

# Warmington Neighbourhood Plan

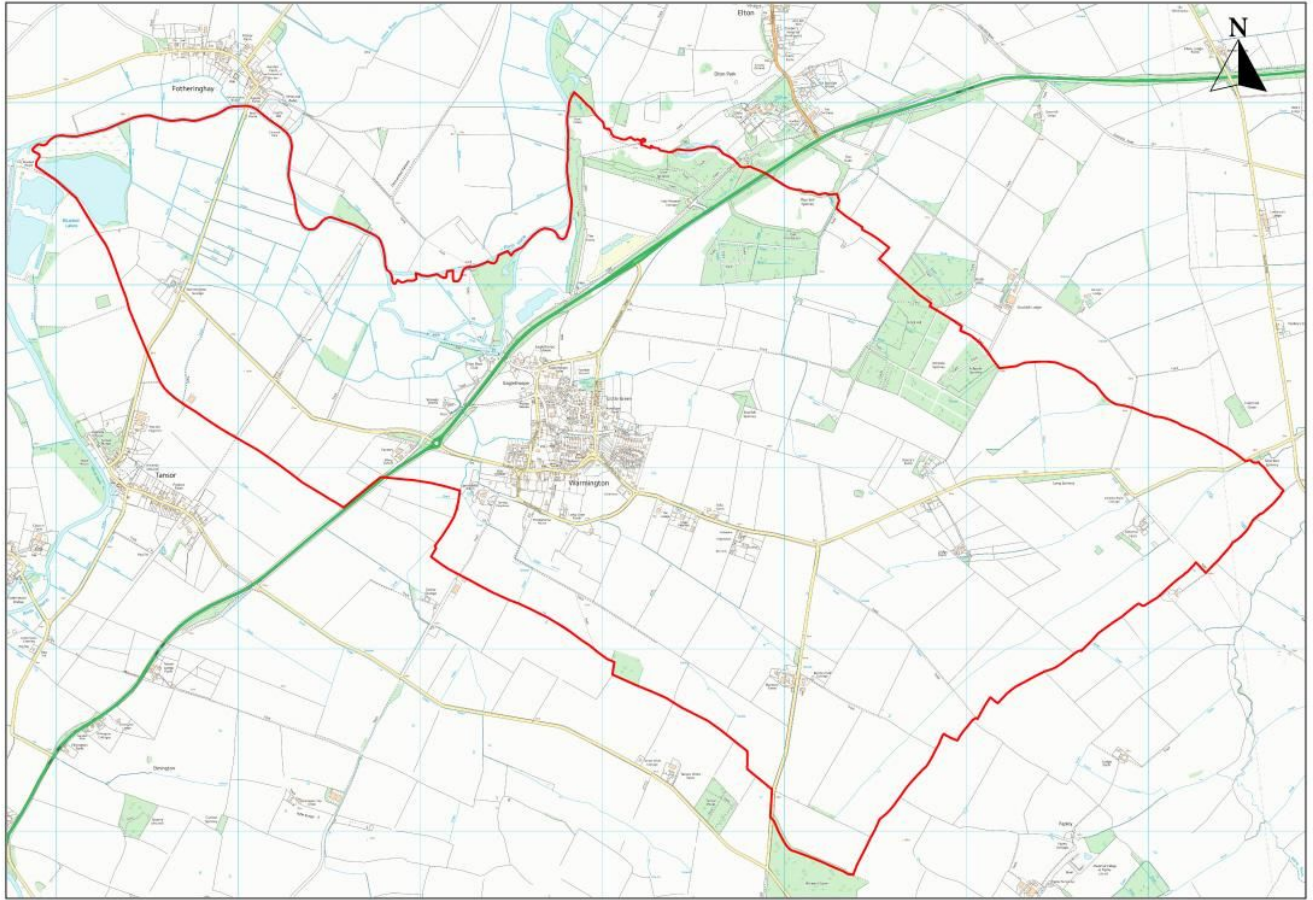


Made by resolution of East Northamptonshire Council on  
17th December 2019

## **NOTE**

At the time of drafting this Plan, the reorganisation of local government across Northamptonshire in to Unitary Councils was being consulted upon. The references throughout this Plan and supporting documents to Northants County Council and East Northants Council and other Districts across Northamptonshire, should be deemed as referring to the relevant North Northants Unitary Council or West Northants Unitary Council where appropriate and as required.

## Map I - Warmington Designated Neighbourhood Area



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# 1. Introduction



The parish of Warmington lies in the Nene Valley, in north-east Northamptonshire.

- 1.1. Development in Warmington is managed by the Local Planning Authority using policies laid out in the Local Plan. These policies are locally focussed implementations of strategic policies from the adopted Local Plan (North Northamptonshire Joint Core Strategy 2011-2031) and national policies. This Warmington Neighbourhood Plan (WNP) sets out policies that reflect the local identity of Warmington and its community. Once approved the Planning Authority must use these policies when considering proposals for development in Warmington.
- 1.2. The plans that the WNP must accord with are the National Planning Policy Framework (NPPF) as revised in 2019, and strategic policies of the Local Plan, which consists of:
  - the North Northamptonshire Joint Core Strategy (NNJCS) 2011-2031 - Part 1; and
  - the Rural North, Oundle and Thrapston Plan (RNOTP) - Part 2.
- 1.3. These plans and a summary of relevant policies are all available the [Warmington2031.org](http://Warmington2031.org) website. However, both the RNOTP and East Northants Council will be replaced over the next couple of years and so the WNP should have regard to the new arrangements and be flexible enough to deal with other changes over its lifespan to 2031. The Plan period is 2019-2031

## Warmington's Neighbourhood Plan: Process and Preparation

- 1.4. In summer 2017 Warmington Parish Council (WPC) decided to prepare a Neighbourhood Plan accordingly in June 2017 the Parish Council applied for the parish area to be designated a Neighbourhood Planning Area. East Northamptonshire Council approved this application in August 2017 for the area shown on Map 1.
- 1.5. WPC set up the Warmington Neighbourhood Plan Project Group (WNPPG) to steer the process of making the Plan.

- 1.6. A number of meetings, exhibitions, written and online consultations and surveys have been carried out by the WNPPG in order to inform the content of this Plan. A dedicated website has been active throughout the process.
- 1.7. A launch event held over a weekend in October 2017 sought to illustrate and explain the existing planning environment as it applies to Warmington and to seek community comments on any issues of concern. Comments were collected verbally and on post-it notes to inform the WNPPG in steering the Plan process.
- 1.8. A second consultation in spring 2018 took the form of a parish-wide survey based on the comments raised at the initial event and other statutory planning issues. An open consultation workshop was held and a printed survey was distributed to all households in parallel with an online survey. The survey attracted 281 responses which represented about 35% of adults and approximately 60% of households. The results and analysis are available [here](#).
- 1.9. The first draft of the WNP was published in autumn 2018 for local consideration with an open meeting to gather comments. In particular a detailed map display allowed people to make value judgements on potential designations for Local Green, and Important Open, Spaces within and surrounding the village. These results combined with online questionnaire comments were used to inform the designation of these spaces within the next draft of the WNP for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 1.10. The Regulation 14 consultation took place from 25th January 2019 to 8th March 2019 and the comments and objections received were considered in the preparation of this Plan. [Detailed responses](#) were prepared separately as part of the evidence base and these are included in the accompanying Consultation Statement.

## Aspirations

- 1.11. In the consultations various issues were raised which lie beyond the legal scope of a Neighbourhood Plan. However, the evidence and arguments for many of the issues do relate to matters that are within the scope of Warmington's Plan and so are included herein, principally expressed as 'Aspirations'. In parallel with this Plan, a complementary Aspirations document has been written which is intended to help WPC shape its strategic planning in the future. This document contains all the aspirations presented in the Neighbourhood Plan as well as articulating the requirement for a three-year rolling review of the WNP. It is attached at [Appendix 1](#).

## 2. The Parish of Warmington



Eaglethorpe is one of the several component settlements which together make up Warmington village.

### Warmington: landscape and natural environment

- 2.1. Warmington Parish extends from the River Nene with its flood meadows and mill race through the river terraces to the boulder clay hills bordering the Nene valley, each zone having its own plant and animal communities. The Nene provides an important ecological corridor for wildlife and otters are occasionally reported. The main farming activity on the river terraces is arable, with pockets of sheep and cattle grazed permanent pasture. Arable field margins, trees and hedges – most of the parish's grid-plan fields date from its late 18<sup>th</sup>-century enclosure - provide additional wildlife habitats and corridors as does some land managed for game shooting. There are no ancient woodlands in the parish. The deciduous plantation woodlands, mainly on the boulder clay areas, are not actively managed for wood and timber although some are used for pheasant rearing and feeding. Important landscape and historical features in the parish include medieval settlement remains, pre-enclosure ridge and furrow, post-enclosure hedges and ponds, wide road verges. Modern features include Bluebell Lakes with their associated wildfowl populations and the recently created reservoir at Eaglethorpe which attracts a variety of waterbirds.
- 2.2. The natural environment is also a component of the built environment. Swifts, house martins and swallows rely on buildings in Warmington for nesting, and pipistrelle bats roost in several buildings. Stone walls are a village feature with their associated lichens and other species. The variety of garden planting also provides important habitats for animals such as pollinating insects, garden birds and hedgehogs. Garden



ponds, like field ponds, provide habitat for many species including grass snakes, frogs, toads and newts. Great crested newts are widespread in the parish.

- 2.3. Within the village, open spaces including the churchyard, cemetery, road verges, playing fields, allotments and two Pocket Parks all contribute to the Parish's biodiversity. The verges on both sides of Taylors Green are Protected Wildflower Verges (PWV), designated and marked with notices by Northamptonshire County Council, and include two locally scarce species of plant – common calamint and meadow clary.

## Warmington: the evolution of a place

- 2.4. Warmington has evolved over more than a thousand years, its complex street plan bearing witness to a complicated settlement history.

**Map 2** - Warmington, as shown on an estate map of 1621 (courtesy of Oundle School).



- 2.5. A detailed parish map of 1621 (above) shows a populous if sprawling village. Warmington's historic core appears much as it does today, with an additional dozen cottages along the north side of Big (or Great) Green. Eaglethorpe is largely as today bar a few additional cottages, while flanking what is now Taylor's Green was the village's third main element, Southorpe, then with about twenty houses. Warmington's greens – Great, Little, Taylors and Cranes (the last across the bottom of Broadgate) - were one of its most distinctive features and, although diminished, they continue to contribute considerably to its open character.
- 2.6. With the exception of St Mary's church, very few of the buildings mapped in 1621 survive today, and there appears to have been a wholesale replacement of older buildings in stone from the later 16th century. Some of the most significant are listed.



Bricks were made in the village in the mid-19th century and used in many of the cottages built for Warmington's growing population, which peaked in the 1861 census (at 640). However, by then Southorpe was largely deserted.

- 2.7. In the Second World War the village hosted a short-lived (abandoned July 1942) dummy airfield – basically an array of lights – designed to draw any German night-bombers away from RAF Kingscliffe. Dummy sites of all sorts were constructed nationwide, and met with a fair measure of success and the 'Warmington' airfield was situated to the north east of the village. The only remaining evidence of this is a fortified shelter situated immediately to the east of the northerly exit road from the village.
- 2.8. Several groups of council houses were built in the middle decades of the 20<sup>th</sup> century, in Big Green and Orchard Close (late 1930s), on Church Street (1943) and Acremead (1961-2). In the mid-1970s the village expanded with a village edge estate comprising Pierce Crescent and Drapers Close which was built on the site of the old brickworks.
- 2.9. The opening of the village bypass in 1996 made a considerable difference to village life and safety, and ended the divide between Eaglethorpe and the remainder of the village. At the same time provision was made in the Local Plan for the building of 75 dwellings on the northern edge of the village and this was developed as Nene Pastures in 1999-2001. Since then most building has been on windfall sites including the 25-house St Mary's Lane estate that was approved on an empty central site in 2011. At the time of writing (May 2019) a development of four houses replacing a single house has been completed, a single additional house on a large garden plot is under construction and permission for a further eleven houses has been granted on the site of the former Working Mens Club site. One site to the north and adjacent to the Nene Pastures housing area, is allocated in the Local Plan (RNOTP Policy WAR1) for a minimum of twelve houses. A further large site straddling the settlement boundary (RNOTP Policy 2) has recently become available possibly for housing development.
- 2.10. In 1991 the population was 753 in 326 households. In 2011 this had grown to 939 people in 425 households and by 2020 it is expected that the population will exceed 1,000 in over 450 households. If expansion continued at similar rates, then by 2031 a population of over 1,100 in more than 500 households could be expected.

### 3. Vision and Objectives



Warmington Mill (listed Grade II) is one of many historic buildings in Warmington, and forms a cornerstone of the strategy to create an environment for new businesses and involvement with the natural world.

#### VISION

Warmington will retain its character as a rural parish and a thriving village with an historic core set in open countryside.

- The diverse open spaces that are essential to the character of the village will be preserved and maintained.
- Organic growth through small scale housing developments will be welcomed where they meet an evidenced local need and are of a design that preserves and enhances the existing natural and built environment in a sustainable manner.
- Economic development that makes use of existing underused commercial sites within the parish will be encouraged where it improves the surrounding environment and offers sustainable local employment.
- Improvements to local infrastructure and community facilities will be encouraged and supported where they improve sustainability, improve renewable energy production and use, and reduce dependence on fossil fuels.
- By 2031 facilities will be more closely matched to the community needs; residents will be able to walk, cycle and drive safely on properly maintained paths, tracks and roads both locally and to the neighbouring villages and towns, and visitors will be attracted to Destination Warmington.

## Objectives

The WNP seeks to meet a number of diverse objectives which have become apparent through the community consultation process. Many of these can be addressed within the Neighbourhood Plan as policies, others will need to be met by the Parish Council acting on behalf of the community, these objectives are addressed in this plan as Aspirations.

### Policy Objectives - Development

- To ensure that the views of the community are considered at the earliest opportunity in the planning process by promoting open dialogue with all interested parties.
- To protect the historic buildings and settings that provide much of the character of the village by including a Design Code in the Plan.
- To protect the green spaces within the village and the open spaces surrounding the village together with the vistas across the open landscape that give the parish its attractive character - by designation within the WNP.
- To protect the setting of the Village by:
  - maintaining the existing settlement boundary and defining criteria that proposed new development outside the boundary must meet to be supported.
  - maintaining a clear margin between the bypass (A605) and the residential areas of the village.
- To ensure that all development that takes place whilst this plan is in force:
  - Is sensitive to, and enhances, the environment and wildlife.
  - Is sensitive to, and in harmony with, the local landscape.
  - Adheres to principles of good design.
  - Is resilient to climate change, minimises energy use and maximises renewable energy production.
  - Prioritises sustainable transport modes whilst providing adequate off-street parking.
  - Mitigates loss of community amenity by replacement or making timely and effective contributions to the community through appropriate associated works or financial conditions in accordance with community priorities.

## Policy Objectives - Economic and other developments

To promote economic use of facilities west of A605:

- By encouraging sustainable economic activity using redundant buildings and sites.
- By encouraging development of small-scale facilities that provide for visitors to the area.
- To promote renewable energy and a reduction in the use of fossil fuels by requiring that development proposals demonstrate quantifiably how they aim to minimise their carbon footprint.

## Aspirational objectives

Aspirational objectives which policies may also support but which are specific outcomes from the community surveys and consultations that the Parish Council should aspire to achieve:

- To encourage a Destination Warmington theme so that before 2031 the parish of Warmington will be better recognised as an attractive place to visit and local businesses and community assets will benefit.
- To agree a sustainable program for the maintenance of the green spaces, wide verges, stone walls and paths within the village and into the surrounding countryside.
- To preserve the rural and quiet nature of Taylors Green by working with the local traffic authority to designate it as a Quiet Lane under Section 268 of the Transport Act 2000.
- To protect appropriate parts of the Village by working with the local planning authority to designate a Warmington Conservation Area under the 1990 Planning (Listed Buildings and Conservation Areas) Act.
- To regularly review the Village Design Statement and the Neighbourhood Plan

## Parish Aspiration 1

WPC will work with the community to maintain a three-year rolling review of the WNP (including the Design Code) and the VDS.



## 4. Development Planning - community engagement



Chapel Street has a mix of historic buildings, some listed, with ongoing (2019) infill development on a brownfield site. This emphasises the need for well thought-out, long-term, planning and good design guidance.

- 4.1. All development within the parish will have some form of local impact. This should be addressed before it is allowed to proceed. This is the purpose of the formal planning process, but typically this does not involve the community until a planning application arrives with the PC for comment. The Localism Act and the NPPF both promote community engagement in the planning process but traditionally this has been reactive and often adversarial as local issues appear to be overwhelmed by the process. During the consultations for this Plan many residents expressed dismay at the prospect of further development as planning is perceived by many as something 'done' to them rather than a process with which they are engaged.
- 4.2. The real success of any community led Plan will be whether it can effectively represent the views of that community in the planning process so that the outcomes of development are positive for the community as well as for developers.
- 4.3. This Plan could promote rigid rules about development but these would quickly become redundant as circumstances change but a policy that promotes the engagement of the local community with prospective developers at an early stage could result in better outcomes for all parties.
- 4.4. The formal planning process encourages developers to seek pre-application advice from the planning authority. Alongside this process, developers are encouraged to engage with the Parish Council, local planning authority (East Northamptonshire

Council) and other relevant stakeholders such as the highway authority (County Council). Engagement with the local community through the Parish Council in particular is encouraged so that a dialogue between prospective developers can expose contentious issues at an early stage so that they can be resolved.

- 4.5. The PC has an established Governance Committee which has responsibility for Planning matters and this should be the first point of contact for any landowner or developer considering development within the parish. There is a wealth of local knowledge and expertise within the community and the Governance Committee will co-opt people with relevant skills and interests into a Local Liaison Group for all new developments. Developers who make use of this facility may benefit from local knowledge in archaeology, heritage and the natural environment which should assist, along with advice from statutory bodies, in the effective and timely assessment of planning applications in accordance with Paras 39 and 40 of the NPPF.

### **Parish Aspiration 2: Community Engagement in Planning**

Developers considering making proposals for development within the parish are encouraged to [contact WPC\\*](#) at the earliest opportunity to improve community engagement

1. WPC will review all proposals without prejudice to its statutory role.
2. WPC will form a Local Liaison Group for strategic or significant developments and for developments of more than a single unit.
3. The Local Planning Authority is requested to notify applicants who apply for pre-application advice that they could demonstrate community engagement by contacting WPC in accordance with Paragraph 40 of the NPPF.
4. WPC will facilitate access to local advice, where possible, to help applicants make effective plans that enhance and protect the local character and environment in accordance with this Plan including appendices.
5. Applicants who demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that do not.

\*email: [clerk@warmington.org](mailto:clerk@warmington.org)

## 5. Housing Development - how many and where



The north end of Buntings Lane is one example of potential development sites (Site 5 on Map 4) which could extend the Village Boundary if housing development is required.

- 5.1. The identified housing requirement for Warmington is set out in the North Northamptonshire Joint Core Strategy where Warmington is defined as

*'a Village with a limited range of services and facilities' and 'any development is likely to be limited to small scale infill and rural exception affordable housing schemes as defined in Policy 30'*

which says:

*'New housing will be accommodated in line with the Spatial Strategy with a strong focus at the Growth Towns as the most sustainable locations for development, followed by the Market Towns. Provision will be made for new housing as set out in Table 5' [this requires 820 homes in rural East Northants 2011-2031]*

*.....and.....*

*'Other than small scale infilling (Policy 11) or rural exceptions schemes (Policy 13), levels of housing development in excess of the identified requirements for the named Villages and Rural Areas will only be permitted where tested and supported through Part 2 Local Plans or Neighbourhood Plans. These plans should also identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period.'*

- 5.2. [Analysis](#) of the relative sizes of parishes/villages within the East Northants Rural Areas shows that Warmington should plan for an increase of 49 houses in the period



2011-2031 to contribute towards the 820 rural dwellings requirement (5.97%). In Warmington since 2011, 38 houses have been added through infill and windfall development, a further 12 have Planning Permission and there is one allocated site WAR1 in the Part 2 Local Plan for a minimum of 12 houses. This indicates that there is no immediate requirement to allocate further housing development sites.

- 5.3. Officers at East Northamptonshire Council have confirmed that there is no existing requirement for the Warmington Neighbourhood Plan to allocate sites for residential development in the village and that this will remain the position in the emerging Local Plan Part 2.
- 5.4. Notwithstanding the lack of a requirement to allocate further sites for development, a privately commissioned (Spire Homes) [Housing Needs Survey](#) in December 2015 suggested a need for 6 open market homes and 19 affordable homes for local people within 5 years (to 2020), 10 of these were from responses to the survey, the other 9 were estimated from ENC housing register data. The survey noted that there were no open market houses for sale (in December 2015) and suggested a Rural Exception site could be used to partly satisfy this demand. A planning application (15/00205/FUL) for a Rural Exception site by Spire Homes was [withdrawn \(19 March 2015\) pending completion of a Housing Needs Survey](#) but this application has not yet (May 2019) been re-submitted. However, 11 houses including 2 shared ownership and 2 affordable rented homes for local people have been approved (Site 7 on Map 4), an additional 5 houses have been built, and the supply of open market homes for sale has recovered - there is a regular turnover of bungalows in the village and at present (May 2019) there are 11 houses for sale including a bungalow and 4 new build houses.
- 5.5. NNJCS Policy 30 states that village developments for 11 or more dwellings (net) or where the combined GFA of dwellings will exceed 1,000sqm, 40% of the total dwellings should be affordable however in Warmington many smaller scale developments only include expensive market houses (costing more than twice the [regional average house price](#)). Future development proposals should provide a more appropriate housing mix to meet the identified need and provide justification if the site average house price is over 1.5 times the regional average house price.
- 5.6. If growth continued at its historic rate since 1991, the village could grow by about 100 houses in the period 2011-2031. Future policy changes may also require more than the nominal 49 houses to be built in this period, so whilst further specific site allocations are not required at this stage a policy for selecting and approving additional sites will allow the Plan to be responsive to future requirements both in terms of numbers and the appropriate mix of housing based on housing need.
- 5.7. [The flood risks](#) to the village are primarily from surface water flooding but river flooding represents a high risk to the north and west of the village. The A605 has a partial function as a flood risk management asset, acting as a flood defence to fluvial flooding from the River Nene.

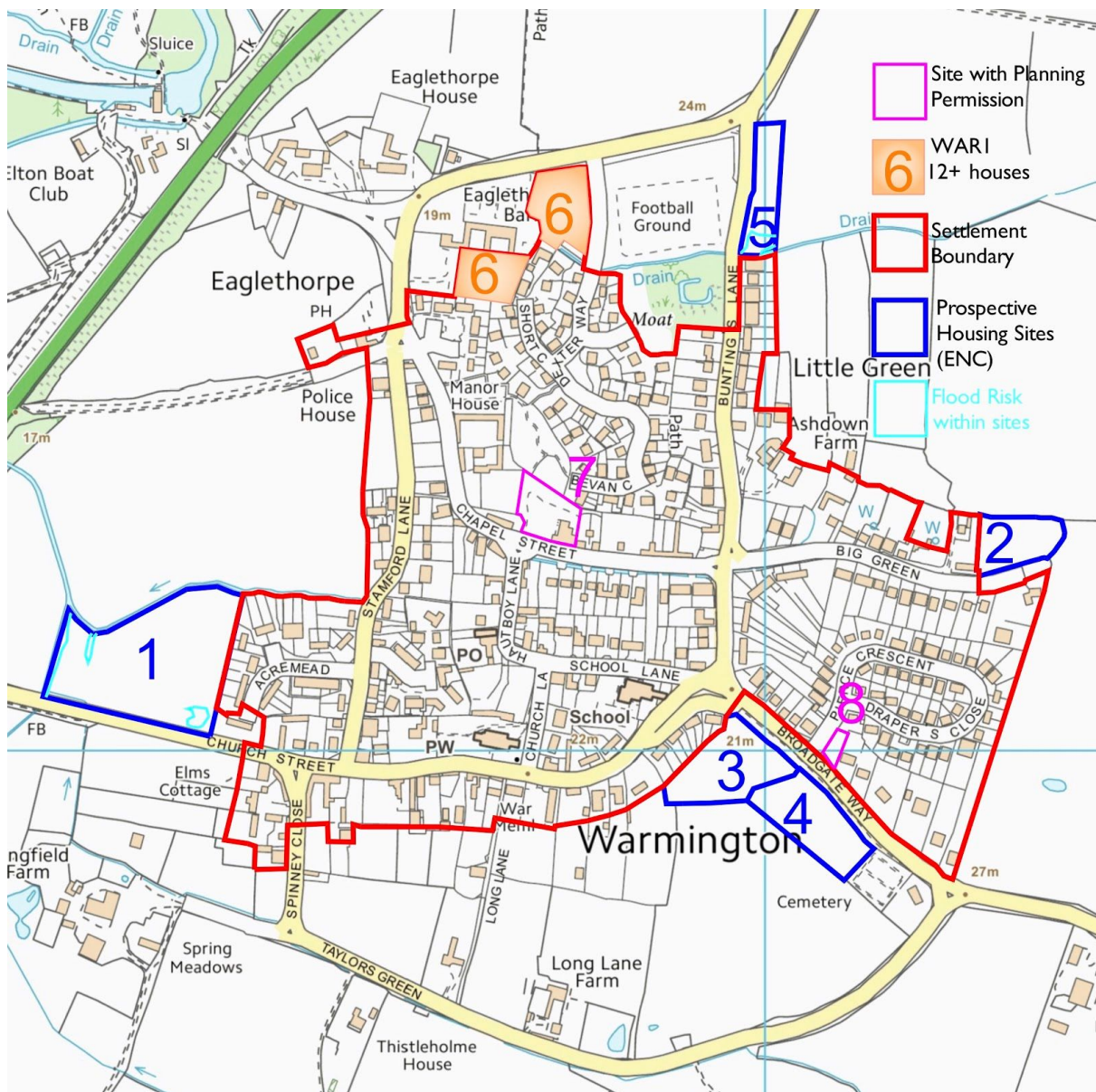


**Map 3 - Flood Risk Areas** (*river flooding blue, surface water flooding purple*)



- 5.8. The consultation survey sought to identify those areas that would be favoured for development together with criteria for selecting appropriate sites. The survey also included questions about five sites that came forward in the ENC 'Call for Sites' for the replacement Local Plan Part 2 which will, when adopted, replace the remaining policies from the RNOTP.
- In general terms sites on open space to the south (Sites 3,4 on Map 4) and east (Site 2 on Map 4) of the village were not favoured.
  - Sites between the village and the A605 (Site 1 on Map 4) to the west had more support.
  - Only the area to the north of the village to the east of the existing access from the A605 (Site 5 on Map 4) had over 50% support.

**Map 4 - Possible Housing Development Sites**



5.9. One of the major criteria apparent from these results was that of traffic through the existing village where the increased volume, speed and size of vehicles was a concern, as was the availability of parking. Access to the A605 without needing to transit through the village should be a primary criteria in site selection. There was strong support for preservation of open spaces to the south of the village together with protection of the tranquility and character of Taylors Green as a Quiet Lane which is immediately accessible from the village for recreational and leisure activity with open aspects on both sides. The buried remains of Southorpe on both sides of Taylors Green also merit protection. No major development would be supported on this side of the village.

5.10. The open countryside to the east of the village accessed from Broadgate Way and Big Green also provides open recreational and leisure space widely used by families. Access to any development site (Site 2 on Map 4) here would require traffic to use Big Green (a dead end) for access, which would increase traffic through the village



past areas where on street parking already causes problems. Major development in this area would not be favoured without alternative access for traffic to the A605 and with provision for the protection of the open aspect to the end of Big Green.

- 5.11. The open areas to the west of the village towards the A605 could provide sites for development with direct access to the A605 via the existing roundabout. However, the entry to the village from the roundabout along Church Street leading directly into the older part of the village is valued for its open aspects on both sides, and any development here would have to be sympathetic in design and landscaping to the characteristic setting of this older part of the village which includes a number of listed buildings, or be distinct and separate from it. Also the separation of the village from the A605 - originally built as a bypass to the village - should be maintained to preserve the village character. The disused section of the old A605 could provide some opportunity for development whilst leaving a separation from the A605 but a new access road towards the roundabout would probably be required to prevent an increase in traffic through the village. The high flood risk from rivers and surface water limits the usable parts of this area and Site 1 on Map 4 is bounded by high flood risk to the north and west and includes smaller high risk flood areas within it to the north west and south east. If the area of the allotments were developed these would need to be replaced. However, development in this area is a possibility with careful design.
- 5.12. The area to the north of the village already has one allocated site (WAR1 - Site 6 on Map 4) to the west side of the exit from the Nene Pasture development which was built in the 1990s. The landowner has not, as yet, taken this forward to a planning application but has asked that it be taken forward into the Neighbourhood Plan as a deliverable site if required.
- 5.13. The area to the east of Buntings Lane to the north of the existing housing (Site 5 on Map 4) was the most favoured area for growth (if necessary) in the survey and benefits from immediate access to the A605. There is a small area at the south of this site which is at high risk from surface water flooding but this could provide a natural open space small separation from existing dwellings and prevent loss of amenity for them. The area to the west of this access road is used for agriculture (poly tunnels) and this attracts some traffic which can pass through the village. Use of the area to the east of Buntings Lane for any major development is probably the option which would satisfy most criteria although a large development might require changes to the access onto the A605 to cater for larger traffic flows out of the village to the north.
- 5.14. The consultation survey asked if more housing should be encouraged. 26% wanted no expansion, 15% supported Rural Exception sites only, 56% supported small sites and 2% preferred no limit on expansion. When asked about maximum site size 58% supported up to 15 houses, 20% up to 25 houses and 5% up to 50, but many 'no expanders' left this question blank. Given the lowest site size offered was 15 (rather than say 5 or 10) this result can only be taken as indicative.
- 5.15. In general terms it is apparent that the majority support expansion where it is small-scale with a substantial element preferring development to be for affordable housing (Rural Exception) only.

- 5.16. In a further question about Rural Exception housing 70% supported it but almost all of these wanted any such development to comply with a local policy
- 5.17. The emerging Local Plan Part 2 does not specify settlement boundaries but has a policy that sets criteria for defining what constitutes a built-up area and only allows building within that area. However, it also allows Neighbourhood Plans to set village boundaries.
- 5.18. When asked how new development sites should be judged, 94.8% supported a policy including a set of criteria against which to assess sites and 40% of respondents made comments about the criteria to be used.
- 5.19. Asked whether the existing settlement boundary could be removed and replaced with a set of criteria only 14% supported this but 52% supported an option to keep the existing boundary and use a set of rules beyond this. A substantial minority (35%) felt that the settlement boundary should be kept with no expansion beyond it.
- 5.20. The NNJCS discusses village boundaries in reference to Policy 11 of that plan which resists development in open countryside (outside the built up areas or outside the village boundary) but allows small scale infill development:

*5.17 Criterion 2b of Policy 11 refers to small scale infill development being permitted on suitable sites within villages. This refers to the development of vacant and under-developed land within the main built up areas of the village on land which is bounded by existing built curtilages on at least two sides, such as the filling in of a small gap in an otherwise substantially built up frontage.*

*5.18 In order to clarify the application of the criteria 2b and 2c of Policy 11, Part 2 Local Plans and/or Neighbourhood Plans may define village boundaries or more detailed village boundary criteria, taking account of the character of the village. Village boundaries can provide a tool to plan positively for growth and to prevent ad-hoc encroachment into open countryside, particularly for villages located close to larger settlements where coalescence is a concern. Alternatively, where greater flexibility is warranted, Local or Neighbourhood Plans may set out policy criteria to clarify when a site will be treated as lying 'within' a village for the purposes of Policy 11.*

This broad criteria could be used to modify the existing Settlement Boundary as it becomes the 'Village Boundary' in this Neighbourhood Plan but this is not a categorical means of defining a boundary and could create development sites without any further assessment and outside of a 'call for sites' appraisal to the disadvantage of some landowners. A review of the existing Settlement Boundary was done post the Regulation 14 process (as detailed in the Consultation Statement) and it was decided that the fairest/best solution for Warmington was to keep the existing Settlement Boundary and transfer it directly into the WNP without modification as the 'Village Boundary' but also to provide a mechanism to allow expansion of the boundary in the form of policies which make the boundary porous subject to need and the criteria stated within those policies. This puts the onus on prospective developers should they wish to build outside the boundary but gives a degree of certainty to residents.



- 5.21. Policy W1 provides a context within which new development can be concentrated within sustainable locations. The definition of a village boundary has been designed to focus new development where it can secure access to the range of community, retail and commercial facilities within the village. Elsewhere development will be supported only where it is consistent with national policy and/or provides for rural exception sites. The final part of the policy identifies important criteria for the selection of proposed development sites outside the village boundary, and for their determination.

#### **Policy W1: Warmington Village Boundary (Map 5)**

The Village Boundary for Warmington is defined on Map 5.

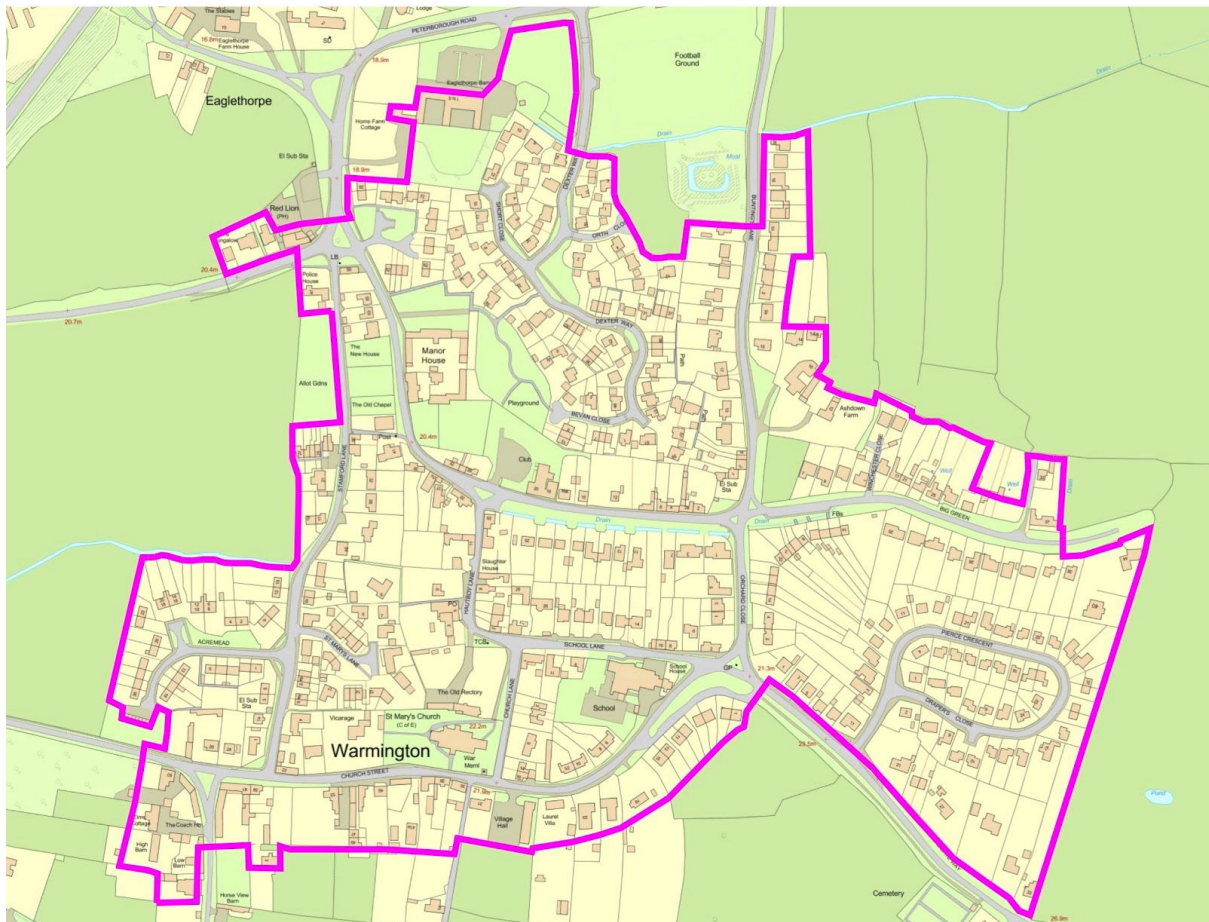
Proposals for residential development outside the village boundary will not be supported unless they provide:

- rural exception sites for up to 10 dwellings which are evidenced by local need and remain as affordable housing in perpetuity; or
- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; or
- the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- the development would re-use redundant or disused buildings and enhance its immediate setting; or
- the development would involve the subdivision of an existing residential dwelling; or
- the proposal is for a replacement dwelling and otherwise complies with Policy 24 of the RNOTP.

Where there is appropriate evidence for housing need outside the defined Village Boundary development proposals should meet the following criteria insofar as they relate to the proposed site:

- they are located immediately adjacent to the Village Boundary;
- they would not result in the loss of any identified Local Green Space or Other Local Space;
- they would not have an unacceptable impact on a designated heritage asset; and
- they would not be in areas at risk from flooding.

## Map 5 - Village Boundary



- 5.22. Policy W2 allocates a parcel of land to the south and east of Eaglethorpe Barns for mixed housing and office use. It is an update of Policy WAR1 of the RNOTP. The development anticipated by that policy has not proceeded. Discussions are currently taking place on the deliverability of the proposals on the site. In the event that the Parish Council wishes to undertake a review of this site/allocation it will be incorporated into a future review of any 'made' neighbourhood plan. The development of the site should be accompanied by a legal agreement for an appropriate package of developer contributions. It also provides more scope than the existing RNOTP policy (which limits developer contributions only to affordable housing and open space) to allow an appropriate degree of flexibility to both the local community and ENDC. This may assist in identifying a locally-distinctive package of community benefits to accompany any emerging proposal.

### Policy W2 - Site Allocation for Future Housing Development

Land to the south and east of Eaglethorpe Barns, Warmington is allocated for mixed use development and associated infrastructure to provide a minimum 12 dwellings and approximately 0.38 ha of Class B1 (office) use

### **Parish Aspiration 3**

WPC will commission housing needs research as appropriate and investigate whether social housing in keeping with the village character could be provided by a community scheme - possibly linked to the Almshouses which already provide community social housing through a charitable scheme which could be expanded to a not for profit community scheme as an incorporated charity.



## 6. Built Environment - design



All the houses on the south side of Church Street are traditional limestone houses from the village entrance to Long Lane, together with the Grade I-listed church of St Mary the Virgin and surrounding houses they characterise the traditional essence of the village

- 6.1. Warmington is a parish and village with a long history of occupation, and is typical of many such places in East Northamptonshire. Architecturally there is an attractive and diverse mix of buildings, some dating back several hundreds of years. Warmington should retain this character whilst also embracing the changing requirements of its inhabitants.
- 6.2. Warmington has a Village Design Statement (2003) which defines the look and feel of the built environment but it is unusual in not having a conservation area (CA) to provide a statutory policy to manage development in its historic core, the introduction of a CA is not within the remit of this Plan but the Local Planning Authority has expressed an interest in doing so. Policies in this Plan aim to maintain Warmington's look and feel for future generations, while at the same time embracing and anticipating the changing needs of the parish and minimising their impact on the environment.
- 6.3. There are national and local policies that guide the design of the built environment which are used by local planning authorities when considering planning proposals. The WNP gives the chance for the community to develop an additional specific local policy against which the design aspects of planning applications must be assessed.

- 6.4. Issues raised at launch event included:
- New housing should be sympathetic to existing character of the village.
  - The creation of a conservation area should be supported.
  - Design innovation and eco-friendly features should be encouraged.
  - Back garden type developments, sometimes termed 'Backland' or 'Tandem' development, are out of character with the village.
- 6.5. In the Consultation Survey 91.5% of respondents supported a local design policy based on an updated village design statement, 79% of respondents supported a policy to govern the use of back gardens and small plot developments, and 79% supported encouraging innovative and eco-friendly design.
- 6.6. The [2003 VDS](#) is being updated to describe the village as it exists in 2018 and this allows developers to gain a sense of the environment in which they propose to develop. The previous 'Guidelines for Development' have been summarised into a Design Code to form part of this Neighbourhood Plan which is attached as Appendix 2 to the Plan and is implemented by policy here. The Design Code should be reviewed separately to this Plan so that it can respond to changes in design and technology requirements outside of the formal planning process.

#### **Policy W3: Design Code for Warmington**

Development proposals will be supported where they comply with the [Design Code at Appendix 2 to this Plan](#).

Where practicable to the scale and nature of individual proposals, all new development should achieve net enhancements to the character of the village.

- 6.7. The erection of a dwelling or dwellings on parts of large gardens attached to existing dwellings is a regularly occurring form of development within towns and villages. There are often areas of housing where there are numbers of adjacent properties with long gardens which, when combined together, can form large areas of land which are beyond the maintenance capabilities or recreational needs of the present occupiers and well beyond present day standards for new development.
- 6.8. Development of such sites can clearly be of financial benefit to the owners of the property without unduly detracting from their residential amenity, but it can also be a source of land available to meet the need for new housing, often near to existing services and facilities, which in a modest way can reduce the need to develop new sites on the edge of settlements.
- 6.9. However, in some instances, this type of development can have a detrimental impact on the character of an area. 81.3% of respondents to the Consultation survey thought it was appropriate that the Neighbourhood Plan included a specific policy to address this.

**Policy W4: Backland or Tandem Development**

The sub-division of existing housing plots to provide either infill development along a frontage or rear garden development will be supported where all the following criteria are met:

1. The existing plot is of a sufficient dimension to support the existing and proposed dwelling(s) without loss of amenity to either.
2. The proposed dwelling(s) meets the [national space standards](#).
3. The proposed site design complies with NNJCS Policy 8 and the Design Code (Policy W3).
4. The development should not have a significant adverse impact on any Local Green Space or Other Local Space.



## 7. Natural Environment



The [Red Kite Trails](#) set up during our consultation process allowed many members of the parish to explore what Warmington has to offer, guided by one of our most iconic birds. These trails will form the basis of a more permanent Red Kite Heritage Trail

- 7.1. Warmington is a parish with a wealth of open and green spaces, supporting diverse habitats and wildlife. It is mainly a working agricultural environment which sustains a mixed rural economy built on farming. The character of the village is formed in part by this countryside and the green open spaces which surround and extend into the village. This close link to the environment is essential to the character of the parish and the Neighbourhood Plan seeks to ensure that this is maintained for future generations.
- 7.2. Although Warmington Parish has no statutory nature conservation or geological designations, it is part of the Nene Valley Nature Improvement Area (NIA) which aims to bring together local organisations and communities to create more and better-connected habitats and to provide space for wildlife to thrive and adapt to climate change. There are other initiatives such as the [Nene Valley Strategic Plan](#) which will be important in the long-term planning of the use and management of the Nene Valley as a whole.
- 7.3. Corridors which link habitats and allow species to travel them are important. Most hedgerows in the parish date from the Enclosure period. They vary in value to wildlife and there is potential for improving links. The Green Infrastructure including the river

corridor is important for the movement of wildlife and the network of footpaths and green lanes have the potential for improving linkages for wildlife. [A recent analysis of Green Infrastructure](#) for ENC provides useful background.

- 7.4. The National Planning Policy Framework allows communities through Neighbourhood Plans to designate Local Green Space (LGS). The LGS designation will not be appropriate for most green areas or open space and 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), tranquillity or richness of its wildlife; and
  - where the green area concerned is local in character and is not an extensive tract of land.
- 7.5. The NNJCS also promotes the importance and protection of open green spaces that have value to the community and warrant protection in addition to the LGS designation in Policy 7 and paragraphs 3.88 and 3.89 of the Joint Core Strategy (Local Plan Part 1). These are called Important Open Spaces in the WNP.
- 7.6. Issues raised at open event included:
  - Informal green space in and around village including pocket parks, verges and allotments should be retained and managed.
  - There was strong feeling against further gravel extraction on the flood meadows beyond the Mill.
  - It was suggested that Taylors Green should be designated a 'Quiet Lane', which additionally should be protected from development.
  - Use local contractor to maintain footpaths and verges.
- 7.7. In the Consultation Survey 95% of respondents supported the protection of important local open spaces identified on the survey map and 58% also suggested other green spaces additional to those shown.
- 7.8. Important open and green spaces identified in this Plan should be protected. The NPPF sets a presumption against development in LGS. However, not all open spaces that the community regard as important can be designated as LGS. These spaces are identified as Other Local Spaces in this Plan in accordance with the community assets Policy 7 and paragraphs 3.88 and 3.89 in the NNJCS. There are only two identified local **open** spaces, Southorpe and the Flood Meadows. Both are irreplaceable as they are valued for attributes associated with their location and they cannot be replaced with equivalent space elsewhere. Proposals to develop in these spaces will be resisted unless they acknowledge the local importance of the space, show that there is a necessity to develop, and make provision for mitigation by appropriate means such as by archeological investigations or restorations

accompanied by substantial development contributions where these meet the necessary legal tests (such as CIL Regulations).

- 7.9. Some Other Local Spaces regarded as important by the community are highly valued for their function (Fun Field, Play Park, and Allotments which all have a social and recreational function, and the Chair Field on which the village bonfire is held every year) rather than their specific location. Development that uses these local **functional** spaces may be justifiable if their function is replicated in a suitable location in an equivalent or improved form.

#### **Policy W5: Local Green Spaces**

The green spaces shown on Map 6 and in the supporting text are designated as Local Green Spaces.

Proposals for development on a Local Green Space will not be supported except in very special circumstances.

#### **Policy W6: Other Local Spaces**

The open spaces shown on Map 7 and in the supporting text are designated as Other Local Spaces.

Proposals for development in Other Local Spaces, as shown on the Map 7 below will not be supported unless they:

1. Are alterations or replacements to existing buildings that do not significantly increase the size and scale of the original building;
2. Justify the need for any loss;
3. Mitigate any loss by appropriate actions together with appropriate developer contributions.

Proposals for development in defined Other Local Spaces will be supported where they would improve the way in which the relevant space functions or provides enhanced outdoor recreational facilities for local residents

The table and map below show all the designated spaces. The detailed maps and reports for each area are in the [Open Spaces Audit Report](#).

Policy W5 applies the restrictive policy approach towards development proposals on designated local green spaces. Very special circumstances can be considered by ENDC on a case-by-case basis rather than a policy approach trying to anticipate future circumstances. However very special circumstances may include:

- Provision of appropriate facilities to service a current use or function; or
- Alterations or replacements to existing buildings or structures providing that these do not significantly increase the size and scale of the original building.



1	Taylors Green	Quiet Lane
2	Acremead Green Space	Local Green Space
3	Chapel St South Verge	Local Green Space
4	Pocket Park-Orchard	Local Green Space
5	Pocket Park-Big Green	Local Green Space
6	Cemetery	Local Green Space
7	Spinney Close Green Triangle	Local Green Space
8	Moat	Local Green Space
9	Little Green (all)	Local Green Space
10	Church	Local Green Space
11	Church Lane	Local Green Space
12	Manor House Frontages (all)	Local Green Space
13	Pub Green Triangle	Local Green Space
14	Bosworth Close Green Space	Local Green Space
15	Footpath Big Green to Broadgate Way	Local Green Space
16	Long Lane	Local Green Space
17	Spinney Close-Taylors Green Fields (FieldsSCTG)	Local Green Space
18	Long Lane-Taylors Green Fields (FieldsLLTG)	Local Green Space
	<b>Other Local Spaces</b>	
19	Southorpe	Local Open Space
20	Flood Meadows	Local Open Space
21	Chair Field	Local Functional Space
22	Fun Field	Local Functional Space
23	Play Park	Local Functional Space
24	Allotments	Local Functional Space

**Map 6 - Quiet Lane and Local Green Spaces**



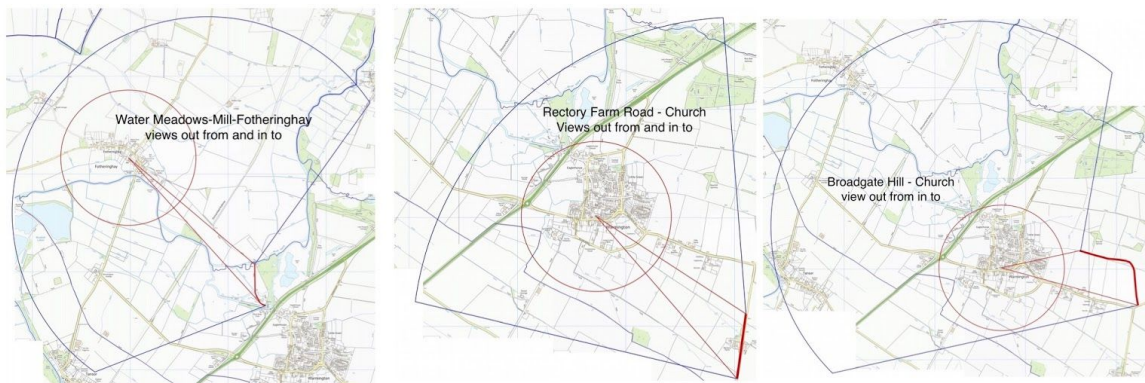
## Map 7 - Other Local Spaces



- 7.10. The landscape around the village provides its setting and the surrounding countryside and important local views are an intrinsic part of the character of the parish and village. The open spaces surrounding the village contribute to many of the views that are valued by the community. Three important views identified through the launch event were proposed for protection during the Consultation Survey. Each had over 80% support, additionally there were 83 other suggestions for views that should be protected. Detailed maps of all views are in the [Views and Verges Report](#).



- 7.11. The three important views are summarised here and are designated as locally significant views.



- 7.12. There were two other views that were well supported however, these were not directly tested at the major consultation. Nevertheless they are regarded as locally significant and are summarised here.



### Policy W7: Landscape Character

New development will be supported if it can be demonstrated by means of landscape appraisals and impact studies that its siting and design will protect and enhance features which contribute towards the parish's special landscape character, and open spaces surrounding the village, in particular:

- **Views** - Development will be supported where it can be demonstrated that the locally significant views can be preserved with no significant negative impact. Proportionate landscape appraisals and impact studies will be required for any development which might impact adversely upon them.

- **Trees** - Where established trees are affected by new development these should be retained and incorporated in landscaping schemes unless it is demonstrated that the loss of any such trees cannot be avoided, and that adequate compensatory planting will occur. Furthermore in such cases it must be demonstrated that the need for, and benefits of, the development clearly outweigh any harm or loss. Landscaping will be required to incorporate traditional and locally appropriate trees and plants to support and enhance biodiversity and deliver ecosystem services. Species should be appropriate to the location and setting in terms of type, height, density and the need for ongoing management.
- **Local features** - Development proposals (including associated tree planting) shall conserve important local landscape features and historic boundaries such as wide verges, hedges and stone walls.
- **Wildlife Habitats** - Local habitats and wildlife corridors should be preserved and enhanced.

#### Parish Aspiration 4

WPC will update data on land holdings, local green space, important open space and established tree designations on a three-yearly basis. A comprehensive TPO review should be undertaken for the village, to provide additional evidence base and enable the statutory protection of trees with amenity value.

#### Parish Aspiration 5

WPC will work with relevant bodies such as the Wildlife Trust and Natural England to record and maintain the biodiversity of the areas local to the village so that future developments can be sited in areas that will cause the minimum damage to local ecology.

- 7.13. The consultation survey asked whether the parish's wide verges merited protection. 94% supported this objective which is outside the scope of this Plan but is included as an aspiration for the PC. Verges were audited in the same manner as Open Spaces and Views and the results and the details are in the [Views and Verges Report](#).

#### Parish Aspiration 6

WPC will work with relevant partners to establish a sustainable program for the maintenance of green spaces, wide verges, stone walls and paths within the parish.

## 8. Community Facilities



The historic parish church and churchyard, and restored war memorial, have been a focus for village commemoration and celebration for a thousand years.

- 8.1. Warmington has a range of services and facilities, both public and private, that support the community and these are at the heart of sustaining the parish into the future. Improvements to these facilities form part of this Plan and, when available, funds from development will be directed to support them.
- 8.2. Community facilities are important for Warmington as a rural community. They provide a focus for residents, spaces to hold events or meetings and are locally accessible. Use of the facilities can promote health and wellbeing, community cohesion and quality of life.
- 8.3. Warmington has a number of public and private facilities which serve the community (**numbers** refer to Map 8):
  - Village Hall and car park (Charity) **1**
  - Warmington Primary School (Academy/County Council) **2**
  - Church (Diocese) **3**
  - Cemetery (PC) **4**
  - Fun Field, Play Parks and Pocket Parks (PC) **5**
  - Red Lion Pub (Private) **6**
  - Shops/Post Office (Private) **7**



- Almshouses (Charity) 8
- Allotments (PC) 9
- Boat House - Boat Club/Mill/Dovecote/Fishing Club (Private) 10

**Map 8 - Community Facilities**



8.4. Issues raised at open event included:

- Better maintenance, and use of, the Fun Field and playpark.
- Keep and encourage use of shop/post office and pub.
- More whole village events.

8.5. The Consultation Survey asked how often people used the Fun Field, Play Park and Pocket Parks; the answers suggested that these are under-used. The survey then asked what measures or additional facilities would encourage more use.

8.6. The survey also sought to find if the community would want any developer contributions to be allocated towards community facilities and 79% of respondents supported this.

8.7. A specific question about improvements to the Village Hall found that 85% of respondents supported improvements being promoted in this Plan.

### Parish Aspiration 7

Developer Contributions will be applied towards the following priorities within the Parish:

- Improvements to the Village Hall.
- Improvements to recreational facilities within the Parish.

WPC will work with the local planning authority on developer contributions to ensure appropriate contributions are sought.

- 8.8. Assets of Community Value legislation allows communities to buy community facilities that could otherwise be lost. The survey asked if this would be supported and sought comments on what assets could be protected and why. 87% of respondents supported this idea and there were 175 suggestions for which assets should be listed, the main ones being the pub, shop/post office and Village Hall.
- 8.9. The existing Cemetery is approaching capacity and the PC has already identified a number of nearby parcels of land for use as an extension to the existing plot in conjunction with the landowner. For the purposes of this plan use of such land will not be regarded as 'development' but may more appropriately be designated as Local Green Space in accordance with Policy W5.

### Parish Aspiration 8

WPC will work with local owners, users, and East Northamptonshire Council to designate relevant community facilities as Assets of Community Value.

### Parish Aspiration 9

WPC will undertake an annual audit of the local asset register and review the maintenance of community facilities.

### Parish Aspiration 10

WPC will work with all parties to develop the Village Hall to include provision for the WPC as a resident body and to give an improved focus to the community to improve cohesion and encourage better economic use of facilities.

WPC will work with all parties to sustain and enhance the Village Hall's use and facilities.



## 9. Traffic and Transport



Warmington is actively encouraging sustainable transport within the parish, for instance by providing bicycle stands around the village.

- 9.1. The parish includes a network of country roads with the A605 as a part of the principal road network. As highways matters including bus services are the remit of Northants County Council (or North Northants Unitary Authority), the WNP cannot make policies about highway matters. Nevertheless it can include policies and aspirations which address the consequences of road traffic and also encourage sustainable modes of transport to ensure that in all future developments the safety and needs of our community are recognised and catered for while retaining the core rural nature of the parish.
- 9.2. The NNJCS (Figure 17) identifies strategic green infrastructure corridors, including the Nene Valley and Elton Park Sub-regional Corridors which converge at Warmington. Cycleways, footpaths and the River Nene provide opportunities to develop sustainable transport links that can be a means of encouraging visitors to Warmington, as well as encouraging walking/cycling to work and school. A proposed Greenway spanning the whole county from south to north will pass through Warmington, and the Nene Way long distance footpath and the River Nene are long



standing links. These routes all meet in the area of the Mill and provide opportunities for bringing visitors into the village through the Eaglethorpe underpass.

- 9.3. The Nene Way passes through Warmington and presents opportunities for walkers and ramblers to link to the evolving Warmington Red Kite Heritage Trails.
- 9.4. Taylors Green is used extensively by walkers with children and dogs because it forms a simple, useful, pleasant and readily available pathway around the south of the village in open countryside. It has protected wildflower verges and very low traffic flows and so would benefit by being designated as a Quiet Lane. This designation is intended to make selected country lanes more attractive for walking, cycling and horse riding in the interests of a more tranquil and attractive rural environment. It seeks to maintain the character of minor rural roads by containing rising traffic growth which is occurring on the whole of the highway network.
- 9.5. Issues raised at open event included:
  - Promote roundabout at Elton turn.
  - Provide foot/cycle crossing to A605.
  - More cycling routes.
  - Closer control of speed limits within village.
  - Deter parking on pavements.
  - Better road maintenance.
  - Keep/improve bus service.
  - Make Taylors Green a 'Quiet Lane'.
- 9.6. In the consultation survey 95.6% of respondents agreed that the Neighbourhood Plan should include policies to improve safe pedestrian and cycle access; and 92.3% of respondents agreed that the Neighbourhood Plan should encourage and promote sustainable transport modes. In addition 95.5% of respondents agreed WPC should work with relevant authorities to seek developer contributions to improve the A605 where it can be demonstrated that a development will lead to increased traffic flows.
- 9.7. The consultation also asked if WPC should promote Taylors Green being designated as a 'Quiet Lane', and whether it should discourage parking on pavements. Both aspirations were supported by over 85% of respondents. 157 respondents also wanted the PC to engage with the relevant authorities to improve bus services. All these fall outside the legal scope of this Plan but are included here as they provide evidence towards the type of village environment that the community wants in terms of overall reductions in motorised traffic and a more sustainable local transport system that preserves the village character.

### **Policy W8 - Traffic Management and Transport Improvements**

Development proposals that increase traffic flows onto the A605 will be supported if mitigated through developer contributions and/or conditions (as appropriate), or included within development proposals works that deliver:

1. Highway improvement schemes to promote the safety of pedestrians and cycle users; and
2. Improved safety at road junctions on the A605 in conjunction with adjacent parishes.

### **Policy W9 - Sustainable Transport**

As appropriate to their scale and nature, development proposals will be supported if they incorporate measures to improve sustainable transport where it is practicable to do so by:

1. Including footpaths and cycleways enabling residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from homes to the village centre.
2. Contribute to establishing or enhancing pedestrian and cycle routes in and through the villages and beyond including appropriate signage.
3. Providing links to wildlife corridors and providing landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

Proposals that would result in a loss of an existing path, right of way or associated facility should:

1. Replace this with an appropriate alternative and improved facility  
OR
2. Mitigate the loss through development contributions <sup>(1)</sup> or include development works, towards establishing or enhancing pedestrian and cycle routes in and through the villages and beyond including appropriate signage.  
AND
3. Deliver these improvements in a timely manner, prior to any development works taking place.

Note1: Development contributions consist of planning obligations delivered by way of s106 agreements or Community Infrastructure Levy (CIL), as appropriate]

### **Parish Aspiration11**

Proposals to improve road safety and traffic management throughout the Parish will be fully supported.

### **Parish Aspiration 12**

WPC should propose that the Local Highway Authority designates Taylors Green as a Quiet Lanes under The Quiet Lanes and Home Zones (England) Regulations 2006.

### **Parish Aspiration 13**

WPC should look for opportunities to improve public transport within and to/from the village.

### **Parish Aspiration 14**

WPC should seek to agree a scheme with local landowners and Elton Parish Council to provide a sustainable transport route between Warmington and Elton.

### **Parish Aspiration 15**

WPC should seek to keep pavements and footpaths clear of restrictions throughout the village and its surroundings.



## 10. Economic Development



Warmington should provide an attractive location for new small businesses such as the recently re-opened new butchers shop adjacent to Glebe Stores and Post Office.

- 10.1. Warmington should provide an attractive location for businesses to operate and thrive, and for the community to be able to work and live in a supportive environment. It should also be a place where visitors and residents wish to come and experience the best of East Northamptonshire countryside and outdoor pursuits.
- 10.2. There are a number of higher-level initiatives to promote the economic development of Northamptonshire but there are no specific actions regarding Warmington. While there is a range of office developments making use of former farm buildings (eg Eaglethorpe Barns) in the Parish there are also disused facilities to the west of the A605 at the garage site and at the Mill. These are all privately owned.
- 10.3. The parish also has heritage and natural assets that are not widely known about by many residents or the wider public which could be promoted such as the sport fishing opportunities at Bluebell lakes which whilst mostly situated in Tansor have one lake ([Mallard](#)) within the Warmington parish.
- 10.4. There are an increasing number of small, home-based businesses, as well as a growing number of residents who work from home. The village benefits from the Red Lion pub, Glebe Stores and Post Office, and a butcher. The Neighbourhood Plan provides the opportunity to identify ways of supporting existing business, encouraging new initiatives, and enhancing facilities such as high-speed broadband.
- 10.5. Issues raised at open event and in discussions are as follows:

- The current services provided by the Red Lion and Glebe Stores should be supported and potentially enhanced.
  - The Mill should be developed with a new use or new facilities to benefit the parish.
  - As new homes and developments are built, and more people work at least part of the time at home, there will be further pressure on the capacity of telephone and broadband networks within the parish. This needs to be recognised in working with developers on new sites when they come up for planning.
- 10.6. The Consultation Survey asked whether the Neighbourhood Plan should support the use of vacant sites and commercial properties on the Garage/Mill side of the A605 for new businesses. 89.2% of respondents supported this use and 143 of these made suggestions about what services and businesses should be encouraged. The majority also supported small-scale business opportunities and shops within the village itself.
- 10.7. The survey also asked where people were employed and 45 (28%) of 160 working respondents said they worked in Warmington. A significant number of these worked from home either as self-employed or as home workers for at least part of the time.

#### **Policy W10 - Support for Business**

Development proposals to re-use, convert, upgrade or extend existing employment premises will be supported where these accord with relevant national and Local Plan policies, unless the proposal would cause unacceptable harm to the amenities of surrounding properties and/or the natural or historic environment.

Conversion of existing buildings to provide premises for new small scale business development providing local employment opportunities will be supported providing that they:

1. Are of a scale appropriate to the immediate surroundings.
2. Do not have a detrimental impact on surrounding residential amenity.
3. Do not lead to the loss of protected open space or green infrastructure.
4. Do not have an unacceptable impact on traffic.
5. Include adequate car parking for staff and public.
6. Include cycle shelter and ensure linkages to traffic-free cycle/walking routes.

- 10.8. The survey asked if the WNP should promote a '**Destination Warmington**' to encourage visitors and thereby benefit local businesses. This was supported by 82% of respondents.

#### **Policy W11 - Sustainable Recreational and Tourism activities**

Development proposals that provide facilities for recreation and tourist activities will be supported where these accord with relevant national and Local Plan policies, provided that:

1. The siting, scale and design respects the character of the surrounding area, including any historic and natural assets.
2. Sustainable transport is supported and encouraged as a priority.
3. The local transport network is capable of accommodating the additional traffic movements.
4. Adequate parking for staff and public is provided on the site.

#### **Parish Aspiration 16**

WPC will work with relevant partners to promote **Destination Warmington** and other economic development opportunities.



## 11. Infrastructure and Developer Contributions



Community facilities such as the children's playground and Fun Field changing rooms have been funded by the developer contributions required when larger-scale housing developments have been built.

- 11.1. Development proposals should aim to avoid negative impacts on the community. If these are unavoidable, but the development proposal has an overriding strategic priority, then appropriate mitigation should be available to the community.
- 11.2. The planning system makes use of a variety of mechanisms to ensure that any impact development proposals have on communities is mitigated wherever possible. One means of doing this is by requiring developers to contribute financially towards infrastructure such as roads and schools. Smaller-scale mitigation for losses of open space and similar can also be sought by the planning authority (ENC). These contributions are limited to what is required to make development acceptable in planning terms. However, a Neighbourhood Plan may improve local direction in order to direct spending upon Warmington's infrastructure priorities.
- 11.3. It is appropriate for the community to have a say in directing local spending priorities and also to indicate when contributions should be sought. This Plan identifies areas where contributions are to be sought in the preceding policies. This section summarises these and also presents WPC with a set of priorities for all funding if/when it becomes available.
- 11.4. Developments above a certain size carry with them a requirement for the developer to agree with the local community on investment. This is to ensure that the local infrastructure is in place to support the changes brought about by the development and also to bring wider benefit to the whole community, preferably through the Local Liaison Group discussions (Parish Aspiration 2). These funds are not limited to

housing developments and may also apply to commercial and other major developments. Development contributions will be sought in accordance with the relevant legislation; S106 of the 1990 town and Country Planning Act and the 2010 CIL Regulations (as amended).

- 11.5. The Consultation Survey sought comments across all aspects of neighbourhood planning, and some comments directly addressed what improvements could be made in specific areas. All are relevant in determining where contributions should be sought and where they should be spent, and the preceding policies make specific requirements of development proposals which might result in developer contributions. There were 1,852 separate comments made and these are discussed in more detail the Aspirations document at Appendix 1.

#### **Policy W12 - Developer Contributions**

Where it is practicable to do so new development should deliver appropriate community infrastructure on site that is proportionate to its type and size

Where on site delivery is impracticable Developer Contributions and/or Community Infrastructure Levy will be sought where these would fulfil the requirements of the CIL Regulations or subsequent legislation, in accordance with Policies W6, W8 and W9 and Parish Aspiration 7 and also for proposals which could adversely affect:

1. The natural environment.
2. Existing community facilities.

WPC will work with the local planning authority to ensure appropriate contributions are sought and that they are used for the purposes defined or are put towards an appropriate use dependent on the scale of the development proposal. In addition to the specific uses detailed in Parish Aspiration 7, uses could include:

1. New or upgrade local cycleways to other parishes.
2. Improvements to local facilities including the Village Hall, Fun Field, Pocket Parks, Play Park, and allotments.
3. New or improved tourist facilities.
4. Support for enhanced infrastructure to allow effective home working.
5. New or improved car parking and sustainable transport including electric car charging points.
6. Community renewable power facilities.
7. Traffic calming and pedestrian priority schemes.
8. Improvements to the natural and historic environment.

These uses are explored in more detail in the Aspirations document at Appendix 1.

#### **Parish Aspiration 17**

WPC will promote the Local Liaison Group in the negotiations of S106, CIL and other developer contribution agreements.

## Appendix 1 to Warmington Neighbourhood Plan - Warmington Parish Council Aspirations

### **Parish Aspiration 1**

WPC will work with the community to maintain a three-year rolling review of the WNP (including the Design Code) and the VDS.

### **Parish Aspiration 2: Community Engagement in Planning**

Developers considering making proposals for development within the parish are encouraged to [contact WPC\\*](#) at the earliest opportunity to improve community engagement

1. WPC will review all proposals without prejudice to its statutory role.
2. WPC will form a Local Liaison Group for strategic or significant developments and for developments of more than a single unit.
3. The Local Planning Authority is requested to notify applicants who apply for pre-application advice that they could demonstrate community engagement by contacting WPC in accordance with Paragraph 40 of the NPPF.
4. WPC will facilitate access to local advice, where possible, to help applicants make effective plans that enhance and protect the local character and environment in accordance with this Plan including appendices.
5. Applicants who demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that do not.

\*email: [clerk@warmington.org](mailto:clerk@warmington.org)

### **Parish Aspiration 3**

Warmington Parish Council will commission housing needs research as appropriate and investigate whether social housing in keeping with the village character could be provided by a community scheme - possibly linked to the Almshouses which already provide community social housing through a charitable scheme which could be expanded to a not for profit community scheme as an incorporated charity.



#### **Parish Aspiration 4**

WPC will update data on land holdings, local green space, important open space and established tree designations on a three-yearly basis. A comprehensive TPO review should be undertaken for the village, to provide additional evidence base and enable the statutory protection of trees with amenity value.

#### **Parish Aspiration 5**

WPC will work with relevant bodies such as the Wildlife Trust and Natural England to record and maintain the biodiversity of the areas local to the village so that future developments can be sited in areas that will cause the minimum damage to local ecology.

#### **Parish Aspiration 6**

WPC will work with relevant partners to establish a sustainable program for the maintenance of green spaces, wide verges, stone walls and paths within the parish.

#### **Parish Aspiration 7**

Developer Contributions will be applied towards the following priorities within the Parish:

- Improvements to the Village Hall.
- Improvements to recreational facilities within the Parish.

WPC will work with the local planning authority on developer contributions to ensure appropriate contributions are sought.

#### **Parish Aspiration 8**

WPC will work with local owners, users, and East Northamptonshire Council to designate relevant community facilities as Assets of Community Value.

#### **Parish Aspiration 9**

WPC will undertake an annual audit of the local asset register and review the maintenance of community facilities.

### Parish Aspiration 10

WPC will work with all parties to develop the Village Hall to include provision for the WPC as a resident body and to give an improved focus to the community to improve cohesion and encourage better economic use of facilities.

WPC will work with all parties to sustain and enhance the Village Hall's use and facilities.

### Parish Aspiration 11

Proposals to improve road safety and traffic management throughout the Parish will be fully supported.

### Parish Aspiration 12

WPC should propose that the Local Highway Authority designates Taylors Green as a Quiet Lanes under The Quiet Lanes and Home Zones (England) Regulations 2006.

Northamptonshire County Council's Network Management Plan (2013) States:

*The Quiet Lanes initiative was promoted by the Countryside Agency, (Natural England since October 2006), and is intended to make selected country lanes more attractive for walking, cycling and horse riding and is in the interests of a more tranquil and attractive rural environment, maintaining the character of minor rural roads by seeking to contain rising traffic growth which is occurring on the whole of the highway network. Roads that are to be considered as Quiet Lanes will generally already have low traffic flows with relatively low speeds.*

*The initiative is not intended to be a traffic calming measure for busy roads nor is it a means of dealing with rat running and the use by heavy goods vehicles, but instead is a way of achieving positive changes in driver behaviour on minor unclassified rural roads without recourse to speed limits or traffic calming. Because of this aim, community involvement is essential in determining the roads that should be designated, the objectives for the individual schemes and to encourage the behavioural change by developing community ownership of the scheme. The process of designating Quiet Lanes involves extensive consultation with the community that will be directly affected if the scheme goes ahead and this will be achieved through public meetings and the notification of the proposals to all households in the designated area.*

*In view of the costs involved in completing the process for the designation of Quiet Lanes, generally, Northamptonshire County Council will not initiate such schemes but will consider requests from district, town and parish councils.*

#### Policy

- Northamptonshire County Council will consider requests for the designation of Quiet Lanes from district, town and parish councils.
- Schemes intended to address use by heavy goods vehicles or where "rat running" occurs will not be considered.
- Promoters of Quiet Lane schemes must be able to demonstrate the extent of community support within, and adjacent to, the proposed area to be designated.
- Roads and areas put forward for designation should fit in to the local route hierarchy with suitable diversion routes available for traffic to bypass the area. They may form a network of roads and, where possible, incorporate public rights of way.

- Where a scheme is considered to be viable, Northamptonshire County Council will develop the proposal via the process set down in The Quiet Lanes and Home Zones (England) Regulations 2006.
- In the spirit of the community involvement within the initiative, the promoting authority will be expected to work closely with, and assist, Northamptonshire County Council with the consultation process such as providing venues for the public meetings, distributing notices, etc.
- Conventional traffic calming measures, e.g. road humps, etc., will not form part of a Quiet Lane scheme.
- Successful schemes will be monitored using control roads to assess the effect on traffic flows and speeds and identify possible problems and solutions.

#### Officer Guidance

- Quiet Lane schemes may comprise a single road or a group of connecting roads.
- Requests for Quiet Lane designations should initially be assessed for suitability in respect of the setting in the highway network and community, the nature of the current traffic flows and the availability of alternative routes.
- The promoter of a Quiet Lane scheme shall provide evidence of support for the proposal from the community and the adjacent area before further work takes place.
- The promoter of the scheme will be engaged in the provision of a suitable venue in, or within a reasonable distance of the proposed area, for the convening of public meetings; the delivery of notices giving details of the area being considered for designation and how representations can be made and the posting of notices in accordance with Schedule 1 Part 3 of The Quiet Lanes and Home Zones (England) Regulations 2006.
- Consultation on the proposed designation shall be in accordance with section 4 of The Quiet Lanes and Home Zones (England) Regulations 2006.
- Any objections received in accordance with section 6 of The Quiet Lanes and Home Zones (England) Regulations 2006, and not subsequently withdrawn, will be fully considered and taken in to account before proceeding with or abandoning the scheme.
- Upon the finalisation of a Quiet Lane designation, signs in accordance with The Traffic Signs (Amendment) Regulations 2006 will be placed on the road(s) designated and maintained as long as the designation remains in force.
- Other than the provision of signs, additional works are to be avoided although consideration can be given to reducing the number and size of existing signs as maintenance becomes due and not replacing some road markings following surface dressing, etc.
- Where Quiet Lane Schemes are to be implemented, control roads of a similar nature will be identified and used for comparative purposes in respect of traffic flows and speeds to establish if the scheme has been successful.

#### Standards

- The Transport Act 2000
- The Quiet Lanes and Home Zones (England) Regulations 2006
- The Traffic Signs (Amendment) Regulations 2006

### Draft Parish Aspiration 13

The Parish Council should look for opportunities to improve public transport within and to from the village



#### **Draft Parish Aspiration 14**

The Parish Council should seek to agree a scheme with local landowners and Elton Parish Council to provide a sustainable transport route between Warmington and Elton .

#### **Draft Parish Aspiration 15**

The Parish Council should seek to keep pavements and footpaths clear of restrictions throughout the village and its surroundings.

#### **Draft Parish Aspiration 16**

Warmington Parish Council will work with relevant partners to promote **Destination Warmington** and other economic development opportunities.

#### **Draft Parish Aspiration 17**

WPC will promote the Local Liaison Group in the negotiations of S106, CIL and other developer contribution agreements.

## Appendix 2 to Warmington Neighbourhood Plan - Design Code

This Design Code lays out the parameters that must be considered in designing proposals for new development sites and the building works within them, for infill developments, and for extensions to existing buildings in the parish.

Parish Aspiration 2 encourages developers to [contact the PC\\*](#) as early as possible to ensure that local knowledge can be used to the benefit of all parties and to demonstrate early, proactive and effective engagement with the community. The PC will make available resources relevant to the aspects of design included within this code at no charge to any resident or developer who engages with the PC at an early stage to help compliance with this code. \*email: [clerk@warmington.org](mailto:clerk@warmington.org)

A selection of photos illustrating the Warmington design environment forms an annex to this code. The [Village Design Statement](#) provides a more complete description of Warmington and its surroundings and provides the full reference context for the design of new buildings and developments in the village

### **Considerations applying to sites where development is proposed**

Whether a development is an infill site or a group of buildings, design proposals for new development must address a number of considerations and how they apply to the part of the village in which they are situated:

- Site design and layout - street layout, positioning, massing and flood alleviation
- Building design - size, heights and form of the buildings
- Materials and detailing - materials, colours and regional features
- Landscape and setting - how the development will affect the local landscape
- Energy use - how this will be minimised
- Biodiversity - how this will be enhanced

The following criteria should be used in demonstrating how a design proposal addresses these features in order to comply with the Design Code.

### **Site Design (for single and multiple developments)**

1. Site density should reflect the general density applying in the adjacent part of the village whilst ensuring that gardens and amenity space are generous as appropriate for a village environment.
2. Site layout and density should minimise the impact on existing residents' privacy and avoid intrusive noise in surrounding gardens and dwellings.
3. Sites should incorporate traditional local treatments of boundaries such as walls, fences, verges and planting, as appropriate to the size and types of building and the surrounding environment. Infill sites should not create a 'stand-alone' effect but blend in, all proposals should provide details of hard and soft landscaping.

4. Sites should include a mixture of housing types to reflect the variety of housing types in the village and affordable housing should be spread within the site but avoid a 'suburban estate' effect.
5. Existing frontage lines must be preserved, and new infill buildings should be built at the same ground level as adjacent buildings.
6. Sites should include direct access by foot and cycle into the village.
7. Sites over 0.5ha should incorporate new green spaces and recreation areas.
8. Sites should take account of climate change at a very early stage in [planning](#) and proposals should demonstrate how they will minimise impacts prior to approval. Parking provision should include electric charging points and be designed to have a minimum impact on the existing street scene. [PC resources are available.](#)
9. Sites should be designed to enhance biodiversity and proposals should demonstrate how they will achieve this prior to approval. [Roads and pavements](#) should comply with the Nature Conservation best practice outlined in the [Manual for Roads and Bridges Volume 10 Section 4](#) but also be appropriate to the rural character of the village including all new and replacement surfaces.
10. Street furniture, including signs, lighting and seats, should be selected to reflect Warmington's styles and blend into the surrounding street scene. Light pollution should be avoided.
11. All developments should incorporate SuDS<sup>(1)</sup> for flood risk alleviation in accordance with the [NCC Local Standards and Guidance Document](#) for surface water drainage and all residential developments of 10 or more dwellings (or 0.3ha or more site area) should contribute to the provision or enhancement of open space based upon the local quality, quantity and accessibility standards to meet the needs generated by the increase in population from the development. New developments should incorporate SuDS within such open spaces to create or enhance multifunctional areas. Advice and standards for the incorporation of SuDS in the local area is available at [www.floodtoolkit.com](http://www.floodtoolkit.com).

## Building Design

1. Building designs should aim for the highest levels of energy efficiency, whilst being in harmony with the existing surroundings, and should demonstrate quantifiably how this will be achieved prior to being approved with reference to nationally accepted standards such as [SAP](#)<sup>(2)</sup> or [BREEAM](#)<sup>(3)</sup> or equivalent contemporary standards. [PC resources are available.](#)
2. All buildings should enhance biodiversity by design and this should be demonstrated in any proposal prior to approval - [PC resources are available](#) - all houses should as a minimum include [Swift bricks](#).



3. Development within the setting of a listed building must be mindful of [Historic England guidance](#) especially in terms of views to and from the building.
4. Building designs should be informed by the Warmington context and avoid anonymous '*pattern book*' design, or styles alien to Warmington's locality. There should be a local identity that is appropriate to East Northamptonshire. Designs based on a confused mixture of architectural styles and decoration, that mimic but lack the integrity of genuine historic buildings, should not be considered.
5. High-quality contemporary architecture and designs, which complement their surroundings and incorporate variations in mass and scale, will be encouraged.
6. Buildings should be sized and designed in the context of their immediate surroundings and must avoid dominating the existing environment.
7. Roof heights for infill developments should not exceed those of surrounding houses.
8. Solar panels should be integrated into roofs wherever possible as part of the initial design in preference to being added later.
9. Planning applications should be accompanied by a design statement and for major developments this should include realistic images of the proposals.

### **Materials and detailing**

Building materials, and their appropriate use, play an important part in determining local character and distinctiveness. Alternatives to natural materials may be acceptable where they do not have an adverse impact on existing form and character and where they are used in context.

#### **Brick**

- Brick should be similar to existing brick in nearby properties and consideration should be given to the type of joints used.
- Especial care should be taken with work on listed or other historic buildings. Here, especially for repairs, the use of hand-made bricks of the same dimensions and character as the original build should be the norm, again with appropriate joints.
- Brick detailing in Warmington is simple, usually limited to decorative chequer-boarding or 'burnt headers' and projecting or dentilled eaves. Occasionally, regular stone quoins are used decoratively with brickwork.

#### **Stone**

There are some wholly ashlar buildings in the village but most stone buildings are built of coursed dressed local rubble stone with or without ashlar quoins; courses are typically 65-200 mm (2 1/2 – 8 inches) thick. The stone is typically hard and shelly with subtle colour variations and stones are roughly squared, some with rounded corners, and the face is dressed flat with characteristic vertical chisel marks. New and reclaimed stone is available from local suppliers in sawn and cropped sizes suitable for all types of construction. The colour range is good and the stone will weather sympathetically.

Quoins are often Ketton freestone, buttery yellow to pink with a smooth ‘cod’s roe’ texture. They may be quite large irregular. At window openings freestone or selected rubble may be used. Some Victorian buildings use brick quoins, arches and string courses.

Using natural stone rather than artificial is to be preferred. If artificial stone is specified it must be able to match the colour, texture, variability and coursing patterns of nearby buildings and be able to weather over time similarly to natural stone. It should not display an obvious regularity or repetitive pattern when laid. Mixing stone and artificial stone within a single building or a site should be avoided.

The following criteria should be used when stone is to be used:

- Stones should be roughly rectangular and vary in length.
- Stone for coursed rubble constructions should not have sharp cropped edges - a tumbled edge is more appropriate.
- Courses must be continuous with different thicknesses in adjacent courses.
- Vertical joints must be staggered and avoid ‘panel’ constructions with long vertical expansion joints.
- Obvious repetition of courses should be avoided.
- Ideally, ‘stone’ quoins should be irregular.
- Mortar joints should be slightly recessed.

### **Mortar**

- With listed and other historic buildings, and all stone buildings, a coarse lime-based pointing mortar using local yellowish sands with gritty inclusions should be used.
- Grey cementitious mortar should not be used for visible work on listed and other historic buildings, or any stone buildings.

### **Landscape**

The landscape surrounding Warmington is an important part of its character, and design proposals should consider the following criteria.

1. Entrances to the village should be visually welcoming and avoid a stereotypical suburban look.
2. Existing greens and other open spaces as described in the [Open Spaces document](#), are important and should be preserved and enhanced.
3. Attention should be given to sensitive views within the village as described in the [Views and Verges document](#).
4. In planting a variety of appropriate native and local trees (willows [white, goat and crack], oak, crab apple and field maple), hedging and plants should be used. A sustainable maintenance plan should be provided as an integral part of the design where appropriate. Future tree planting should avoid damage to existing areas of wildlife and landscape value, and trees should be sourced as locally as possible in order to avoid importation of disease.

5. Existing wide grass verges as described in the [Views and Verges document](#), are valued and should be safeguarded. In new development, wide grass verges should be provided, with some maintained to benefit wildlife specifically.
6. Overhead power and telephone lines should, whenever possible be sited or re-sited underground, particularly in Church Street, Chapel Street, Church Lane, Hautboy Lane, School Lane and Eaglethorpe.
7. External lighting of properties should be limited to the minimum required for security and working purposes, and shall be placed to avoid creating light pollution and a nuisance for adjacent or opposite properties.
8. The lanes throughout the parish should be conserved with their existing rural character and should not be provided with inappropriate urban style kerbing and street lighting. The objective should be to reinforce the village character and retain the separation between the village and the surrounding countryside.

## Energy Performance

It is highly desirable that new developments aim for a low level of energy use and generate as much of their own energy as possible through renewable means. By 2030 all new development should be carbon neutral so that no subsequent remedial work will be required to allow the village to achieve zero carbon by 2050. It is recognised that this will require careful design at an early stage if it is to be achieved alongside the design requirements listed in this code, but the PC will provide resources for design guidance where required. Proposals to develop outside the Village Boundary must demonstrate how they will achieve this in order to be supported.

## Conversions of traditional agricultural buildings

Where buildings are being converted for residential or commercial use the following guidelines should be followed to retain the traditional character of the building(s), whilst allowing a new use to be found. Further constructive guidance is available on the Historic England website.

- Use existing openings to provide access and light.
- Avoid introducing new features, such as chimneys, or dormer windows to roof pitches.
- Avoid introducing new elements, such as garages, which are incongruous with the original outline of the buildings.
- Avoid divisions between properties within a whole farm conversion, which do not have any relationship with the historical divisions.
- Retain and re-use any traditional yards, and particularly the surfacing where these relate to the surrounding buildings.

## Notes

- (1) SuDS - Sustainable Drainage Scheme
- (2) SAP- The Government Standard Assessment Procedure for assessing energy use in dwellings
- (3) BREEAM - the Building Research Establishment Environmental Assessment Method

## Annex A - Photos of design features in Warmington



## Annex A - Photos of design features in Warmington



1. Warmington, seen from the east, showing its position in the Nene valley with Fotheringhay beyond to the right. In the foreground is ridge and furrow, now a locally rare survival of medieval or later ploughing. The design of proposed developments must respect the character of Warmington as a centuries old village and should retain and enhance not diminish or remove surviving features of the landscape and built environment.



2. On Big Green the receding building line (followed by recent infill) follows the former green edge. Hedges and wide verges are a consistent feature.





3. Bike stands installed around the village in 2018 are part of the strategy to encourage sustainable transport. Proposed developments should ensure that pedestrian and cycling links to the centre of the village are included at the design stage.

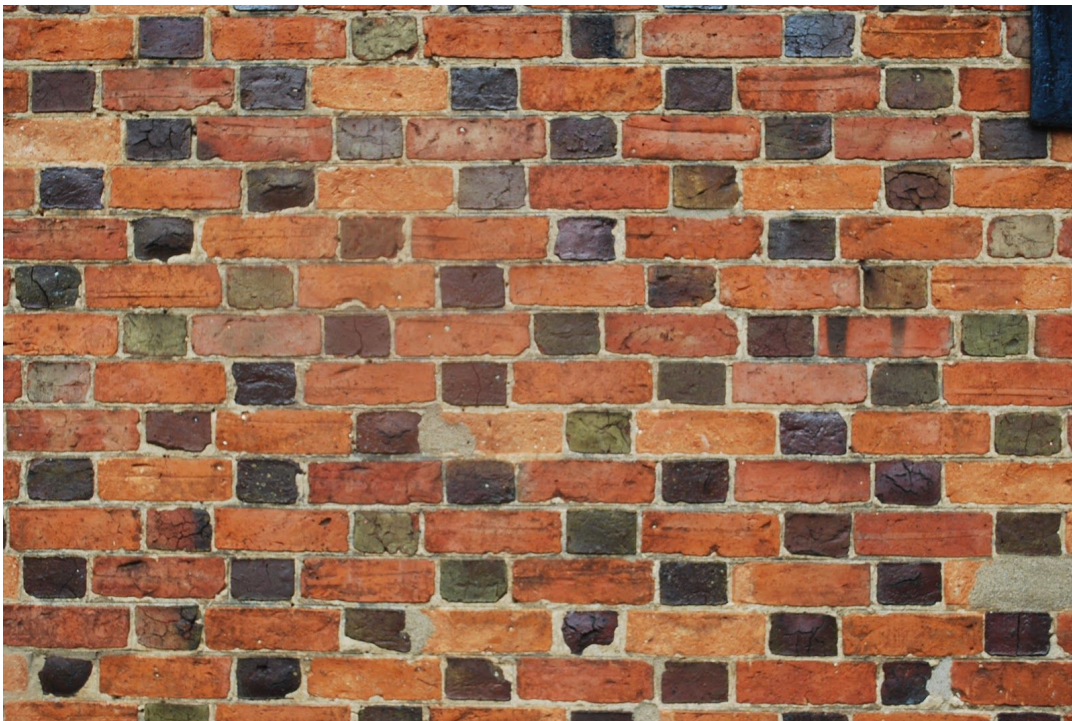


4. In a highly sensitive site alongside the village's Grade I-listed church – the view to which is left open – stone, brick, red tiles and slate draw on the local palette of building materials.





5.Providence Allotments (re-established 2002) are among the village's green spaces. The brick cottages behind are a careful mix of old and new.



6.Nineteenth-century chequer-board brickwork on a cottage on Big Green. The bricks were manufactured in Warmington.





7(a) Right: stone with a tumbled edge appearance repointed with a traditional lime mortar incorporating gritty local sand.



7(b) Wrong: stone with sharp sawn edges between courses and hard grey cement used in a new build, with poorly finished joints.





8. One of the two main entrances to the village. Stone buildings and walls, wide verges and trees help define one of the village's historic cores. A conservation area is proposed for Warmington.



9. Piecemeal additions to signs and services can lead to unattractive clutter in the streetscene, as in School Lane.