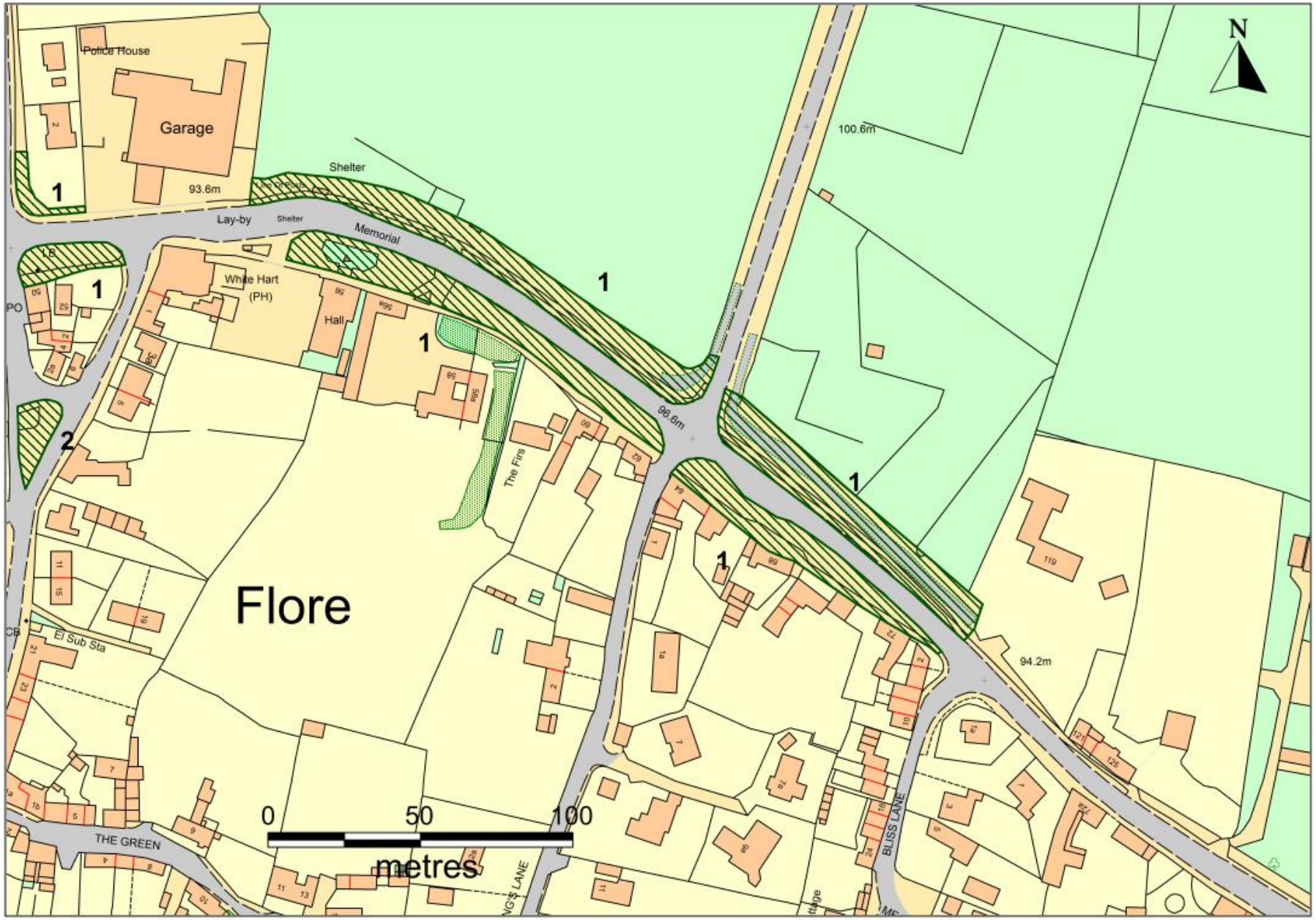


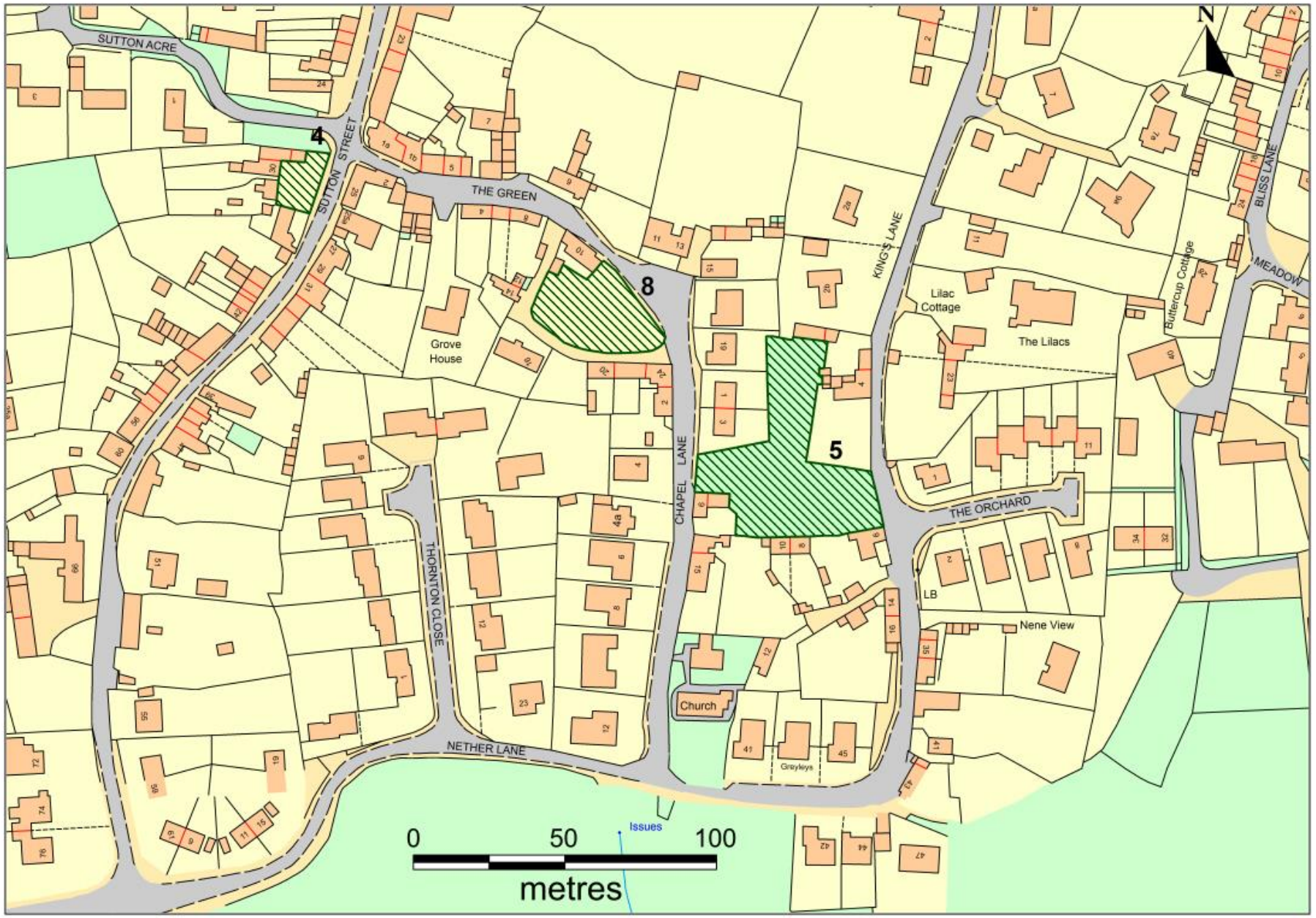
Local Green Spaces Maps

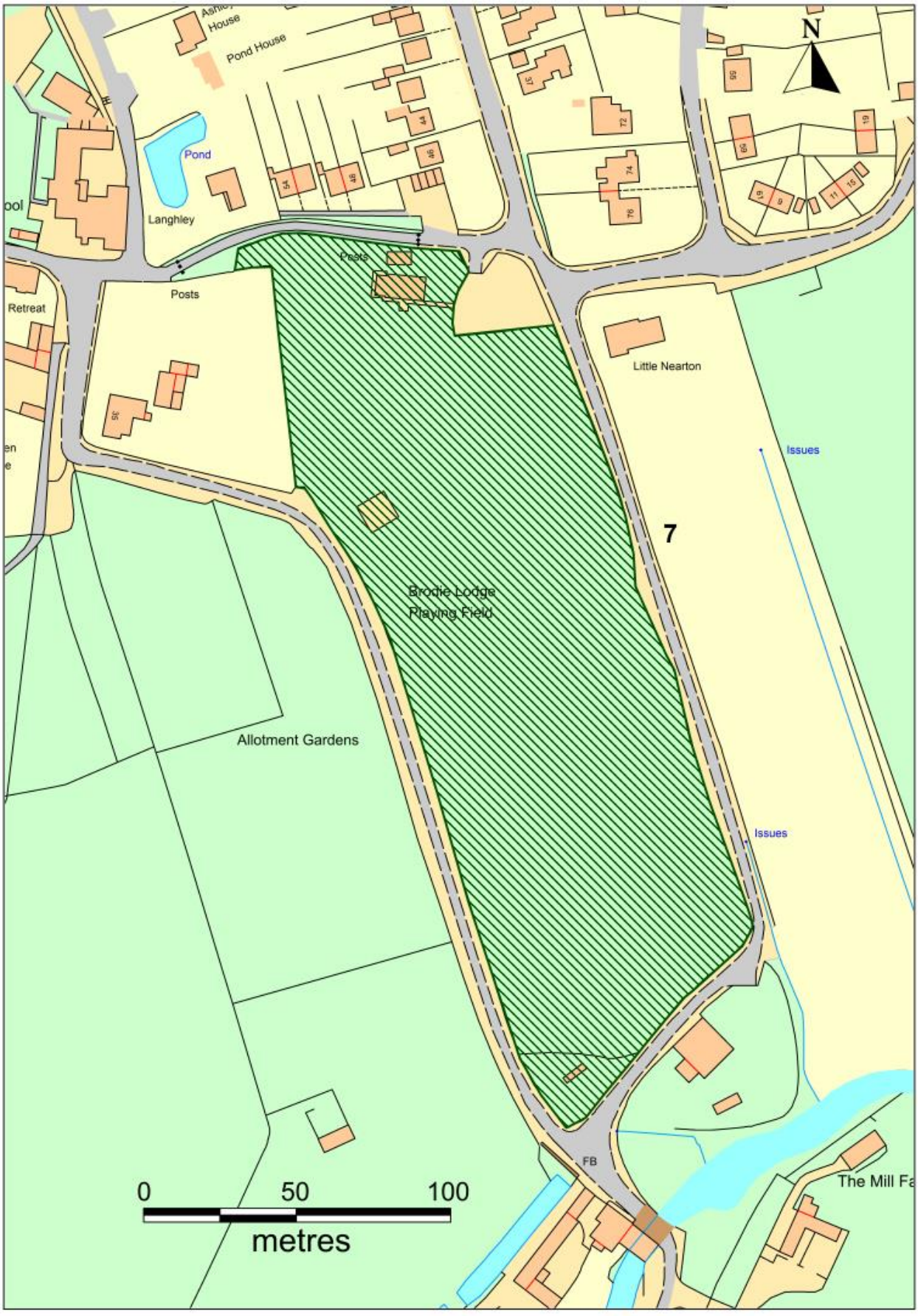



N
Pond
CAPELL RISE
Police House
95.7m
HIGH STREET
1
PO
2
Works
Royal Oak (PH)
LB
3
YEW TREE GARDENS
Pp
TCB
El Sub Sta
SUTTON ACRE
9
4
SUTTON STREET
THE GREE
Russell Rise
SPRING LANE
Grove House
THORNTON CL
0
50
100
metres

N
MUSCOTT CL
SEARS CLOSE
103.9m
9
6
9
BROCKHALL ROAD
THE CRESCENT
COLLINS HILL
El Sub Sta
Police House
CAPELL RISE
Pond
0
50
100
metres


Police House
Garage
93.6m
Shelter
Lay-by
Shelter
Memorial
White Hart
(PH)
Hall
The Firs
98.6m
100.6m
94.2m
Flore
El Sub Sta
THE GREEN
BLISS LANE
0
50
100
metres
N


SUTTON ACRE
SUTTON STREET
THE GREEN
KING'S LANE
BLISS LANE
MEADOW
CHAPEL LANE
THORNTON CLOSE
THE ORCHARD
NETHER LANE
4
8
5
Grove House
Lilac Cottage
The Lilacs
Buttercup Cottage
LB
Nene View
Church
Greyleys
N
0
50
100
metres
Issues


N
Ashley House
Pond House
Pond
Langhley
Posts
Posts
Retreat
Little Nearton
Issues
7
Brodie Lodge Playing Field
Allotment Gardens
Issues
FB
The Mill Fa
0
50
100
metres

Appendix A – Listed Buildings in Flore

Title	Type	Location	Grade
7, THE GREEN	Listing	7, THE GREEN, Flore, Northampton.	II
LIVING STONES	Listing	LIVING STONES, THE AVENUE, Flore, Northamptonshire	II
1,3 AND 5 THE AVENUE	Listing	1, 3 AND 5, THE AVENUE, Flore, Daventry, Northamptonshire	II
THE OLD BAKEHOUSE AND ATTACHED OUTBUILDING RANGE	Listing	THE OLD BAKEHOUSE AND ATTACHED OUTBUILDING RANGE, 12, SUTTON STREET, Flore, Daventry, Northamptonshire	II
THE STONE HOUSE	Listing	THE STONE HOUSE, 44, SUTTON STREET, Flore, Daventry, Northamptonshire	II
THE CROFT	Listing	THE CROFT, 23, KINGS LANE, Flore, Daventry, Northamptonshire	II
THE HOLLIES	Listing	THE HOLLIES, 4, KINGS LANE, Flore, Daventry, Northamptonshire	II
BLENHEIM COTTAGE	Listing	BLENHEIM COTTAGE, HIGH STREET, Flore, Daventry, Northamptonshire	II
No name for this Entry	Listing	44, HIGH STREET, Flore, Daventry, Northamptonshire	II
YEW TREE COTTAGE	Listing	YEW TREE COTTAGE, 48, HIGH STREET, Flore, Daventry, Northamptonshire	II
THE OLD HOUSE	Listing	THE OLD HOUSE, 121 AND 123, HIGH STREET, Flore, Daventry, Northamptonshire	II
CHURCH OF ALL SAINTS	Listing	CHURCH OF ALL SAINTS, Flore, Daventry, Northamptonshire	II*
23 BRICKETTS LANE	Listing	23, BRICKETTS LANE, Flore, Daventry, Northamptonshire	II
ADAMS COTTAGE	Listing	ADAMS COTTAGE, 10, KINGS LANE/8 KINGS LANE, Flore, Daventry, Northamptonshire	II
THE OLD BAKERS ARMS	Listing	THE OLD BAKERS ARMS, 16, KINGS LANE, Flore, Daventry, Northamptonshire	II

RUSSELL HOUSE	Listing	RUSSELL HOUSE, 3, SPRING LANE, Flore, Daventry, Northamptonshire	II
THE WHITE COTTAGE	Listing	THE WHITE COTTAGE, 7, SUTTON STREET, Flore, Daventry, Northamptonshire	II
25, SUTTON STREET	Listing	25, SUTTON STREET, Flore, Daventry, Northamptonshire	II
31,33,35 AND 37 SUTTON STREET	Listing	31, 33, 35 AND 37, SUTTON STREET, Flore, Daventry, Northamptonshire	II
GREENACRE	Listing	GREENACRE, 53, SUTTON STREET, Flore, Daventry, Northamptonshire	II
COB BOUNDARY WALL TO SOUTH OF NUMBER 24	Listing	COB BOUNDARY WALL TO SOUTH OF NUMBER 24, SUTTON STREET, Flore, Daventry, Northamptonshire	II
BARN IN GLEBE FIELD	Listing	BARN IN GLEBE FIELD, THE AVENUE, Flore, Daventry, Northamptonshire	II
CAPELL HOUSE	Listing	CAPELL HOUSE, 9, THE GREEN, Flore, Daventry, Northamptonshire	II
OLDWAYS	Listing	OLDWAYS, 15, THE GREEN, Flore, Daventry, Northamptonshire	II
MEADOW FARMHOUSE	Listing	MEADOW FARMHOUSE, BLISS LANE, Flore, Daventry, Northamptonshire	II
THE ROYAL OAK PUBLIC HOUSE AND ATTACHED STABLE	Listing	THE ROYAL OAK PUBLIC HOUSE AND ATTACHED STABLE, HIGH STREET, Flore, Daventry, Northamptonshire	II
40 HIGH STREET	Listing	40, HIGH STREET, Flore, Daventry, Northamptonshire	II
WAR MEMORIAL	Listing	WAR MEMORIAL, HIGH STREET, Flore, Daventry, Northamptonshire	II
ORCHARD HOUSE	Listing	ORCHARD HOUSE, 70, HIGH STREET, Flore, Daventry, Northamptonshire	II
MARSH COTTAGE	Listing	MARSH COTTAGE, KINGS LANE, Flore, Daventry, Northamptonshire	II
FLORE MANOR	Listing	FLORE MANOR, KINGS LANE, Flore, Daventry, Northamptonshire	II

46A, HIGH STREET	Listing	46A, HIGH STREET, Flore, Daventry, Northamptonshire	II
FAIRVIEW HOUSE	Listing	FAIRVIEW HOUSE, HIGH STREET, Flore, Daventry, Northamptonshire	II
FLORE FARMHOUSE	Listing	FLORE FARMHOUSE, HIGH STREET, Flore, Daventry, Northamptonshire	II
THREE CORNERS	Listing	THREE CORNERS, 49 SUTTON STREET, Flore, Daventry, Northamptonshire	II
NUMBER 24 AND ATTACHED BARN	Listing	NUMBER 24 AND ATTACHED BARN, SUTTON STREET, Flore, Daventry, Northamptonshire	II
ROCK SPRINGS	Listing	ROCK SPRINGS, 66, SUTTON STREET, Flore, Daventry, Northamptonshire	II
FLORE HOUSE	Listing	FLORE HOUSE, THE AVENUE, Flore, Daventry, Northamptonshire	II
CHURCH OF ALL SAINTS, GROUP OF 2 CHEST TOMBS AND A HEADSTONE APPROXIMATELY 5 METRES SOUTH OF SOUTH PORCH	Listing	CHURCH OF ALL SAINTS, GROUP OF 2 CHEST TOMBS AND A HEADSTONE APPROXIMATELY 5 METRES SOUTH OF SOUTH PORCH, Flore, Daventry, Northamptonshire	II
CHURCH HALL (FORMER UNITED REFORM CHURCH) (Chapel Schoolroom)	Listing	CHURCH HALL (FORMER UNITED REFORM CHURCH), CHAPEL LANE, Flore, Daventry, Northamptonshire	II
THE OLD MANOR	Listing	THE OLD MANOR, Flore, Daventry, Northamptonshire	II
FLORE GRANGE	Listing	FLORE GRANGE, HIGH STREET, Flore, Daventry, Northamptonshire	II
72, HIGH STREET	Listing	72, HIGH STREET, Flore, Daventry, Northamptonshire	II
OAK COTTAGE	Listing	OAK COTTAGE, 20, THE GREEN, Flore, Daventry, Northamptonshire	II
THE OLD BAKEHOUSE	Listing	THE OLD BAKEHOUSE, 11 AND 13, THE GREEN, Flore, Daventry, Northamptonshire	II

Appendix B – Planning Policy Framework

National Planning Policy Framework (NPPF)[3]

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- ***an economic role*** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ***a social role*** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ***an environmental role*** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. ***Building a strong, competitive economy***.
2. ***Ensuring the vitality of town centres***
3. ***Supporting a prosperous rural economy***
4. ***Promoting sustainable transport***
5. ***Supporting high quality communications infrastructure***
6. ***Delivering a wide choice of high quality homes***
7. ***Requiring Good Design***
8. ***Promoting healthy communities***
10. ***Meeting the challenge of climate change, flooding and coastal change***
11. ***Conserving and enhancing the natural environment***
12. ***Conserving and enhancing the historic environment***
13. ***Facilitating the sustainable use of minerals***

Plan-making
Neighbourhood plans
Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

[3] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation."

West Northamptonshire Joint Core Strategy Local Plan Part 1 to 2029[4]

Spatial Strategy

The joint core strategy vision
Our rural areas will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape. The countryside will support a diverse rural economy including leisure and tourism through its waterways, country houses, parks and woodlands.

Policy SA – Presumption in favour of sustainable development
Policy S1 – The distribution of development
Policy S3 – Scale and distribution of housing development
Policy S6 – Phasing of housing development
Policy S7 – Provision of jobs
Policy S10 – Sustainable development principles
Policy S11 – Renewable energy

West Northamptonshire wide policies:
Connections
Policy C1 - Changing behaviour and achieving modal shift
Policy C3 - Strategic connections
Policy C4 - Connecting urban areas
Policy C5 - Enhancing local and neighbourhood connections

Regenerating and developing communities
Policy RC2 – Community needs

Economic Advantage
Policy E1 – Existing employment areas
Policy E7 – Tourism, visitor and cultural industries

[4] http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=252755#252755

Housing
Policy H1 – Housing density and mix and type of dwellings
Policy H2 – Affordable housing
Policy H3 – Rural exception sites
Policy H4 – Specialised accommodation
Policy H5 – Sustainable housing
Policy H6 – Managing the existing housing stock
Policy H7 – Gypsies, travellers and travelling showpeople

Built and natural environment
Policy BN1– Green infrastructure connections
Policy BN2 – Biodiversity
Policy BN3 – Woodland enhancement and creation
Policy BN5 – The historic environment
Policy BN7 –Flood risk
Policy BN8 – The River Nene strategic river corridor

Infrastructure and delivery
Policy INF1 – Approach to infrastructure delivery
Policy INF2 – Contributions to infrastructure requirements

Places policies:
Rural areas
Policy R1 – Spatial strategy for the rural areas
Policy R2 – Rural economy
Policy R3 – A transport strategy for the rural areas

Daventry District Local Plan 1997 Saved Policies[5]

General
Policy GN1
Policy GN2
Policy GN3

Environmental
Policy EN1
Policy EN2
Policy EN8
Policy EN10
Policy EN11
Policy EN14
Policy EN18
Policy EN19
Policy EN20
Policy EN21
Policy EN38
Policy EN42

Housing
Policy HS10
Policy HS11
Policy HS22
Policy HS24

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

Policy HS25
Policy HS26
Policy HS 27

Industrial and Commercial
Policy EM11,
Policy EM12
Policy EM13
Policy EM14
Policy EM16

Retail
Policy RT8
Policy RT9

Communications
Policy CM7
Policy CM8
Tourism
Policy TM2

Recreation and Community
Policy RC1
Policy RC12

Daventry Settlements and Countryside Local Plan[6]
Work on this plan is ongoing. However, it is not at a stage to include any policies.

[6] http://www.daventrydc.gov.uk/living/planning-policy/

Glossary of Terms

Term	Meaning
A	
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime, but is subject to other rent controls.
B	
Backland Development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Action Plan (BAP)	Local BAPs identify national and local targets for species and habitats conservation and actions.
Brownfield Land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.
C	
Carbon footprint	A measure of the impact human activities has on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.
Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (C.I.L)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.
D	
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (C.I.L)
E	
Employment land	Land used for office, industrial and warehousing purposes.

Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
F	
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
G	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.
Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
Gypsies and Travellers	When used in combination this means persons of a nomadic habit of life whatever their race or origin, including such persons who, on the grounds only of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
H	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.

Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing trajectory	This identifies how much potential housing can be provided and at what point in the future.
Informal open space	Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
L	
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. See http://www.lifetimehomes.org.uk/
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
M	
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
N	
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Flore Parish Council has produced the Neighbourhood Development Plan.
Neighbourhood (Development) Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
O	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer

	important opportunities for sport and recreation and can act as a visual amenity.
P	
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.
R	
Registered social housing providers	Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
S	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build homes and cohousing schemes.	Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds their own home on that plot. Co-housing schemes comprise intentional communities. They are created and run by their residents.
Sequential test	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Social rented housing	Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.
Soundness	Legislation does not define the term 'sound', however, the Planning Inspectorate consider it in the context of its ordinary meaning 'showing good judgement' and 'able to be trusted', and within the context of fulfilling the expectations of legislation.
Stakeholders	Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the

	results of the consultation into account during the preparation process, before the plan or programme is adopted.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.
Sustainability Appraisal (SA)	The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.
T	
Town Centre Uses	Retail, leisure and commercial uses.
Travellers	When used on its own and for the purposes of planning policy 'travellers' means 'gypsies and travellers' and 'travelling showpeople' (see specific definitions for each of these).
Travelling showpeople	Members of groups organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers (see specific definition for these).
Traveller Sites	Sites either for settled occupation, temporary stopping places, or transit sites for people of a nomadic way of life, such as Travellers.
U	
W	
Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Z	
Zero Carbon Development	Development that achieves zero net carbon