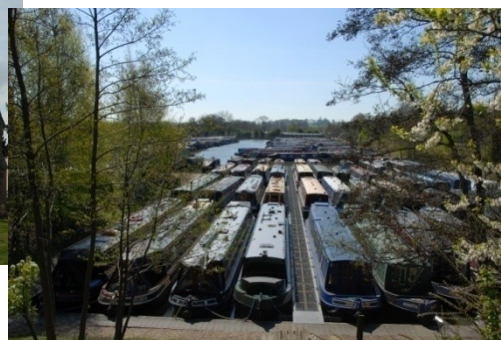


Whilton Parish Design Statement



Adopted by Daventry District Council as a Supplementary Planning Document
May 2008

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Acknowledgements

1. Introduction

The Design Statement describes Whilton parish as it is today and highlights the qualities valued by its residents. It has been produced by a group of parishioners on behalf of the Parish Council, so that local knowledge, views and ideas may contribute to improving the quality of our environment. Consultation with the community and local groups has occurred to assist in generation of the Statement.

This Design Statement is aimed at ensuring that our local distinctiveness and character is taken into consideration when local planning decisions are being taken. A Consultation Draft Design Statement was placed before Planning Committee on 26/9/07 and Strategy Group on 11/10/07. It was accompanied by a separate Sustainability Appraisal (Consultation Draft). Consultation took place on these documents for 6 weeks until 14/12/07. These documents returned to Planning Committee on 2/4/08 and Strategy Group on 17/4/08.

The consultation was in accordance with the Council's Statement of Community Involvement. This design statement was adopted as a Supplementary Planning Document by Daventry District Council at Full Council on 15/5/08 and supports policies in the Daventry District Local Plan 1997 and the emerging Local Development Framework. The Sustainability Appraisal was approved as a separate document.

A copy of the report of Consultation is available on the District Council's website or from Daventry District Council on 01327 302559.

Change is brought about not only by large developments, but also by the smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges, which alter the look and feel of the whole village. The Parish Design Statement is therefore addressed to:

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

2. Parish Preferences

This Parish Design Statement contains both Planning Guidelines and Parish Preferences. The Planning Guidelines carry planning weight. Parish Preferences are those items raised by the parish during the preparation of this document which fall outside the remit of a Design Statement, for example they are development, rather than design issues. Rather than discard these issues, they have been highlighted as "Parish Preferences." They are included purely to highlight for information the desires of the parish but carry no planning weight.

3. Parish Context

Whilton parish lies at the southern edge of a low range of undulating hills, known as the Northamptonshire Heights. It is four miles east of Daventry and is roughly triangular in shape covering 400 hectares. See Map A. It contains two diverse settlements Whilton village and Whilton Locks.

On its western boundary the parish contains 4 major arterial transport features running north, south.

- Watling Street - A5 trunk road
- West Coast Main Line railway
- M1 Motorway
- Grand Union Canal



West Coast Main Line and Grand Union Canal from towpath

The sewage treatment works for the Daventry area is situated to the east of Whilton Locks and on the parish's northern boundary. Map A highlights the important features. The parish currently has approximately 300 inhabitants including an increasing number of 'permanent' residents on boats in the marina.

4. Landscape

The soil character is clay, which provides excellent grazing for sheep and cattle as well as good arable soil. There are long views across the parish afforded by the open countryside. The field boundaries are marked by rich and varied hedgerows. The



Ridge & furrow, view north from Whilton village

parish contains approximately 5km of footpaths and bridleways within its boundaries. Ridge and furrow fields are still evident and there are limited woods, coppices and ponds, both natural and man made across the parish.

The southern edge of the parish is designated as a Special Landscape Area in the Daventry District Local Plan (1997).

There is one County Wildlife Site in the parish – broadleaf woodland at Whilton Marsh.

Bannaventa, a Roman staging post protected by law as site of architectural and historical interest, is a Scheduled Ancient Monument and lies on the western fringe of the parish.

The two settlements of Whilton village and Whilton Locks lie 1 mile apart and there is no visual relationship between them. The hill provides a valuable natural space and partial noise barrier for Whilton village.



Whilton Marsh from the south west

The Locks were developed in the 18th Century following construction of the Grand Union Canal. There has been considerable commercial and retail development since at Whilton Locks even after the opening of the railway in 1838. The visual character of the hamlet is set by the arterial transport routes that bisect it.

Hidden from sight from Whilton Locks up on the east facing slope of a hill is Whilton village. The village has a clearly defined boundary with the surrounding rural countryside. On all sides lie open fields and pasture. A small tributary to the River Nene borders the eastern boundary, and passes through a community woodland amenity (Roughmoor Spinney) which is rich in wildlife, tree and plant life.

The character of Whilton village as a small village bounded by open countryside has



Nobottle Road looking east from Whilton Locks towards Whilton village

been protected by the use of village confines for planning development purposes. This has successfully preserved its character and is valued by villagers.

There are few buildings outside the settlements, apart from farm buildings and barns. However, one major commercial land use intruding into the landscape is the karting facility at Whilton Mill developed as a diversification business for a local farmer.

Hedgerows are a significant visual amenity in the parish and perform important roles as stock proof boundaries as well as wildlife corridors. Many of the hedges are a result of the Enclosure Act in the 18th Century. One hedge in the parish is estimated by a local expert using established techniques, to be over 800 years old. Effective hedge management should preserve these unique features, and hedgelaying using traditional skills is encouraged.



Traditional hedgelaying technique

The community has expressed strong opinion regarding the uniqueness of views into and out of the settlement of Whilton. These views form an important part of the character and amenity of the village and are highlighted on Map B.



View north from Buckby Lane towards Long Buckby

As referred to earlier, the two settlements are separated physically by open fields. The open and undeveloped character of this space helps to give identity to, and retain the identity of, the two settlements and the landscape features. The community considers it important that these separate identities be maintained.

This space is also highly valued as a buffer between the karting site and the village and the community would not like to see any development, apart from agricultural, which would reduce this physical separation.

There are two other areas of local special landscape value in the village:

- a) Wadd Close which, from its elevated position presents open views over surrounding countryside, forms part of the setting for the church and is used for periodic social recreational purposes in agreement with the local farmer, and
- b) the view from Main Street through the field to Roughmoor Spinney.



View from Main Street towards Roughmoor Spinney

The character of the traditional buildings in open countryside must be retained and any development must not harm the countryside in terms of its general nature and appearance.

Agricultural building development proposals must be well located with regard to the surrounding landscape, present acceptable outlines when seen from a distance and appropriate detailing to the close observer, and be of suitable materials and colours.

Many farmers are seeking to diversify their activities to maintain the viability of their holdings. Developments creating unacceptable amounts of vehicle traffic, noise or pollution, or intrusion into the landscape should not be allowed.

The parish has a significant number of trees under Tree Preservation Orders. The Design Statement identifies important trees on Maps B and C which contribute to the visual amenity of the parish and owners are encouraged to protect these trees from unnecessary lopping or felling.

The parish possesses a rich agricultural landscape with trees, hedgerows and occasional water features contributing to the amenity, landscape and ecological value of the area.

Two areas - Whilton Marsh (broadleaf woodland) and Roughmoor Spinney – have been identified as areas valued by the community which must be preserved. Roughmoor Spinney is highly valued as a community open space providing a play area and nature conservation area. These are natural resources vital to the continuing diversity of habitats within the Parish. In addition, the valuable water based environment of the Grand Union Canal (a Conservation Area) contributes greatly to the amenities of the parish and must be protected.

4.1 Planning Guidelines

- 4.1.1 The community supports HS24 of the Daventry Local Plan preventing residential development in the open countryside other than the replacement of an existing dwelling or the conversion or reuse of existing buildings essential for the purpose of agriculture or forestry.
- 4.1.2 Farmers' diversification activities are supported providing these do not create material additional vehicle traffic, noise, pollution or undesirable intrusion into the countryside.
- 4.1.3 Whilton Marsh is defined as a County Wildlife Site (Map C) and must be preserved.
- 4.1.4 Roughmoor Spinney defined on Map B is a community space and nature conservation area and must be preserved.
- 4.1.5 Trees covered by a Tree Preservation Order are protected by law. Further advice about legal obligations may be sought from the Local Planning Authority.
- 4.1.6 Residents are encouraged to preserve and manage trees which contribute to the amenity of the parish, in particular those shown on Maps B & C.
- 4.1.7 Hedgerows and water features contributing to the character of the Parish must be preserved.
- 4.1.8 Footpaths and Rights of Way must be protected, maintained and kept open within the parish.
- 4.1.9 Developers shall refer to the Northamptonshire environmental character and green infrastructure suite prepared by the River Nene Regional Park and the extensive urban survey of Bannaventa carried out by Northamptonshire County Council, as appropriate to research prior to submission of any planning application.

4.2 Parish Preferences

- 4.2.1 No development whatsoever, other than that required in the interests of agriculture or forestry, shall take place between the two settlements of Whilton village and Whilton Locks as identified on Map A

5. Buildings and Environment

Whilton Village

The village consists of one street with five short spurs. Beside the road are ranged dwellings in a variety of materials and styles. The older buildings are mainly sited on the back edge of the pavement. The more modern ones are set further back, some with garages in front.



The Green in Whilton village looking east down Main Street

The older buildings date from the 1600's and are mainly in warm brown Northamptonshire Stone. Two are built partly or mostly of Cobb, remaining survivors of the past when many buildings were constructed that way but are now lost. Two properties are thatched. Fourteen buildings are listed as being of Special Architectural or Historic Interest (see Map B and Appendix A). A group of these buildings, including the church, is situated on one of the spurs halfway down the village with extensive views over a valley to the north. In addition to the listed buildings referred to, there are six buildings which by their age, character and design are of local importance to the character of the village and should be preserved. These are coloured blue on Map B and described in Appendix B.



St Andrew's Church from Wadd Close

Of the buildings constructed in recent years seven are built of stone, the rest in brick, brown at the lower (east) end of the village and red at the top (west). These houses are mainly four bed roomed detached properties. Most dwellings have views over open countryside. A feature of the middle and eastern parts of the village are the dry stone walls and others in stone and brick. Street parking is a problem in Main Street. There is an area of well

maintained allotments fronting Main Street. The village is well maintained except for the crumbling and overgrown wall in a prominent position fronting the field between Kunda Cottage and Hill End which is a focal point at the end of Main Street. The Parish Council is investigating the possibility of rebuilding this wall.

Consultations show that residents prefer the village as it is and do not want to see material changes in relation to housing.

Water is an important element in the village. There are several natural springs which have created, and still create, problems both in house gardens and in the roads. Some remain permanently in one place but others seem to move and as a result, at times the drains cannot cope with the flooding, particularly at the bottom (east) of the village.



Pond in Roughmoor Spinney

There are at least 25 wells, most now covered or filled in since the introduction of mains water in 1956. However, they still pose a risk to future development and there have been instances in the past where they have collapsed without warning.

Several ponds exist in the village, both man made and natural dew ponds. As well as being scenic features, these provide important habitats for a wide range of flora and fauna.

In the past, the water table has been adversely affected by building development and this must not be allowed to recur. In particular, areas of hard surface can create increased water run-off, which may result in flood risk. To assist in reducing this risk and manage water flow, all parking areas shall be designed to incorporate sustainable drainage systems. These can be provided through a variety of design techniques, such as permeable paving etc.

Whilton Locks

Map A shows Whilton Locks in relation to the parish and Map C shows the Locks in more detail.



Bridge 14 and lock gates, Grand Union Canal

The majority of the buildings were built in the middle/late 1800's to support the canal and its commercial traffic. This is recognised by the Conservation Area (outlined in red on Map C). The views along the canal, with its historical infrastructure, are an important amenity enjoyed both by the local community and the visiting general public. Under the

present planning policy, commercial light industrial development has been allowed which has resulted in buildings which have no historical context and these detract from the settings of the older buildings. Within the Conservation Area there are 3 listed structures – bridge 14 over the canal, Windlass Cottage at the southern end of the Locks, and Whilton pottery by lock 13.

Outside the Conservation Area, adjacent to Whilton Mill, there is a County Wildlife Site, a Special Landscape Area to the south of the Nobottle Road and an Ancient Monument site (Bannaventa- Roman settlement) by the A5/Whilton Locks crossroads. Trees with Preservation Orders are shown on Map C.

Diversification has changed Whilton Mill from a farm to a karting activities centre. The stone and lime wharves by the canal have been replaced with a marina and supporting infrastructure. Whilton Lodge, an imposing building built in 1867 for Thomas Albert Craven, has since been converted to apartments. A notable feature here is the view along the avenue of historic



Whilton Lodge

horse chestnut trees which makes a pleasant contrast to the otherwise commercial nature of the settlement.



Horse Chestnut avenue leading towards Whilton Lodge

The car park opposite the carpet retail outlet is in need of improvement and the community believes it should be used for sympathetically designed commercial/light industrial development including provision of some public car parking. This will enable the public to safely park 'off road' and then be able to walk the towpath and enjoy the Conservation Area. As mentioned above, any such parking area should be designed to incorporate sustainable drainage systems.

In planning terms, Whilton Locks is defined as a hamlet in open countryside where replacement of existing dwellings only is likely to be allowed. The community would like to see provision made for new accommodation for the dependants of existing residents.

5.1 Planning Guidelines - General

- 5.1.1 Alterations or additions to buildings of local importance shown in blue on Map B and described in Appendix B, shall respect the character and materials of the original building.
- 5.1.2 The scale, density, massing, height, layout, materials, architectural detailing, access and landscape of any proposed development must combine to ensure that it blends well with the site and its surroundings.
- 5.1.3 Sufficient space shall be retained between and around buildings to assist in preventing the overdevelopment of a site. The layout of sites shall ensure adequate levels of amenity in respect of both new and existing dwellings, the orientation and relative levels of new buildings, together with the position of windows and doors, shall be such as to ensure an adequate level of privacy for all occupants.
- 5.1.4 Buildings constructed of Northamptonshire sandstone or with thatched roofs or other locally significant materials shall be retained wherever possible as they provide a key character feature within the village. Developers shall note that it is a requirement to retain these buildings where they are Listed.
- 5.1.5 All housing, whether private or affordable, shall be designed to the same high design standards.
- 5.1.6 Crime prevention measures must be incorporated in the site layout and building design in all development. However, these measures must not detract from the character or appearance of the site or area as a whole. Developers should refer to the SPG Planning Out Crime in Northamptonshire.
- 5.1.7 The use of flat roofs will be discouraged on new and existing buildings on prominent elevations visible from public views.

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- 5.1.8 When replacing windows the scale, size, materials and style must match those of the existing building; this is especially important in older properties.
- 5.1.9 Environmentally sustainable power generation is encouraged by the community, subject to planning requirements, provided the construction is appropriately designed and located. Developers are advised to refer to the Energy and Development Supplementary Planning Document (adopted in March 2007) for further guidance.
- 5.1.10 When new signs of any type are introduced, existing poles must be used wherever possible. Where appropriate, every opportunity shall be taken to amalgamate and reduce the number of signs.
- 5.1.11 Security lighting must be sensitively designed and located so that there is no unacceptable impact on amenity or an adverse effect on public safety.
- 5.1.12 In determining a detailed planning application, regard will be had to specific landscaping requirements particularly in relation to trees, hedges and other features contributing to the uniqueness of the site. In certain circumstances the determination of a planning application will be fully dependent upon the submission of a landscaping scheme at the application stage, rather than through the imposition of a planning condition.
- 5.1.13 Where planning consent is granted, developers will be required to implement landscaping schemes no later than the planting season following the completion of the development and provision should be made for replacing any dead or dying trees or shrubs for a period of five years.
- 5.1.14 Parking shall be provided off-road. Exceptions to this shall be where this is inappropriate to the existing local layout/design character within the local area.
- 5.1.15 All parking areas are required to be designed to incorporate sustainable drainage systems.
- 5.1.16 Developers are advised that at the time of publication of this Design Statement, the District Council were working with the Fire and Rescue Service (FRS) to prepare a checklist of FRS design issues. Developers are therefore advised to contact the LPA regarding any requirements.
- 5.1.17 Developer contributions may be required as part of development and Developers shall refer to current supplementary guidance on this.
- 5.1.18 All development shall be designed to be secure
- 5.1.19 Developers are encouraged to consider incorporating sprinkler systems within all new units.

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5.1.20 Developers are required to provide sufficient space for secure waste bin and box storage within units e.g. within a garage, to reduce opportunities for anti-social behaviour. Developers are advised that at the time of adoption of this Design Statement, the District Council issues residents with 2x240 litre bins and 2 kerbside boxes of 40 and 55 litres. However, Developers are advised to contact the Council's Waste Team for current advice.

5.2 Parish Preferences – General

The Parish supports the Daventry District Council Local Plan 1997 and the following preferences are based on policies contained in that document:

- 5.2.1 Consent will not normally be granted for the conversion or adaptation of farm buildings built since 1948 for commercial/industrial purposes where this would have a significant effect on the landscape or an adverse effect on the amenities of the area.
- 5.2.2 Listed building consent will not be granted for the demolition of buildings listed as being of special architectural or historic interest.
- 5.2.3 Developers will be required to ensure that any development involving or affecting a building listed of special architectural or historic interest has proper regard to the scale, form, design and setting of that building.
- 5.2.4 Planning permission will normally be granted for the change of use of a listed building which would either secure the future of the building or result in its restoration, provided that:
 - (a) The architectural or historic character of the building is retained; and
 - (b) The amenities of neighbouring properties are not adversely affected to an unacceptable degree; and
 - (c) Adequate parking, vehicular access and residential amenities are provided.

5.3 Planning Guidelines – Whilton Village

- 5.3.1 This Statement supports the designation of the village in the Daventry District Local Plan (policy HS22) for restricted infill and clauses 4.88, 4.89, 4.91, 4.92 apply.
- 5.3.2 In any future development, notable views shown on the village Map B must be protected and, where appropriate, enhanced.

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- 5.3.3 Buildings shall be sited at the back of pavements on those frontages where this is established by adjoining properties. Elsewhere, buildings will be sited having regard to the adjoining building lines and where properties are set back behind deep building lines garages may be brought forward providing the door does not face the public highway and the design and materials are of a high standard.
- 5.3.4 Wherever possible, traditional stone or brick walls and native hedgerows shall be used as boundaries and these should be maintained in good condition.
- 5.3.5 Where opportunities arise for new development or the alteration/extension of existing buildings, traditional detailing such as boundary features should be retained or re-instated. Wherever possible, stone walls, particularly dry stone walls, should be preserved.
- 5.3.6 Any new developments must be designed to ensure that they do not exacerbate existing parking problems.
- 5.3.7 The allotments and open spaces shown on Map B are valuable amenities which must be preserved.
- 5.3.8 Developers shall within their Design Statement highlight that they have fully considered the flood risk potential of their development and taken full account of any potential flooding and diversion to underground water on the amenities of immediately neighbouring properties.
- 5.3.9 Existing ponds together with their wildlife habitats must be retained.

5.4 Parish Preferences – Whilton Village

- 5.4.1 Consultations show that residents prefer the village as it is and do not want to see material changes in relation to housing.
- 5.4.2 Backland development shall be discouraged.
- 5.4.3 No permanent commercial advertisements shall be displayed other than on the parish notice board.

5.5 Planning Guidelines – Whilton Locks

- 5.5.1 New buildings facing the Nobottle Road shall be of brick or stone with pitched roofs.
- 5.5.2 The scale of any new buildings must respect the scale of existing buildings in the vicinity.
- 5.5.3 The appearance of the frontage to Nobottle Road should be enhanced to improve the setting and access to the canal including appropriate signage.

5.6 Parish Preferences – Whilton Locks

- 5.6.1 Permission will normally be granted to individual dwellings within the built up area of the settlement to those residents in housing need by reason of overcrowding (e.g. married children living with parents), local employment and replacement of existing dwellings.
- 5.6.2 No commercial development will be allowed in the area edged in blue on Map C.
- 5.6.3 Consent will normally be granted for the development of the land between the Garden Centre and Nobottle Road (marked with green hatching on Map C) for Commercial or Light Industrial purposes within Classes A1 and B1 in particular craft businesses providing:
- a) the appearance of the frontage to Nobottle Road is enhanced
 - b) no exceptional traffic flows are created
 - c) an area sufficient for the parking of not less than eight cars is reserved for a public car park with direct access to the canal
 - d) adequate parking is reserved within the development to accommodate vehicles attracted to proposed uses

6. Services and Amenities

6.1 Whilton Village

Whilton is a small village and has no shop, post office, public house, school or formal children's playground. It enjoys Roughmoor Spinney including play area and nature conservation areas.



Notice board and listed telephone kiosk in Whilton village

The village hall is used by a Playgroup. Other groups regularly meeting in the village hall include the Photographic Club, The Whilton Garden Association, the History Club, and the Parish Council. Social fundraising activities are also held from time to time.

Church of England services are held at St Andrews Church in the village on a regular basis.

Near to the church on The Green, is a letterbox, a notice board and a traditional red public phone box which is a listed structure.

There are pavements within Whilton village, but grass verges also feature. There is no footpath between the village and Whilton Locks along the Nobottle Road.

There are a number of seats strategically placed within the parish.

Traditional, white street lighting is installed throughout the village to retain its rural ambience. Villagers are divided over whether more streetlights should be provided.

Most electrical and telephone distribution throughout the parish is by overhead lines which are deemed unsightly and unreliable. The more recent developments have the wiring underground. Several respondents to the Questionnaire revealed dissatisfaction at the unreliability of the electrical supply which results in frequent power cuts.



Whilton village looking north east along Brington Lane

Briefly, the other services available within the parish are a mobile library scheduled to visit at three-weekly intervals but which occasionally fails to appear, the usual Royal Mail collections/deliveries, refuse collection services provided by Daventry District Council (DDC) and a local bus service into Northampton twice per week. There are several allotments within Whilton village which are leased by the Parish Council from the DDC.

Residents have expressed concerns about the location and design of mobile telephone masts. If these were to be allowed, they should be carefully sited away from residential properties and disguised to avoid spoiling the character of the village.

There were strong feelings expressed that the existing broadband service was inadequate/slow/unreliable and should be improved, as several residents worked from home.

6.2 Whilton Locks

Whilton Locks is more commercial by nature and has a local chandlery, incorporating a general store, catering in the main for the canal holiday traffic. It has no other facilities apart from a telephone kiosk of modern glass design, a letterbox and a notice board.

6.3 Planning Guidelines – Whilton Village and Locks

- 6.3.1 In the interests of conserving and enhancing the rural nature of Whilton village, all electrical and telephone wiring should be laid underground for any future developments

Continued ...

- 6.3.2 Careful consideration must be given to the siting of mobile telephone masts. They should not have an adverse impact on the immediate setting of the village or the wider parish landscape. It is important to avoid sensitive locations and preserve views into and out of the village.
- 6.3.3 When new signs of any type are introduced, existing poles should be used where possible.
- 6.3.4 Any new street furniture should respect the character of the village in terms of design, density and siting.
- 6.3.5 The red telephone box and its setting shall be protected and enhanced, as this feature is a listed building.

6.4 Parish Preferences – Whilton Village and Locks

- 6.4.1 Existing wiring should be placed underground to improve reliability and the aesthetic appearance of the village.
- 6.4.2 Consideration should be given to creating a footpath between Whilton village and Whilton Locks.
- 6.4.3 Sewers and drains should be upgraded to minimise the risk of flooding, particularly at the lower end of the village.

7. Traffic

As can be seen from Map A, in addition to the two main arterial roads, there are two local roads which pass through the parish and affect its environment. The main one



Entry to Whilton Locks from the east along Nobottle Road

and affect its environment. The main one (known as Nobottle Road) joins Daventry and Northampton and, as it is a prescribed alternative to the A45 between these places, it is classified as a 'priority 2' road. Because of the number of accidents, many incurring deaths in recent years, it has now been officially classified as a red route (C5).

The other subsidiary road leaves this road and passes through the village of Whilton across a single track road with passing places to Great Brington. The road through Whilton village is narrow and restricted by parked cars and tight bends. Residents have expressed great concern at the danger of both these roads which will become considerably more utilised with the proposed population growth of Daventry and Northampton.



Whilton village, Main Street

Traffic surveys on these roads have demonstrated that during the morning peak, 400 vehicles per hour pass through Whilton Locks and 40 per hour through Whilton village. The proposed growth of Daventry is anticipated by the parish to have a profound effect on traffic flows. This is supported by initial estimates by traffic consultants that there will be at least an 80% increase in traffic through Whilton Locks with a proportionate increase through Whilton village. Any further development of Daventry will inevitably increase these figures.

7.1 Parish Preferences

7.1.1 It is considered that traffic from Daventry to Northampton must be encouraged to use trunk/dual carriageways. In the Parish of Whilton's opinion, a major contribution to this aim would be the construction of the Flore/Weedon bypass and the community supports this wholeheartedly. In addition, it is proposed by the parish that traffic should be discouraged from using Nobottle Road and the Whilton/Great Brington road through the introduction of improved traffic management and safety measures such as (but not limited to):

- a) a 30 mph speed limit through Whilton Locks
- b) a 20 mph speed limit through Whilton village together with traffic calming measures
- c) a 50 mph speed limit on Nobottle Road (the red route)
- d) No HGV's through Whilton village except for direct access
- e) improved junctions and signage with the A5 trunk road

7.1.2 Proposals to widen the M1 from six to eight lanes through the Parish should:

- a) require full consultation with the Parish
- b) examine all alternatives
- c) use low noise surfacing if it eventually proceeds

8. Employment

The parish is predominantly agricultural and this primary industry accounts for the substantial majority of land use. Farming is on relatively small-acreage family farms and these account for little or no gainful employment outside the immediate families. However beyond this, there are fundamental differences in employment patterns between Whilton village and Whilton Locks.

The village is characterised as a dormitory settlement, most people being employed outside the parish, many of these at some distance – including Milton Keynes, Nottingham and London. There is some home-working being undertaken by

individuals self-employed or running small rural businesses from their domestic properties. Third party employment in this connection is negligible. Some residents are known to employ casual domestic cleaners and gardening assistance, generally coming from outside the parish. There is however no business-rated property in the village.

The overwhelming view of the Parish Design Statement Team and of residents offering opinions was that the character of Whilton village should not be changed by the introduction of commercial or industrial enterprise that would materially affect road usage or the number or style of the buildings. It is therefore difficult to envisage currently how employment might be increased. Indeed it is specifically a key feature of the village that it is *residential* and any attempt to increase employment resulting in changes to its character would be unacceptable to residents.



Whilton Locks Carpet Co. and Locks cottages from the west



Whilton Locks Marina

The Whilton Locks area contains a number of centres of employment. Retail activities include a garden centre and a carpet showroom and adjacent to the canal is a chandlery providing supplies for the needs of canal users. A significant activity is the canal marina serving boat owners and catering for holiday hires. There is a handful of small commercial units currently let for light engineering amongst other activities. A major feature is Whilton Mill karting centre, originally a leisure circuit but expanded following the grant of planning consent around five years ago to a nationally recognised competition circuit with extensive facilities for participants and support teams to park and overnight on the site.

These businesses provide extensive employment but a high proportion is relatively unskilled and casual in nature. The karting centre for instance gives employment (marshalling, hospitality work) to large numbers of young people from the parish and beyond.

Whilton Locks has long been a centre of employment, much of this on the back of canal traffic. Retail trade has been a later contributor to employment in the area and remains well-established, albeit that the garden centre is a significantly expanded recent reinvestment in one that existed previously. Having seen the recent expansion of the garden centre without expression of material concern, there may be willing



Whilton Locks Garden Centre and tarmac area from Nobottle Road

acceptance of further commercial development, provided it does not detract from the quality of life of residents. A limiting factor however will always be problematic road access with its twin one-way pinchpoints at the railway bridge and on the canal hump-back.

8.1 Planning Guidelines – Whilton Village and Locks

- 8.1.1 Any approvals for adaptations to existing buildings intended for business use shall require construction materials and external styling in keeping with the existing buildings.
- 8.1.2 Provision for employee parking must be off-street and discreet, not impacting materially on the appearance of the area.
- 8.1.3 Further business development shall be designed to ensure that it does not adversely affect the local community by reason of noise or other pollution.

8.2 Parish Preferences – Whilton Village and Locks

- 8.2.1 No new dedicated business-use building shall be approved within the area of Whilton village.
- 8.2.2 Further development of employment in the Whilton Locks area must be proportionally appropriate to existing provision and quality of road access.

Listed Buildings of Special Architectural or Historic Interest

Whilton Village

The Thatched Cottage, Main Street
Dormer Cottage, Main Street
Stone House, Main Street
Church Farm (formerly Martins Farm), Main Street
Church Gate, The Green
The Rectory, The Green
St Andrew's Church, The Green
Field View, Wadd Close Lane
The Old School House, Main Street
Holly House, Main Street
Home Farm, Manor Lane
Manor Barn (formerly Stables), Manor Lane
Manor House, Manor Lane

The Red Telephone Box, The Green
Headstones and a tomb in the Churchyard

Whilton Locks

Whilton Pottery (formerly Lower Gate House)
Windlass Cottage
Canal Bridge 14

Description of Buildings of Local Importance

1. **Langton House**, Main Street

Two storey slate roofed house built of squared coursed Northamptonshire sandstone with a date stone inscribed 1715. Georgian style fenestration with a stone carport in front.

2. **Coach House**, The Green

The main part of the house is a converted coach house originally built for the nearby Rectory (a listed building). The Coach House is a two storey building of red brick with a slate roof. The eastern (main) elevation includes a pediment with a circular window and the carriage openings are retained, the fenestration being in the Georgian style. Attached at the northern end is a Northamptonshire stone and brick two storey cottage with a slate roof facing north. A modern squared coursed Northamptonshire two storey stone extension has been added. The Coach House probably dates from the remodelling of the Rectory in the 1800's.

3. **Tudor House**, Main Street

Red brick and tile three storey house with dormer windows in the roof and Georgian style fenestration with a brick and tile garage in front.

4. **Rose Cottage**, Main Street

Two storey square coursed Northamptonshire stone with slate roof. One window with stone moulded edging typical of the 17th Century at the rear. Unoccupied.

5. **The Old Cottage**, Main Street

Two storey square coursed Northamptonshire stone cottage with a slate roof. Mainly Georgian style windows but one window at the rear with moulded stone frame typical of the 17th Century.

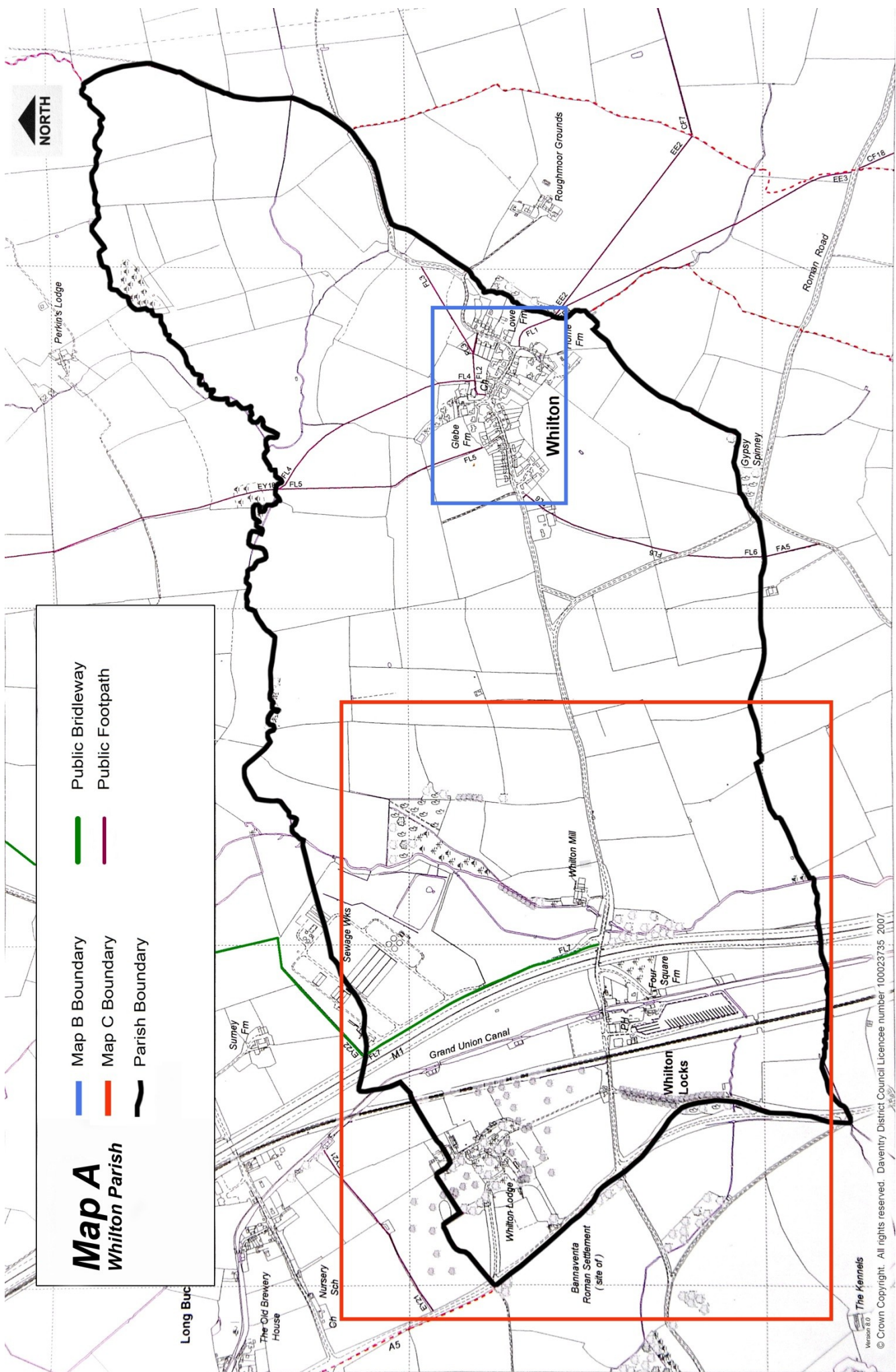
6. **Lower Farmhouse**, Brington Lane

Former two storey farmhouse built of square coursed Northamptonshire sandstone with a slate roof in two parts separated by a projecting brick gable with stone capping. Windows in the main in the Georgian style except for two stone framed and mullioned windows with projecting moulded lintel over at the rear. The building, at least in part, probably dates from the 17th Century. The interior boasts a large inglenook fireplace

Map A

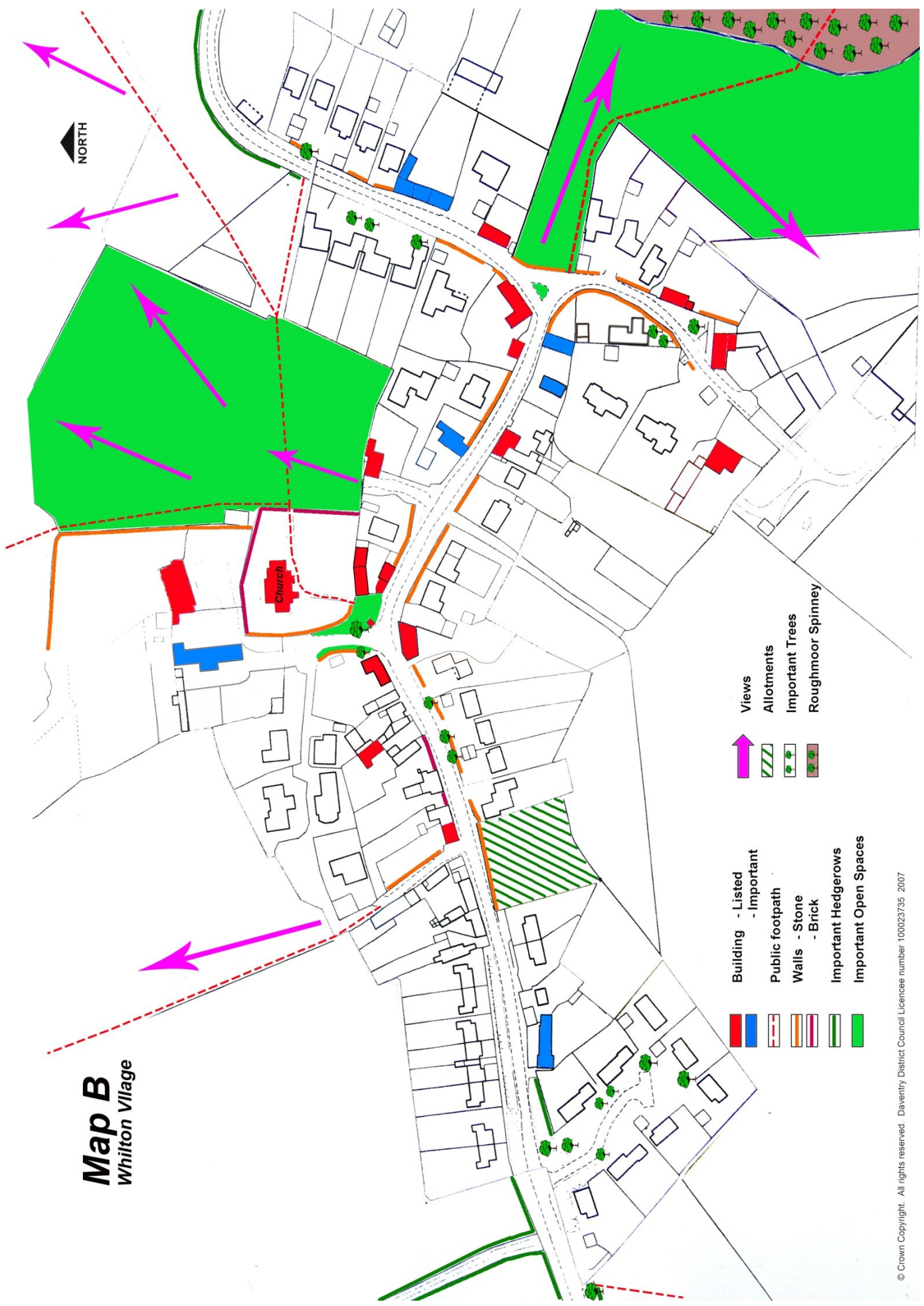
Whilton Parish












-  Map B Boundary
-  Map C Boundary
-  Parish Boundary
-  Public Bridleway
-  Public Footpath



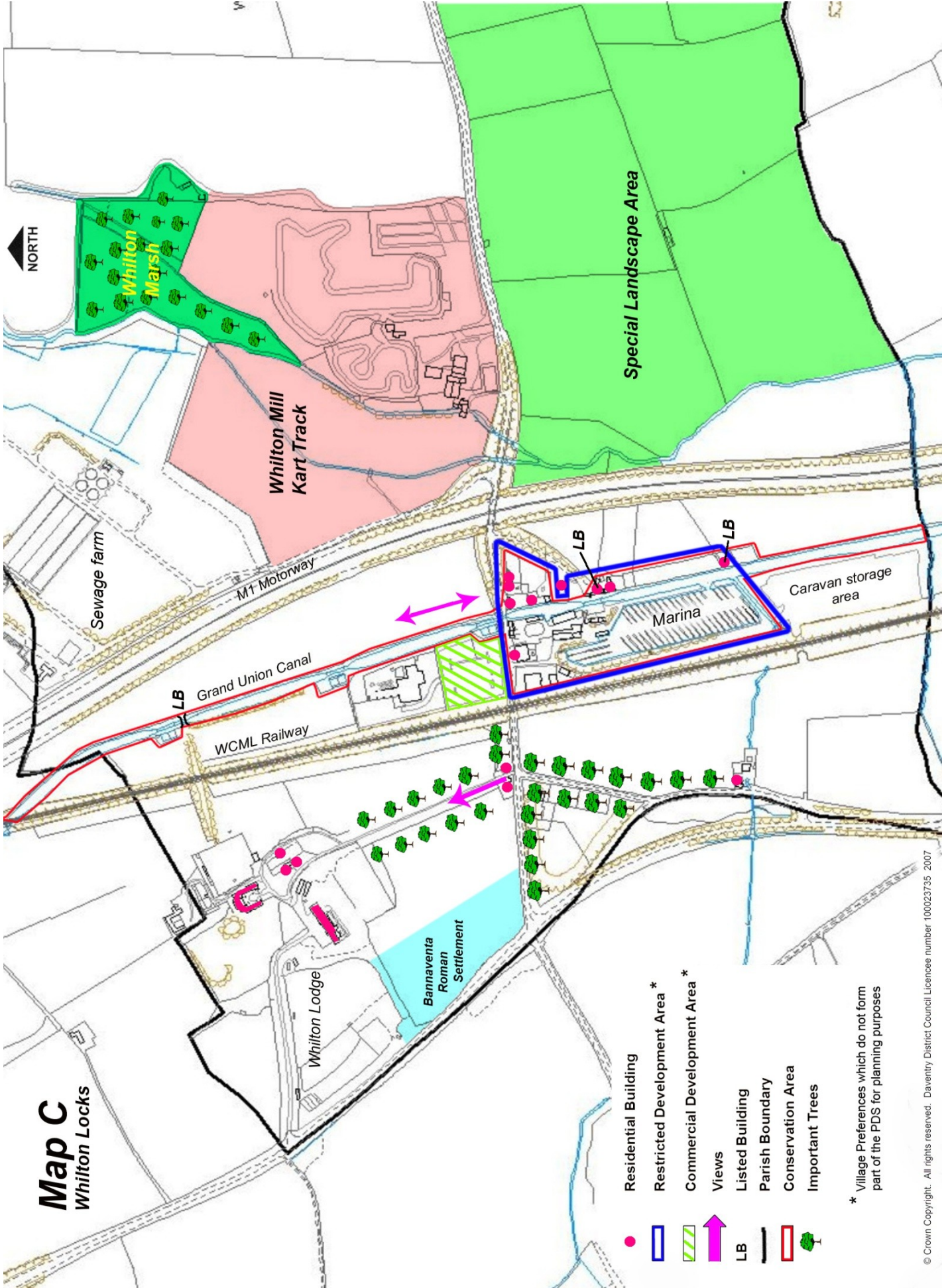
Map B

Whilton Village



- | | | | |
|---|-----------------------|---|-------------------|
|  | Building - Listed |  | Views |
|  | - Important |  | Allotments |
|  | Public footpath |  | Important Trees |
|  | Walls - Stone |  | Roughmoor Spinney |
|  | - Brick | | |
|  | Important Hedgerows | | |
|  | Important Open Spaces | | |

Map C Whilton Locks



- Residential Building
- Restricted Development Area *
- Commercial Development Area *
- ➔ Views
- Listed Building
- Parish Boundary
- Conservation Area
- 🌳 Important Trees

* Village Preferences which do not form part of the PDS for planning purposes

The volunteers of the Parish Design Statement Team

Philip Waights (Chairman) Richard Bunce, Frances Drake, Jonathan Hanslip,
Gerry Heeley, Jeremy James, Mike Lewis and Greg Lye

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