



BOUGHTON VILLAGE DESIGN STATEMENT



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In 1999 a working group of local volunteers in Boughton worked on producing the Boughton Village Design Statement (VDS). Boughton Parish Council continues to use the VDS as a significant reference document in considering responses to individual planning applications within the Parish in its role as a statutory consultee. In 2014, Boughton Parish Council agreed that it would be appropriate to update the VDS to take account of the changes in the village and in planning policies. It will replace the previous document that was adopted by Daventry District Council in 2003.

In recognition of the unique heritage of Boughton, our vision is for it to continue to thrive as a modern, flourishing village, which embraces and benefits all sections of our community whilst maintaining its rural feel and setting. It is vital to protect the special character of Boughton and to continue to enhance and preserve its natural beauty and unique qualities. The aim of the revised and updated Boughton VDS is to describe the defining characteristics of Boughton, raise awareness of design within the village and provide a set of guidelines that will influence future development to maintain and enhance the village's particular character and setting.

As with all communities, Boughton has experienced many changes over recent years and there have been huge alterations to the built-environment brought about not only by large developments, such as Buckton Fields, but also by smaller modifications to homes, gardens and open spaces that have altered the look and feel of the whole village. With the increasing demand for additional housing, from both small and large developments, there comes the evident pressure of the increasing intrusion of traffic through the village.

Planning policies have altered significantly since the previous VDS was adopted in 2003. Most recently, in December 2014, the West

Northamptonshire Joint Core Strategy Local Plan (Part 1) (WNJCS) was adopted and sets the strategic policy framework for the area. Following on from this, Daventry District Council will produce the Settlements and Countryside (Part 2) Local Plan, which will provide more detailed policies for the District. Collectively these plans will form the Development Plan for Daventry District, replacing the Saved Policies of the 1997 Daventry District Local Plan, and will, therefore, be the documents for determining planning applications within and affecting Boughton Parish.

Community consultation to obtain feedback has taken place and parishioners' views have been collected. In April 2016 a questionnaire was distributed via the village website with a four week consultation period. Hard copies of the questionnaire were made available at the Whyte Melville public house and the consultation was also advertised in the Parish newsletter.

Daventry District Council Planning Department has undertaken an advisory role in the completion of this update.

Boughton Parish Council would like to acknowledge the contribution made by the original Village Design Statement Working Group and to thank Cllr John Clarke, Cllr Judy Shephard, Cllr Terri Wright, Jayne Bunting - Clerk to the Council, Charlotte Mackaness and Nik Moore for their help and advice in producing this update. They would also like to thank Mark Wilkinson who has been responsible for taking the majority of the photographs included in the VDS and for providing a copy of the oil painting of Elm Trees on Moulton Lane by Dorothy C Wilkinson (circa 1970).

All factual information is correct, to the best of the Parish Council's knowledge, at the time of writing.

01 INTRODUCTION

1.1 What is the Village Design Statement?

The Village Design Statement (VDS) describes Boughton as it is today and highlights its appearance, its character and the other qualities that are valued by its residents.

This VDS aims to make sure that local distinctiveness and character is taken into consideration when local planning decisions are being made. It sets out the principles, design features and quality standards that should be taken into account by those wishing to build, modify or extend property in the Parish of Boughton. It does not remove the obligation to seek relevant advice from Daventry District Council (DDC), the local planning authority. For any residents considering building a new property or modifying or extending their properties, a pre-planning application enquiry form can be downloaded from the DDC website.



For further information visit
[www.daventrydc.gov.uk/living/planning-and-building-control/
planning-application-forms/](http://www.daventrydc.gov.uk/living/planning-and-building-control/planning-application-forms/)

In the VDS, the term 'Boughton' refers to the Parish of Boughton, which includes the village of Boughton itself and the landscape surrounding it, as shown on the map in Appendix 1.

1.2 Who should use the VDS?

The VDS is intended to be used by:

- planners, developers, builders, architects, surveyors, designers, engineers
- statutory bodies and public authorities
- householders and local businesses
- the local community



1.3 How does the VDS work?

The recommendations of the VDS will be taken into account when the Parish Council and DDC assess planning applications. They will both use the VDS guidelines, together with other relevant planning policies and guidance, to help determine planning applications within Boughton Parish. This version of the VDS replaces the 2003 version.

1.4 Status of the Boughton Village Design Statement

Boughton VDS sets out clear and simple guidance for future development in the Parish and gives guidance to developers and individuals to encourage good design, of the type that will enhance and protect the individual character of the locality, without preventing future growth. A successful VDS complements existing planning guidance giving the village a recognised voice in the planning process and assists the Parish Council in commenting on planning applications.

A VDS is not intended to be the same as a Parish Plan or a Neighbourhood Plan and, therefore, does not cover every aspect of village life or specify the location and extent of development.

The VDS, has been adopted as a Supplementary Planning Document and will become a material consideration when assessing any planning applications in Boughton Parish as well as providing guidelines for future changes.

The West Northamptonshire Joint Core Strategy Local Plan (Part 1) (WNJCS) was adopted on 15 December 2014 and is a key part of the Local Development Framework. The WNJCS sets out the

long-term vision and objectives for the whole of the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils for the plan period up to 2029, including strategic policies for steering and shaping development. It identifies specific locations for strategic new housing and employment and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It also helps to ensure the co-ordination and delivery of other services and related strategies.

Any planning application is assessed against the WNJCS and the Daventry District Local Plan, which was adopted in 1997. There are a number of saved policies in the Local Plan that may be appropriate when assessing proposals for development within and around the village. For example, saved Policy HS22 identifies Boughton as a Restricted Infill Village. This policy states that:

Planning permission will normally be granted for residential development in Restricted Infill Villages provided that:

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

Policy N8 Northampton North of Whitehills Sustainable Urban Extension (SUE) of the WNJCS makes particular reference to the development north of Whitehills known as Buckton Fields.

Buckton Fields was specifically allocated for new housing in the Daventry District Local Plan and was confirmed as a sustainable location for development to address the housing needs of Northampton. Reserved matters approval for phase one of this development, known as Buckton Fields East, was granted in June 2014 and development is well advanced. It is anticipated that this site will deliver new housing in the period between 2016 and 2021. There is an extant resolution to grant outline permission for the balance of the site.

In addition, DDC has started work on preparing the Daventry Settlements and Countryside Local Plan (Part 2), which will replace saved policies in the 1997 Local Plan. This Local Plan will eventually supplement the policies and proposals in the WNJCS and will also cover the period up to 2029. The Plan will cover the entire District with the exception of land on the periphery of Northampton that has been identified in the WNJCS to meet the housing needs of the town. A list of current policies is included at Appendix 6 Planning Policies.

The Local Plan will eventually include policies and proposals to:

- establish a rural settlement hierarchy to support the retention and provision of local services and facilities
- meet local housing need
- support employment and the rural economy
- protect and enhance the natural, built and historic environment
- address sustainable development
- regenerate and improve Daventry town.

02 VILLAGE CONTEXT

2.1 Historical Background

The village has a long history and is mentioned in Domesday Book in 1086, when the population was 39 households, which, at that time, was considered very large. The Tenant in Chief in 1086 was the Countess Judith who was a niece of William the Conqueror. The name Boughton comes from Bucca or 'he-goat' farm. The earliest reference to the Manor of Boughton was in the early 11th century, although the settlement is known to pre-date this. The village is rich in archaeological remains, including Saxon and Roman sites. There are also two barrows, one at Bunkers Hill, and the other at Boughton Grange. The site of an old motte and bailey is believed to lie within Boughton Pocket Park.

In the 18th century the estate was bought by the Earl of Strafford. He had a passion for landscape structures and follies and is recognised as an amateur architect. All the gothic-style follies still standing in Boughton Park (see section 5.2) were created during his ownership. The Boughton Estate then passed into the Howard-Vyse family, who eventually sold the whole village at auction in 1927. The present church was built in the 14th century as a Chantry and Boughton Hall was constructed in 1844 near the footprint of the original manor, where Charles I played bowls in 1647. The Methodist chapel was built in 1804 and flourished between the wars but with attendance declining, it closed in the 1970s.

The present village hall was built in 1967, replacing the original hall built in 1927. There were originally two public houses, The Lion and The Griffin and the present Whyte Melville public house was opened in 1928.

The ruined church of St John the Baptist lies on the east side of Boughton Green. Its tower and spire fell in 1786. Boughton Fair, reputed to be the biggest in the country, was held here from 1351 until 1916. On the Green stood a shepherd's turf maze, thought to be of pagan origin. It was dug up during military exercises in 1914.





2.2 Community

The Parish of Boughton is situated within the District of Daventry and is fairly central in the County of Northamptonshire, approximately three miles north of Northampton town centre. Boughton is a thriving village community with a recorded population of 1,112 at the time of the 2011 Census. The village is mainly residential and is surrounded by agricultural land with extensive open views across the countryside. The village is close to the main A508 giving easy access to the A14, the M1 and the M6. The nearest railway station is in Northampton.

In September 2012, DDC published the results of a Boughton Parish Housing Needs Survey. The analysis from this survey identified five potential households in need of affordable housing in Boughton.

The village supports many active clubs and societies, together with a range of social, leisure and educational opportunities. The centres of community activity include the Primary School, Church of St John the Baptist, Village Hall, Whyte Melville Public House, Pocket Parks and Cricket Club. There is a farm shop in Brampton Lane and a small collection of office units in Kimbell Mews.

03 ECONOMY

3.1 Boughton prior to 1927

Boughton has changed considerably since the Second World War. Until then it was a small farming community with a fairly static population. Everyday life revolved around the Boughton Estate, which was the main employer, and workers were housed in estate-owned properties in the village. When the estate was sold in 1927 it marked the end of an important chapter in Boughton's history.

3.2 Boughton today

Today there is little full-time employment in the village with residents commuting to Northampton or further afield to work. Small businesses within the Parish providing limited local employment include: farms, the Whyte Melville and Windhover public houses and the small collection of office units in Kimbell Mews, located in Humfrey Lane. Brampton View Care Home and Boughton Primary School also provide local employment. Smiths Farm Shop is located in Brampton Lane and the approval for the development at Buckton Fields, allows for it to remain as an amenity and provide employment opportunities for village residents.

3.3 Population

Since the Second World War, Boughton's population has risen steadily with the village's close proximity to Northampton and the desirability of its properties increasing its appeal. In 1969 a new estate of 40 houses was built off Humfrey Lane and many householders with large gardens have sold building plots for infill development.

The population increased further at the end of the 1990s with the building of Boughton Rise, a new estate off Boughton Green Road, and is set to increase further as the development at Buckton Fields progresses through to 2029.

The 2011 census recorded the population of Boughton to be 1,112. This will be increasing as new residents move into the Buckton Fields development.



ECONOMY GUIDELINES

- A. Older buildings may be usefully and sympathetically converted to provide commercial development for appropriate business or light industrial use (see Policy R2 – Rural Economy of the West Northamptonshire Joint Core Strategy and Saved Local Plan Policies EM11, 12, 13 and 14).
- B. Any commercial development that takes place should provide buildings that are of a high quality design and are sympathetic to local building styles. Commercial sites should be enhanced to, the extent possible, by planting native trees, hedgerows and shrubs.
- C. Businesses in Boughton should be ‘good neighbours’, not adversely affecting the community with associated signage or lighting, and avoid generating unreasonable extra traffic volumes. This is of particular importance within either the conservation area or the setting of a listed building.
- D. Adequate parking should be provided within commercial developments to reduce parking on public roads.
- E. Existing community based businesses, such as the Whyte Melville and Windhover public houses and Smiths Farm Shop should be supported and retained as amenities for the Parish.



04 LANDSCAPE CHARACTER AND HERITAGE

4.1 Landscape

Boughton is a parish covering an area of 2,060 acres. The soil is marl and clay with a subsoil of stone. The chief crops are wheat and barley. The Parish is heart-shaped and is crossed from north to south by the A508 road running from Northampton to Market Harborough, which skirts Boughton Park. Boughton is situated on the fringe of a Special Landscape Area characterised by open views and is classified as a Restricted Infill Village in the saved Policies of the Daventry District Local Plan.

The Parish is well watered with springs, one of which, known as St John the Baptist's Spring, rises in the old churchyard adjacent to Boughton Green. A branch of the River Nene flows on the north of the village through Boughton Park, while a larger branch of the river forms the western boundary and is crossed several times in its course through the Parish by the Northampton and Lamport Railway (NLR) formerly the London Midland and Scottish (LMS). A road connecting the village with Church and Chapel Brampton descends from 343 ft to 221 ft where it crosses the railway line at Boughton level crossing. This area is the lowest lying ground in the Parish and a mill stands almost a quarter of a mile further upstream from here. The highest ground is found to the north and north-east of the Parish where an altitude of 418 ft is reached.

4.2 Local building material

A dominant architectural feature of the village is the large number of houses and boundary walls constructed of the yellow brown Northamptonshire sand/ironstone, which is quarried locally. The predominant roofing materials are slate or clay tiles. The other roofing material used in the centre of the village is natural thatch.





4.3 Rock

The Parish of Boughton sits on the relatively high ground of the Upper Valleys, which form part of the strata running from the Cotswolds to Lincolnshire. The rocks are mainly clay or clayey limestone and the formations above the Lias are of the Northamptonshire sand/ironstone group.

4.4 Soil

The local soil is not particularly fertile and can be described as ‘thin and hungry’. However it is alkali/lime rich and well drained and supports the growth of beech. The national agricultural land classification for Boughton is mainly Grade 3 – good to moderate but there is some Grade 2 – very good. South of the village a seam of boulder clay varies from a few centimetres to 40 metres. This is not easy to ‘work’ and has affected the type of crop that farmers will grow. The main crops are wheat, barley, beet, maize and oil seed rape.

4.5 Agricultural character

Boughton is an intensively farmed parish with an arable and livestock mix. The fields vary in size from small to very extensive. All have well defined boundaries of either tree-lined hedgerows, dry stone walling, or post and rail fencing. A particular feature is the abundance of copses and spinneys that lie within the Parish boundaries. These are composed predominantly of mixed native tree species.

4.6 Designated Landscape Areas

On the western edge of Boughton Parish lies a Special Landscape Area (Local Plan saved policy EN1). This attractive area is important to the form and character of the locality.

There are also a number of Local Wildlife Sites. These include Obelisk Spinney, Grotto Spinney, Brickhill Spinney and Nursery Wood. The wildlife value of these sites is taken into account when Local Plans are prepared and when decisions are taken in line with these Local Plans. Identification of Local Wildlife Sites aids the decision process by making it immediately obvious that these areas are of greatest wildlife value. Local Wildlife Sites must therefore be considered before permitting development that would result in their loss or deterioration.

Boughton Park, an 18th century landscaped park, contains the largest collection of follies in Northamptonshire and is recognised to be of national importance. Forming part of the Conservation Area, Boughton Park has been given special recognition and is included in the National Register of Parks and Gardens compiled by Historic England.

The landscape areas above are shown on the maps at Appendices 2 and 3.

4.7 Views

Within the village, there are extensive and attractive views north and west over Boughton Park from Butchers Lane, as well as views into the park from the A508 and from Pitsford. There are longer views into the village from the Pitsford/Moulton Road, from Boughton Green in the east and Bunkers Hill in the north. Within the village there is also a view across the field behind the Parish Church from Spring Close. These give a sense of proximity to the countryside and are highly valued by residents as an attribute of the village. They should be protected as they are extremely important to the rural character and form of the village. They are shown on the map on pages 15 and 16.

4.8 Other specific landscape features

The grotto in Grotto Spinney is a man-made cave-like structure, hewn from limestone. It was built on what is thought to have been a pagan site. The Parish is rich in archaeological remains, containing Saxon and Roman sites, and there are also two barrows, one at Bunkers Hill, the other at Boughton Grange. Several quarries, consisting of old workings and active permission, lie predominantly to the north and west of the Parish. A Holy Well, known as St John's Spring, is located below the east end of the ruined Church beside Boughton Green. These features are shown on the map at Appendix 2 Conservation Area and Ancient Sites.



4.9 Pocket Parks

The Parish has two designated Pocket Parks, the scheme aimed at helping local people manage and care for their green open spaces protecting local wildlife and heritage.

Boughton Playing Field was given Pocket Park status in 1993 and is managed by the Pocket Park Committee. Boughton Pocket Park contains the remains of what is believed to be a motte and bailey and other earthworks as well as a pond. In recent years there has been investment in modern play equipment, a maze and landscaping and the Pocket Park is well used by the local community.

Obelisk Spinney is a 3.3 acre area of woodland on the southern edge of the village, managed as a Pocket Park by a group of volunteers from the village and Obelisk Rise. In recent years they have organised an annual programme of maintenance which has included the removal of dead and dying trees, planting of new ones to take their place, litter removal and path improvement, and have greatly enhanced the Spinney as a place to relax and stroll amongst the trees and wildlife.



4.10 Green wedge

There are several areas of land within the Parish that have green wedge designation (Local Plan saved policy EN10). On its southern aspect, Boughton is separated from Obelisk Rise and Moulton Park Industrial Estate, which lies within the Borough of Northampton, by a small dividing line of fields. This green buffer, which is designated as green wedge, separates Boughton from the expanding town of Northampton and provides a green edge to the village preventing the coalescence of Boughton and Northampton, and helping reinforce the unique identity of Boughton.

4.11 Boughton Green

Boughton Green is a large agricultural triangle on Moulton Road also designated as green wedge. The history of Boughton Green can be traced back over many hundreds of years and this area of land is considered a most important rural and historical landscape feature. This Green, where the famous Boughton Fair was held, is most picturesque in appearance with an undulating surface caused partly by extensive quarrying, the remains of several old pits being found in the neighbourhood. The sandy ground is riddled with rabbit holes and the keeper of Moulton Park used to claim free warren, a right that was stoutly resisted by the parishioners of Boughton. Boughton Maze was first mentioned in the Charter of Boughton Fair granted by Edward III. It lay in a large enclosed area on the Green and was known as the Shepherd's Race. It was made up of a series of grass verges spiralling into the centre and back to a single entrance. Originally it was used for village games but was finally ploughed up in 1914.

4.12 Trees and woodland

A number of trees in the Parish are protected by Tree Preservation Orders (TPOs), the complete list is held by Daventry District Council. Trees planted during the 1700s in Boughton Park are identified and protected as a Tree Preservation Area. There are several important woodland copses which enhance the landscape: Grotto Spinney, Brickhill Spinney, Butchers Spinney, Duke's Clump Spinney, Obelisk Spinney and Nursery Wood. There are other





trees that also make a positive contribution to the natural environment of the village that are not covered by TPOs. Of special note are the trees bordering the brook at the end of Butchers Lane and the avenue of trees bordering the length of Butchers Lane and Howard Lane. Obelisk Spinney Pocket Park on the southern edge of the village has been enhanced as an area to relax and enjoy the trees and wildlife by a programme of woodland maintenance. It is home to an interesting variety of birds, including woodpeckers, owls and tree creepers, as well as several colonies of bats and a wide variety of trees, wildflowers and fungi.

TPOs and other features are shown on a map at Appendix 3 Landscape and Natural Features.

4.13 Minerals and waste

From the 1960s to 1980, ironstone was extracted in large quantities by British Steel (now Tata UK) between the north of Boughton and Pitsford and on land north-east of Duke's Clump Spinney. In 1979, two planning applications were submitted. Firstly, to re-work the original 54 acre ironstone site to extract limestone which had been put back into the quarry during the original workings as it was deemed to have no commercial value. Secondly, to extend the quarry along a stretch of outstanding natural beauty in the valley between Boughton and Pitsford. This quarry overlooks Boughton village and the site extends as far as Moulton. Following a revised planning application, permission was granted for the extraction of limestone.

Boughton Quarry is a commitment for waste management and disposal in the Submission Northamptonshire Minerals and Waste Local Plan. The landfill site at Boughton Quarry operated by Peter Bennie (Bennie) is currently being used for some inert waste recycling operations.



LANDSCAPE GUIDELINES

- A. Careful consideration should be given to development which should minimise harm to the identified important views in order to protect them. (see map on pages 15 and 16).
- B. No new building should take place beyond the established village confines. Permission for development in Open Countryside, ie outside the village confines, will only be granted in exceptional circumstances (Local Plan saved policies HS22, HS24, GN1 and EN42).
- C. Where redevelopment of existing properties takes place, consideration should be given to planting suitable native species of trees, including elm, beech and English oak, to retain and enhance the village's landscape character. Landscaping should be used to mitigate the loss of visual amenity where appropriate.
- D. Mature trees, which make a positive contribution to the landscape of the village, should be retained where possible and tree roots protected by fencing during building work and trench digging. Where retention is not possible, replacement trees of suitable native species should be planted.
- E. Existing hedges should be retained where possible and local hedgerow species encouraged ie blackthorn, hawthorn, holly, field maple, hazel and elm. Traditional methods of hedge laying are encouraged to provide healthier hedges.
- F. Householders are encouraged to keep the height of garden hedges to a maximum of approximately two metres in the interests of highway safety and good neighbourliness.
- G. Dry stone walling in the local sand/ironstone is a significant feature of the village and the upkeep and like-for-like replacement is encouraged.
- H. Along Moulton Lane, Butchers Lane, Howard Lane and its Closes, replacement of any diseased, dying or uprooted mature trees with similar species is to be encouraged to help maintain the visual quality of the village.
- I. Whenever possible, the protection of wildlife and natural environments is to be encouraged and enhanced by the creation of new habitats by providing copses, hedgerows, ditches, ponds and open areas of rough grassland.



IMPORTANT VIEWS



Important Views Key

- A. Views from Vyse Road across Boughton Park towards the Hawking Tower
- B. Views across Boughton Park
- C. Views across countryside from Butchers Lane.
- D. Views across Jackson's Field from the church and from Spring Close
- E. Views across countryside to and from Moulton Lane across Boughton Park and to and from Bunkers Hill Farm
- F. Views across Boughton Green
- G. Views across green wedge towards Northampton from Moulton Lane and Pocket Park

05 IMPORTANT OPEN PUBLIC AND PRIVATE SPACES

5.1 Introduction

There are important open spaces inside and outside the village itself together with a number of visually important public and private open spaces. These include gardens or paddocks that are part of, or immediately adjacent to, domestic or other property. Any development that may have a negative impact on these valuable public resources should be resisted. The village gains much of its character from its stone buildings and walls and the disposition of these physical attributes in relation to the open spaces, trees and plants. Any proposals that materially alter these important visual resources must be fully justified.

5.2 The Follies of Boughton

Boughton Park, which is included in the Historic England Register of Parks and Gardens as being of special historic interest, lies between the village and the A508. It has a notable collection of 18th and 19th century gothic follies, which were built by William Wentworth, the 2nd Earl of Strafford (1722-1791) during his ownership of the village. The follies, which include landmarks and buildings of interest, were built to adorn the horizon view from Boughton Hall.

Four of the follies are pictured here: Bunkers Hill Farm, The Spectacle, The Grotto and The Hawking Tower, but others are known to have been demolished. The Spectacle, twin towers with a Gothic arch, is on Spectacle Lane and stands on the Parish boundary between Boughton and Moulton. Bunkers Hill Farm was built in 1776 and named after the battle in the American War of Independence, which took place in 1775.



New Park Barn, built in 1770, which resembles a castle, is now called Fox Covert Hall and was converted into a house. The castellated Hawking Tower, built between 1739 and 1756, is the main gate lodge at the western entrance to Boughton Park. The Grotto, north of the house, in Grotto Spinney, was built on what was believed to have been a pagan site and also an obelisk built in 1764 to the south.

Holly Lodge lies just outside Boughton Park and is not strictly a folly rather a house made to copy the follies themselves. It is close to The Spectacle and was built by Northampton architect Alexander Milne between 1857 and 1861 for the chemist Philadelphus Jeyes, whose younger brother John founded the chain of pharmacies and was famous as the inventor of Jeyes Fluid.

The setting of the follies and Boughton Park may be affected by the proposed construction of Northampton's Northern Orbital Road and the expansion of the town. The Northampton Northern Orbital Road proposal is for a new road intended to relieve traffic from the north of Northampton and surrounding villages. Any route through Boughton Park would be environmentally damaging, destroying the precious parkland, its important heritage assets and natural habitats.

The follies and Boughton Park are shown on the map at Appendix 2 Conservation Area and Ancient Sites.

5.3 The Obelisk

This Grade II listed structure, standing 100 ft high, was built from local white sandstone in 1764 by William Wentworth, the 2nd Earl of Strafford. It is located on Obelisk Rise in Northampton Borough and is considered to be one of the follies of Boughton Park. The Obelisk was built in memory of William Cavendish 4th Duke of Devonshire and, briefly, Prime Minister from November 1756 to July 1757. Cavendish had been educated at Boughton and was a lifelong friend of Wentworth.



5.4 Boughton Footbridge

Boughton Footbridge is located at the bottom of Butchers Lane and the approach path to the bridge is ref CC2, which is a public footpath connecting Boughton and Moulton Road, Pitsford. The structure is a single span masonry arch bridge constructed throughout from coursed squared random rubble stone. The bridge has been extended to the north-east side with a reinforced concrete box culvert.



5.5 Open spaces

Boughton's open spaces are very important to the visual quality of the village and to its form and character. A number of public open spaces and privately owned valued open spaces have been identified as follows:

- A. The mature chestnut tree with a seated surround, an amenity on the opposite side of the road to the green.
- B. The allotments by the northern edge of Boughton Playing Field.
- C. The distinctive and centrally-positioned village green, the site of which was formerly the old village Pound, situated opposite the Village Hall.
- D. The field between Spring Close and the church, known as Jackson's Field, which provides an important and attractive open feature adding to the form and character of the locality.
- E. The garden and land at Boughton Hall, which includes an area known as Butchers Spinny, is included in the Historic England Register of Parks and Gardens as being of special historic interest and affords highly valued and fine views from the open aspects of Butchers Lane and Vyse Road.
- F. The fenced area of grass at the junction of Butchers Lane and Spring Close. This forms an attractive approach to the village core.
- G. Boughton Green is an historically important open space, providing an open view into and out of the village.
- H. The ruined church and ancient churchyard of St John the Baptist on the east side of Boughton Green.
- I. A parcel of land known as the Obelisk Centre, now designated as 'a centre for sporting excellence'. This lies behind Vyse Road and Spinney Close and is an important open space. It also provides an important green buffer between Obelisk Rise and Boughton.

J. Obelisk Spinney, which is a Local Wildlife Site lying south of Spinney Close, deserves special mention. It provides an important area, which is an informal recreational amenity for local residents and provides a pedestrian right of way between Boughton and Obelisk Rise, Northampton.

K. Boughton Playing Field, a designated Pocket Park and an important village amenity which lies behind Howard Lane. This and other surrounding fields provide a 'green wedge' between Boughton and the Borough of Northampton, Local Plan, saved Policy EN10.

L. Two very distinctive and attractive open areas on the approach to Boughton along Vyse Road. Firstly, the area of open field landscape between Vyse Road and Harborough Road. This is edged with a line of trees, which forms an important visual gateway into the village. Secondly, Nursery Spinney, which is a Local Wildlife Site. This is a copse of semi-mature woodland of mixed tree species.

M. The original main entrance into Boughton Park and Boughton Hall from Church Street, west of the intersection with Vyse Road and Butchers Lane, is a highly valued aspect of the village and gives an historical view of the relationship between the main manor house and village that served it. The green spaces either side of Church Street and the open feel of this area should be preserved as representing the historical context of the relationship between these two distinct areas of the village.

N. An area of Public open space within the housing development at Boughton Rise.

The grass verges planted with red hawthorn (May) trees along Moulton Lane and Howard Lane form an important and attractive gateway to the village, as well as the verge areas on the southern side of the village, at the junction of Howard Lane and Humfrey Lane. These are shown on the map at Appendix 3.

The important open, public and private spaces are shown on a map at Appendix 4 and the important views are set out on the map on pages 15 and 16.



IMPORTANT OPEN PUBLIC AND PRIVATE SPACES GUIDELINES

- A. All important village green spaces and open public and private spaces should be maintained. Within new developments such as Buckton Fields, the development and creation of larger open spaces should be encouraged.
- B. Boughton Green is an important open space and should be protected to ensure that the distinctive character of the area, as well as its archaeological and historical significance, is preserved.
- C. The visual links to the countryside from within the village must be preserved and maintained. As should the open views on the approaches to and from Boughton.
- D. New developments should not compromise the open nature of the countryside within the Parish.
- E. The character and setting of the open and historic parkland of Boughton Park should be conserved and protected reflecting its listed status and its importance to the character of the village.



06 SETTLEMENT



6.1 Boughton is a nucleated village or clustered settlement. Nucleated settlements prevail, for example, in central parts of the country away from the rockiest soil and steepest slopes where open field farming traditionally predominated. Early development in Boughton was centred along Church Street, which is the historic core of the village, when it was almost entirely agricultural and with most buildings being farmhouses and their associated cottages. This central area of the village contains a number of Grade II listed properties, mainly built around the mid-17th century, which give the village its unique identity. All the village's listed buildings are set out at Appendix 5 Listed Buildings.

The Parish area straddles both sides of the main A508 road although the main part of the village is to the east. The Parish is on the northern fringe of the Northampton urban area.

6.2 Within the village there are a variety of building types, located in distinctive areas, which reflect how Boughton has developed historically over four main periods: the 17th and 18th centuries, and the 20th and 21st centuries. The roads leading into the village contain a variety of more modern buildings, dating from 1910 to the 1970s. Their specific characters are detailed in Section 7 Buildings and Design, below.

Northamptonshire sand/ironstone walls are a feature of Boughton, defining boundaries of most properties within the Conservation Area.

6.3 The village has a mix of new and old housing and the Local Plan designated it as a Restricted Infill Village (Local Plan saved policy HS22) and part of the village has had a Conservation Area designation since 1971. This area was reviewed and extended by Daventry District Council in 2002. The Conservation Area now includes all of Boughton Park, an additional area of stone walling in Humfrey Lane and Vyse Road, Glenn Cottage in Butchers Lane and a small area of grassland off Spring Close that is important to the character of the village. In addition to the properties within the Conservation Area, the village has an estate of 40 houses, built in the late 1960s. Boughton's settlement patterns vary greatly between the old and new areas of the village. There are also ribbon developments of detached residences on all approaches to the village. Most of these were built in the late 1940s and 1950s, although some date back to about 1910.

6.4 Land allocated in Policy N8 of the WNJCS, - Northampton North of Whitehills SUE also known as Buckton Fields has made provision for a development in the region of 1,000 dwellings.

SETTLEMENT GUIDELINES

- A. The ancient settlement patterns of the village should be respected.
- B. Infill development or extensions to buildings should not interfere with important views as defined on the map on pages 15 and 16.
- C. It is important to preserve the openness of the areas to the west, north and east of the village and protect the proximity to the countryside enjoyed by the village. This is particularly important as plans for the Northampton Northern Orbital Route are progressed.
- D. Development should have regard to the openness of the areas between neighbouring settlements, particularly between Boughton, Moulton and Northampton to protect the rural setting of the village.

07 BUILDINGS AND DESIGN

7.1 Conservation Area

The Boughton Conservation Area was originally designated in January 1971 and the boundary was revised in November 2002 following a Conservation Area Appraisal by Daventry District Council. This document provides a description of the character and assessment of the heritage assets of the Parish at that time. It is vital that the rich historic features of the village of Boughton be preserved. Boughton Hall and its Park comprise the largest area of the Conservation Area, with its boundaries encompassing the historic core of the village.

Paragraph 129 of The National Planning Policy Framework (NPPF) states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by any proposal. In addition, in particular paragraphs 131-138 of the NPPF set out how applications for development affecting heritage assets will be considered. This is supplemented by the WNJCS Policy BN5 and any more locally specific policies in the emerging Settlements & Countryside Local Plan. Please see Appendix 6 for a list of current planning policies.

There are 23 listed buildings in the village and these are listed at Appendix 5.

7.2 The Village Hall

The present Village Hall was built in 1967, replacing the original Village Hall, 'The Ut', built in 1927. The Village Hall is in the centre of the village and is regularly used for private parties as well as for various activities for village residents including quiz nights, vintage tea parties, jumble sales and exercise classes.





7.3 Church of St John the Baptist

The ruined church of St John the Baptist is scheduled under the Ancient Monuments and Archaeological Areas Act 1972 and lies on the east side of Boughton Green. Its tower and spire collapsed in 1786 but the graveyard is still used for burial. The current church of St John the Baptist is in the centre of the village and is believed to date from c 1350, with extensions added in 1807 and 1894.

7.4 Vyse Road and Moulton Lane

The buildings on these roads were generally individually designed in a range of styles and built primarily in the 1950s, 60s and early 70s, although some are older. The construction materials used vary and include red brick, render and natural stone.

The houses that have been rendered are painted white, off white or cream, which blend effectively with the other buildings in the vicinity. Proposals to alter the colour or treatment of rendered houses must be considered in the context of existing buildings within close proximity.

Roofs are tiled with either clay tiles or concrete interlocking tiles, predominantly red-brown in colour.

The provision of a definite boundary to individual properties is an established principle of the existing development within the village and these vary from hedges to dry stone walls. Open plan external landscaping is, and should continue to be confined to the more modern areas of the village, which exist to the south of Howard Lane on the southern edge of the village. In this area the majority of plots

contain mature trees along the roadsides.

Vyse Road runs next to the uniformly laid-out tree lined Boughton Hall estate, with many of the properties built on former estate land. Dwellings are well set back in their plots and well-spaced out. They have large gardens with mature trees.

Moulton Lane is of similar character to Vyse Road with large dwellings, well set back from the road in spacious plots with generous landscaping and planting in front of the established building line. Garages and other outbuildings are situated parallel to or behind the building line.

Also situated on Moulton Lane are the old Methodist Chapel and the Primary School. The school opened in 1932, although the original church school was built in 1841 adjoining the parish church. The school has been altered and amended to accommodate an increasing school roll, including a new assembly hall, kitchen and staff room and in 2015 two additional classrooms were built.

7.5 Church Street

This area forms the heart of the Conservation Area, with thatched, Northamptonshire sand/ironstone cottages lining the street. At the western end is the entrance to the Boughton Park estate and the cottages progress up the hill past the Whyte Melville public house and the church of St John the Baptist, continuing to just beyond the junction of Moulton Lane and Humfrey Lane.



This area is rich in historic features including the remains of an entrance gate to Boughton Park, the village green and site of the village Pound and a mature chestnut tree. The Whyte Melville Public House is distinctive, and was converted from the private home of Colonel Whyte Melville, author of hunting stories. Merewater Cottage is opposite the Whyte Melville and has a date tablet which reads 'Anno Dom. 1639 T.H.A.H.' At the eastern corner of the cottage is a small window consisting of a quatrefoil recessed into a deep splay. All the buildings in Church Street, with the exception of the public house, which is rendered, are built of Northamptonshire sand/ironstone. The honey coloured stone gives this area of the village a distinctive 'warm' feel. Approximately half of the dwellings are thatched and half have slate roofs. The stone is semi-dressed, flush pointed and lightly brushed in a lime mortar of a similar colour to the stone. The windows are timber framed, mainly painted white with small glass panes and lead lining. Most cottages front directly onto the road, with only small flowerbeds. Chimneys built in red brick have been added at a later date.

Many houses date back to the 17th century, including Carrier's Cottage, the row of cottages leading to the gates of Boughton Hall and the Old Bakehouse. The majority of these buildings are now Grade II listed and were originally built to house the estate workers. Two properties were originally farmhouses.

The K6 style red telephone box in Church Street was listed by English Heritage (now Historic England) in November 2011 as it adds greatly to the character of the street scene in Church Street. The K6 was designed by Sir Giles Gilbert Scott in 1935 for the General Post Office on the occasion of King George V's Silver Jubilee and is considered to be a milestone of 20th century design.

7.6 Butchers Lane and Spring Close

Butchers Lane runs north from Church Street to Bunkers Hill Farm. The metalled road becomes a track as it progresses towards the farm. Public footpath CC2 leads from the track to Pitsford. There are no defined hard-surfaced pedestrian footpaths in Butchers Lane or Spring Close. The majority of the properties are detached, individually designed houses with large front gardens, built in the 1950s. There are, however, some notable exceptions. Butchers, (originally the old Butchers shop) was built in about 1678. There are three recent 'barn conversions' which lie north of the Village Hall; an old barn, now used for garaging, which used to be the old village forge; The Barn, which was converted from a barn into a property in 1968 but which still retains some of the original barn's stone walls; and Glenn Cottage, a Grade II Listed 17th century thatched stone built property. These are the only old properties in Butchers Lane. Other exceptions are The White House, which is thatched and Adam Field, both built in the 1930s. There are eight brick semi-detached houses, built as social housing in the 1950s, the majority of which are now in private ownership.

7.7 Boughton Park

The present Boughton Hall was built in 1844 and stands near the footprint of a much older manor house dating back to the 14th century. The old manor house, in turn, had been built on the footprint of a monastery. The Hall is set in large grounds where houses have recently been built or converted from the Hall's stable blocks and outbuildings. The main house has now been divided to create two separate homes. Boughton Hall is built from Northamptonshire sand/ironstone





in three storeys. Within the Park are individually-styled houses, including The Dower, built of traditional stone in the 1980s, in the original kitchen garden; The Wickets, a detached 18th century stone cottage and the cricket club pavilion, built in the 1980s of timber and stucco. The two entrances to Boughton Park are of historic note. One gateway is set in a castellated wall by the Hawking Tower. This gothic folly and gatehouse was built between 1739 and 1756. At the other entrance, off Church Street, two piers are all that remain of the original archway. Within the grounds, the ha-ha walls are a key feature of the Park

7.8 Humfrey Lane

Humfrey Lane contains properties with more variety of style and building materials than anywhere else in the village. Properties include eight all-timber, 'Swedish' houses built in 1949 from prefabricated 'kits' sent over from Sweden to help solve the post-war housing crisis. The Swedish-style houses are set well back in their plots. There is also one listed thatched cottage, The Patch, built in the 17th century, as well as modern detached houses built of buff brick.

Ashley House, built of Northamptonshire sand/ironstone with a slate roof, stands on the footprint of an old farmhouse. It stands in extensive grounds, previously known as Kimbells Yard.

Along the side of a small green is a row of terraced cottages constructed from Northamptonshire sand/ironstone and painted brick. A number of individually designed 1970s properties are set back from the road. The office complex known as Kimbell Mews, consists of a small barn conversion with single storey timber frame buildings added, clad in

brickwork. Towards Church Street, the cottages are of a similar character to those on Church Street and are also built of Northamptonshire sand/ironstone and approximately one third are thatched. These were originally estate workers' cottages and are Grade II listed.

7.9 Howard Lane, Greville Close, Obelisk Close and Devonshire Close

The properties in this part of the village were built in the late 1960s. They were all built by the same contractor and so are similar in size, style and tend to be generally spacious built from buff bricks with concrete interlocking grey roof tiles. The front gardens are open, with no boundary walls, and the properties all have large garages and hard standing for parking.

7.10 Spinney Close

The properties in Spinney Close were built in the 1960s and 1970s and the cul-de-sac leads to Obelisk Spinney. A public footpath runs from the Close through the Spinney to Obelisk Rise, Northampton. The houses have large open plan front gardens with no walls or boundary fences. There are two different styles of property, to the west, the houses are each of an individual design, built in 1971 and 1972; to the east, all five are of a similar style and type. The end property, The Beeches, which borders Obelisk Spinney is larger and individually designed.

There is a great sense of space along Spinney Close, which is enhanced by the attractive open plan gardens and quiet nature of the road.



7.11 Buckton Fields

Located at the junction of Brampton Lane and Harborough Road North, Buckton Fields is a new development of one to five bedroom properties built of either brick or stone. Phase 1 of the development was started in the autumn of 2015 and will provide 376 homes. The first houses were occupied by residents in June 2016.

7.12 Boughton Rise

On the southern edge of the parish is Boughton Rise, a development of 99 properties built in the 1990s which adjoin the built-up area of Northampton. This development incorporates Briscoe Close, Dixon Road, Jackson Close, Jacorin Close, Obelisk Close and Rowley Way.

7.13 Land off Welford Road

Planning permission for a residential development of up to 41 dwellings on a plot of land off Welford Road was allowed on appeal on 24 November 2015.



BUILDINGS AND DESIGN GUIDELINES

- A. To maintain the unique character of Boughton's built environment, buildings should be maintained using their original or sympathetic materials and details.
- B. Any new development should be of exceptional and demonstrably high quality and design. Any alterations should be designed to complement and enhance the area of the village in which they are to be built.
- C. Thatched roofs should be retained, repaired or reinstated where appropriate, as they are one of the principal features of the village's built environment, particularly within the conservation area. Thatch is also very strongly supported as a roofing material for new buildings as it is sustainable and provides excellent insulation properties.
- D. Traditional building and roofing materials are preferred for both new buildings and extensions or alterations to existing properties. Colour of construction materials, window frames and renders should be sympathetic to the surroundings.
- E. UPVC windows or doors proposed for new buildings should respect the form and colour of traditional local window designs. Replacement doors and windows should retain the same scale and details as the original openings and if individual windows are being replaced, they

should match and be in-keeping with the other windows in the property.

- F. Parishioners are encouraged to maintain and retain stonework in its original state. Repointing should be done with appropriately coloured lime mortars, flush finished. Render is to be avoided unless limited to small elements of the overall design.
- G. New buildings should be set out to the building lines that already exist with limited forward extension of properties or garages, in particular along Harborough Road, Vyse Road or Moulton Lane.
- H. New buildings should be appropriately sized and in proportion to surrounding properties and should not dominate or alter the surrounding street scene. They should also be well set back from the road with generous front gardens to create a landscape buffer, as evident in Vyse Road and Moulton Lane, which is a defining characteristic of the village.
- I. Similarly, most properties in the village are almost exclusively limited to two storeys. Any new development should preserve the low density character of the village and there is a preference for dwellings with a



maximum of two storeys, respecting what has become the village's established vernacular style.

- J. New property boundaries should be in keeping with those of the other properties
- K. Any development within existing properties should aim to retain the existing boundary walls and hedging wherever possible.
- L. Where permission is granted for a new house or extension to an existing property on rising ground, extra care must be taken to ensure it does not dominate its neighbours' properties, adversely alter the street scene or detract from views into or out of the village. The ridge height of new properties or extensions should be lower than or equal to those of all other houses within the visible street scene.
- M. New development should not be allowed if it is too large in scale and mass for the plot.

- N. The provision of large areas of hard surfacing in front of houses should be discouraged wherever possible, particularly where this is a result of the removal of existing lawns or garden areas.
- O. Newly built garages should not obscure house fronts and should relate to the houses to which they belong. They should be clearly identifiable as subservient to the existing house and be in sympathy with surrounding properties in terms of size, design, materials and construction. Hard and soft landscaping including generous planting of shrubs, saplings should be used to mitigate the impact of new developments and any changes to the street scene.
- P. National utility installations, for example, street side switch boxes and junction boxes are to be avoided in favour of underground facilities. Where unavoidable, soft landscaping should be provided to minimise the visual impact.
- Q. Care should be taken to ensure that placement of modern TV satellite dishes on buildings or in gardens are unobtrusive, particularly within the Conservation Area.



08 HIGHWAYS AND STREET FURNITURE

8.1 Roads and Streets

There are two main roads leading into and out of the village, Vyse Road and Moulton Lane. Vyse Road is kerbed throughout its length, with a complete footpath on one side. Vyse Road narrows considerably as it approaches Church Street and at the crossroad of Vyse Road, Church Street and Butchers Lane there is a sharp bend with limited visibility for motorists. Moulton Lane is kerbed with a path on both sides from the top of Church Street and to just past the row of stone cottages, thereafter the footpath continues only on the north side, past the school and to the last house. Thereafter the road to Moulton becomes a typical unkerbed country lane.

Church Street and Humfrey Lane leading on to Church Street are both narrow and are heavily used by traffic passing through the village. The narrow width of these roads with parked vehicles, bends and junctions contribute both to reducing traffic speed but also to significant congestion during peak hours.

Butchers Lane is an adopted highway as far as the bottom of Spring Close and both Butchers Lane and Spring Close do not have designated footpaths.

In all other areas of the village, the highways are kerbed with complete footpaths on either side.



8.2 Parking

The majority of houses in the village are provided with adequate off-road parking and garaging. For the older properties in the centre of the village and in the conservation area, particularly Church Street and parts of Moulton Lane and Humfrey Lane, off-road parking is limited and so residents have to park on the road. This can lead to congestion at peak times and, where cars are parked both on the road and on the pathway, can inhibit disabled access and cause obstructions for pedestrians.

During work hours, parking by employees at Kimbell Mews along Humfrey Lane and onto Howard Lane has become a problem for residents. The Parish Council maintains a regular dialogue with the company to ensure its employees park considerately and 'no parking' areas have been marked in front of the entrances to private drives.

Parking on Moulton Lane during drop-off and pick-up times at Boughton Primary School can also cause traffic congestion in the village. The school is running a scheme to encourage parents to park considerately and minimise the disruption caused to local residents during these times.

8.3 Traffic calming and weight restrictions

For a number of years local residents have vigorously expressed concern for the volume and speed of traffic through the village of Boughton. The village has been used a 'rat-run' by motorists cutting through to Moulton Park, Moulton College or Northampton.

A recent traffic survey undertaken by the Parish Council further evidences that speed and volume of traffic are a major problem. In 2016, new traffic calming measures were introduced. These have included post and rail gateways marking the entrance to the village and a build out narrowing the road by the school and slowing traffic as it enters the centre of the village.

The roads in Boughton have a 7.5 ton weight restriction, however, despite this there has been continual abuse of the weight restriction by large vehicles. With the introduction of satellite navigation, large heavy goods vehicles regularly attempt to access the village.

The other main arterial roads that run through the parish, the A508 and A5199 and the connecting Brampton Lane are becoming increasingly congested, particularly during the peak rush hours. Increasing housing development in the area is compounding this issue. Developers should be encouraged to promote alternative forms of transport to the car and engage with Northamptonshire County Council Highways to manage the impact of traffic on the village of Boughton and the wider Parish.

8.4 Public footpaths

Boughton is intersected by several public footpaths and rights of way, and by permitted footpaths, which are made available for walkers by courtesy of the landowners. A Parish Path Warden, appointed by the Parish Council, identifies and reports any problems. Every public footpath is given a unique reference number and a concise map of all footpaths is held by Northamptonshire County Council for public inspection. All footpaths are clearly finger-posted and way-marked. Many visitors to Boughton from the town of Northampton enjoy the public footpaths surrounding the village and the open views from the Brampton Valley Way.

8.5 Footway lights

Boughton Parish Council owns and maintains 49 footway lights within the Parish. These are located within the residential roads of the village. In 2015, the Parish Council completed a three year footway lighting upgrade investing in more energy efficient lighting.

8.6 Other street furniture

Every effort should be made to avoid urbanisation. The Parish Council has successfully promoted the removal of intrusive signage on the Village Green and is undertaking a programme to replace metal directional signage with a more traditional design that better reflects the conservation area of the village.

There are three finger posts in the village; a traditional wooden finger post on the Village Green and two others at the junction of Church Street and Humfrey Lane and at the junction of Humfrey Lane and Howard Lane, these are currently metal provided by Northamptonshire County Council. However, the Parish Council plans to upgrade these to wood.

Throughout the village there are wooden and cast-iron benches provided by the Parish Council and individual private donors. There are strategically placed bench seats within Boughton Pocket Park, along Vyse Road, Howard Lane, Harborough Road North and at the Willow Tree Green at the junction of Butchers Lane/ Spring Close.



8.7 Railings

Metal railings enclose Nursery Spinney, stretches of Vyse Road and by the side of the school on Moulton Lane.

8.8 Grass verges

The grass verges within the village confines as well as the Village Green and Willow Tree Green are regularly maintained and cut by the Parish Council.

8.9 Power and telecommunication cables

Power and telecommunication cables are typically routed both underground and overhead, particularly within the older parts of the village. Although necessary, the posts and cabling are out of keeping with the village character and could be considered visually intrusive.



HIGHWAYS AND STREET FURNITURE GUIDELINES



- A. Any traffic-calming measures should be compatible with and complement the rural character of the area. They must not interfere with the street's visual qualities. Humps and rumble strips create noise pollution, are visually intrusive and are not considered suitable for a traffic-calming scheme anywhere in the village.
- B. Signage should be kept to a minimum and be in keeping with the character of Boughton. Any signage should be traditional cast iron, which complements the new 'Victoria' footway lighting in Church Street, rather than the modern and utilitarian concrete and steel tubing signage seen elsewhere in the village.
- C. Minimal levels of footway lighting are appropriate and should be suitable for a rural environment. Any extra street lighting that is adopted should preferably be down lighting using white lighting. Upward light projection should be avoided.
- D. Utility providers should be encouraged to conceal all installations and cabling underground in the future, both for new development and replacement.
- E. Grass verges, such as Butchers Lane, Spring Close, Humfrey Lane and the roads leading into Boughton should be retained and managed appropriately.
- F. Street furniture should be avoided where possible but where it is absolutely necessary it should be of good quality, preferably of wood and cast iron, appropriate for its use and to its position in the village and the surrounding existing vernacular context.
- G. Villagers are encouraged to site private security lights carefully without forming a hazard to road users or annoyance to neighbours through light pollution.
- H. All existing footpaths and Rights of Way should be preserved and maintained.
- I. Any new dwelling should be designed with off-street parking on site.

09 DESIGN AND CONSERVATION

- A SELF ASSESSMENT GUIDE

The following is intended as a self-assessment guide to design and/or conservation for parishioners undertaking building work or external alterations to their properties, paintwork, signage, carpentry, gardens, landscaping, boundary walls or new build projects.

If so, please carry out a review of your property and take into consideration the following points.

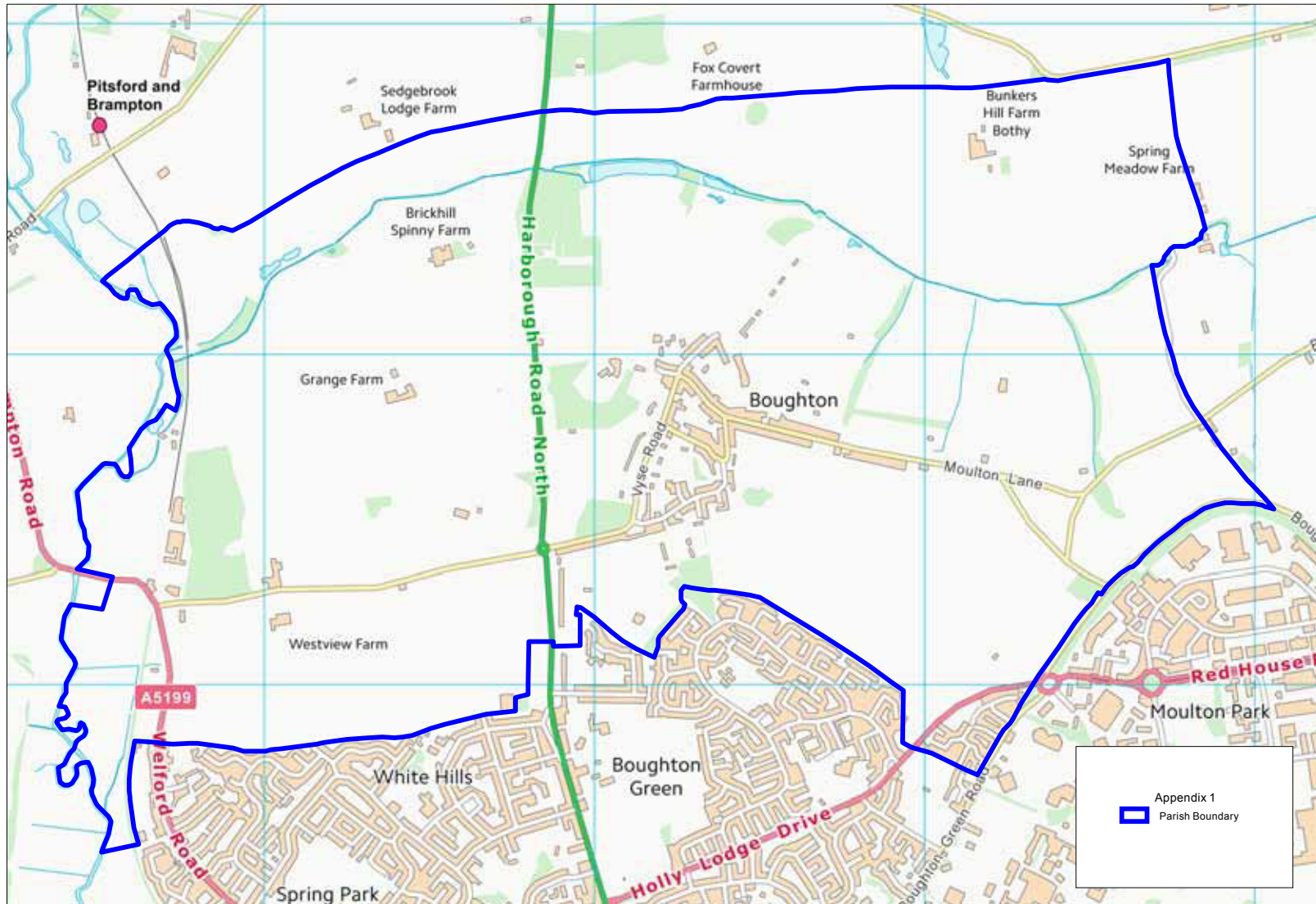
- Look at the front of your property from a distance. Note down its original and distinctive features. Are there any that seem more recent or seem out of character with the original features of your own property or those nearby?
- Now try standing closer to the house and note the details of the building: roof, chimneys, eaves, windows, doors, brick or stonework etc.
- Next, repeat the process on each side of your property in order to get the full picture.
- Then examine the Guidelines in each section of this document and follow them.
- Consider the changes you have in mind: will they be in keeping with the characteristics and details you have noted down? If not, consider how else your ultimate objective may be achieved in a manner that preserves the heritage of the property. Will they remove some of the uncharacteristic features you have noted?
- Finally, it is suggested that you check your ideas with a builder, building surveyor, architect or other building or conservation professional as well as the Planning team at Daventry District Council, who may suggest improvements or amendments and confirm whether planning permission or other approvals are required.

Parishioners should be aware that there are separate controls for planning permission and listed building consent that may be required.



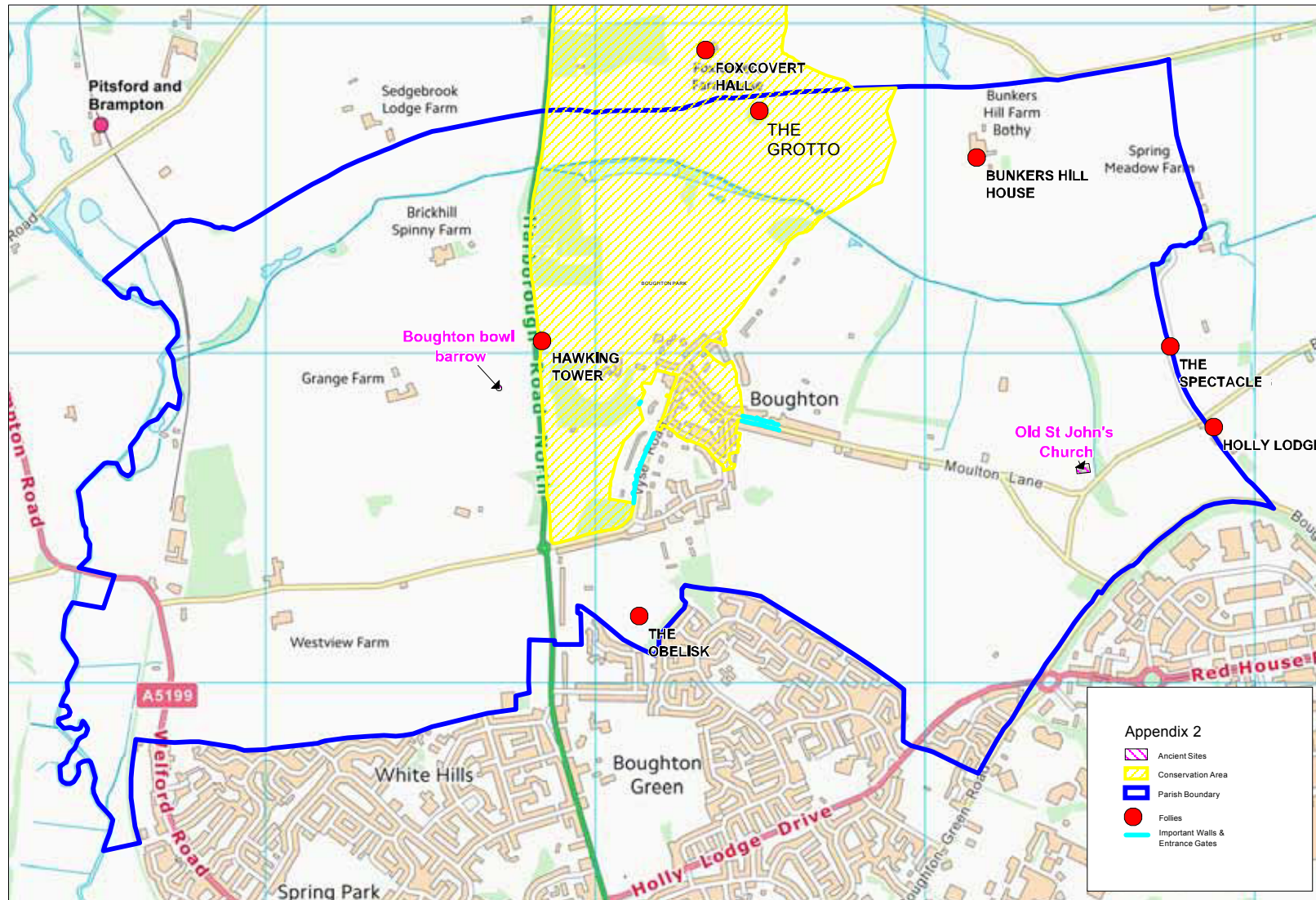
APPENDIX 1

PARISH BOUNDARY AND AREA COVERED BY THE VILLAGE DESIGN STATEMENT



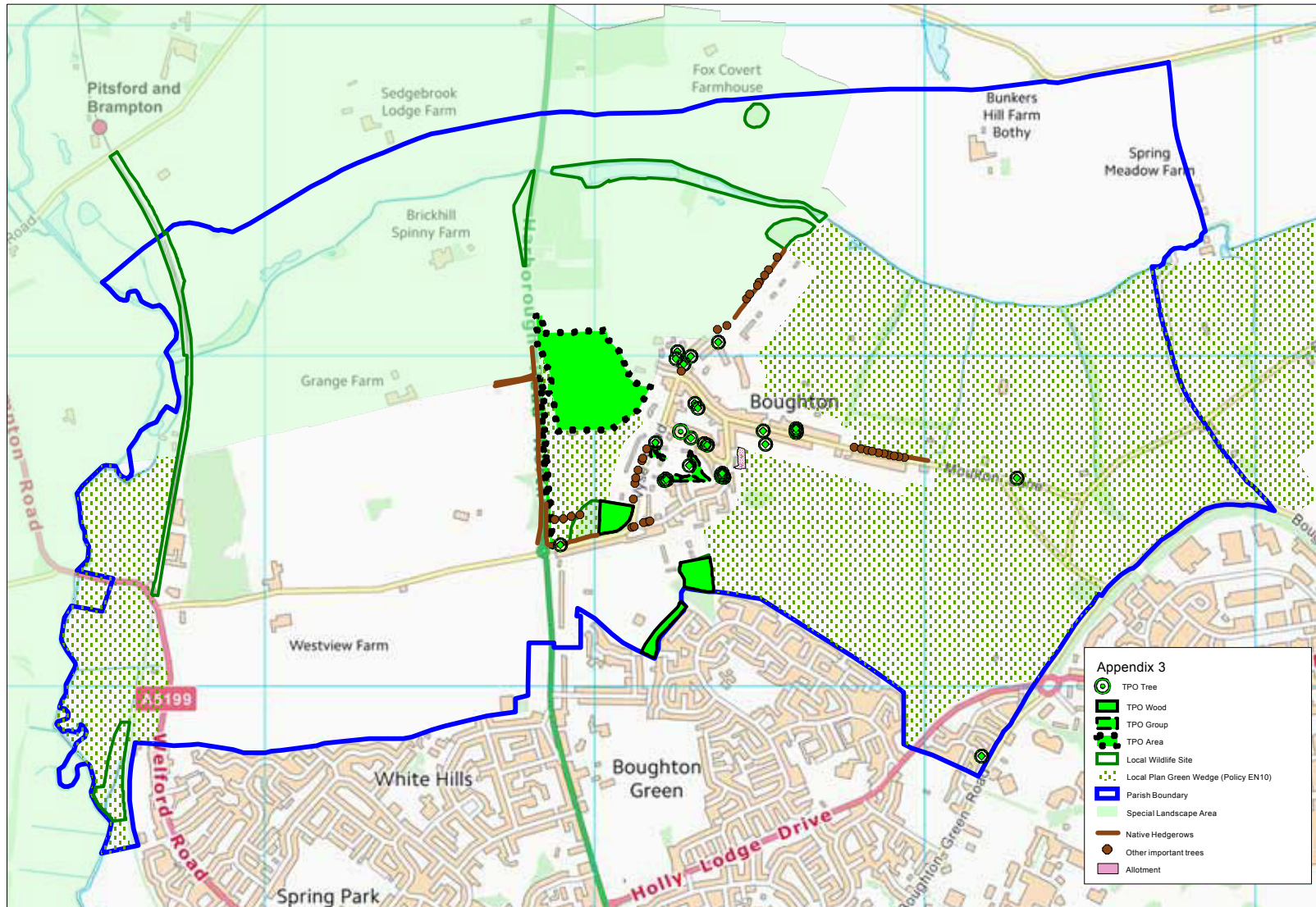
APPENDIX 2

VILLAGE CONSERVATION AREA AND ANCIENT SITES



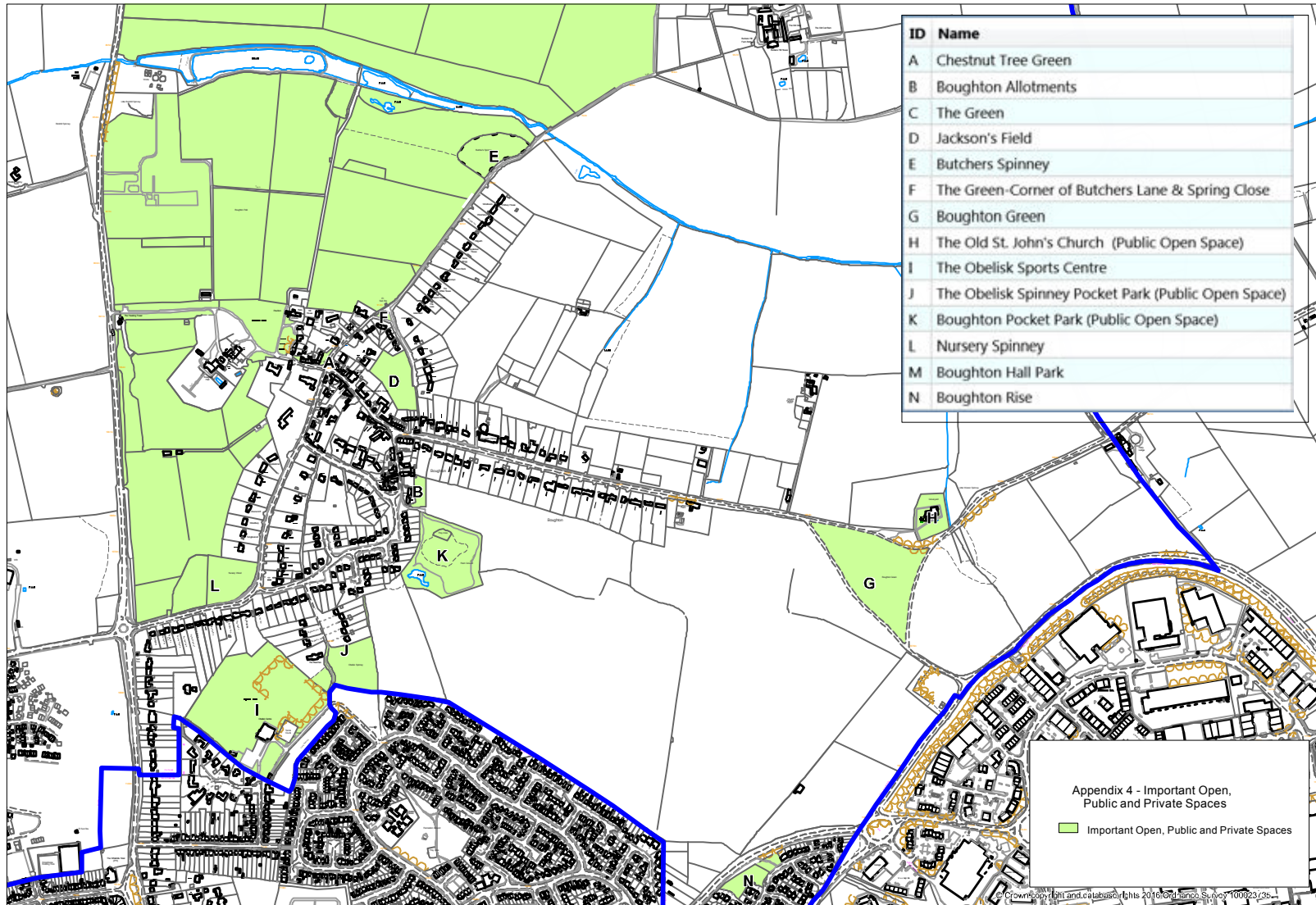
APPENDIX 3

LANDSCAPE AND NATURAL FEATURES

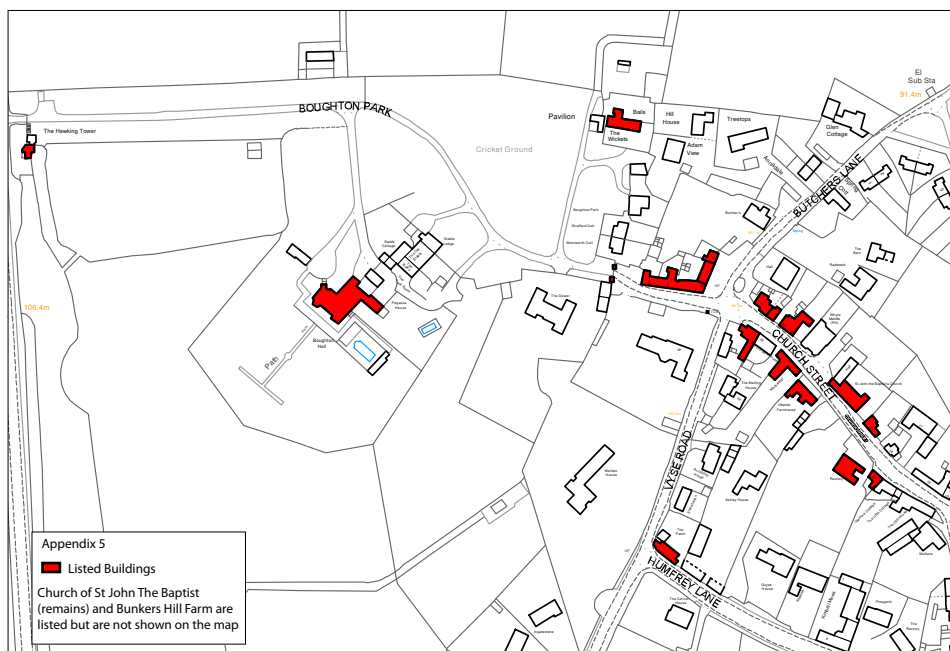


APPENDIX 4

IMPORTANT OPEN, PUBLIC AND PRIVATE SPACES



APPENDIX 5 LISTED BUILDINGS



The map above and table below set out the listed buildings in Boughton, all of which are Grade II. A 'listed building' is a building, object or structure that has been judged to be of national historical or architectural interest. It is included on a register called the 'List of Buildings of Special Architectural or Historic Interest', drawn up by the Department of Culture, Media and Sport, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

If residents want to alter or extend a listed building in a way that affects its character or appearance as a building of special architectural or historic interest, or even demolish it, they must first apply for listed building consent from Daventry District Council as the local planning authority. It should be noted that carrying out unauthorised works to a listed building is a criminal offence and individuals can be prosecuted.



For further information visit Historic England
www.historicengland.org.uk/advice/planning/lbc

Property / area	Position or side of Street	Description
Church of St John The Baptist (remains)	Boughton Green	Church - now ruin. Probably C14.
1 and 2 Park Cottages	Boughton Park	Two houses - mid C18. Regular course lias with plain tiled roof.
Boughton Hall	Boughton Park	Country house - 1844 by William Burn for the Howard-Vyse family in Tudor-Gothic style.
Grotto at Grotto Spinney	Boughton Park	Grotto in landscape park - circa 1770's
7 Butchers Lane	West side	House - mid C17. Coursed lias rubble with thatched roof.
8 Butchers Lane	West side	House - early C18. Course lias rubble..
Church of St John The Baptist	Church Street	Church - early and mid C14 and early C15. Coursed lias rubble with ashlar dressings: lead roof, nave and chancel rebuilt 1806 and enlarged 1846.

Property / area	Position or side of Street	Description
Gate pier to Boughton Hall	Church Street, north side	Gate pier - early C18. Ashlar. Panelled sides surmounted by lead heraldic animal.
'Merewater' Church Street	South Side (formerly listed as Tudor Cottage)	Farmhouse and Lion Public house now house - datestone 1634. Squared coursed lias with thatched roof.
'Griffin Cottage' 11 Church Street	North side	House - late C17. Coursed lias rubble with thatched roof.
12 Church Street	North side	House - early C18. Coursed lias rubble.
15 Church Street	North side	House -late C17. Course lias rubble with thatched roof.
'Honeysuckle Cottage' 46 Church Street	South side	House - early C18. Regular course lias with thatched roof.
13 and 14 Church Street	North side	Two Houses - mid C18. Course lias with thatched roof.

Property / area	Position or side of Street	Description
3 and 4 Church Street	North side	Formerly The Griffin Public house, now house - mid C17. Coursed lias rubble with thatched roof.
'Obelisk Farm' Church Street	South side	Farmhouse - early C17 with C18 alterations
'Old Bakehouse' Church Street	South side	House - early C17 with late C18 north elevation
'The Rectory' Church Street	South side	Rectory - mid C18 and C19. Dressed ironstone and lias.
The Hawking Tower, Harborough Road	North side	Lodge to Boughton Hall - mid C18. Squared and course lias with ashlar dressings. Tower of 3 stages.
'The Patch' Humfrey Lane	North side	House - mid C17. Lias coursed rubble with thatched roof.
Bunkers Hill Farm, Moulton Road		Farmhouse - datestone S/1776 for Earl of Strafford and Wentworth. Coursed lias rubble with slate roof. Built as folly to commemorate the Battle of Bunkers Hill 1775.
West Wall at Bunkers Hill Farm, Moulton Road		Wall - c1776 for Earl of Strafford and Wentworth.

APPENDIX 6 CURRENT PLANNING POLICIES

Planning applications must be assessed for compliance with The Development Plan before they can be approved or rejected. Any appeals against a decision are also decided by reference to the Development Plan.

The Development Plan has components at three levels - National, Local and Neighbourhood.

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Subject to certain conditions being met by the local authorities, such as demonstrating the existence of approved housing land supply to meet at least five years' local requirements, more detailed planning policies can also be set by local authorities, allowing the national requirements to be tailored to local conditions.

For Boughton, the Local Plan is the West Northamptonshire Joint Core Strategy (WNJCS), which was adopted in December 2014, together with the remaining 'saved' policies of the Daventry District Local Plan (1997). This sets out a vision and strategy for planned and controlled development of this area, including housing provision, commercial development and infrastructure, such as transport links.

The Localism Act 2011 introduced new powers to allow neighbourhoods to interpret and tailor local policies further, through the creation of Neighbourhood Plans and Village Design Statements. Once approved by Daventry District Council, Neighbourhood Plans become part of the Local Plan and adopted Village Design Statements have the status of supplementary planning guidance. Both must be taken into account when determining the acceptability of any proposed development within those neighbourhoods.

The WNJCS includes a strategy for the rural areas of West Northamptonshire.

Policy R1 classifies rural settlements outside the main urban areas into a 'rural hierarchy', comprising 'primary service villages', 'secondary service villages', 'other villages and hamlets' and 'small settlements'. As a general rule, development is

preferred in the towns and their planned extension areas and is limited in the rural areas, to an extent dependent on position in the rural hierarchy.

Policy N8 Northampton North of Whitehills designates the provision of development.

Policy S1 sets out the distribution of development, which proposes that development will be concentrated primarily in and adjoining the urban area of Northampton, with development in rural areas being limited.

Policy S10 designates the sustainable development principles for new development.

Among some of the policies 'saved' from the 1997 Daventry District Local Plan, which continue to apply as components of the current WNJCS, several have particular relevance to Boughton.

Policy EN1 designates an area, which includes the open country around Boughton, as a 'Special Landscape Area' and limits development within it to controlled re-use of rural buildings, agriculture, forestry and rural tourism and recreation.

Policy EN10 designates 'Green Wedges' which are extensive areas of predominately open/green spaces which flank settlements and act as buffers between built-up areas and prevent their coalescence, as on the fringe of Northampton.

Policy GN1 designates the criteria for the location of development.

Policy HS22 designates Boughton as a "Restricted Infill Village", allowing only new development which is within the existing confines of the village and not affecting open spaces of particular significance to its form and character, or renovation and conversion of existing property that is in keeping with the village's character.

Policy HS24 designates that planning permission will not be granted for residential development in open countryside other than development, including the re-use or conversion of existing buildings, essential for the purposes of agriculture or forestry or the replacement of an existing dwelling house provided that the dwelling is normally of the same general size, massing and bulk as the original dwelling sited on the same footprint and respects the distinctive nature of its rural surroundings.



For further information visit Daventry District Council
<https://www.daventrydc.gov.uk/living/planning-policy>