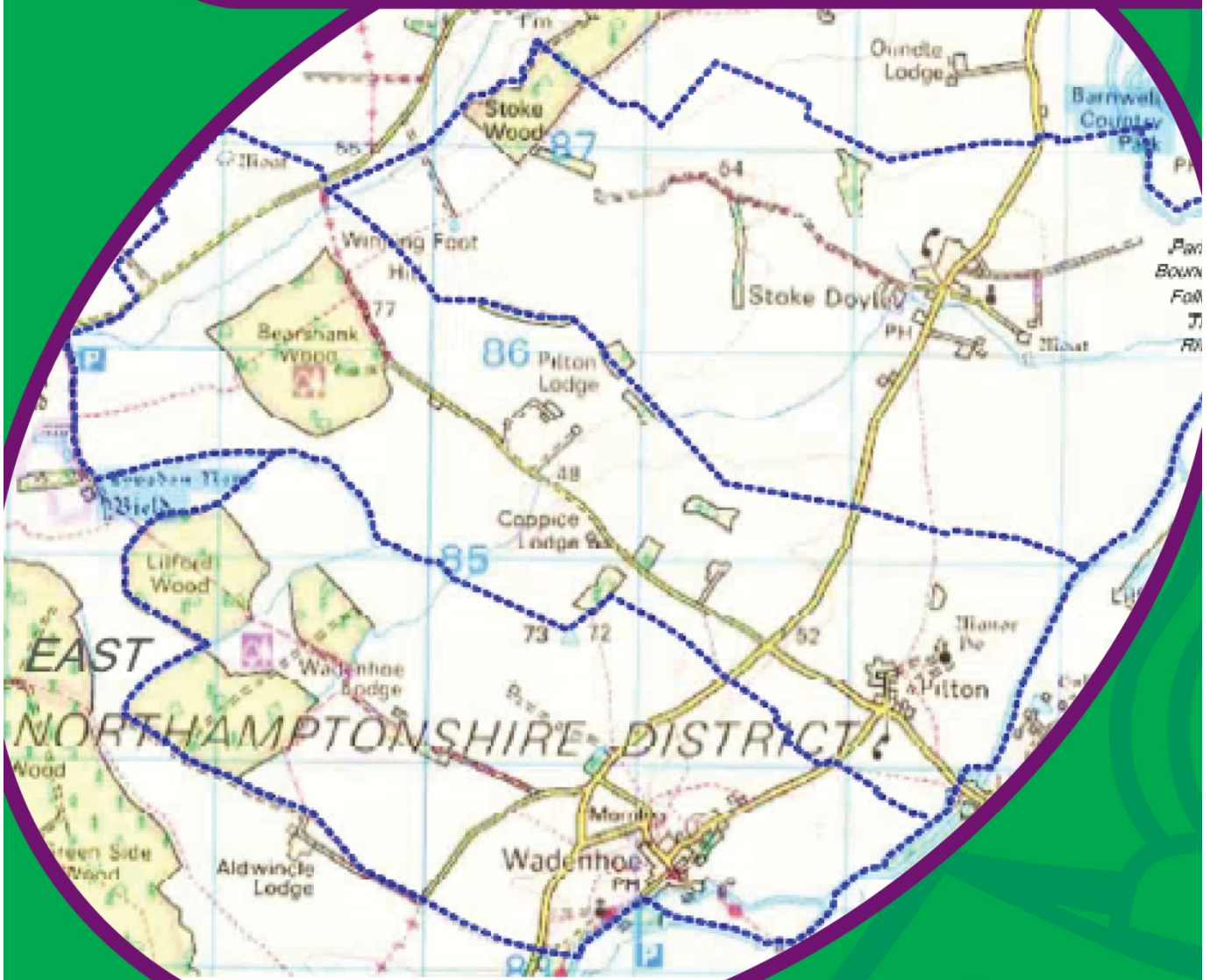




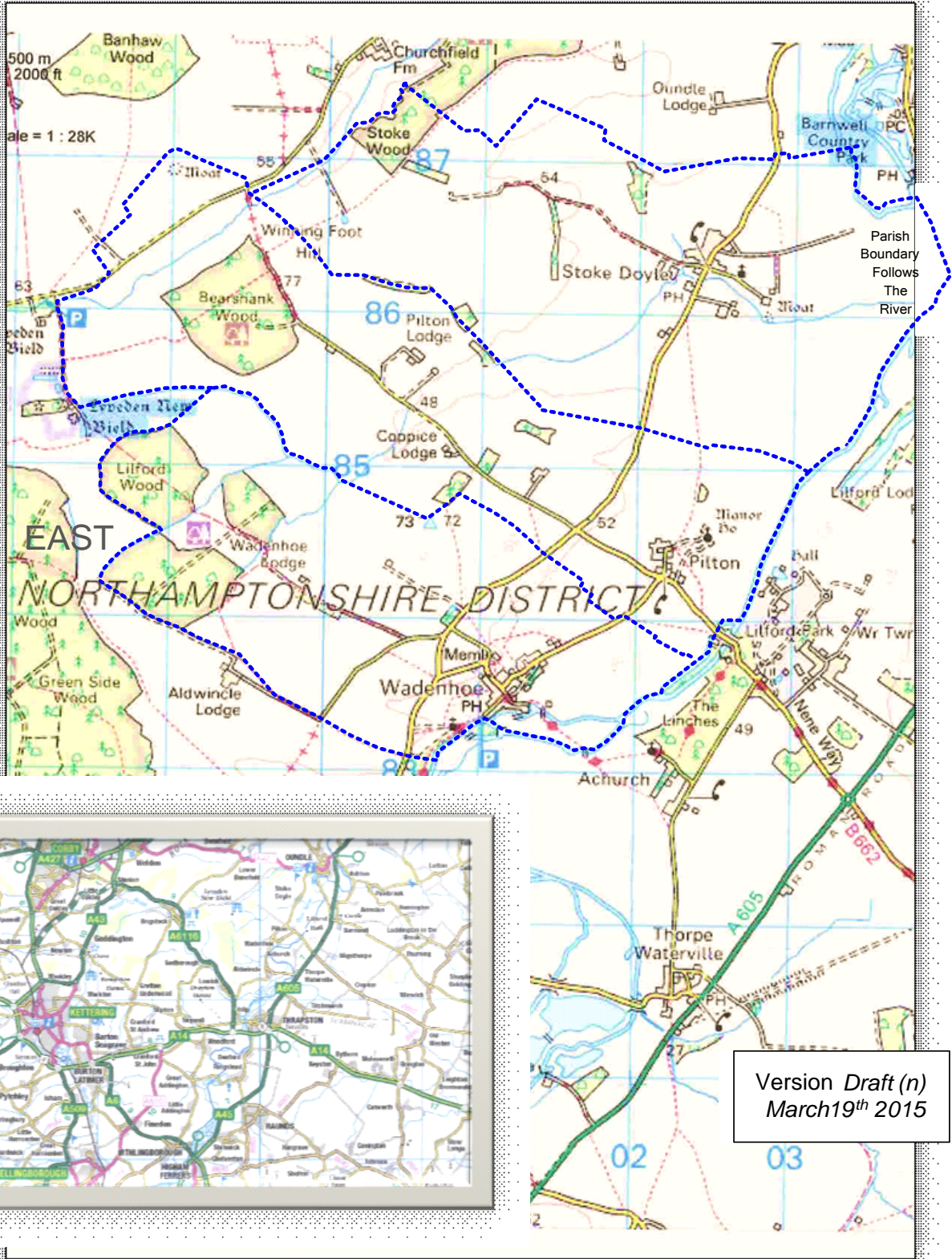
East  
Northamptonshire  
Council

## Pilton, Stoke Doyle and Wadenhoe Village Design Statement – Supplementary Planning document



Adopted February 2016

# Pilton, Stoke Doyle & Wadenhoe Village Design Statement



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## Change History

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0.2	August 2015	Revised following approval of document for consultation by Planning Policy Committee, 20 July 2015
0.3	January 2016	Tracked changes version for Planning Policy Committee, 22 February 2016

*NB: Draft versions 0.1 - final published versions 1.0*

## Consultees

Internal	External
See Appendix A1.2	See Appendix A1.2

## Distribution List

Internal	External
See Appendix A1.2	See Appendix A1.2

## Links to other documents

Document	Link
North Northamptonshire Core Spatial Strategy, adopted June 2008	<a href="http://www.nnjpu.org.uk/docs/Adopted%20CSS%20Final%20Proof.pdf">http://www.nnjpu.org.uk/docs/Adopted%20CSS%20Final%20Proof.pdf</a>
Rural North, Oundle and Thrapston Plan, adopted July 2011	<a href="http://www.east-northamptonshire.gov.uk/rnotp">http://www.east-northamptonshire.gov.uk/rnotp</a>
North Northamptonshire Joint Core Strategy (JCS) 2011-2031, Proposed Main Modifications to the Submitted Plan, February 2016	<a href="http://www.nnjpu.org.uk/docs/Joint%20Core%20Strategy%202011-2031_Jan3_Main-Minor_v5.pdf">http://www.nnjpu.org.uk/docs/Joint%20Core%20Strategy%202011-2031_Jan3_Main-Minor_v5.pdf</a>

## Additional Comments to note

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## **1.0 Pilton, Stoke Doyle & Wadenhoe**

### **1.1 Introduction to the area**

1.1.1 The area made up of the three villages, Pilton, Stoke Doyle and Wadenhoe, forms a single Parish Council area. All three villages are mentioned in the Domesday Book with Peterborough Abbey having a manor with demesne in Pilton and 1, 5 virgate in Wadenhoe. Pilton, Stoke Doyle and Wadenhoe have close historical ties and appear to have formed one township in the late 11<sup>th</sup> and 12<sup>th</sup> centuries. The area is of considerable archaeological interest with earthworks and traces of open field furlongs providing evidence of farming during the medieval period. As part of Rockingham Forest, the land was also used extensively for hunting purposes for several centuries. The undulating landscape of fields, interspersed with woodland in the alluvial floodplain of the River Nene, is a common feature of the location of the villages and their dispersed farmsteads, and attracts a large number of visitors exploring rural Northamptonshire by car, boat, bicycle or foot. Each village has its own character, and indeed its own identity, and these are quite different from each other; perhaps the best description would be they are similar yet unique.

1.1.2 The villages are set in the Nene Valley, with the River Nene passing along the eastern edge of all three parish boundaries, although only Wadenhoe, the village at the south end of the trio actually adjoins its bank. The southern end is quite hilly, and this diminishes into much more of a shallow rounding landscape as you reach Stoke Doyle at the northern end. In total the area is about 4km by 4km, and is mainly farmland.

### **1.2 The Local Plan**

1.2.1 The adopted strategic planning framework for the three villages is set out in the Local Plan for East Northamptonshire. This consists of the North Northamptonshire Core Spatial Strategy (CSS), adopted June 2008 (Local Plan Part 1: strategic policies) and Rural North, Oundle and Thrapston Plan (Local Plan Part 2: site specific policies). The Local Plan seeks to strike an appropriate balance between visitor numbers and biodiversity, landscape, agricultural development, local amenity and heritage interests, in accordance with the Nene Valley Strategic Plan (2010).

1.2.2 Strategic policies from the adopted Local Plan are currently being reviewed. The North Northamptonshire Joint Core Strategy 2011-2031 Pre-Submission Plan (Proposed Main Modifications, February 2016) emphasises that the Nene Valley is well served by many historical, environmental, landscape and green infrastructure assets, which the new Plan seeks to protect and enhance for current and future generations to enjoy.

1.2.3 The adopted Local Plan sets out specific local policies and strategies for the three villages. The RNOTP categorises Stoke Doyle and Wadenhoe as 'Category A Network Villages' (having a defined development boundary) and Pilton as a 'Category B Network Village' (dispersed built form, without a defined development boundary). Pilton and Wadenhoe are both also designated conservation areas.

### 1.3 **Document status and legal context**

- 1.3.1 **Document Status** – The draft Pilton, Stoke Doyle and Wadenhoe Village Design Statement (VDS) was prepared by the Parish Council and submitted to East Northamptonshire Council in April 2015, with a view to the local planning authority adopting the VDS as a statutory SPD under the 2004 Planning and Compulsory Purchase Act (the “2004 Act”). When adopted, the VDS will become a statutory Local Development Document (LDD), covering the parishes of Pilton, Stoke Doyle and Wadenhoe.
- 1.3.2 The Pilton, Stoke Doyle and Wadenhoe VDS has been taken forward by the local planning authority as a statutory SPD, in accordance with the requirements of Town and Country Planning (Local Planning) (England) Regulations 2012 (Statutory Instrument 2012 No. 767) (the “2012 Regulations”). The specific consultation process for the SPD was directed by 2012 Regulations 12-14 and 35. The process also had regard to the Revised Statement of Community Involvement (SCI), adopted December 2013.
- 1.3.3 The VDS will supplement policies within the adopted Local Plan for East Northamptonshire relating to the parishes of Pilton, Stoke Doyle and Wadenhoe. This consists of the following development plan documents:
- North Northamptonshire Core Spatial Strategy, adopted June 2008 (Part 1); and
  - Rural North, Oundle and Thrapston Plan, adopted July 2011 (Part 2).
- 1.3.4 The Local Plan is now under review. This is taking place through the North Northamptonshire Joint Core Strategy 2011-2031, Main Modifications version, February 2016.
- 1.3.5 **Consultation under Regulations 12(a) and 35** – Preparation of the Pilton, Stoke Doyle and Wadenhoe VDS has taken place over 2 years (2013-15), led by the Parish Council. The Consultation Draft was approved for a 6-week period of public consultation by the East Northamptonshire Council’s Planning Policy Committee on **20 July 2015**.
- 1.3.6 In accordance with Regulation 12(a) and 35, the draft SPD was subject to a 6-weeks public consultation, from **17 August – 28 September 2015** (inclusive). A list of consultees is set out in Appendix A1.2.
- 1.3.7 **Adoption of the Supplementary Planning Document, under Regulation 14** – A summary of the representations received under Regulation 13 during the Regulation 12(a) and 35 consultation, and the Council’s responses to these [“Statement under Regulation 12(a)”], was prepared for the Planning Policy Committee, 22 February 2016. In accordance with Regulation 14, the following documents have been published on the Council’s website upon adoption of this Supplementary Planning Document by the Planning Policy Committee on **22 February 2016**:
- Adopted version of this Supplementary Planning Document – “Pilton, Stoke Doyle and Wadenhoe Village Design Statement”;

- Statement under Regulation 12(a);
- Regulation 14 Adoption Statement.

#### 1.4 **The aim of the Village Design Statement**

- 1.4.1 The Village Design Statement has been produced to provide general information to developers and others on the three village areas and to try to encompass the character of the villages and the people so that designs made for changes and additions, large and small, can be made sympathetically.
- 1.4.2 While the suggestions and recommendations made through the body of this statement are given to assist developers in the understanding of the villages, the Planning Guidelines in the appendices are to be heeded.
- 1.4.3 This Village Design Statement (VDS) should be utilised in conjunction with other toolkits and guidance, such as Landscape Character Assessments (LCAs). LCAs are useful, to ensure that the VDS makes a positive contribution in terms of design, form and location, to the character and functions of the landscape, and avoids any unacceptable impacts.
- 1.4.4 Natural England has prepared a National Character Area (NCA) profile for Rockingham Forest (NE538<sup>1</sup>), which incorporates the whole of Pilton, Stoke Doyle and Wadenhoe parishes. This may be utilised to complement the VDS, through identifying potential opportunities for positive environmental change within Rockingham Forest.

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<sup>1</sup> <http://publications.naturalengland.org.uk/publication/4716243105873920?category=587130>

## 2.0 Pilton Village



### 2.1 Description of Village / Parish area

2.1.1 Pilton Parish covers an area of 568 hectares of which some 45 hectares are woodland. The remainder mainly consists of arable and sheep grazing land, farmed by Manor Farm, with some fields farmed by Seven Wells Farm in neighbouring Stoke Doyle and others farmed by Home Farm, Lilford, from the other side of the River Nene. The village lies on a south east facing slope overlooking the Nene, and is essentially a hamlet, grouped round Manor farm which dominates the village. The parish extends from the alluvial flood plain of the water meadows by the Nene north-westward across sand and gravel, oolite limestone and clay up to the boulder-clay plateau of Bearshanks Wood. During the medieval period it was part of Rockingham Forest. Almost all the houses are built in local limestone, most of which would have come from the quarry that used to be in the north of the parish.

2.1.2 'Pilchetone', 'Pilketon', 'Pilkington' or 'Pileca's tun' (Pileca's farmstead) was part of the pre-conquest possessions of the Abbey of Peterborough, and is mentioned in the Domesday Book. In 1086, the subtenant was Roger, ancestor of the Torpel family who held Pilton until the first half of the 13<sup>th</sup> century. It then passed through the de Camoys, Thorpe and Mulsho families before coming through marriage into the ownership of the Tresham family for 200 years, until the Manor was sold to Sir Thomas Powys of Lilford in 1714. The estate map for 1769 shows that Pilton was very similar to its current layout, with a single street of houses and an isolated manor house and church across the fields to the north-east. After over 230 years as part of the Lilford estate, the farm was bought by the Merchant Venturers Society on behalf of St Monica's Trust, based in Bristol, when the Lilford estate was sold after the Second World War.

2.1.3 The village itself consists of 24 houses, including one farm and a small-holding. The majority of the houses are grouped along a single street that includes Manor Farm, (*this is a separate Manor Farm from that listed in the Stoke Doyle Village section*), but 6 houses are scattered on different sides of the road leading to Bearshanks Wood. Four homes are grouped round the church across the fields from the main village, Pilton being a 'shrunken' village – with the houses in between abandoned for a number of reasons, including the impact of the plagues, the early enclosures for sheep farming in the seventeenth century and 'improving'

the vista from the park surrounding Lilford Hall in the eighteenth century. After the majority of Pilton's open fields were enclosed by the Treshams in the early seventeenth century, local farmers began to experience considerable hardship.

2.1.4 Nevertheless in the 1881 census, Pilton's population is listed as 123 – there subsequently being a dramatic decline to the current figure of 63 inhabitants (including 11 young people under 18).

2.1.5 Pilton is a rural village surrounded by farmland, intimately linked through its history, landuse, economy, marriage and culture to its neighbouring villages.

## 2.2 **Population and lifestyles**

2.2.1 The present population is 63 people (34 male, 29 female) with 11 young people under 18. As an 'estate' village, the majority of the inhabitants prior to 1940 either worked on the land or in service at Lilford Hall on the other side of the river. Today, although farming remains the principal occupation for 6 people, others are engaged in a diverse number of occupations including medical insurance, IT, publishing, house painting, building, hotel management, environmental maintenance, accountancy, research, picture restoration, care for the elderly and the oil industry. Most people either work in Pilton or the close vicinity, but one or two work as far away as London, Edinburgh and The Hague. As Pilton has no school, young people currently either attend Aldwincle Primary school 2 miles away, Oundle Middle School, Prince William School, Oundle School 4 miles away, or Kimbolton School 15 miles away.

## 2.3 **Assets**

2.3.1 Pilton's main assets lie in its history, its landscape, its tranquil rural setting and its agricultural land use. As a conservation village comprising a hamlet round a farm, and five scattered homestead clusters, its tranquil landscape represents a heritage asset for visitors who are exploring 'hidden' Northamptonshire. The Church with its cluster of three surrounding dwellings provides a picturesque view across the parkland that typifies what is special about rural Northamptonshire. It was categorised as a 'Category B Network Village' in the Rural North, Oundle and Thrapston Plan (July 2011), because of its special historic conservation character and its small scale, dispersed dwellings. Another impressive view is that of Lilford Hall across the meadow within the wooded banks of the River Nene.





2.3.2 Evidence of early Roman settlements have been found in several parts of the village, and excavations of the deserted village of Lyveden within Pilton's NW boundary have revealed the site of a large-scale medieval pottery industry. The earthworks of the medieval settlement to the east of the village in the parkland remain largely undisturbed, and include three inter-linked fish ponds (which were restored in the early 1990s) and ridge and furrow from the medieval open field system.

2.3.3 Several trees within the village and surrounding landscape have preservation orders, and several areas, including the park land have been designated as significant open spaces. The combination of these features make the area of particular landscape interest.

2.3.4 Pilton's major economic asset is Manor Farm which employs 4 family members, and shares some of its facilities with Howe Hill Farm in Stoke Doyle. Seven Wells Farm in Stoke Doyle and Home Farm in Lilford also farm land in Pilton. There is also a smallholding on the road to Bearshanks. The farmland is used mainly for arable, and sheep and cattle grazing. A medical insurance business re-located a few years ago to bigger premises in Peterborough.

2.3.5 In terms of amenities, Pilton is served by a week day bus service to Oundle and Thrapston and a daily letter box collection. The Church has a service once a month, and on the fifth Sunday four times a year. It is occasionally used for concerts during the summer months. Fishing and riding feature among local leisure activities and the River Nene is extensively used by narrow boats in the summer season. Bird watchers are attracted to the area by the recent increase in red kites.



## 2.4 **Buildings**

2.4.1 Pilton's main architectural assets are the buildings, in particular the Church, which dates from the twelfth/thirteenth centuries, but was considerably restored in the 1860s and 1870s. Its ancient bells were installed in the 1470s, 1550s and 1610 and were re-hung in 2011. The unique Victorian stained glass south window depicts the story of Adam and Eve. There are four chest tombs in the churchyard,

including one recently identified as probably having been for a member of the Tresham family. During the sixteenth and seventeenth centuries, many of the members of the Tresham family from Lyveden were buried at Pilton. Their distinctive emblem of three trefoils is on either side of the Church porch.



2.4.2 In addition to the Church, eight other buildings are Grade II listed, including the Bede House. This is one of the oldest houses in the area, having medieval fragments on its facade reputed to be from the castle destroyed during the Wars of the Roses at neighbouring Thorpe.

2.4.3 An Elizabethan watch tower in the upper chamber of the Bede House is believed to have been used by the Tresham family for mass, as well as serving as a dovecote. Manor Farm has a Victorian game larder and a folly built in the 1870s using fragments from the Church restoration.



2.4.4 Ivy House has a Victoria Regina postbox embedded in its side wall. There is a listed red telephone kiosk in the well-known Gilbert Scott style. Several unlisted buildings of merit are important elements in creating the historic character of the conservation village.

2.4.5 Most of the buildings in the village are built of limestone (one or two having brick additions) and two cottages are built of brick. Most roofs have Collyweston slates but there are also some with similar grey tiles. Since the 1960s, four stables or coach houses have been converted into dwellings, and there has been one barn conversion. Four houses have added conservatories. The extent to which conversions and extensions are sympathetic to the local character varies considerably. Two houses are thatched, and one house with two outhouses has traditional terracotta pantiles.



2.4.6 Three houses have the distinctive chimney stack style of Lilford Hall. Of the 24 houses, 14 are owner-occupied and 10 are rented.

2.4.7 The Manor House was built by the Treshams of Newton in the sixteenth century probably replacing an earlier medieval building. It has a fine Jacobean staircase and two priests' holes arising from the Catholic faith of the family. It has alternated between being the home of the land agent for Lord Lilford's estate and the Rectory for the priest - in - charge of Pilton and Wadenhoe.

2.4.8 The Eighteenth Century Bridge that separates Pilton from the neighbouring parish of Lilford and Achurch was originally part of the post road from London to Oakham, with a bridge first mentioned in the thirteenth century.

## 2.5 **Development**

### *Welcomed and not welcomed*

2.5.1 A survey circulated to 18 households with residents present in March/April 2014 elicited 36 responses (out of a total 56) of whom 20 indicated superfast broadband as the main infrastructure improvement that they would like to see in the village. In keeping with stewardship of the countryside location, 15 villagers cited maintenance of stiles and footpaths as a first or second priority. In terms of social amenities, 15 residents would like to see the Church used more frequently for village events, and 21 people would like to see the Neighbourhood Watch scheme revived.





- 2.5.2 Opinions were divided over the question of more housing. Three residents specifically mentioned low cost housing to bring more young people into the village, with the proviso that any new building should use traditional materials in order to fit in with the existing architecture. Similarly 4 people mentioned the need for house extensions to be in keeping with the existing style of village housing. In terms of inappropriate development, 5 people were against wind farms and 4 people would not welcome street lights. The majority of people wanted any new building to be in keeping with what already exists (i.e. no bungalows or modern building), with a few people (3) considering that each development proposal should be considered on their merits, as they occur.
- 2.5.3 In terms of any development that they would not wish to see in Pilton, 7 residents volunteered the opinion that any conversion of farm buildings into dwellings would be inappropriate and would prefer the farm to remain in the centre of the village as an agricultural entity.

## 2.6 **Summary**

### *Aspirations and the Way Ahead*

- 2.6.1 The detailed Local Plan strategy for Pilton is defined by RNOTP Policy 1(4). This, alongside emerging JCS Policy 11(2), places an emphasis upon 'meeting local needs'. Development opportunities in Pilton for housing, employment or community facilities include the re-use and conversion of existing buildings within the village.
- 2.6.2 In applying relevant Local Plan policies, it must be noted that Pilton is a small, dispersed village whose residents appreciate its beautiful rural landscape, peace and tranquillity. Its working farm in the heart of the village hamlet is also valued, including the way in which the main farm has expanded its farming into neighbouring parishes and shares its assets with other farmers. The main concern of the village is therefore to see that the farm continues to be the economic hub of the community and that Pilton's considerable heritage assets are maintained and made accessible to visitors.

## 3.0 Stoke Doyle Village

### 3.1 Description of Village / Parish Area

3.1.1 Stoke Doyle Parish covers an area of 636 hectares of which some 16 hectares are woodland and almost all the remainder a mixture of arable and grazing land farmed by three farms - Seven Wells, Howe Hill and Manor Farm<sup>2</sup>, the last two now managed as one. The River Nene marks the eastern boundary of the parish which slopes gently upwards to the west, divided only by the north-south Oundle-Aldwinckle road.

3.1.2 The village itself consists of thirty six houses, of which twenty seven (including the five in the relatively recent Old Farm development) are aligned along the Oundle-Aldwinckle road, mostly on its west side. Seven are along or accessed from Church Lane which leads eastwards at right angles from this main axis and three along a cul-de-sac which turns into a bridleway to the west. The village has a church and a pub.

3.1.3 All but nine of the houses in the village are built in the same limestone. The five houses in the late 20<sup>th</sup> century conversion of Seven Wells farm buildings (the Old Farm development) harmonise well with the adjacent row of fourteen early 19<sup>th</sup> century cottages. The Old Rectory (grade 2), dating from 1633, St. Rumbald Church (grade 2\*), built in 1722 and one of the very few Georgian churches in Northamptonshire, the Manor Farmhouse (grade 2), late 17<sup>th</sup> century but largely rebuilt in the early 19<sup>th</sup> century and the Shuckburgh Arms pub (grade 2), mid-19<sup>th</sup> century are all listed buildings.



3.1.4 In considering possible future development increasing the village size and population it is interesting to look to the past when the village was much larger. A 1606 illustrated map appears to show some 60 dwellings, the majority of which, in contrast to the present day layout, are to the east of the Oundle-Aldwinckle road, mostly along today's Church Lane. Another noticeable difference with today's pattern of only four houses separated by a field from the west end of the church, the houses shown on the 1606 map were built in a line leading much closer to the west end of the church with more houses also beyond its east end. Other houses were built along a road which no longer exists leading south east from the village across the brook as far as today's Manor Farmhouse.

3.1.5 The diminution in the size and population of the village was remarkably quick and is therefore presumed to be the result of the 1665 plague. It was certainly sufficiently significant for permission to be granted to demolish the old Anglo-Saxon style church because by the early seventeen hundreds it was in a dilapidated state and considered too large for the village's needs – the present

<sup>2</sup> This is a separate Manor Farm from that listed in the Pilton Village section

church built to replace it being considerably smaller. However the population decrease continued throughout the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries – the 1871 census records the parish population as 149 compared with the latest figure of some 84, and even within living memory was considered sufficient to merit a school. The process has only recently been reversed by the Old Farm development.

3.1.6 However, whatever the changes in the layout of the village, the size of its population or the types of employment followed by its residents, Stoke Doyle remains essentially the same – a rural village surrounded by farmland.

## 3.2 **Population and Lifestyles**

3.2.1 The present population is some 84 persons, (63 adults & 21 young people under eighteen years of age). Traditionally they would have been mainly agricultural workers and their families, however, now it is a very diverse population. The majority of residents work outside the parish boundary, some quite local, others commuting to Peterborough and the other major towns, and even to London. An increase has been seen in the last couple of years in people working from home. These are both home office workers working for major commercial organisations or running their own businesses with the aid of the internet communications, and a number of small business entrepreneurs, operating from home and the local vicinity, and covering the village and the surrounding area. The work undertaken by these concerns is very varied and includes such things as soft furnishings, carpentry and joinery. Apart from these home workers and the farmers, very little commercial / industrial activity occurs in the village.

## 3.3 **Assets**

3.3.1 The obvious assets of the village lie in its history. These can be seen in the listed and other historical buildings which date from the early seventeenth century to the mid nineteenth century and include The Old Rectory, St Rumbald Church, Manor Farm House, the Shuckburgh Arms, Mill House, and The Row (the row of 14 cottages which run through the centre of the village).



3.3.2 The surrounding farmland area also has much historical interest. Areas close to the village include ridge and furrow (now grass meadows), a pillow mound (believed to be a historic rabbit warren for the provision of meat for the table), and an ancient woodland at Stoke Wood. All of these have their historic past cared for, and with the increasing development of the farming stewardship schemes and the personal interest of the farmers and landowners, a quite considerable area of land collectively is now given over to conservation for both the flora and wildlife.

3.3.3 Stoke Doyle is very small, and therefore has amenities in proportion to this. A bus service runs during weekdays linking Stoke Doyle and our other villages with Oundle and Thrapston. This is not a very frequent service, but is augmented by a “demand led” service which runs in parallel. Other amenities include a centrally sited pub/restaurant which is frequented by village residents and visitors from

elsewhere, and the church which is much visited because it is a quite rare Georgian church, with a unique ring of Thomas Eayre bells. The simplicity of the church, its single space of nave-cum-sanctuary is a delight especially when sunlight streams through the clear glass of the c. 3,500 panes in the Georgian windows and shadows of the trees outside play on the colour-washed walls. Surrounded by silence or the sound of sheep it can be a profoundly peaceful place. To the west is the tower with a bell-chamber at the top housing the wonderful ring of Thomas Eayre Bells, and the clock just over half way up. There is a room north of the sanctuary, through an iron grill, which was formerly a mortuary chapel but now serves as the vestry. At its end is probably the most important monument in the church, to Sir Edward Ward, Lord Chief Baron of the Exchequer and father of the petitioner, who lived in the Manor House across the stream to the south of the church and died in 1714. It was executed by J.M.Rysbrack, the brilliant sculptor from Antwerp, soon after his arrival in England in 1720 when he was 26, and erected in 1725 during the rebuilding financed by Sir Edward's son. The elegant, reclining, robed figure with wig is carved in marble and backed by a reredos with Ionic columns and a pediment. A lengthy inscription recalls his many virtues. The three butterflies in the coat-of-arms above have a punning reference to his wife whose maiden name was *Papillon*. Another of Rysbrack's major works is the tomb of Sir Isaac Newton in Westminster Abbey. The east window is Venetian in style: the outer orange panes seem to be a Victorian alteration of doubtful taste. Many of the furnishings are contemporary with the new building. These include the four gilded panels which form a kind of reredos behind the altar and carry the Ten Commandments, the Lord's Prayer and the Creed, the communion rail, the font, and the pulpit, though the sounding board which was once above it was used to make a lintel over the door into the bell-chamber. The pews are late 19th century – they certainly do not conform with the layout specified in the petition of 1722, which agreed to the installation of five double seats holding eight people in each seat, and 16 single seats holding five in each seat.



3.3.4 On a more practical note the village amenities include privately owned and well used allotments, located opposite the cottages in The Row.

### 3.4 **Buildings**

3.4.1 Stoke Doyle is an outlying ham or dependent on a settlement of Oundle. Doyle is an affix taken from the surname of a 14<sup>th</sup> century merchant.

3.4.2 Until the 17<sup>th</sup> century Stoke Doyle was a nucleated settlement with houses either side of the brook, which is shown in the following photograph. The uneven surface of the field in the foreground tells us where the houses of before 1665 once were.



3.4.3 Now at the centre of the village is “The Row”. These cottages were at one time thatched, as witnessed by the gable ends protruding above the level of the tiles. This row of fourteen cottages is ashlar built with fine detailing around the windows and front doors. A fire ball gutted the cottages on the afternoon of 12<sup>th</sup> June 1900, which probably accounts for the seven brick chimney stacks and the one limestone chimney stack at number one of the row.

3.4.4 Facing The Row is the limestone National School Building of 1872. Then next to the school is a semi-detached pair of unpretentious mid- 20<sup>th</sup> Century houses (originally council houses), built in light brown brick, which matches the limestone of the older buildings well. Two pairs of council houses, matching the pair on the Oundle road, line Church Lane.



3.4.5 At the end of Church Lane a little away from the present village centre, is our fine Georgian Church of 1727, set at one of the highest points of the village.



### 3.5 **Development**

#### *Welcomed and not welcomed*

3.5.1 Welcomed development would be based on a slow steady increase to the housing stock, while not welcomed development would be larger house building programs, housing development beyond the present housing perimeters, larger commercial enterprises, and industrialisation, including the development of the present farming to industrialised “factory farming”. In all cases, we do not believe that Stoke Doyle

and its surroundings are suitable, or have suitable facilities and infrastructure for such developments.

3.5.2 In the last ten years Stoke Doyle has had an increase in the housing stock of 16%, mainly from the development of the “Old Farm” area and its 5 residential properties. This has been a very good project, increasing the village population (directly and indirectly), by some 30%, and in terms of families, by nearly 60%.

3.5.3 It is hoped that this project will be repeated with the proposed development of Howe Hill Farm, a very similar size and form to the Old Farm site, (a further 5 residential properties). A future site specific Local Plan (RNOTP) review or Neighbourhood Plan could consider small scale allocations at Stoke Doyle. Potential development small scale development sites would need to be assessed with reference to their impact upon Stoke Doyle's existing built form, the setting of historic assets and other development management issues such as highway impacts.



## 3.6 **Summary**

### *Aspirations and the Way Ahead*

3.6.1 The detailed Local Plan strategy for Stoke Doyle is defined by RNOTP Policy 1(4). This, alongside emerging JCS Policy 11(2), places an emphasis upon 'meeting local needs'. Development opportunities in Stoke Doyle for housing, employment or community facilities include the re-use and conversion of existing buildings within the village. The RNOTP and emerging JCS also make provision for appropriate small scale infill/ windfall development within the defined settlement boundary for Stoke Doyle (RNOTP Policy 2/ Proposals Map Inset 37).

3.6.2 In applying relevant Local Plan policies, it must be noted that delivering sustainable development at Stoke Doyle is greatly dependent upon maintaining local character. Stoke Doyle has sustained itself for more than three hundred years, since the plague, with principally the same size and average population levels. There has been much change to the housing stock, and of course to the inhabitants working practices. This is particularly noticeable with the changes to modern farming methods. However, the modern village still has the character of the rural farming environment, with the present population enjoying the rural way of life. Employment is still found with the local farms, but also now with commuting

to Peterborough and to London. Also the high growth area as far as employment is concerned is in the form of the “home office”, where people carry out all sorts of work from their homes, largely based on the internet for their communications with their employing markets.

- 3.6.3 We do need to be progressive, and look to increasing the size of the village. The significance here should be increases to the housing stock to encourage the influx of families that would like to adopt the rural life style and to make Stoke Doyle their long-term home, and not just a short term stop gap to moving from urban area to urban area. It is this longer term stability in population that will maintain the village character and make it sustainable.
- 3.6.4 We also believe that as a progressive community we should always be looking to improve and enhance our village and local environment. Ideas that have been put forward include:
- a. The centre of the village could be greatly enhanced without much cost, with perhaps a rearrangement of the facilities, parking, the telephone box, and grassed area in front of the pub.
  - b. Another requirement that would benefit Stoke Doyle would be a pathway to Oundle, one mile away. Stoke Doyle is not big enough for a shop, post office, or anything similar, but to be able to access Oundle on foot, with children on bicycles and perhaps even by electric scooter, would be a great enhancement. Such a path could follow the road, or as an alternative, for a more pleasurable and safer route, to follow the field lines and river to Oundle South Bridge.

## **4.0 Wadenhoe Village**

### **4.1 Description of Village / Parish Area**

4.1.1 At the heart of Wadenhoe's landscape is the River Nene and it is that, along with its valley meadows and marshes and the limestone upland to the West that creates the character of the village. The origin of the name is most probably derived from the terms waden and hoe; waden meaning a ford across a river and hoe coming from the Anglo Saxon term for sloping ridge. The southern boundary of the Parish runs for approximately one mile along the river Nene and then heads west for two miles up to Wadenhoe Great Wood, Wadenhoe Little Wood and Lilford Wood. The boundary runs across the top of Lilford Wood and then returns along the south western boundary of Pilton parish.

4.1.2 In all the parish of Wadenhoe covers an area of 485 hectares, somewhat diminutive to both its fellow parishes Pilton and Stoke Doyle. It does however, have within its boundaries quite a diverse mix of landscape, from meadow and marsh at the banks of the river, to the limestone scarp and ridge from which much of the stone would have come from to build the earliest houses in the village.

4.1.3 Although the earliest recorded landowner in Wadenhoe dates back to the time of Edward the Confessor, around 1050, the village as we see it today did not come about until the mid-nineteenth century. From 1865 until the time of the Second World War the village remained virtually unchanged; at about that point in time a brick house was built along Pilton Road, The Spinney. At the same time a number of houses in the centre of the village were demolished including one in Pudding Lane that had been damaged by a stray practice bomb. From the 1970s onwards architectural change in Wadenhoe took a much greater pace.

4.1.4 There are 37 listed structures in Wadenhoe which comprise mainly of houses, but include barns, the church, three burial tombs, a telephone box and the dovecote. A number of more modern houses have been built in recent years and some such as those built with non-natural materials would not be encouraged in this design statement. Wadenhoe has kept its sense of rural place and charm thanks, not least, to the control of the Wadenhoe estate and subsequently George Ward-Hunt and his vision for the village. To an extent the planning system has played its part, however a number of the 1970's houses were built in a less restrictive planning regime before the implementation of the 'Local Plan' policy. Wadenhoe is now categorised as a restraint village which dictates that additional development is only permitted in exceptional circumstances.

4.1.5 The Wadenhoe Trust was the brainchild of the last Squire of the village, George Ward-Hunt. Formed in 1981 it received much of the estate with more added in 1988 and now controls and administers the vast majority of the parish land. It would at this point be appropriate to list the Trust's primary objectives as laid down with the Charity Commission:

- a. to preserve the village properties as an entity and part of the national heritage
- b. to conserve, maintain and improve for the public benefit the architectural and aesthetic qualities of the village properties.

- c. to conserve and enhance for the public benefit the natural beauty of the village surroundings.
- d. to advance the education of the public in the architectural and aesthetic merits of the village and the desirability of preserving the village and villages of similar character for the benefit of the nation.
- e. to preserve and encourage the study and dissemination of knowledge of the archaeological sites and the indigenous flora and fauna to be found in the village and its surroundings.

4.1.6 The village is overseen by the Trustees and it is incumbent on them to ensure that these principles are adhered to. The Wadenhoe Trust owns the majority of housing stock and land which allows it significant sway with regard to the development of the village. A number of properties within the village have been sold off by the Wadenhoe Trust. However, in many cases the Trust retains some controls to these privately owned properties through covenants.

## 4.2 **Population and Lifestyles**

4.2.1 Wadenhoe was an agricultural village and going back to the mid-nineteenth century all inhabitants of Wadenhoe were involved with either farming or the retail and handicraft sector. At that time there were 55 houses in the village with a population of 290; from that point there has been a gentle decline in numbers. There are currently approximately 125 inhabitants living in approximately the same number of houses with less than a handful relying on agriculture for their livelihood. We have a diverse mix of residents, some of whom have lived in the village all their lives.

4.2.2 Although there has been a dramatic decline in households relying on farming we do have a number of thriving businesses in Wadenhoe, some of which employ from within the village and others that are owned and run by people from outside Wadenhoe. There are residents that commute to London, Oxford, Marlow and Lincoln as well as more local destinations such as Oundle and Peterborough and a number work part time from home.

4.2.3 A large number of residents in Wadenhoe are in the rented sector, the approximate housing figures below:

Wadenhoe Trust	28
Housing Association	8
Private Rented	6
<b>Total</b>	<b>42</b>

4.2.4 This leaves only 14 houses (approximately) that are owner occupied. In more recent years we have seen a greater number of young families move to the village which has brought an element of life and vibrancy.

4.2.5 Despite this real mix of backgrounds there is a good sense of community focusing around the village hall with a good core of volunteers prepared to put time aside for the village.

## 4.3 **Assets**

### *Agricultural*

4.3.1 Agriculture in Wadenhoe has changed a great deal over the recent decades and particularly with the subsidies that came with the Common Agricultural Policy. There are currently three active farmers in the parish, and it is entirely due to their traditional farming methods in the early to mid-20<sup>th</sup> Century that the parish retains two very good examples of pre-enclosure ridge and furrow fields that are now part of the Countryside Stewardship scheme.

### *Church*

4.3.2 Wadenhoe Church has a double dedication, initially to St. Giles and more recently, from the turn of the 20<sup>th</sup> century to St. Michael and All Angels. The church dates back to Saxon times although very little of that structure remains, only two small arches in the vestry wall. The saddleback tower dates from the late 12<sup>th</sup> century and the rest of the church is mainly 13<sup>th</sup> and 14<sup>th</sup> century.

4.3.3 From the medieval period there also remains seven 'scratch dials', an unusually large number for any church. Otherwise known as 'mass dials' they were an early form of sundial which was used from the time of William I to show the time for people coming to Mass.

4.3.4 Below is a drawing of Wadenhoe Church dated about 1719 by Peter Tillemans.



### *Conservation and Tourism*

4.3.5 Wadenhoe has, at its core, the purpose of conservation as mentioned earlier in this document. It is partly due to this that the village attracts so many visitors, particularly in the summer. The conservation is not, and should never be, limited to the buildings we see, but also the fields and landscape, and village life in all its diversity. The Lyveden Way and the Nene Way pass through the village, and many walkers welcome the hospitality of the pub – The Kings Head.

### *River*

4.3.6 The River Nene and the land edging it, play a great part in the aspect of the village and this should be preserved at all costs. It is an essential amenity for both residents and visitors to the village.

4.3.7 Tourism is an important aspect of Wadenhoe life, benefitting a number of businesses and the Village Hall and any development detrimental to the river and its banks and surrounding land would also have a negative effect on these businesses and spoil the tranquillity of the area.

#### *Village Hall*

4.3.8 We have a thriving Village Hall which, managed by a committee, plays a large part in the life of the village.

#### *Business*

4.3.9 There are number of businesses in the village which employ from within and outside the village. A number of these businesses rely on visitors that are attracted to the village because of its unspoilt nature.

#### *Medieval Manor*

4.3.10 It has been shown through the use of resistivity and magnetometry surveys that in the 13<sup>th</sup> Century there was a manorial settlement on the hill by the church. These buildings had at some point in the intervening years been demolished for the stone. There were a number of buildings, the most significant of which was the main hall, sixteen metres long by 10 metres wide with various extensions added on. There was a nine metre square tower with two metre thick walls which is believed to be three storeys high and a number of smaller buildings thought to be service buildings, laundry, brew -house and such like. Below is a sketch of how the manor may have looked.



## 4.4 **Buildings**

4.4.1 As mentioned before there are 37 listed structures in Wadenhoe all are listed below:

1. 1-6, the Green
2. 11 and 12, the Green
3. 16, Main Street
4. 21, Pilton Road
5. 22, Plum Pudding Lane
6. 23, Plum Pudding Lane
7. 24, Pilton Road
8. 27, Church Street
9. 31 and 32, Church Street
10. 33, Church Street
11. 7 and 8, the Green
12. 9 and 10, the Green
13. Barn Approximately 30 Metres West of Manor Farmhouse  
Main Street
14. Barn Approximately 50 Metres South West of Home Farmhouse
15. Caroline Cottage
16. Church of St Michael and All Angels
17. Dovecote Approximately 15 Metres West of Dovecote House
18. Dovecote House
19. Garden Lodge and Attached Stables Approximately 30 Metres North West  
of Wadenhoe House
20. Group of 3 Chest Tombs and 3 Headstones Approximately 3 Metres North  
of North Porch of Church of St Michael of all Angels
21. Group of 3 Chest Tombs and One Coffin Slab, Approximately 12 Metres  
North of North Aisle of Church
22. Home Farmhouse
23. K6 Telephone Kiosk (Telephone Number Clopton 221)
24. Kitchen Garden Walls Approximately 20 Metres West of Wadenhoe House  
and Attached Outbuilding to East
25. Manor Farm House and Attached Outbuilding
26. Mill Farm Cottage
27. Nene Cottage, 34 Church Street
28. Shangri-La, 28 Church Street
29. South Lodge
30. Stables Attached to South of Home Farmhouse
31. The Cottage
32. The Kings Head Public House and Attached Outbuilding
33. The Mill
34. The Nutshell
35. The Old Rectory
36. Wadenhoe House
37. Wadenhoe Post Office

4.4.2 There have been modern additions to the village although they are very limited.

### *Architectural detail and Vernacular*

4.4.3 The stone for the original houses would have come from the quarry to the north west of Church Street; a much lighter stone than that found in the south of the county. Most of the stonework is of coursed rubble stone with some better quality squared rubble with lime based mortar joints which are, in the main, recessed and rubbed. The heights of the courses range from 60mm to 170mm, excluding the quoins.



### *External Materials*

4.4.4 There is some use of ashlar stone in the village, particularly some quoins and a number of chimneys. There is one example of dressed stone being used for the full face of a building which is the south-west aspect of the Mill Farmhouse. It has also been used extensively in the two most recently built houses; Inanda and Longfield House.

### *Stonework*

4.4.5 There are some examples of the darker orange-brown ironstone being used; in one instance on Pear Tree Barn for the quoins and then in the later built 1-6 The Green (1865) it is used fairly extensively for decorative courses and arches as can be seen in the picture to the right.

4.4.6 There are instances of man-made composite stone such as Bradstone being used in some of the houses built in the 70s and although it was seen to be a perfectly appropriate material at the time, it is not what we would want to be used again.

4.4.7 There is one house in the village which is built of a buff coloured brick however it is outside the main village on Pilton Road so has little impact on the village scene overall.



### *Roofing Materials*

4.4.8 Other than the occasional more modern building using man-made roofing materials the majority of the buildings are roofed in reed thatch, locally made pantile, Collyweston slate or blue slate. The pantiles used in the village are both the more usual 'S' shape and the 'three ridge' pantile.

4.4.9 There are a couple of the older buildings that were re-roofed in the 70s with a man-made equivalent material rather than original slate or tile. Although some of the more modern alternatives to natural tile are very good we need to encourage the use of natural materials in the future.



### *Form and Scale*

4.4.10 There are, of course, a number of different styles of house within Wadenhoe, however, the vernacular buildings of the earlier periods tend to be long, narrow and of one and a half storeys, some of which were then divided into smaller cottages for the housing of the farm labourers. There is also evidence that The Cottage in Main Street was originally of the above vernacular, and was extended at right angles out to the road. It is thought that this section was, at different times used as a butchers and a public house.

4.4.11 The width of these gable ends are, in the main, about five metres on the outside giving three and a half to four metres living space on the inside. Other than a number of exceptions the roofs are fairly steep pitched, the exceptions being the grander old houses such as Wadenhoe House and The Rectory.

### *Architectural Details*

#### *Boundaries*

4.4.12 Boundary walls and fences we feel play an important part in all street scenes in Wadenhoe and it is, therefore, key that these are treated correctly.



4.4.13 Most of the boundaries in Wadenhoe comprise of stone walling with either cock and hen or traditional cottage style coping. On The Green at the top end of the village there is also picket fencing. It is important that any future boundary treatments are of the same style.

## Windows

4.4.14 All windows in Wadenhoe are either timber or stone mullion as pictured below.



4.4.15 Any future development should allow for these styles only.

## Dormer

4.4.16 Three styles of dormer window are used in Wadenhoe; wedge, hipped and gable.



4.4.17 Any potential development should use the most architecturally appropriate of these three.

## 4.5 Development

4.5.1 For a view on development, reference to the Parish Plan is required, which is set out below.

### ***EXTRACT FROM THE WADENHOE PARISH PLAN JUNE 2009***

#### *“H. PLANNING AND DEVELOPMENT SECTION (QUESTIONS 57 -63)*

*The Pilton, Stoke Doyle and Wadenhoe Parish Council and the East-Northamptonshire Council ensure that planning applications are communicated in accordance with the law. Notwithstanding this compliance with the law and the fact that the Parish Council, before a meeting to consider an application, usually seeks the views of residents that might be affected, a large minority (42% of respondents) indicated that they did not think that sufficient advance publicity was given to planning applications that affect the parish.*

*The responses to the question about what further development would be acceptable showed clearly that the majority would prefer:*

- *No further development - it is a small tranquil village in a rural area of outstanding beauty and should be left alone*

*If development should become necessary, it should preferably be in the form*

- *A single dwelling within the village framework, or*
- *A conversion or refurbishment of existing redundant barns*

*The majority were also strongly opposed to any development in the nature of:*

- *A small group of houses within the village framework.*
- *A large group of houses outside or on the edge of the village.*
- *Low cost housing.*
- *Other development.*

*The above responses to the question of further development show strong support for current planning practice and policy.*

*In regard to the type of buildings that should comprise the village, the majority of respondents would prefer the building of houses that were in keeping with the style of other houses in the village and in the form of:*

- *Detached houses (85% of respondents)*
- *Semi-detached houses (73% of respondents)*
- *Terraced houses (53% of respondents)*

*And were strongly opposed to the building of:*

- *Bungalows (57%)*
- *Flats (93%)*

*This profile fits well with the present mix and style of existing homes in the village.*

*An analysis of the responses to the types of material that would be preferable for the external walls and roofs, if new buildings were to be constructed or extensions built, is given below:*

- a) External walls. Natural stone was the overwhelming favourite material for external walls (100% of respondents). The use of other materials, such as brick and reconstituted stone, was strongly opposed.*
- b) Roofs. The majority favoured the use of the following materials:*
  - *Collyweston slate tiles (93% of respondents)*
  - *Thatch (91 %)*
  - *Natural slate (76%)*
  - *Clay tiles (68%)*

*The use of any other types of material for roofs was strongly opposed by 89% of respondents. This profile of materials favoured for external walls and roofs is basically the same, and in keeping, with the materials used for the majority of other homes in the village. The above responses to the question of materials to be used for external walls and roofs therefore shows strong support for current planning practice and policy.”*

- 4.5.2 Notwithstanding the extract above, Wadenhoe is a conservation village, well preserved with very limited modern development. New development proposals within the defined village boundary are assessed against RNOTP Policy 2, together with more generic development management policies in the adopted CSS (Policy 13) and emerging JCS. For Wadenhoe, applying the current Local Plan spatial development strategy would tend to require that new residential development is restricted to single dwellings and conversions, using only the facing materials laid out in this design statement. Form and scale should also be in keeping with the vernacular of the village.
- 4.5.3 The core of Wadenhoe's existing built up area is defined by the RNOTP Policy 2 settlement boundary, which is shown on the adopted Proposals Map (RNOTP, Inset 45). The broader extent of the existing village is defined by the conservation area boundary, which incorporates the more outlying historic buildings such as Wadenhoe House and St Michael and All Angels Church. For Wadenhoe, it is believed that using the conservation area boundary as the limit to development would be for the best with regard to the continued preservation of Wadenhoe.
- 4.5.4 Even within this boundary there does need to be extreme care and scrutiny of any proposed infill development as we believe that injudicious development would be detrimental to the street scenes and character of the village. This particularly applies to back land development and any development that may be proposed on the higher areas of land in the village as this would be damaging to the aspect one has of the village from the higher ground to the North-West of Wadenhoe.

## 4.6 **Summary**

### *Aspirations and the Way Ahead*

- 4.6.1 The detailed Local Plan strategy for Wadenhoe is defined by RNOTP Policy 1(4). This, alongside emerging JCS Policy 11(2), places an emphasis upon 'meeting local needs'. Development opportunities in Wadenhoe for housing, employment or community facilities include the re-use and conversion of existing buildings within the village. The RNOTP and emerging JCS also make provision for appropriate small scale infill/ windfall development within the defined settlement boundary for Wadenhoe (RNOTP Policy 2/ Proposals Map Inset 45).
- 4.6.2 In applying relevant Local Plan policies, it must be noted that delivering sustainable development at Wadenhoe is greatly dependent upon maintaining both local character and local facilities/ services. Due to the unusual ownership structure of the village we have amenities and facilities such as businesses and social need housing that would normally be found in larger villages and towns. This has been managed whilst also retaining the essence and character of the village. We have a lot of visitors throughout the year arriving by car, boat, bicycle and on foot, and it is imperative that the character of the village remains intact to

ensure this continues. This, in turn, will ensure that not only do we continue to adhere to the principles of the Wadenhoe Trust as set out for the Charities Commission, but also a secure future for the businesses in the village and the people that they employ.

## **5.0 Pilton, Stoke Doyle & Wadenhoe**

### **5.1 The Process**

#### ***Description of the processes used in developing the Design Statement***

- 5.1.1 The process adopted to create the design statement has been throughout, one of consultation and collective decision making. As far as the overall document is concerned the three villages came together in a joint parish meeting to discuss the ideas, and to form three subgroups to look at and develop the individual village statements. These groups then met to agree a standardised approach and a common layout, but in a way that affords the individual village great flexibility to produce their sections to bring forward their separate character.
- 5.1.2 Once the individual documents were ready, these were amalgamated into a single statement for the district council to review and advise on any amendments they recommended. Then, following a further review once the necessary changes had been made, the document was put to full public viewing. This was organised in a way that allowed a small number of residents to have a copy which they then read (recording this fact), then either together or individually returning their comments or suggested changes back to the associated village group.
- 5.1.3 With all the comments and suggestions on board, the final Village Design Statement was once again made available to everyone in the combined village parish, before being forwarded to the district council for adoption.
- 5.1.4 In April 2015, the combined draft final Village Design Statement was sent to East Northamptonshire Council, for comment. ENC officers reviewed the document and have suggested a number of changes, focusing upon ensuring that the VDS is in a suitable format to be converted into a statutory supplementary planning document (SPD). The draft Village Design Statement consultation draft SPD, incorporating ENC officer comments was approved for consultation by the Planning Policy Committee on 20 July 2015.

## **6.0 Conclusions**

### **6.1 Conclusions**

#### ***General conclusions common to all three villages***

- 6.1.1 During the above process to define and describe the three villages, it became very evident to everyone involved that it is the character of the villages and community that makes them special and a wonderful place to live, and it is this character and landscape that should be preserved into the future. The Village Design Statement will enhance the delivery of sustainable development through providing bespoke local guidance, supplementing the spatial development strategy and development management policies within the Local Plan. Arable, sheep and cattle farming continues to be the main economic activity in the area with farming families working across parishes and sharing resources. The growth of home office working has been particularly marked in recent years, spurred on by the development of information technology.
- 6.1.2 It is understood that in order to be sustainable, the area needs to adapt to changing population, employment and housing needs. However, in such a small community, changes will need to be sensitive to the present size and way of life, and new development introduced slowly and in manageable pieces.

## 7.0 Corporate policy outcomes

7.1 East Northamptonshire Council's Corporate Plan is under review, given the recent election of a new Council (May 2015). The current Corporate Plan 2011-15 was approved on 27 April 2011. This sets out the Council's key priorities and outcomes over that four year period. These outcomes are summarised as:

- Improvements for the community
- Effective processes
- How we [East Northamptonshire Council] learn and grow

7.2 The Pilton, Stoke Doyle and Wadenhoe VDS, once adopted as a supplementary planning document, will deliver a range of specific policies objectives and these are closely related to corporate outcomes. The specific outcomes to be delivered by this VDS are:

Pilton, Stoke Doyle and Wadenhoe VDS outcomes Links to corporate outcomes	
<ul style="list-style-type: none"> <li>• provide general information to developers and others on the three village areas</li> <li>• encompass the character of the villages and the people so that designs made for changes and additions, large and small, can be made sympathetically</li> </ul>	<ul style="list-style-type: none"> <li>• Good Quality of Life – delivery of regeneration, economic development, sustainable development and strong communities</li> <li>• Effective Partnership Working – effective joint working with Parish Councils</li> <li>• Strong community leadership – supporting local communities and Parish Councils in delivering a local strategy for development management</li> </ul>

7.3 The Corporate Plan is also guided by the Sustainable Communities Strategy for East Northamptonshire 2008-2015 (SCS)<sup>3</sup>. The current SCS for East Northamptonshire emphasises quality of life within the overall vision. Of particular significance, an "Improved natural and physical environment" is highlighted as an overarching outcome.

<sup>3</sup> [http://www.east-northamptonshire.gov.uk/downloads/Published\\_copy.pdf](http://www.east-northamptonshire.gov.uk/downloads/Published_copy.pdf)

## 8.0 Glossary of terms

### Specific Planning Guidelines for Pilton

Ref	Definition
<b>8.1</b>	<b>General Development</b>
8.1.1	Planning applications must be assessed against the National Planning Policy Framework (NPPF), and the adopted Local Plan. The latter consists of the North Northamptonshire Core Spatial Strategy (CSS) and Rural North, Oundle and Thrapston Plan (RNOTP) and a partial review of the Local Plan is now underway (North Northamptonshire Joint Core Strategy 2011-2031). New buildings would be problematic given that Pilton is classified as a Conservation Area and a Category B Network Village, with all barns either already developed or in use as part of a working farm. However, the future re-use of redundant and disused barns or outhouses that do not meet these guidelines, could be considered, in particular CSS Policy 1, but would require justification of the “special circumstances” if it could be clearly demonstrated that this would be required in order to meet local need for employment, housing or services. See section 2.5 of this Village Design Statement.
Reason	It is appropriate to follow the national and district planning policies. Although section 2.5 of this Village Design Statement suggests that some specific new development would be welcomed by a small minority, the majority of the village would prefer the special character of this tranquil conservation village to be retained, and existing guidelines respected.
8.1.2	The scale, density, grouping, height, layout, architectural detailing, access and landscaping of any development must combine to ensure that it blends in well with the location and its surroundings.
Reason	To maintain the character of the village and the surrounding open landscape area.
8.1.3	Alterations and additions to buildings shall respect the character and materials of the original building, and the scale, height, layout and architectural detailing must be in keeping with the original and the other buildings in the vicinity.
Reason	To ensure the character of the particular building is not unduly altered, and the traditional character of the general vicinity is maintained.
8.1.4	For all new development vehicle parking shall be provided off road, and facilities for the storage of waste bins should be made.
Reason	Vehicle parking is a problem in most villages because families tend to have at least two vehicles, and the upkeep of verges creates a serious problem during wet weather. Likewise the location of bins can impede pedestrians and road users as well as being unsightly.
8.1.5	The integrity of the Eighteenth century bridge that separates Pilton Parish from Lilford and Achurch Parish should be maintained and protected.
Reason	Frequent damage from vehicles and increased traffic (in particular haulage and delivery vehicles) has reached a crisis point that requires special measures, such as traffic lights, in order to safeguard people using this vital access route and to maintain the unique structure of this grade II listed bridge.
<b>8.2</b>	<b>Care and Protection of The Rural Area</b>
8.2.1	Footpaths, stiles, walls, fences, hedges, riverbanks and ditches require regular maintenance and verges need to be maintained, especially after wet weather.
Reason	Manor farm comes under Natural England’s Stewardship scheme, and the frequent use of the area by walkers, horse riders, fishermen and cyclists, enjoying the countryside, requires regular maintenance of such facilities.

## Specific Planning Guidelines for Stoke Doyle

Ref	Definition
<b>8.3</b>	<b>General Development</b>
8.3.1	Planning applications must be assessed against the National Planning Policy Framework (NPPF), and the adopted Local Plan. The latter consists of the North Northamptonshire Core Spatial Strategy (CSS) and Rural North, Oundle and Thrapston Plan (RNOTP) and a partial review of the Local Plan is now underway (North Northamptonshire Joint Core Strategy 2011-2031). New development and the re-use of redundant and disused buildings that does not meet these guidelines, can still be considered, in particular CSS Policy 1, but will require justification with “in special circumstances if it can be clearly demonstrated that it is required in order to meet local need for employment, housing or services”. See section 3.5 of this Village Design Statement.
Reason	It is appropriate to follow the national and district planning policies. However, section 3.5 of this Village Design Statement suggests that some specific new development will be welcomed, but the areas suggested are not within the village curtilage, indeed there is not sufficient space within the curtilage for any development. Therefore special circumstances are required to allow the suggested development, and it will be for any developers to demonstrate to both the planning authorities and the local people, that the building they propose will be appropriate to Stoke Doyle and is needed.
8.3.2	The rate of increase to the housing stock through new build and/or conversions from barns and other old buildings should not exceed six in any two year period.
Reason	It is only by small, slow and steady developments, the local people and the infrastructure can adapt and cope with the changes. Note: this “cap” typically allows for some 15% increase in a two year period.
8.3.3	The scale, density, grouping, height, layout, architectural detailing, access and landscaping of any development must combine to ensure that it blends well with the site and its surroundings.
Reason	To maintain the character of the village and the surrounding area.
8.3.4	Alterations and additions to buildings shall respect the character and materials of the original building, and the scale, height, layout and architectural detailing must be in keeping with the original and the other buildings in the vicinity.
Reason	To ensure the character of the particular building is not unduly altered, and the character of the general vicinity is not lost.
8.3.5	For all new development, vehicle parking shall be provided off road, and facilities for the storage of waste bins is to be made.
Reason	Vehicle parking is a problem in most villages, but it is particularly important with a continually used thoroughfare through the centre of the village. Likewise the location of bins often impedes pedestrians and road users as well as been unsightly.
8.3.6	The development of industrialised farming, large commercial enterprises and other industrial installations requiring a significant influx of people and traffic should not be considered.
Reason	The village, and indeed the whole parish area, is not suitable for such developments. The infrastructure would not be capable of handling larger numbers of people and/or traffic without its upgrade and enlargement, which in itself would destroy the character and charm of the present. It would also mean an undesirable intrusion into the countryside with noise and other pollution.

Ref	Definition
<b>8.4</b>	<b>Care and Protection of The Rural Area</b>
8.4.1	Developers shall refer to the Northamptonshire Environmental Character & Green Infrastructure Suite, and ensure that all planning applications meet the intent of the plans and future proposals
Reason	It is essential that we are vigilant with regards to protecting the rural biodiversity in the area, much of which is very fragile. At the present time a good deal of effort goes into conservation of flora and wildlife, and in continuing this, it must be expected that all, future development is in support.
8.4.2	Residents, farmers and land owners are encouraged to preserve and manage trees, hedgerows, water features and other flora and wildlife habitats.
Reason	As in 8.3.1 – Reason above, a lot of time and effort is spent in developing and maintaining the locality for wildlife, and it is necessary that all these specific locations are allowed to build together to promote wildlife corridors for animals to leave their refuges for foraging in safety.
<b>8.5</b>	<b>Care and Management of the Allotments</b>
8.5.1	The allotments located in the village of Stoke Doyle must be managed and maintained for the benefit of local residents.
Reason	Due to the lack of publically owned ground in the village area, and that many of the cottage style houses do not have suitable facilities, the present allotments need to be managed and made available to as many people as practicable for the growing of produce for their personal use.
<b>8.6</b>	<b>Community Infrastructure Levy</b>
8.6.1	It would be preferred if all new build project community infrastructure levies are organised and paid by way of “Payment in Kind”
Reason	It is possible under the legislation that where community infrastructure levies apply, these can be met by a payment in kind. This is likely to be more beneficial locally as it will enable the community to see the direct benefit of a development and indeed have a real say and influence on the intended community benefit.

## Specific Planning Guidelines for Wadenhoe

Ref	Definition
<b>8.7</b>	<b>General Development</b>
8.7.1	Planning applications must be assessed against the National Planning Policy Framework (NPPF), and the adopted Local Plan. The latter consists of the North Northamptonshire Core Spatial Strategy (CSS) and Rural North, Oundle and Thrapston Plan (RNOTP) and a partial review of the Local Plan is now underway (North Northamptonshire Joint Core Strategy 2011-2031). New development and the re-use of redundant and disused buildings that does not meet these guidelines, can still be considered, in particular CSS Policy 1, but will require justification with “in special circumstances if it can be clearly demonstrated that it is required in order to meet local need for employment, housing or services”. See section 4.5 of this Village Design Statement.
Reason	It is appropriate to follow the national and district planning policies. However, section 4.5 of this Village Design Statement suggests that some specific new development will be welcomed, however, it is likely that this would require special circumstances to allow the suggested development, and it will be for any developers to demonstrate to both the planning authorities and the local people, that the building they propose will be appropriate to Wadenhoe and is needed.

<b>Ref</b>	<b>Definition</b>
8.7.2	The scale, density, grouping, height, layout, architectural detailing, access and landscaping of any development must combine to ensure that it blends well with the site and its surroundings.
Reason	To maintain the character of the village and the surrounding area.
8.7.3	Alterations and additions to buildings shall respect the character and materials of the original building, and the scale, height, layout and architectural detailing must be in keeping with the original and the other buildings in the vicinity.
Reason	To ensure the character of the particular building is not unduly altered, and the character of the general vicinity is not lost.
8.7.4	For all new development vehicle parking shall be provided off road, and facilities for the storage of waste bins is to be made.
Reason	Vehicle parking is a problem in most villages. Likewise the location of bins often impedes pedestrians and road users as well as been unsightly.
<b>8.8</b>	<b>Care and Protection of The Rural Area</b>
8.8.1	Developers shall refer to the Northamptonshire Environmental Character & Green Infrastructure Suite, and ensure that all planning applications meet the intent of the plans and future proposals
Reason	It is essential that we are vigilant with regards to protecting the rural biodiversity in the area, much of which is very fragile. At the present time a good deal of effort goes into conservation of flora and wildlife, and in continuing this, it must be expected that all, future development is in support.
8.8.2	Residents, farmers and land owners are encouraged to preserve and manage trees, hedgerows, water features and other flora and wildlife habitats.
Reason	As in 8.3.1 – Reason above, a lot of time and effort is spent in developing and maintaining the locality for wildlife, and it is necessary that all these specific locations are allowed to build together to promote wildlife corridors for animals to leave their refuges for foraging in safety.
8.8.3	Boundary treatments such as walls, fences and hedges must be preserved using the original traditional methods.
Reason	The boundary treatments in Wadenhoe make up a very important part of the overall street scene, and it is essential that these be preserved.
8.8.4	Verges and open spaces within Wadenhoe are to be protected.
Reason	As with 'A4.1.2.3 – Reason' above these areas make up a very important part of the overall street scene, as can be seen when looking down Church Street or across The Green.
8.8.5	No development, whether commercial or domestic, is to be permitted in the areas surrounding the village.
Reason	To protect the setting of Wadenhoe.
8.8.6	The installation of solar panels within the village boundary is to be forbidden.
Reason	To protect the visual aspect of the village.

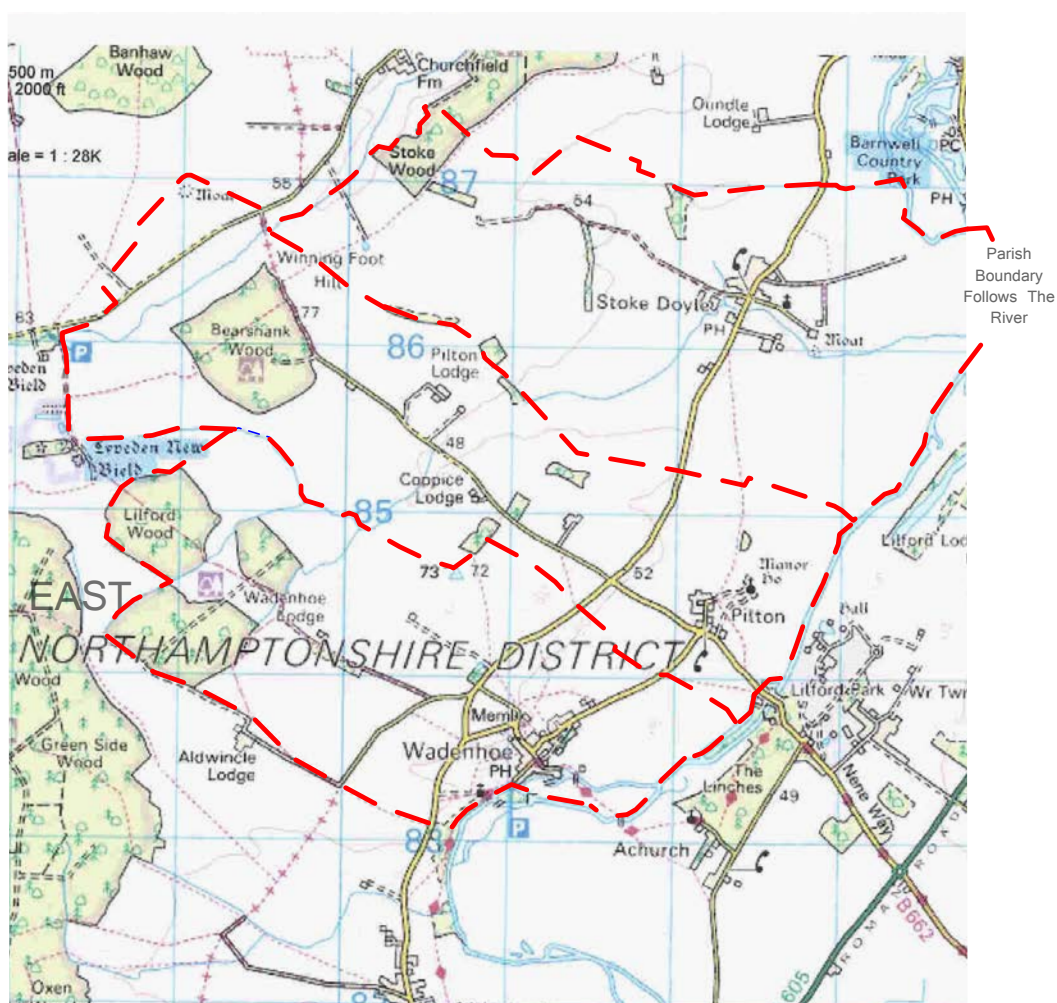
# Appendix A1.0 – Area Map

## Pilton, Stoke Doyle & Wadenhoe Village Design Statement

### Appendix A1.0

### Area Map

The area map shows the locations and layout of the three villages and they are highlighted by the individual parish boundaries.



--- Parish Boundary

Date: January 7<sup>th</sup> 2014

## Appendix A1.1 – Relevant Local Plan policies

	<b>North Northamptonshire Core Spatial Strategy, adopted June 2008</b>
Policy 1	Strengthening the Network of Settlements
Policy 5	Green Infrastructure
Policy 9	Distribution & Location of Development
Policy 10	Distribution of Housing
Policy 11	Distribution of Jobs
Policy 13	General Sustainable Development Principles
	<b>Rural North, Oundle and Thrapston Plan, adopted July 2011</b>
Policy 1	Settlement Roles
Policy 2	Windfall Development in Settlements
Policy 4	Green Infrastructure
Policy 6	Residential Parking Standards
Policy 10	Protection of Local Sites of Conservation Interest and Designation of Local Nature Reserves
Policy 11	Enhancing Biodiversity
Policy 14	Rural Exceptions Housing
Policy 22	Lilford Park
Policy 23	Rural Buildings – General Approach
Policy 24	Replacement Dwellings in the Open Countryside
Policy 25	Farm Diversification
	<b>North Northamptonshire Joint Core Strategy 2011-2031, Proposed Main Modifications, February 2016</b>
Policy 1	Presumption in favour of Sustainable Development
Policy 2	Historic Environment
Policy 3	Landscape Character
Policy 7	Community Services & Facilities
Policy 8	North Northamptonshire Place Shaping Principles
Policy 11	Network of Urban & Rural Areas
Policy 13	Rural Exceptions
Policy 19	The Delivery of Green Infrastructure Special policy areas
Policy 20	Nene and Ise Valleys
Policy 21	Rockingham Forest
Policy 25	Rural Economic Development and Diversification

## Appendix A1.2 – List of consultees

### Contact Details

Address: Planning Policy and Conservation Team Ms Emily Scott  
 Planning Services Clerk to Pilton Stoke Doyle and  
 East Northamptonshire Council Wadenhoe Parish Council  
 Cedar Drive 8 Glebe Court  
 Thrapston Wadenhoe  
 Northamptonshire Peterborough  
 NN14 4LZ PE8 5SU

DX No: 701611 Thrapston

Tel: 01832 742221 01832 720056

Email: [planningpolicy@east-northamptonshire.gov.uk](mailto:planningpolicy@east-northamptonshire.gov.uk) [clerk@psdw.org.uk](mailto:clerk@psdw.org.uk)

### Consultees

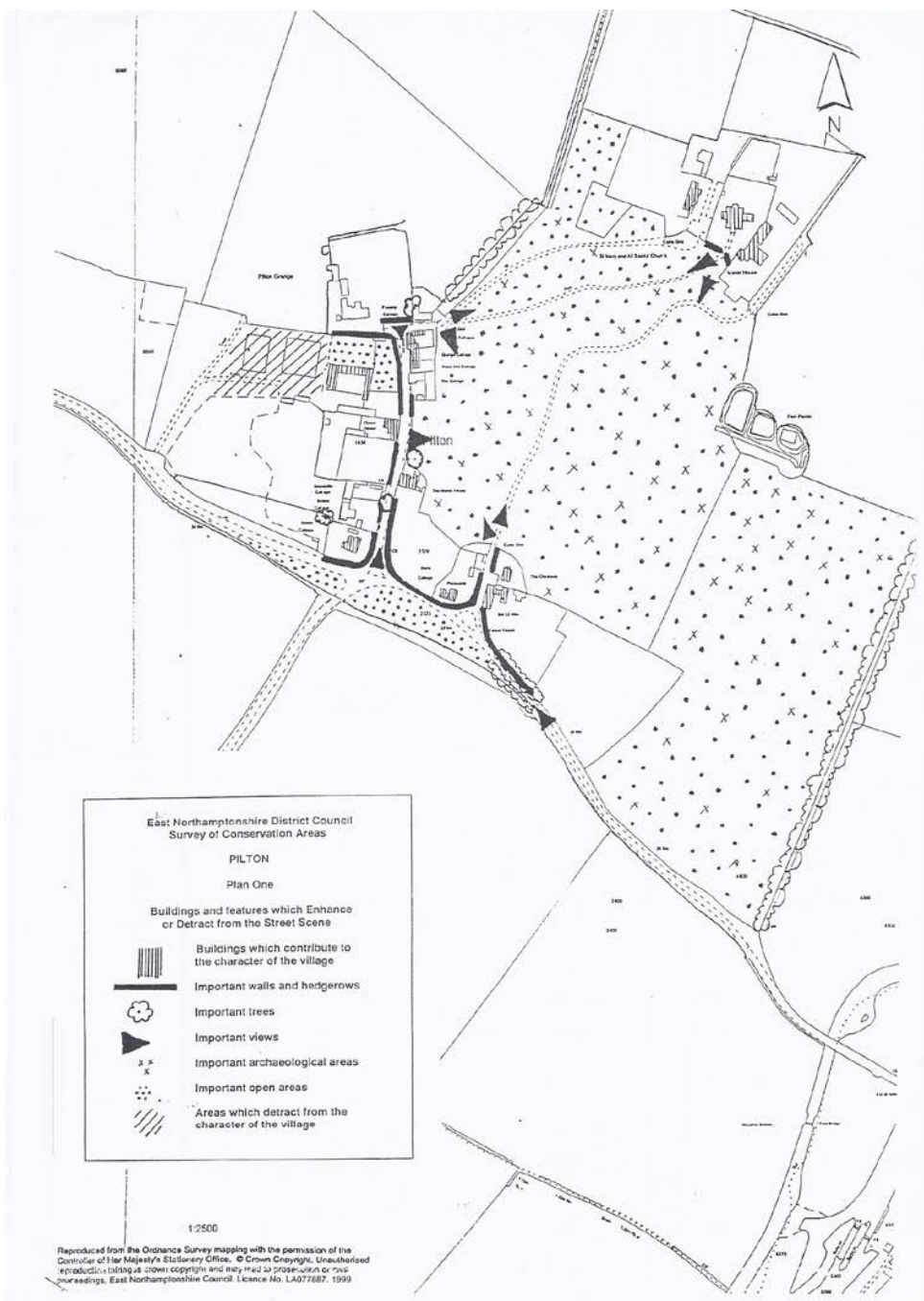
<b>Town and Parish Councils, and Ward Members</b>	
Aldwincle Parish Council	Oundle Town Council
Barnwell Parish Council	Oundle District Ward Members
Benefield Parish Council	Thrapston County Ward Member
Lilford-cum-Wigsthorpe and Thorpe Achurch Parish Council	
<b>Other Statutory Consultees</b>	
East Northamptonshire Council (Design Officer)	Environment Agency
North Northamptonshire Joint Planning Unit	Homes and Communities Agency
Northamptonshire County Council	Historic England
Northamptonshire Police	National Grid Plant Protection
Anglian Water	Natural England
Design Council	The Mobile Operators Association
<b>Non-Statutory Consultees/ individual respondents</b>	
Canoe 2	Northamptonshire Landscapes
CPRE	Thrapston And District Historical Society
Stephen Hall (Interested Party)	Wadenhoe Trust
Northamptonshire Archaeological Society	The Wildlife Trust
Alasdair Belton	Julie and Robert Woodbridge
Keith Doherty	

## Appendix A2.2 – Village Map of Pilton

# Pilton, Stoke Doyle & Wadenhoe Village Design Statement

### Appendix A2.2

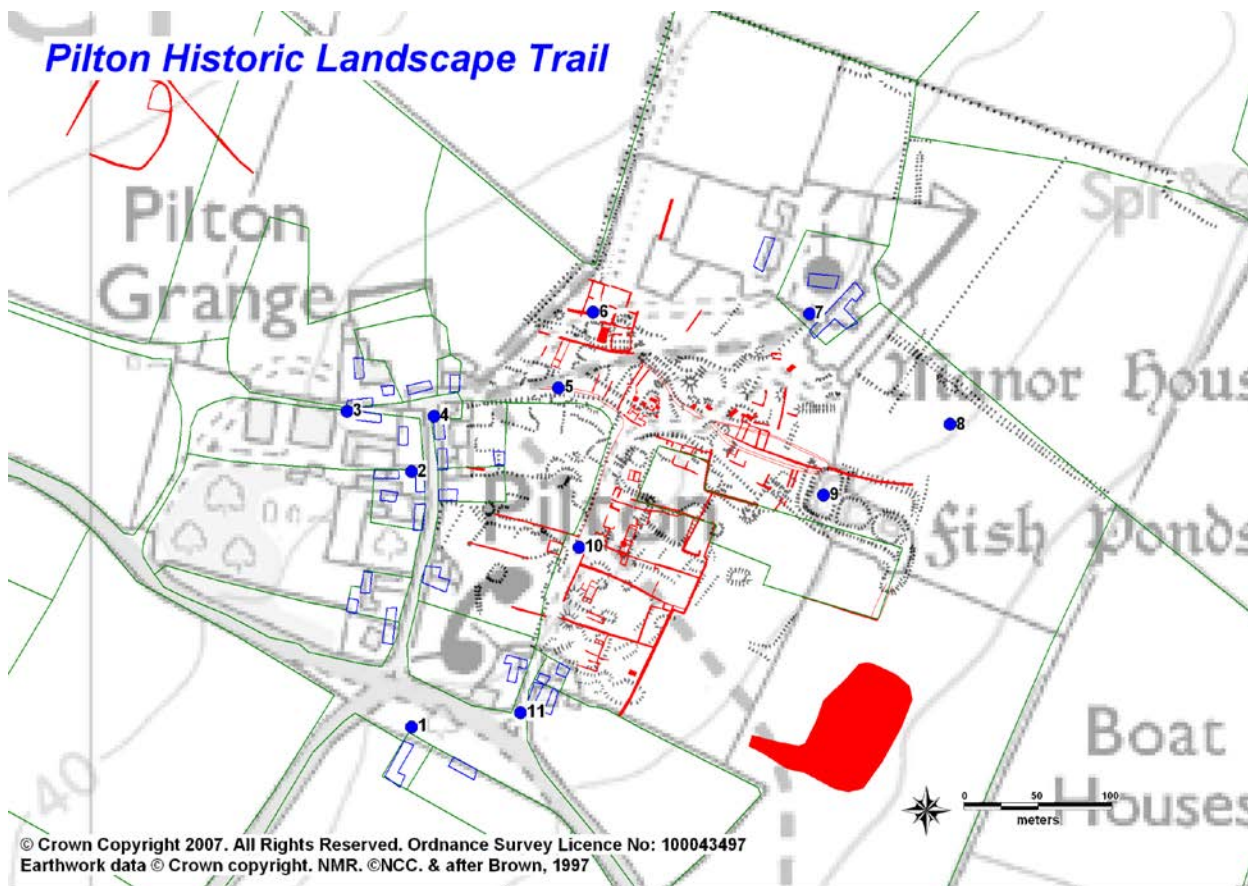
### Village Map of Pilton



# Appendix A2.3 – Pilton Conservation Area



## Appendix A2.3



**This trail is the one followed in the guided walk led in 2008 by the Rockingham Forest Trust.**

- 1 Former green on the London-Oakham road
- 2 Former houses and surviving houses amongst Victorian barns
- 3 Lost road seen on the 1769 map
- 4 The Watch House
- 5 Earthworks with hollow way of former road
- 6 Earthwork of courtyard farm
- 7 Church & Manor
- 8 Ridge and furrow of former open fields enclosed within a 19th century park
- 9 Fishponds
- 10 Hollow way earthwork of former street
- 11 The last surviving houses from the abandoned street



## Appendix A4.2 – Village Map of Wadenhoe

### Pilton, Stoke Doyle & Wadenhoe Village Design Statement

#### Appendix A4.2

#### Village Map of Wadenhoe



