



**West
Northamptonshire
Council**

West Northamptonshire Local Plan

Rural Area Housing Requirements Background Paper (Version 1)

October 2026



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1.0 Introduction

Purpose of the Background Paper

- 1.1 This Paper forms the **Rural Area Housing Requirements Background Paper** and supports Policy R6 of the West Northamptonshire Local Plan. It assesses whether the proposed minimum housing requirements for Primary and Secondary Service Villages can be accommodated sustainably and provides supporting evidence to the **Homes Background Paper**, which explains how the rural housing requirements were derived¹. The Paper summarises the evidence relating to environmental constraints, infrastructure capacity, accessibility, housing need and land availability across the villages identified in Policy R6. The paper incorporates updated evidence and consultation responses and should be read alongside the **Rural Settlement Hierarchy Background Paper**, which explains the methodology used to establish the Local Plan's rural settlement hierarchy.
- 1.2 The paper should be read alongside the wider evidence base supporting the Local Plan, including the Housing and Economic Needs Assessment (HENA), Infrastructure Delivery Plan, Strategic Land Availability Assessment (SLAA), and Neighbourhood Plans where relevant. References and hyperlinks to the supporting evidence base documents are provided through the Regulation 19 Local Plan evidence base webpage.

Why is a Rural Housing Growth Assessment Required?

- 1.3 The Housing and Economic Needs Assessment identifies a continuing need to increase housing supply across West Northamptonshire. Whilst the majority of development is directed towards Northampton, Daventry, Brackley, and Towcester, the spatial strategy also supports a proportionate level of growth within rural areas in order to help meet housing needs, support local services and sustain rural communities.
- 1.4 Policy R6 establishes minimum housing requirements for parishes containing Primary Service Villages and those Secondary Service Villages which do not already benefit from a separate housing allocation elsewhere in the Local Plan. The policy seeks to ensure that rural areas make a proportionate contribution towards meeting housing needs whilst reflecting the wider spatial strategy, which focuses most growth towards urban areas and strategic sites.
- 1.5 The housing requirements comprise two elements:

¹ The Homes Background Paper was prepared for the Regulation 18 consultation stage (January 2026) and updated for Regulation 19 (October 2026). Whilst the overall methodology remains unchanged, the Regulation 19 Policy R6 housing requirements reflect updated evidence on housing delivery, the influence of the adopted development plan strategy, relevant changes in national planning policy and guidance, and refinement of the evidence base in response to Regulation 18 consultation representations. Accordingly, this paper assesses the latest Regulation 19 housing requirements and should be read alongside the Regulation 19 version of the Homes Background Paper.

- A proportionate contribution towards locally generated housing need derived from the Government's standard method and adjusted to reflect the spatial strategy; and
 - An allowance for anticipated windfall development within the rural area, incorporated within the parish housing figures to avoid double counting within the housing trajectory.
- 1.6 Policy R6 does not allocate development sites. Detailed site identification is expected to be undertaken through neighbourhood development plans or, where necessary, a subsequent development plan document. The purpose of this assessment is not to identify preferred development sites or maximise development opportunities, but to determine whether sufficient opportunities exist to deliver the minimum housing requirements proposed through Policy R6.

Scope of the Assessment

- 1.7 The assessment considers environmental, heritage, infrastructure and accessibility matters alongside education provision, healthcare infrastructure, housing need and land availability. These matters have been considered collectively in order to understand whether the proposed level of growth can be accommodated sustainably within each settlement.
- 1.8 The assessment recognises that local infrastructure must be considered in the context of wider service networks. Education assessments consider existing school capacity, sustainable catchments and the wider school place planning process. Healthcare provision is planned through Primary Care Networks and wider service catchments rather than individual village facilities. Consequently, localised capacity pressures do not necessarily represent barriers to growth and must be considered in the context of wider infrastructure networks and established infrastructure planning and funding mechanisms.
- 1.9 Land availability evidence demonstrates that, in many settlements, substantially more development has been promoted through the Call for Sites process than is required to meet the minimum housing requirements identified in Policy R6. This paper does not seek to maximise development opportunities. Instead, it considers whether sufficient opportunities exist to support delivery of the proposed minimum requirements, whilst reflecting environmental constraints, infrastructure capacity, settlement function and the wider spatial strategy.

Overall Approach and Conclusions

- 1.10 The assessment focuses on whether the minimum housing requirements proposed through Policy R6 can be delivered sustainably, rather than whether significantly greater levels of development could theoretically be

accommodated. The evidence indicates that, whilst many settlements possess environmental, infrastructure or accessibility considerations requiring ongoing management, no overriding constraints have been identified that would prevent delivery of the proposed minimum housing requirements.

- 1.11 Accordingly, the key question addressed throughout the following assessments is not whether a settlement could accommodate significantly greater levels of development, but whether the minimum housing requirement proposed through Policy R6 can be delivered sustainably having regard to landscape, environmental, infrastructure, accessibility and deliverability considerations.

Monitoring and Review

- 1.12 The findings of this assessment should be considered alongside the wider implementation and monitoring framework of the West Northamptonshire Local Plan. Delivery of Policy R6 housing requirements, neighbourhood plan progress, infrastructure provision and wider sustainability outcomes will be monitored through the Authority Monitoring Report (AMR), the Infrastructure Delivery Plan and other monitoring mechanisms established by the Council. This will enable emerging issues to be identified and, where necessary, inform future interventions, infrastructure planning and reviews of relevant planning policy.

2.0 Detailed village housing growth assessments

- 2.0.1 The following assessments consider the ability of each Primary and Secondary Service Village identified in Policy R6 to accommodate the proposed minimum housing requirements. The assessments draw together evidence relating to landscape, environmental constraints, heritage considerations, accessibility, education provision, healthcare infrastructure, housing need and land availability in order to determine whether any constraints exist that would prevent delivery of the proposed level of growth.
- 2.0.2 The maps accompanying each village assessment provide a high-level overview of principal environmental and physical constraints and should be treated as illustrative summaries only. For clarity and consistency, the maps focus primarily on statutory environmental designations and other key constraints that are most relevant to understanding the broad development context of each settlement. The absence of a constraint from a map does not indicate that it has not been considered as part of the assessment.
- 2.0.3 The written assessments draw on a wider range of evidence sources than those shown on the accompanying maps. These include information available through DEFRA MAGIC, Natural England – Green Infrastructure Framework datasets, Local Nature Recovery Strategy priorities, flood risk mapping, heritage records and the Council's wider evidence base. Consideration has also been given to the relationship between settlements and surrounding green and blue infrastructure networks, biodiversity opportunities, landscape sensitivity and environmental enhancement priorities where relevant.
- 2.0.4 Strategic transport considerations have been assessed through the Local Plan evidence base, including the Strategic Transport Assessment and Infrastructure Delivery Plan. A detailed assessment of site-specific highway impacts is not undertaken as part of this paper because Policy R6 does not allocate development sites. Transport impacts arising from future development proposals will be considered through subsequent plan-making processes and planning applications, informed by the relevant evidence available at that stage.
- 2.0.5 The purpose of these assessments is not to identify preferred development sites or allocate land for development. Policy R6 establishes minimum housing requirements at parish level, with detailed site identification expected to be undertaken through neighbourhood development plans or, where necessary, a subsequent development plan document. The assessments therefore focus on whether the proposed level of growth can be accommodated sustainably and whether any overriding environmental, heritage, infrastructure, accessibility, deliverability or land availability constraints exist that would prevent delivery of the proposed housing requirement.
- 2.0.6 In considering future growth, regard has been had not only to constraints but also to the role that modest housing development can play in supporting

sustainable and vibrant rural communities. Additional housing can help sustain local schools, community facilities, healthcare provision, public services and local businesses, whilst contributing towards meeting locally generated housing needs. In many cases, existing social or community infrastructure, together with other local infrastructure including green infrastructure and transport networks, operates within wider catchments and networks rather than serving individual settlements in isolation. The assessments therefore consider both the capacity of settlements to accommodate development and the contribution that proportionate growth can make towards supporting the long-term sustainability of villages, consistent with the spatial strategy of the West Northamptonshire Local Plan.

- 2.0.7 The assessments also consider evidence from the Call for Sites process and the Strategic Land Availability Assessment. In many settlements, the level of land promoted substantially exceeds the minimum housing requirement identified through Policy R6. This assessment does not seek to maximise development opportunities. Instead, it considers whether sufficient opportunities exist to support delivery of the proposed minimum requirement. The housing figures proposed through Policy R6 therefore represent a proportionate and evidence-led planning judgement, balancing housing need, settlement function, infrastructure capacity, environmental considerations and the wider spatial strategy.
- 2.0.8 A recurring theme raised through Regulation 18 consultation responses related to the ability of local infrastructure, particularly education and healthcare provision, to accommodate additional growth. For this reason, each village assessment contains dedicated stages considering education and healthcare infrastructure implications. These sections provide a settlement-specific summary of the findings presented in Appendices B and C, whilst also recognising the wider strategic infrastructure networks and planning mechanisms through which school places, healthcare provision and associated infrastructure are planned and delivered across West Northamptonshire.
- 2.0.9 For consistency, each village assessment follows the same broad structure. Each village assessment begins with a summary table setting out the context for the settlement with its name, its position within the settlement hierarchy, the minimum housing requirement identified through Policy R6 and the status of any neighbourhood plan applying to the parish. Stage 1 considers environmental, heritage, infrastructure and accessibility constraints. Stage 2 reviews education and healthcare infrastructure implications. Stage 3 considers the number of council tax registered residential addresses, historic delivery and projected housing requirements. Stage 4 reviews land availability evidence from the SLAA and Call for Sites process. Stage 5 summarises relevant Regulation 18 representations where these raise matters relevant to the assessment. The concluding section provides an overall planning judgement as to whether the proposed Policy R6 requirement can be accommodated sustainably.

2.1. Badby

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Badby	Secondary Service Village	26	Made (Jan 2019)

Stage 1: Assessment of constraints and issues

Badby is a rural settlement located approximately 2.3 miles south-west of Daventry, adjacent to the A361 and positioned at the head of the Nene Valley. The village benefits from a modest but important range of services and facilities including a pre-school, primary school, village hall, public house, recreation facilities and allotment site. These facilities support local residents and contribute positively to the sustainability of the settlement.

Badby possesses a distinctive rural character and landscape setting which is extensively recognised within the Badby Neighbourhood Plan. The village lies within a steep-sided valley, surrounded by rolling countryside, and is closely associated with Badby Woods, a nationally important ancient woodland and Site of Special Scientific Interest. The Neighbourhood Plan identifies the village's landscape setting, views into and out of the settlement, surrounding countryside and village greens as the characteristics most valued by residents. These features are considered fundamental to the village's identity and sense of place.

A significant proportion of the village lies within a Conservation Area containing numerous listed buildings and other heritage assets. A Scheduled Ancient Monument is located to the north-east of the settlement and the village also contains important open spaces, village greens, mature trees protected by Tree Preservation Orders, the River Nene headwaters and a network of footpaths linking the village with the surrounding countryside. The Badby Neighbourhood Plan places considerable emphasis on protecting these heritage and environmental assets and maintaining the compact form of the settlement.

The major ecological asset affecting the village is Badby Wood, a nationally important ancient woodland and a SSSI site located less than 200 metres south of the settlement confines. Additional local wildlife sites, woodland blocks and water bodies are located immediately around the settlement and form part of a wider connected ecological network. To the south-east of the village are allotment site, a playing field and a cemetery, whilst further woodland areas and open spaces are located around the northern and western edges of the settlement. The River Nene corridor and associated flood-prone areas lie to the north of the village and contribute to the environmental sensitivity of the surrounding landscape. Together, these assets support a variety of habitats and species and make an important contribution to the village's character and setting. There are, however,

opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Badby records relatively low DfT Connectivity Tool scores of approximately 29-33. Whilst the village benefits from the hourly 200 bus service connecting Daventry and Banbury, residents remain reliant on private vehicle travel for many day-to-day journeys and for accessing a wider range of employment, healthcare, shopping and leisure opportunities.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is available at Badby Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 26 dwellings are estimated to generate approximately 8.8 primary pupils. Whilst the adopted accessibility framework identifies capacity for only around 2 pupils locally, resulting in an indicative accessibility-based deficit of approximately 7 places, this reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 4.2 pupils, with capacity identified at DSLV E-ACT Academy within the adopted accessibility framework.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Badby does not contain a GP surgery and residents are likely to access primary healthcare services within the wider Daventry area, approximately 2.3 miles from the village.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 64 additional residents and an associated need for approximately 5.5 sqm of primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board, rather than through individual village facilities. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider Primary Care Networks and, where necessary, cross-boundary healthcare catchments. Given the modest scale of demand generated, no strategic healthcare infrastructure constraint has been identified that would prevent delivery of the proposed Policy R6 housing requirement.

Stage 3: Assessment of past and projected rates of delivery

Badby contained approximately 291 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 75 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 11 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 26 dwellings broadly reflects historic delivery patterns. The requirement therefore represents a proportionate level of growth that supports local services whilst remaining consistent with the scale and character of the settlement.

Stage 4: SLAA sites

SLAA Sites (Yield) – 637(59)

One site has come forward through the Call for Sites process, with a theoretical capacity of approximately 59 dwellings. This exceeds the Policy R6 requirement of 26 dwellings and demonstrates more than sufficient market interest and land availability to accommodate the proposed level of growth.

Stage 5: Parish Council Response (Reg-18)

Badby Parish Council object to both the proposed housing requirement and the settlement hierarchy categorisation. The Parish Council argue that Badby's landscape setting, relationship with Badby Woods SSSI, the Nene Valley green

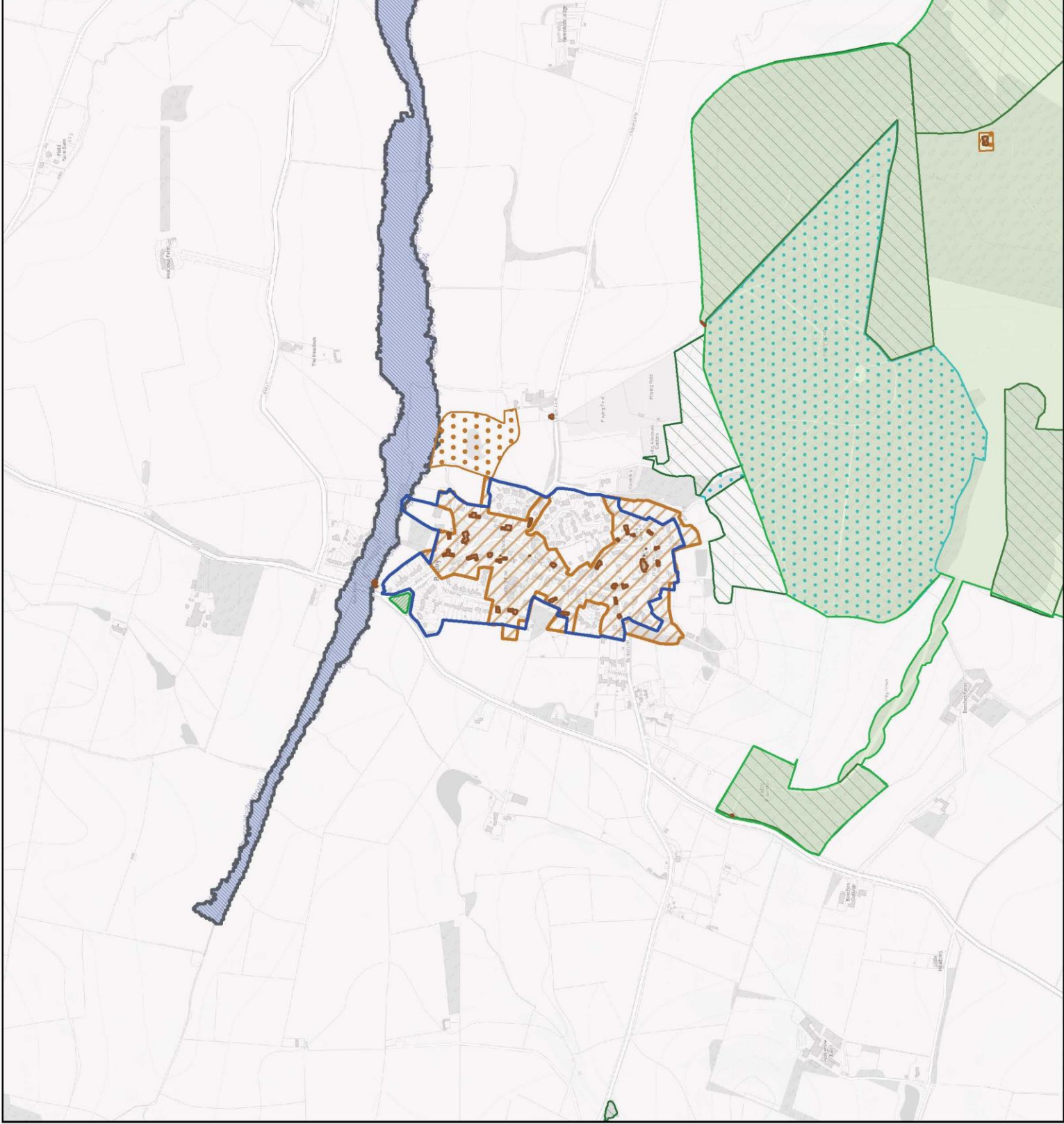
corridor and the extensive environmental protections applying to the village limit its capacity to accommodate additional growth.

The Parish Council also question whether the justification for retaining Secondary Service Village status remains valid, particularly given the continued popularity of the primary school and the planned expansion of Daventry nearby. Concerns are raised regarding landscape impact, infrastructure capacity, drainage, flooding, highway conditions, village character, green wedge protection and the interaction between the Local Plan and the emerging Local Nature Recovery Strategy.

The Parish Council consider that additional development could adversely affect the village's rural setting and distinctive landscape character and question whether sufficient opportunities exist to accommodate the proposed level of growth without environmental harm.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The requirement represents a proportionate contribution towards meeting local housing needs and supporting the long-term vitality of the village in accordance with the wider spatial strategy. Call for Sites evidence demonstrates sufficient market interest and land availability to support delivery. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 26 dwellings.



Badby (Secondary village)

2.2. Barby

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Barby	Secondary Service Village	51	Made (May 2025)

Stage 1: Assessment of constraints and issues

Barby contains a number of heritage and environmental assets that contribute to its rural character. The village contains a Scheduled Monument (Barby Motte and Bailey), approximately 20 listed buildings, including the Grade II* Church of St Mary, nearby Scheduled Monument of Bardby Castle and a number of non-designated heritage assets. The Oxford Canal Conservation Area passes through the parish and forms an important heritage, landscape, and recreational asset.

The Landscape Character Assessment and Neighbourhood Plan identify a number of features that contribute to Barby's rural character and sense of place. These include Barby Hill, the Rainsbrook Valley, areas of ridge and furrow, locally important views, Local Green Spaces and the wider countryside setting of the village. The evidence also highlights the importance of maintaining the separate identities of Barby and Onley and protecting the landscape character of the surrounding area. Areas susceptible to river and surface water flooding have also been identified and require consideration alongside future development proposals.

Review of environmental constraints indicates that statutory ecological designations are limited within and around Barby, with the nearest Local Nature Reserve at Ashlawn Cutting, located closer to Onley than Barby itself. Woodland blocks are present to the west of the village and in areas towards the M45 corridor. Within the village, there is a play space, a cemetery and an allotment site. A range of habitats and species of ecological interest are also present within and around the parish and will require appropriate consideration through future development proposals. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Whilst these environmental and heritage constraints will require careful consideration through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate future growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Accessibility is also a relevant consideration. Barby records relatively low DfT Connectivity Tool scores of approximately 35-37, reflecting limited opportunities to access employment, shopping, healthcare and education by sustainable modes. Whilst the village benefits from an hourly bus service connecting Rugby and

Daventry, private vehicle travel remains important for many journeys to higher-order services and employment destinations.

Stage 2a: Consideration of education capacity

Primary school provision is available at Barby CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 51 dwellings are estimated to generate approximately 17.3 primary pupils. Following consideration of available capacity within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 1 place is identified. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 8.2 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Barby occupies a location influenced by educational relationships extending towards both Rugby and Daventry, and cross-boundary educational relationships are not reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Barby does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, with Rugby located approximately 5 miles from the

village and representing the most practical healthcare destination for many day-to-day journeys, although healthcare provision within West Northamptonshire is also available at Crick, approximately 8 miles away.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 126 additional residents and an associated need for approximately 10.8 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board rather than through individual village facilities. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider and, where necessary, cross-boundary healthcare networks. Given the modest scale of demand generated, no strategic healthcare infrastructure constraint has been identified that would prevent delivery of the proposed Policy R6 housing requirement.

Stage 3: Assessment of past and projected rates of delivery

Barby contained approximately 574 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 147 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 10 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 51 dwellings exceeds recent delivery levels. However, the level of growth remains modest when considered over the plan period to 2043 and reflects the village's role as a Secondary Service Village. The requirement is therefore considered proportionate and achievable.

Stage 4: SLAA sites

SLAA Sites (Yield) – 071(48), 072(70), 306(70), 344(60), 568(0), 571(34), 609(63), 804(26) and 858(28)

Nine sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 399 dwellings. This substantially exceeds the Policy R6 requirement of 51 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Barby & Onley Parish Council object to the proposed Policy R6 housing requirement of 58 dwellings for Barby. The Parish Council considers the requirement excessive relative to the size of the village, argues that there is limited land available within the settlement confines, and states that delivery would likely require development in the open countryside. Concern is also raised regarding the methodology used to calculate the housing requirement, particularly in relation to the inclusion of housing stock within Onley and the assumed contribution from windfall development.

The Parish Council further notes that a housing allocation has already been identified through the made Barby & Onley Neighbourhood Plan and that an associated planning application is currently progressing. Additional concerns relate to infrastructure capacity, road conditions, the absence of improvements to local infrastructure alongside housing growth, and the need to protect the Rainsbrook Valley as a landscape of elevated sensitivity. The Parish Council also questions the accuracy of some settlement hierarchy data and objects to policies permitting lorry parking within the open countryside.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing infrastructure and wider service catchments are capable of accommodating the proposed level of growth, whilst supporting the sustainability of local services and facilities. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. Despite this, the Council has adopted a proportionate approach to growth consistent with Barby's role as a Secondary Service Village and the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 51 dwellings.

2.3. Blakesley

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Blakesley	Secondary Service Village	21	Not Made

Stage 1: Assessment of constraints and issues

Blakesley contains a number of heritage and environmental assets that contribute to its rural character. A significant part of the village falls within a Conservation Area and the historic core contains a number of listed buildings and traditional stone-built properties which contribute to local distinctiveness.

The settlement lies within the Nene Valley Character Area and is surrounded by open countryside that contributes strongly to its rural setting. Parts of the village and surrounding area are affected by the Special Landscape Area designation, whilst the Landscape Character Assessment identifies sensitivity to outward expansion due to the enclosed village form and the importance of key rural approaches. Areas of ridge and furrow, green spaces and allotment site further contribute to local character.

Environmental constraints include areas of surface water flood risk within parts of the village and Flood Zones 2 and 3 associated with the watercourse to the south and east of the settlement. The Local Nature Recovery Strategy identifies opportunities to enhance habitats, wetlands, woodland, and ecological corridors around the village on the scattered woodland patches and waterbodies. There is a presence of a playing field to the southeast of the village. Similarly, there are three cemeteries and an allotment site near Church Street. Whilst these environmental constraints will require careful consideration through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate modest levels of growth consistent with the role of the settlement and provide required housing need.

Accessibility is also a significant constraint. Blakesley records very low DfT Connectivity Tool scores of approximately 16-19, reflecting very limited opportunities to access employment, shopping, healthcare and education by sustainable modes. The village has no regular public transport service and residents are heavily reliant on private vehicles to access key services and employment opportunities outside the settlement.

Stage 2a: Consideration of education capacity

Primary school provision is available at Blakesley CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 21 dwellings are estimated to generate approximately 7.1 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand and no primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 3.4 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Blakesley does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, with Towcester located approximately 7 miles to the east and Brackley approximately 8 miles to the west.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 52 additional residents and an associated need for approximately 4.4 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board rather than through individual village facilities. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. Given the modest scale of demand generated, no strategic healthcare infrastructure constraint has been identified that would prevent delivery of the proposed Policy R6 housing requirement.

Stage 3: Assessment of past and projected rates of delivery

Blakesley contained approximately 231 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 59 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas,

strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 10 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 21 dwellings exceeds recent delivery levels. However, the proposed level of development remains modest in absolute terms and reflects the village's role within the settlement hierarchy. The requirement is therefore considered proportionate and achievable over the plan period.

Stage 4: SLAA sites

SLAA Sites (Yield) – 415(9), 721(16), 793(26) and 885(9)

Four sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 60 dwellings. This exceeds the Policy R6 requirement of 21 dwellings and demonstrates more than sufficient market interest and land availability to accommodate the proposed level of growth.

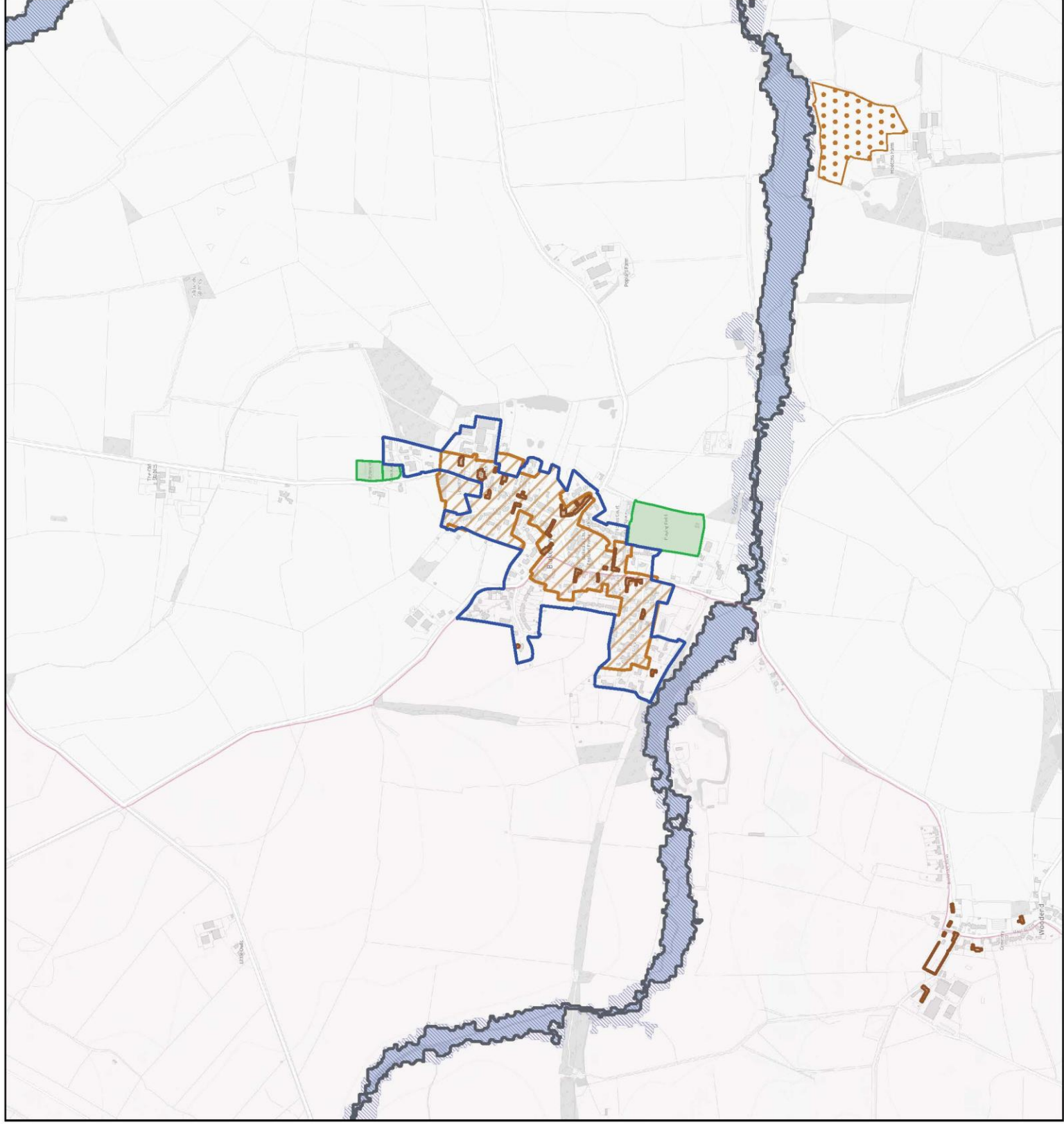
Stage 5: Parish Council Response (Reg-18)

Blakesley Parish Council consider the proposed Policy R6 requirement of 23 dwellings to be excessive and advise that a requirement of approximately 5 to 10 dwellings would be more appropriate. The Parish Council support development within the settlement confines through windfall, infill, brownfield redevelopment and conversions, but oppose development beyond the existing confines.

Concerns are raised regarding the limited employment opportunities within the village, the absence of a bus service, the distance to healthcare provision, the village's increasing role as a commuter settlement, existing parking and traffic issues, and perceived pressure on primary school places. The Parish Council also highlight the importance of protecting the village's Conservation Area, listed buildings, village greens, sports field and surrounding rural landscape. Whilst supporting limited development to maintain the vitality of the community, the Parish Council consider that larger developments outside the settlement confines would be out of character and fail to respect the scale, form and appearance of the settlement.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst accessibility is more limited than some settlements within the hierarchy, the proposed level of growth remains modest and proportionate to the role and function of the village. Education and healthcare requirements can be accommodated through existing networks and established planning mechanisms. Call for Sites evidence demonstrates sufficient market interest and land availability to support delivery. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 21 dwellings.



Blakesley (Secondary village)

2.4. Blisworth

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Blisworth	Secondary Service Village	77	Not Made

Stage 1: Assessment of constraints and issues

Blisworth contains a number of heritage, landscape and environmental assets that contribute to its rural character. A Conservation Area covering the historic core of the village contains numerous listed buildings and demonstrates the settlement's historic significance. The Grand Union Canal and associated Conservation Area lie to the west of the settlement and form an important heritage, recreational and landscape asset.

Environmental and infrastructure constraints will require ongoing consideration through future site selection, design and mitigation measures. Rectory Farm Quarry SSSI lies approximately 500m to the west of settlement confines, which is in a poor condition. The natural assets related to Grand Union Canal to three sides of the village support a variety of habitats and species, these include cemeteries, allotment site and woodlands. To the east of the village, there are more woodlands and a play space. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Whilst these environmental, heritage, infrastructure and accessibility constraints will require careful consideration through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate future growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Accessibility is also a relevant consideration. Blisworth records moderate DfT Connectivity Tool scores of approximately 33-39 and benefits from the 88/X88 bus service connecting the village to Northampton, Towcester and Brackley. Whilst this provides opportunities to access employment, shopping, healthcare and education by sustainable modes, service frequency remains limited and residents continue to rely on private vehicle travel for a proportion of journeys.

Stage 2a: Consideration of education capacity

Primary school provision is available at Blisworth Community Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 77 dwellings are estimated to generate approximately 26.2 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with an indicative residual surplus capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 12.3 pupils. Capacity is identified at Abbeyfield School within the adopted accessibility framework and no secondary education constraints are identified through the assessment.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Blisworth benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 190 additional residents and an associated need for approximately 16.3 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Blisworth contained approximately 868 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 223 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 33 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 77 dwellings exceeds recent delivery levels. Nevertheless, the level of growth remains proportionate when considered across the full plan period and reflects the village's sustainability credentials, service provision and role as a Secondary Service Village.

Stage 4: SLAA sites

SLAA Sites (Yield) – 073(145), 109(120), 418(30), 455(32), 672(97) and 850(162)

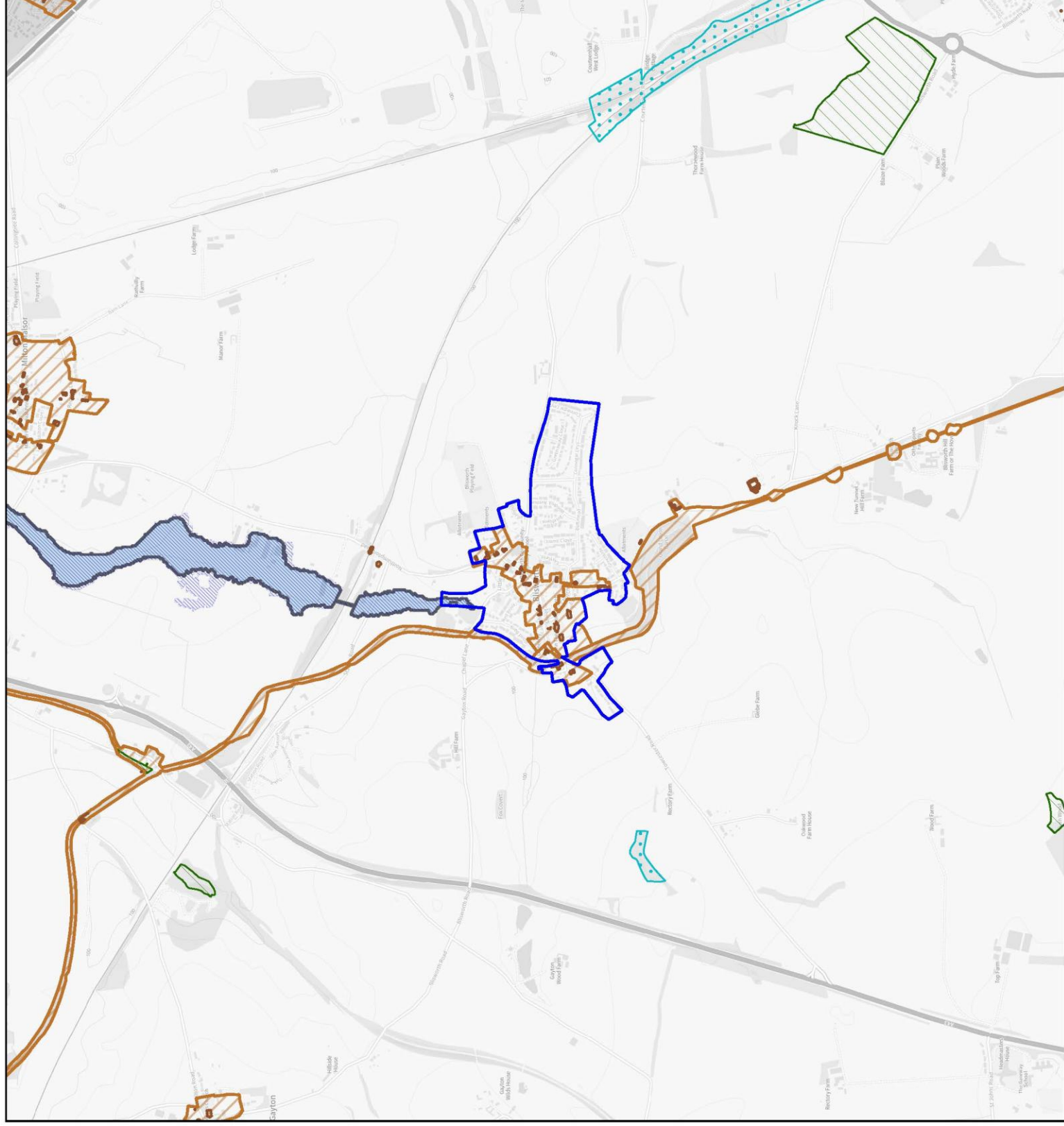
Six sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 586 dwellings. This substantially exceeds the Policy R6 requirement of 77 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Blisworth Parish Council object to the proposed Policy R6 requirement of 88 dwellings, citing concerns regarding the capacity of local infrastructure, including the rural road network, public transport provision and community facilities. The Parish Council consider that growth should remain proportionate to the scale and function of the village, be directed within the settlement confines, and be supported by appropriate infrastructure improvements. Concerns are also raised regarding cumulative traffic impacts arising from development in surrounding areas, the protection of rural character, and the need for stronger safeguards against development in the open countryside.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing services, facilities and infrastructure are capable of supporting the proposed level of growth, which would contribute towards the long-term vitality of the settlement. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. Nevertheless, the Council has adopted a proportionate approach to growth consistent with the village's role as a Secondary Service Village and the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 77 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Wildlife Sites
- SSSI
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Blisworth (Secondary village)

2.5. Upper Boddington

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Upper Boddington	Secondary Service Village	28	Not Made

Stage 1: Assessment of constraints and issues

Upper Boddington is a rural settlement located within a Special Landscape Area and is characterised by its historic village form, strong relationship with the surrounding countryside and attractive agricultural setting. The village contains a number of important community facilities, including a primary school, pre-school, Post Office, public house, village hall and recreation facilities, which contribute significantly to its sustainability and support both Upper and Lower Boddington.

The village's rural setting, historic character and distinct settlement form create sensitivities to outward expansion. The wider parish is also affected by HS2 construction activity, which has altered parts of the local landscape and continues to influence community perceptions regarding future growth and development opportunities. Future development will therefore need to be carefully integrated with the existing built form and contribute positively to the long-term recovery and resilience of the community.

Environmental constraints will require ongoing consideration through future site selection, design and mitigation measures. Upper Boddington is surrounded by a number of natural assets, including woodland blocks around much of the settlement edge, two cemeteries, a playing field to the west of the village and Boddington Reservoir approximately 1 kilometre to the east. Additional woodland and green infrastructure corridors between the village and reservoir contribute to landscape character and support a variety of habitats and species. These environmental assets, together with the wider Special Landscape Area, will require careful management to ensure future growth respects the ecological and rural character of the settlement. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a significant consideration. Upper Boddington records very low DfT Connectivity Tool scores of approximately 20-23, reflecting limited opportunities to access employment, shopping, healthcare and education by sustainable modes. The village has no scheduled bus service or rail connection and residents are therefore highly reliant on private vehicle travel to access services and employment opportunities outside the settlement.

Whilst landscape, environmental, infrastructure and accessibility considerations will require careful management, the evidence indicates that opportunities remain

available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is available at Boddington CE Primary Academy. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 28 dwellings are estimated to generate approximately 9.5 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.5 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Upper Boddington does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Byfield (approximately 4 miles), with further provision available within the wider Daventry and Brackley areas.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 69 additional residents and an associated need for approximately 5.9 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding,

supporting infrastructure enhancements across wider and, where necessary, cross-boundary healthcare networks. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Upper Boddington contained approximately 311 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 80 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations.

Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 5 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 28 dwellings exceeds recent delivery levels. However, the requirement remains modest over the plan period and reflects the settlement's role within the rural hierarchy whilst supporting the long-term vitality of local services and facilities.

Stage 4: SLAA sites

SLAA Sites (Yield) – 765(46), 861(14), 862(64) and 866(80)

Four sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 204 dwellings. This substantially exceeds the Policy R6 requirement of 28 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

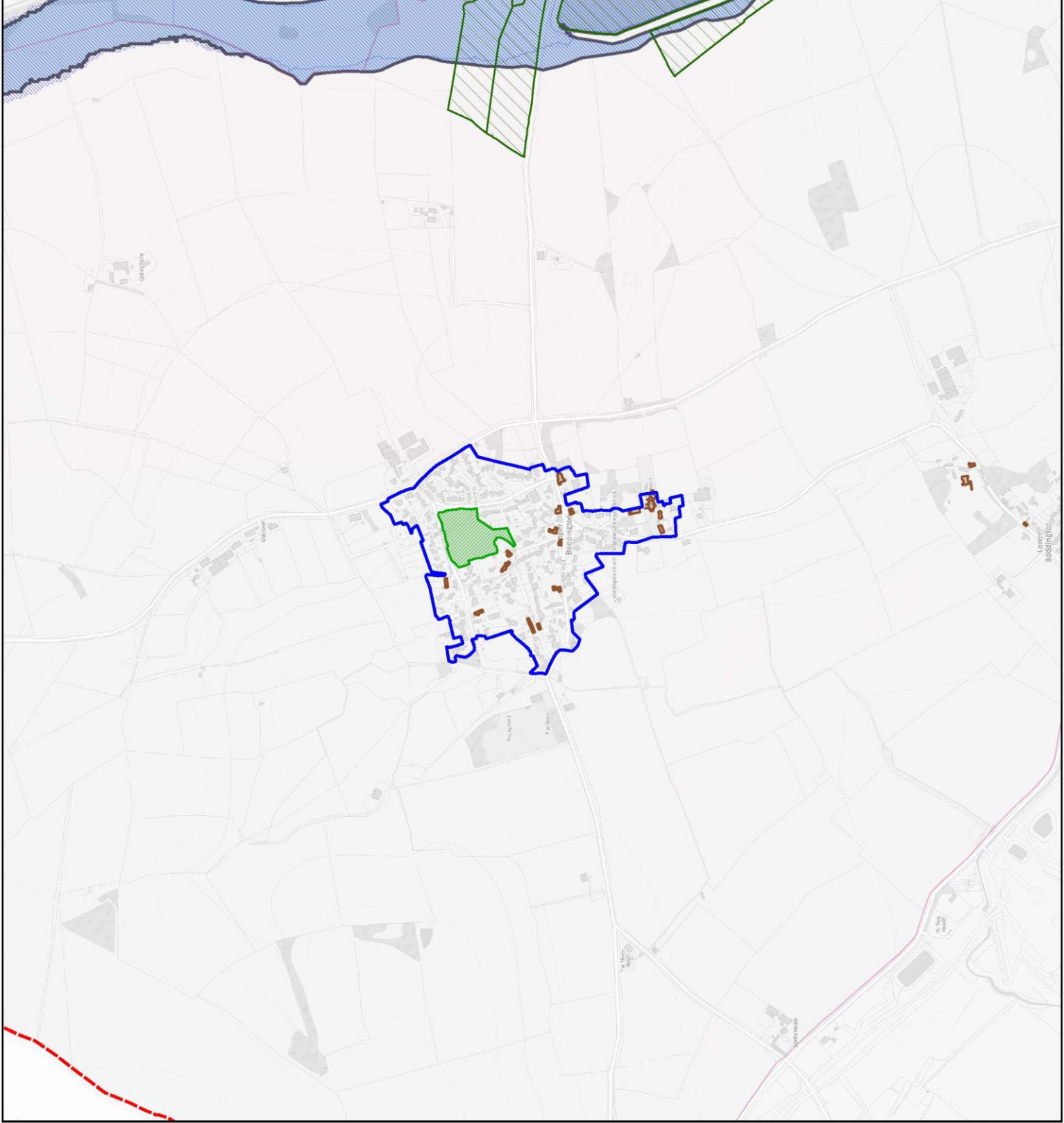
Boddington Parish Council object to the proposed settlement hierarchy approach and consider that Upper and Lower Boddington function as a single village. The Parish Council argue that both settlements should be classified as Other Villages rather than identifying Upper Boddington as a Secondary Service Village and Lower Boddington as a Small Settlement/Hamlet.

The Parish Council also question the hierarchy methodology, highlight the ongoing impacts of HS2 on the community, and oppose significant housing growth within Upper Boddington. However, support is expressed for modest starter homes, downsizing accommodation and locally-led employment opportunities, particularly where these may assist the community's long-term recovery following HS2 construction.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement.

Whilst accessibility is relatively limited, the proposed level of growth is modest and proportionate to the role of the settlement and would help support the long-term sustainability of local services and facilities. Call for Sites evidence demonstrates strong market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 28 dwellings.



Listed building



Local Green Space (existing)



Local Wildlife Sites



Special Landscape Area



Flood Zone 2



Flood Zone 3



West Northamptonshire
boundary



Boddington (Upper) (Secondary village)

2.6. Brafield on the Green

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Brafield on the Green	Secondary Service Village	27	Not Made

Stage 1: Assessment of constraints and issues

Brafield-on-the-Green is a small-to-medium rural settlement located to the east of Northampton and characterised by its distinctive two-cluster form centred around Bedford Road, Billing Road and Church Lane. The village contains a range of local services and facilities including convenience retail provision, a Post Office, public house, village hall, pre-school and recreational facilities which contribute positively to community sustainability.

The settlement possesses a distinctive historic character, including a Conservation Area centred around Church Lane, listed buildings along Billing Road and Church Lane, and a historic development pattern that is separated by Bedford Road and Billing Road. The relationship between the two settlement clusters, intervening green spaces and surrounding countryside forms an important element of local character and creates sensitivities to outward expansion.

Environmental and infrastructure constraints will require ongoing consideration through future site selection, design and mitigation measures. The village lies within the Nene Valley Character Area and is located in proximity to Yardley Chase SSSI and the Upper Nene Valley Gravel Pits SPA/SSSI, creating heightened ecological sensitivities. Multiple areas within the settlement are susceptible to surface water flooding, particularly around Church Lane and Billing Road. The Local Nature Recovery Strategy identifies opportunities for urban greening, tree planting, air quality improvements, and wetland enhancement in and around the village. There are two play spaces and an allotment site near the Church Lane, and a cemetery to the northwest of the village. These environmental assets, together with the surrounding rural landscape and the village's distinctive two-cluster form, require careful management to ensure future growth remains sensitive to local character and biodiversity interests. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Brafield-on-the-Green records moderate DfT Connectivity Tool scores of approximately 35-41 and benefits from the VH1 and 41 bus services connecting the village to Northampton, Wellingborough and Bedford. Whilst this provides opportunities to access employment, shopping, healthcare and education by sustainable modes, service frequencies remain limited and residents continue to rely on private vehicle travel for a proportion of journeys.

Whilst landscape, environmental, infrastructure and accessibility considerations will require careful management, the evidence indicates that opportunities remain available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Brafield on the Green does not contain a primary school within the settlement. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 27 dwellings are estimated to generate approximately 9.2 primary pupils. Capacity is identified at Little Houghton CEVA Primary School within the adopted accessibility framework and no primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.3 pupils. Capacity is identified at Northampton Academy within the adopted accessibility framework and no secondary education constraints are identified through the assessment.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Brafield on the Green does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Denton (approximately 2 miles) and the wider Northampton area (approximately 5 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 67 additional residents and an associated need for approximately 5.7 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Brafield on the Green contained approximately 306 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 79 dwellings within the

parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 4 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 27 dwellings exceeds recent delivery levels. However, the level of growth remains modest and reflects the village's role as a Secondary Service Village. The evidence indicates that opportunities exist to accommodate this level of development over the plan period.

Stage 4: SLAA sites (Yield)

SLAA Sites (Yield) – None

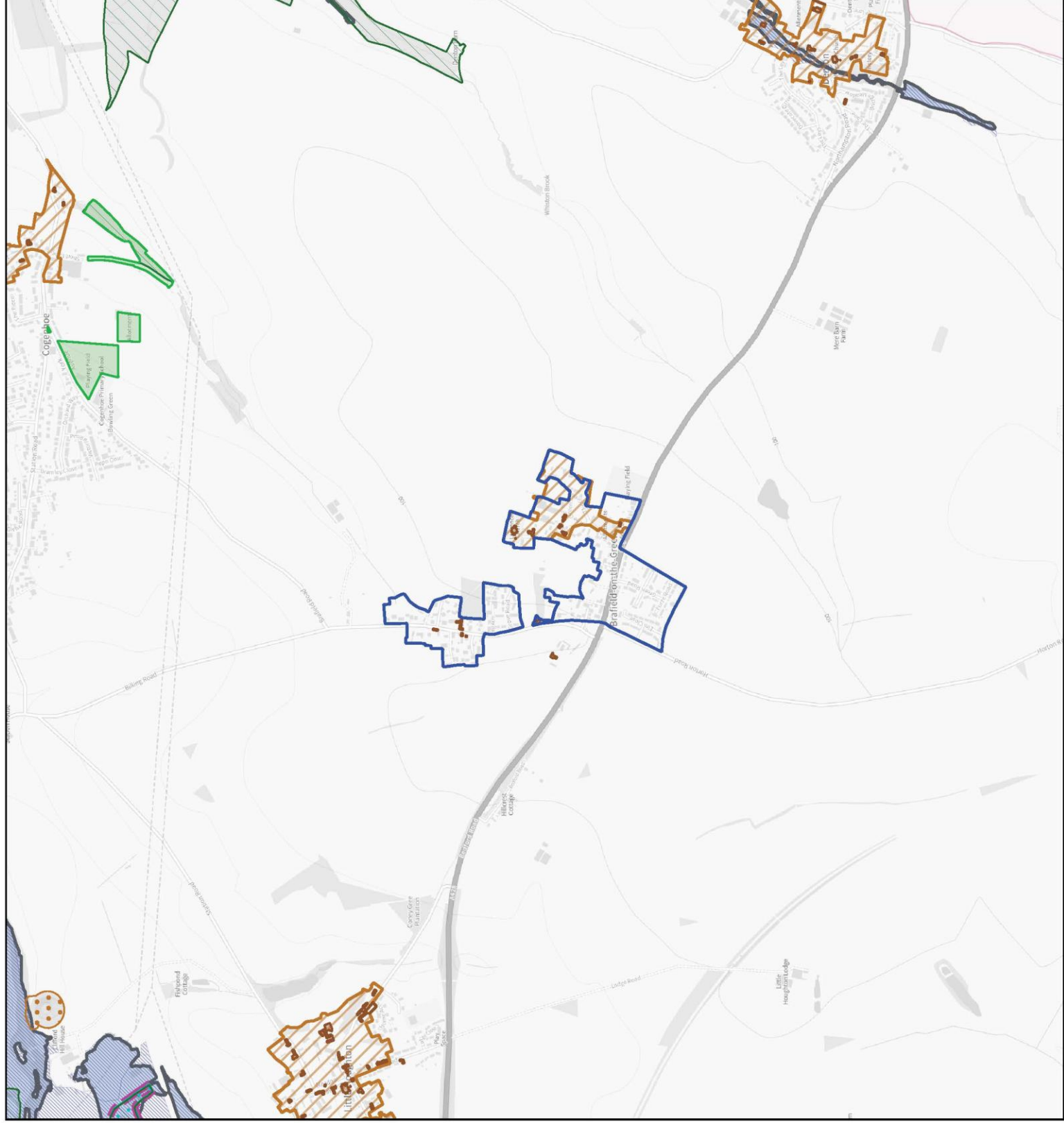
No sites have been promoted through the Call for Sites process within Brafield on the Green. However, the settlement benefits from its proximity to Northampton and the wider sustainable transport, employment, education and service network associated with the urban area. Compared with many villages assessed through Policy R6, Brafield on the Green occupies a relatively sustainable location and the absence of promoted sites at the time of assessment does not indicate that the Policy R6 housing requirement is incapable of being delivered. Detailed site opportunities can be identified through subsequent neighbourhood planning or the development management process.

Stage 5: Parish Council Response (Reg-18)

No comment received at Reg-18 stage.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst no sites have come forward through the Call for Sites process, the requirement is modest in scale and opportunities remain capable of being delivered through infill, redevelopment and other small-scale development. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 27 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Green Space (proposed)
- Local Wildlife Sites
- SSSI
- Special Protection Area
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Brafield on the Green (Secondary village)

2.7. Braunston

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Braunston	Secondary Service Village	74	Made (Feb 2017)

Stage 1: Assessment of constraints and issues

Braunston is a large and well-established rural settlement located to the north-west of Daventry. The village benefits from a strong range of services and facilities, including a primary school, pre-school, village shop and Post Office, village hall, recreation facilities, community café and a number of public houses. These services support both the resident population and the wider rural area.

The village possesses a distinctive historic character centred around a Conservation Area containing numerous listed buildings and historic streetscapes. Braunston's identity is further defined by its relationship with the Oxford Canal, Grand Union Canal and Braunston Marina, all of which contribute significantly to local character, tourism and heritage value. The Braunston Neighbourhood Development Plan identifies the importance of preserving the character of the village and maintaining separation between settlement clusters within the wider parish.

Environmental and infrastructure constraints will require ongoing consideration through future site selection, design and mitigation measures. Braunston is closely associated with the Grand Union Canal and Oxford Canal, which form important heritage, landscape and ecological corridors around the village. The Grand Union Canal runs parallel to, and in places approximately 75 metres from, the southern edge of the settlement before joining the Oxford Canal to the west. These corridors are susceptible to flooding and support a variety of habitats and species, connecting with wider natural assets including Drayton Reservoir and Daventry Country Park Local Nature Reserve. The village also benefits from local green spaces, allotment site, cemeteries, recreation grounds and areas of woodland around its edges, all of which contribute to local character, biodiversity and amenity. These environmental assets, together with the Conservation Area, canal conservation corridors and surrounding countryside, require careful management to ensure future growth remains sensitive to the historic and environmental qualities of the settlement. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Braunston records moderate DfT Connectivity Tool scores of approximately 32-38 and benefits from the D1 bus service providing hourly connections between Daventry and Rugby from Monday to Saturday. This provides opportunities to access employment, shopping, healthcare and education by sustainable modes. However, residents continue to

rely on private vehicle travel for a proportion of journeys and accessibility remains lower than that experienced in larger service centres and urban areas.

Whilst heritage, environmental, infrastructure and accessibility considerations require careful management, the evidence indicates that opportunities remain available to accommodate growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is available at Braunston CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 74 dwellings are estimated to generate approximately 25.2 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 19 places is identified. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 11.8 pupils. Capacity is identified at Parker E-ACT Academy within the adopted accessibility framework and no secondary education constraints are identified through the assessment.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Braunston does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Daventry (approximately 4 miles) and Rugby (approximately 9 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 183 additional residents and an associated need for approximately 15.7 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Braunston contained approximately 834 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 214 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 27 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 74 dwellings exceeds historic delivery levels. Nevertheless, the requirement remains proportionate when considered across the full plan period and reflects the village's service provision, accessibility and capacity to accommodate growth.

Stage 4: SLAA sites

SLAA Sites (Yield) – 111(63), 160(41), 463(45), 505(85), 582(0), 616(38) and 825(41)

Seven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 313 dwellings. This substantially exceeds the Policy R6 requirement of 74 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Braunston Parish Council support the overall spatial strategy, Policies R2 and R6, and agree that Braunston should remain a Secondary Service Village. The Parish Council note the existence of planning permission for 29 dwellings at Barby Road and a further application for 21 dwellings at Maple Close Phase 2, and request that existing commitments are taken into account when considering future housing delivery within the parish.

The Parish Council also emphasise the importance of maintaining separation between Braunston and proposed growth around Daventry, protecting the Green

Wedge between settlements, safeguarding the canal corridor and associated heritage assets, and ensuring that healthcare and social care infrastructure keeps pace with planned development.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The proposed level of growth would support the continued vitality of local services and facilities whilst remaining proportionate to the role of the village within the settlement hierarchy. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has therefore taken a balanced approach by requiring only a proportionate level of growth consistent with the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 74 dwellings.

2.8. Brixworth

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Brixworth	Primary Service Village	211	Made (Mar 2021)

Stage 1: Assessment of constraints and issues

The Neighbourhood Plan identifies Areas of high landscape sensitivity around the village. There is a conservation area with tree preservation orders and various listed buildings within the village, with potential effects primarily relating to their setting.

Pitsford Reservoir SSSI and Country Park lie immediately east of the village beyond the A508 and represent significant ecological, landscape and recreational assets. The A508 corridor is lined by woodland and forms a clear physical boundary to the eastern edge of the settlement. Additional natural assets include scattered woodland blocks, public open spaces, allotment site, a cemetery and a small waterbody. The Brampton Branch of the River Nene flows approximately 700 metres to the west of the village, with parts of the river corridor affected by flood risk. There are a variety of habitats and species found in and around Brixworth, more concentration towards the reservoir. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Whilst these environmental constraints will require careful consideration through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate future growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Brixworth also currently has Article 4 direction for its strategic employment area, largely to its northeast and connected employment area across the A508.

Accessibility is also a relevant consideration. Brixworth records high DfT Connectivity Tool scores of approximately 40-49 and benefits from regular bus services and access to a wider range of services and facilities than many rural settlements. Whilst opportunities to access employment, shopping, healthcare and education by sustainable modes are comparatively stronger than in other villages, private vehicle travel remains important for a proportion of journeys.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Brixworth CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 211 dwellings are estimated to generate approximately 71.7 primary pupils. Whilst the adopted accessibility framework identifies an indicative accessibility-based deficit of approximately 8 places

following the allocation of available capacity at neighbouring schools, including Pitsford Primary School and Spratton CE Primary School, this reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 33.8 pupils. Capacity is identified at Moulton School & Science College within the adopted accessibility framework, although an indicative residual deficit of approximately 25 places remains within the framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Appendix B should also be considered alongside the Infrastructure Delivery Plan, which identifies significant planned investment in educational infrastructure across the wider Northampton and Moulton/Overstone area intended to support planned growth over the plan period.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, whilst Appendix B identifies accessibility-based education pressures within the adopted framework, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Brixworth benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 521 additional residents and an associated need for approximately 44.7 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Brixworth contained approximately 2,374 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 609 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 303 dwellings were completed between 2011 and 2026, demonstrating the village's strong ability to accommodate development. However, the Council's spatial strategy seeks to avoid over-concentrating future rural growth within a limited number of larger and more market-attractive settlements. The proposed Regulation 19 requirement of 211 dwellings therefore represents a balanced and proportionate contribution towards meeting housing needs whilst supporting a broader distribution of growth across the rural area.

Stage 4: SLAA sites

SLAA Sites (Yield) – 078(280), 112(445), 113(70), 171(74), 342(0), 623(54), 810(45) and 811(160)

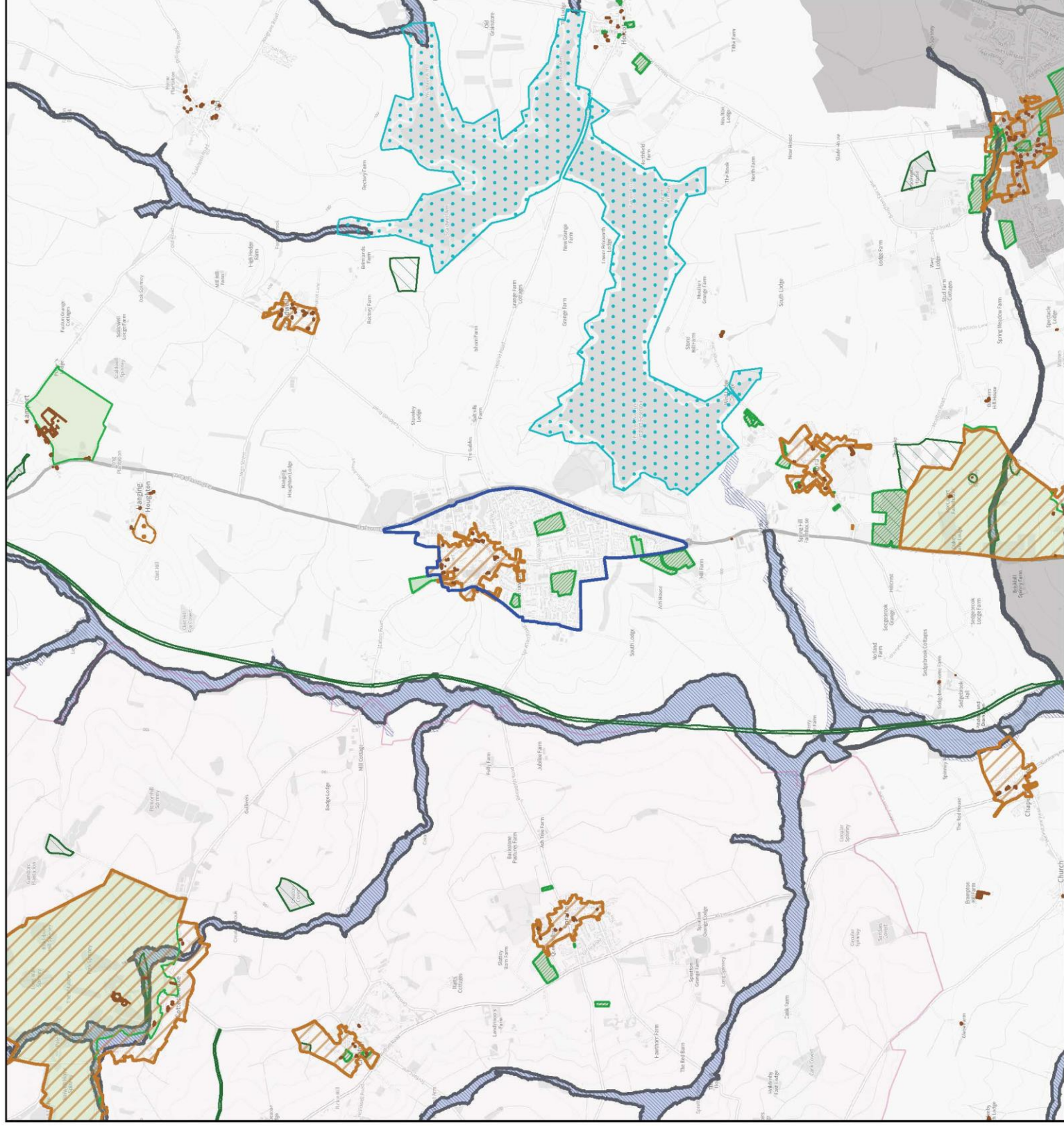
Seven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 1,128 dwellings. This substantially exceeds the Policy R6 requirement of 211 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Argue that windfall allowance is not justified for Brixworth, argue that there is no extra capacity in the school and that there is no healthcare capacity. Argue that a site of approx. 80 homes is required to address local affordable need of 31 based on the 2024 WNC Brixworth Housing Needs Survey.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. As a Primary Service Village, Brixworth benefits from a strong range of services, facilities and infrastructure capable of supporting planned growth. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has nevertheless applied a proportionate approach to growth, consistent with the wider spatial strategy and the objective of distributing housing across the rural area. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 211 dwellings.



Brixworth (Primary village)

2.9. Bugbrooke

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Bugbrooke	Primary Service Village	110	Not Made

Stage 1: Assessment of constraints and issues

Bugbrooke is a large and well-established rural settlement located approximately 5 miles from both Northampton and Towcester. The village benefits from an extensive range of services and facilities, including pre-school, primary and secondary education, a GP surgery, pharmacy, convenience retail, Post Office, community facilities and sports provision. These facilities support both the resident population and the wider rural area and reinforce Bugbrooke's role as a Primary Service Village.

The village contains a Conservation Area encompassing its historic core and numerous listed buildings which contribute positively to local character and identity. The Grand Union Canal and its associated Conservation Area lie to the west of the settlement, forming important heritage, landscape and recreational assets. Future development will need to respect the historic environment and maintain the distinctive character of the village.

Bugbrooke is closely associated with the Grand Union Canal, which forms an important heritage, landscape and ecological corridor around the village. The canal passes approximately 80-100m west of the village boundary and up to 270m south of the settlement. It is linked with Hoarestone Brook, which creates a natural green corridor through the village and contains a Local Green Space incorporating a cemetery, playing field and areas of woodland with tree preservation orders. These corridors are susceptible to flooding and support a variety of habitats and species. Bugbrooke Meadows SSSI lies approximately 1km north of the settlement confines, while additional woodland blocks and recreational spaces contribute to the wider green infrastructure network. Together, these assets enhance biodiversity, landscape character and local amenity and will require careful consideration through future site selection, design and mitigation measures. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Bugbrooke records moderate DfT Connectivity Tool scores of approximately 36-44 and benefits from the D3 bus service providing hourly Monday to Saturday connections, and two-hourly Sunday services, between Northampton and Daventry. Together with the village's broad range of local services and facilities, this provides reasonable opportunities to access employment, shopping, healthcare and education by sustainable modes. Whilst residents continue to rely on private vehicle travel for some journeys,

accessibility is stronger than in many rural settlements and supports Bugbrooke's role as a Primary Service Village.

Through parish engagement, concerns have also been raised regarding pressure on local services, particularly healthcare provision, reflecting the cumulative effects of recent growth within the settlement.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate future growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is available at Bugbrooke Community Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 110 dwellings are estimated to generate approximately 37.4 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 18 places is identified. However, corresponding capacity is identified at Pattishall CE Primary School within the adopted accessibility framework, indicating that the projected demand can be accommodated through the wider rural school network. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 17.6 pupils. Capacity is identified at Campion School within the adopted accessibility framework and no secondary education constraints are identified through the assessment.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Bugbrooke benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 272 additional residents and an associated need for approximately

23.3 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Bugbrooke contained approximately 1,242 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 319 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 142 dwellings were completed between 2011 and 2026, demonstrating the village's ability to accommodate growth. The proposed Regulation 19 requirement of 110 dwellings is lower than historic delivery levels and reflects the Council's approach of distributing development more evenly across Primary and Secondary Service Villages rather than concentrating growth within a small number of higher-performing settlements. The requirement therefore represents a proportionate level of growth consistent with the wider spatial strategy.

Stage 4: SLAA sites (Yield)

SLAA Sites (Yield) – 009(750), 010(900), 102(56), 103(141), 104(39), 106(45), 114(291), 401(87), 409(220), 410(153), 411(195), 454(14), 619(112), 706(46), 720(124), 808(127) and 887(212)

Seventeen sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 3,712 dwellings. This substantially exceeds the Policy R6 requirement of 110 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

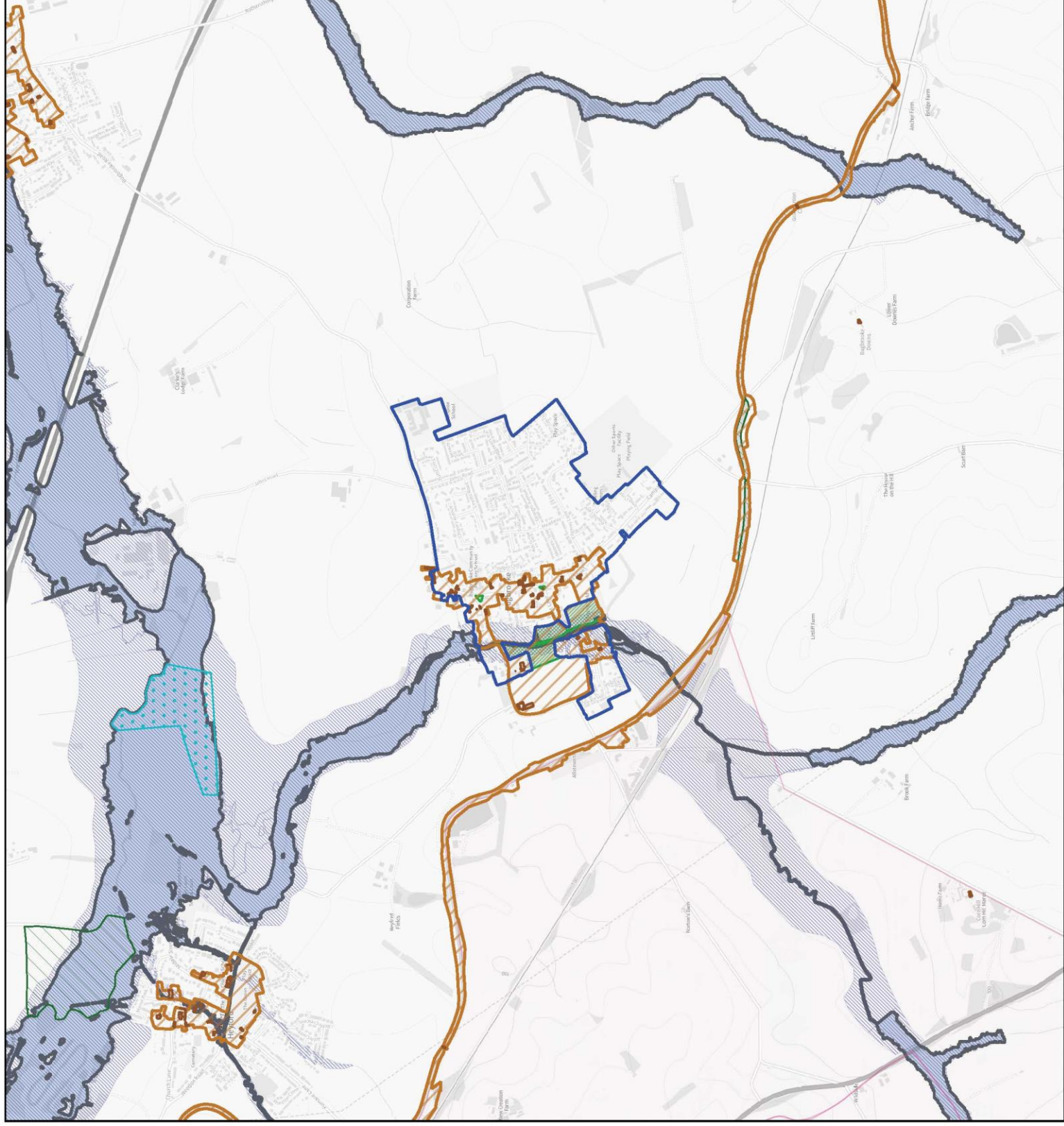
Stage 5: Parish Council Response (Reg-18)

Bugbrooke Parish Council's submitted comments relate primarily to the proposed settlement confines. The Parish Council object to the proposed subdivision of Homestead Farm and request that the site remains wholly within the settlement confines, reflecting its historic relationship with the settlement and previous plan designations. The Parish Council also support the exclusion of certain playing fields from the confines to provide protection from future development and seek clarification regarding the treatment of the Rugby Club site.

No objection was raised to the settlement hierarchy classification or the proposed housing requirement through the comments provided.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Bugbrooke benefits from a particularly strong range of services, facilities, education provision and healthcare infrastructure, supporting its role as a Primary Service Village. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has therefore adopted a proportionate approach to growth rather than seeking to maximise development opportunities. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 110 dwellings.



Bugbrooke (Primary village)

2.10. Byfield

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Byfield	Secondary Service Village	52	Not Made

Stage 1: Assessment of constraints and issues

Byfield is a substantial rural settlement located approximately 8 miles south-west of Daventry and 9 miles north-east of Banbury. The village benefits from a strong range of services and facilities for a settlement of its size, including a pre-school, primary school, GP surgery, village shop, Post Office, convenience store, public house and village hall. These facilities support both local residents and the surrounding rural area and contribute positively to the sustainability of the settlement.

The village contains a number of listed buildings and benefits from a Village Design Statement which identifies the importance of protecting local character and guiding future development. The settlement retains a distinct rural identity and is surrounded by open countryside, with recreational assets including a children's play area, sports clubs and a large cricket ground located immediately beyond the settlement confines. There is additional Article 4 direction for a Land off Boddington Road, to the northwest of the village.

Byfield has relatively lower environmental constraints. The biggest cluster of natural assets is to the southeast of the settlement confines including a playing field, two cemeteries/religious grounds, allotment site and scattered woodland patches towards Byfield Wastewater Treatment works. These parts are also prone to flooding. There are more patches of woodland to the southwest, north and northeast of the settlement confines. Towards the south and southwest of the village, there are landfill sites. These natural assets as well as open parts in and around the village support a variety of habitats and species. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Byfield records moderate DfT Connectivity Tool scores of approximately 32-37 and benefits from the hourly 200 bus service connecting Daventry, Woodford Halse and Banbury. This provides opportunities to access employment, shopping, healthcare and education by sustainable modes. However, residents continue to rely on private vehicle travel for a proportion of journeys and accessibility remains lower than that experienced in larger service centres and urban areas.

Whilst environmental, heritage, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to

accommodate future growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Byfield School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 52 dwellings are estimated to generate approximately 17.7 primary pupils. Whilst the adopted accessibility framework identifies a small accessibility-based deficit at Byfield School, corresponding capacity is identified at Woodford Halse CE Primary Academy, resulting in an overall indicative surplus of approximately 3 places within the adopted accessibility framework. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 8.3 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. As demonstrated by Appendix B, secondary school capacity is dynamic and influenced by demographic change, migration patterns, parental preference, school choice and cross-boundary attendance patterns. The educational demand generated by the proposed development will arise gradually over the plan period and should therefore be considered alongside ongoing school place planning and the efficient use of existing educational infrastructure.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Byfield benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 128 additional residents and an associated need for approximately 11.0 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Byfield contained approximately 587 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 151 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 35 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 52 dwellings exceeds recent delivery levels. However, the level of growth remains modest over the plan period and reflects the village's strong service provision and role as a Secondary Service Village.

Stage 4: SLAA sites

SLAA Sites (Yield) – 011(1100), 091(47), 127(85), 357(153), 661(279), 662(117) and 813(38)

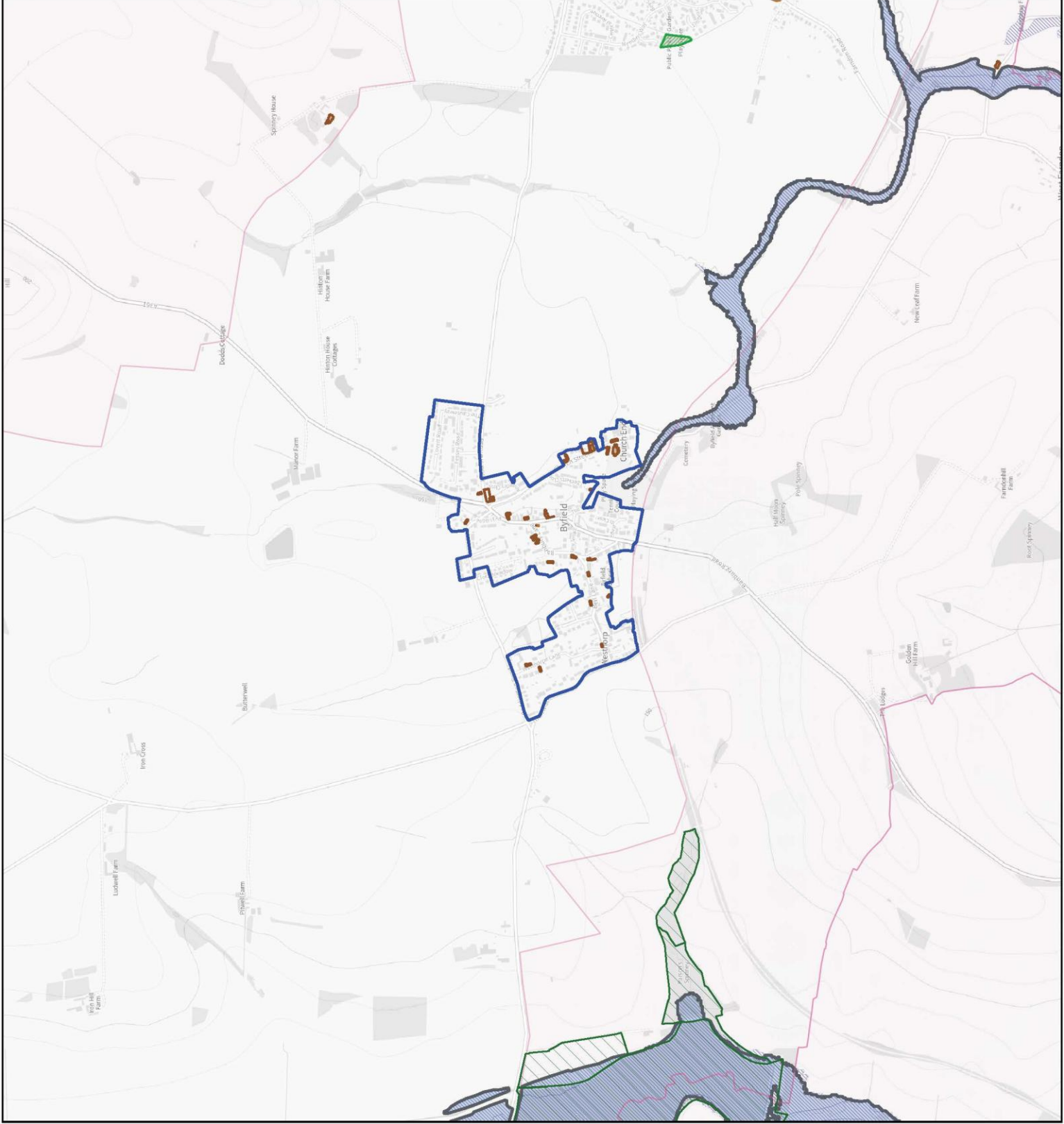
Seven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 1,819 dwellings. This substantially exceeds the Policy R6 requirement of 52 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

No comment received for Regulation 18 consultation.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The proposed level of growth would support the continued vitality of local services and facilities whilst remaining proportionate to the role of the village within the settlement hierarchy. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 52 dwellings.



Listed building



Conservation Area



Scheduled Monument



Local Green Space (existing)



Local Wildlife Sites



Special Landscape Area



Flood Zone 2



Flood Zone 3



West Northamptonshire
boundary



Byfield

(Secondary village)

2.11. Chacombe

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Chacombe	Secondary Service Village	25	Not Made

Stage 1: Assessment of constraints and issues

Chacombe is a rural settlement located approximately 3 miles north-east of Banbury and 7 miles north-west of Brackley. The village benefits from a modest range of local services and facilities, including a pre-school, primary school, public house, village hall, recreation ground and local employment opportunities. These facilities contribute positively to the sustainability of the settlement and support its role as a Secondary Service Village.

A Conservation Area encompassing much of the historic village and several listed buildings contributes significantly to local character and identity. The historic environment forms an important part of Chacombe's distinctive rural setting and will require careful consideration when accommodating future growth.

The immediate surroundings of Chacombe have open green fields and some recognised natural assets including scattered patches of woodland to all four sides of settlement confines; cemetery/religious ground to the northwest; and allotment site to the southeast. Further south, connected with the woodlands, there is a golf course. Similarly, a watercourse flows east-west to the north of the village, with associated woodland. The stream is also prone to flooding. Altogether these natural assets and open spaces in and around the village support a variety of habitats and species. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Chacombe records moderate DfT Connectivity Tool scores of approximately 33-37 and benefits from the hourly 500 bus service connecting Banbury, Brackley and Bicester. This provides opportunities to access employment, shopping, healthcare and education by sustainable modes. However, residents continue to rely on private vehicle travel for a proportion of journeys, particularly to access higher-order services and facilities.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Chacombe CEVA Primary School. Based on the 2025/26 school capacity monitoring data and the assessment

presented in Appendix B, the proposed 25 dwellings are estimated to generate approximately 8.5 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a small indicative surplus capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.0 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Given the modest scale of educational demand generated by the proposed development and the dynamic nature of school capacity identified in Appendix B, the assessment should not be interpreted as indicating a significant secondary education constraint.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Chacombe does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Banbury (approximately 3 miles) and Brackley (approximately 7 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 62 additional residents and an associated need for approximately 5.3 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Chacombe contained approximately 282 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 72 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 7 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 25 dwellings exceeds recent delivery levels. Nevertheless, the proposed level of development remains modest in absolute terms and is considered proportionate to the settlement's role and opportunities for sustainable growth.

Stage 4: SLAA sites (Yield)

SLAA Sites (Yield) – None

No sites have come forward through the Call for Sites process. However, given the modest Policy R6 requirement of 25 dwellings, opportunities remain for delivery through infill, redevelopment and other small-scale windfall development.

Stage 5: Parish Council Response (Reg-18)

Chacombe Parish Council object to the proposed Policy R6 requirement of 28 dwellings, considering it excessive given the village's limited range of services and facilities. The Parish Council argue that delivery of this level of growth would likely require development outside the settlement confines and could adversely affect the setting of the Conservation Area, visual amenity, local landscape character and residential amenity.

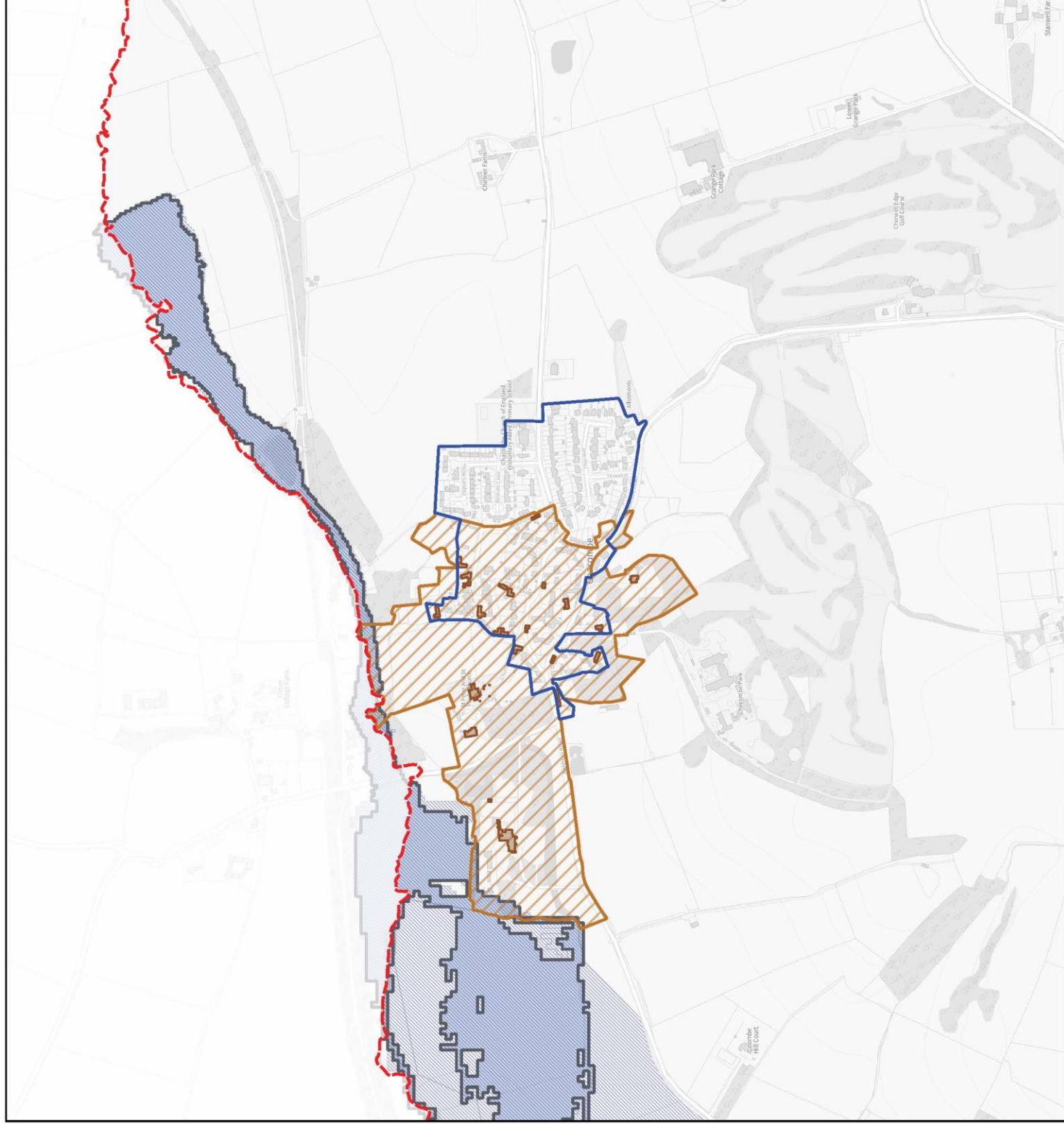
Concerns are also raised regarding reliance on private car travel, surface water flooding, drainage issues, highway capacity and the limited availability of suitable development sites. The Parish Council consider that growth of the scale proposed could place additional pressure on village infrastructure and increase existing traffic and parking issues.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst no sites have come forward through the Call for Sites process, the requirement is modest in scale and opportunities remain capable of being delivered through infill, redevelopment and other small-scale development. The proposed growth would support the continued vitality of local services and facilities. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 25 dwellings.

- Listed building
- Conservation Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Chacombe (Secondary village)



2.12. Chipping Warden

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Chipping Warden	Secondary Service Village	27	Not Made

Stage 1: Assessment of constraints and issues

Chipping Warden contains a number of heritage, landscape and environmental assets that contribute to its rural character. The historic core is centred around the Parish Church of St Peter & St Paul and includes a Conservation Area and a number of traditional buildings that contribute to local distinctiveness.

The village is located within the Northamptonshire Uplands Character Area and is surrounded by open countryside. A Special Landscape Area lies to the south and south-east of the settlement and contributes to the wider landscape setting. Areas of ridge and furrow, allotment site, playing fields, long-distance views and the rural approaches to the village further reinforce local character and sensitivity to outward expansion.

Environmental constraints include areas of surface water flood risk and land associated with the River Cherwell corridor that falls within Flood Zone 3. The Local Nature Recovery Strategy identifies opportunities for woodland creation, traditional orchards, grassland enhancement, habitat management, wetland restoration and urban greening in and around the village. St Peter & St Paul's Church is also identified as an Area of Particular Importance for Biodiversity. There is an allotment site to the west of the village, a play space to its east, a cluster of woodland patches to the southeast and an additional woodland patch to the north. These environmental assets contribute to the landscape and ecological value of the settlement and require careful consideration through future site selection and design. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Whilst these environmental and heritage constraints will require careful consideration through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Accessibility is also a relevant consideration. Chipping Warden records low DfT Connectivity Tool scores of approximately 27-29, reflecting limited opportunities to access employment, shopping, healthcare and education by sustainable modes. Whilst the village benefits from Bus Service 200, providing connections to Banbury and surrounding settlements, residents remain reliant on private vehicle travel for many day-to-day journeys and access to higher-order services.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Chipping Warden Primary Academy. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 27 dwellings are estimated to generate approximately 9.2 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with an indicative surplus capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.3 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. As demonstrated by Appendix B, secondary school capacity is dynamic and influenced by demographic change, migration patterns, parental preference, school choice and cross-boundary attendance patterns. The educational demand generated by the proposed development will arise gradually over the plan period and should therefore be considered alongside ongoing school place planning and the efficient use of existing educational infrastructure.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Chipping Warden does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Byfield (approximately 5 miles), with further provision available within Banbury and Brackley.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 67 additional residents and an associated need for approximately 5.7 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through

pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Chipping Warden contained approximately 301 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 77 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 14 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 27 dwellings broadly reflects recent delivery patterns. The requirement therefore represents a proportionate level of growth that supports local services whilst remaining consistent with the scale and character of the settlement.

Stage 4: SLAA sites

SLAA Sites (Yield) – 325(64), 352(0), 374(6), 675(101), 682(430) and 851(190)

Six sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 791 dwellings. This substantially exceeds the Policy R6 requirement of 27 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

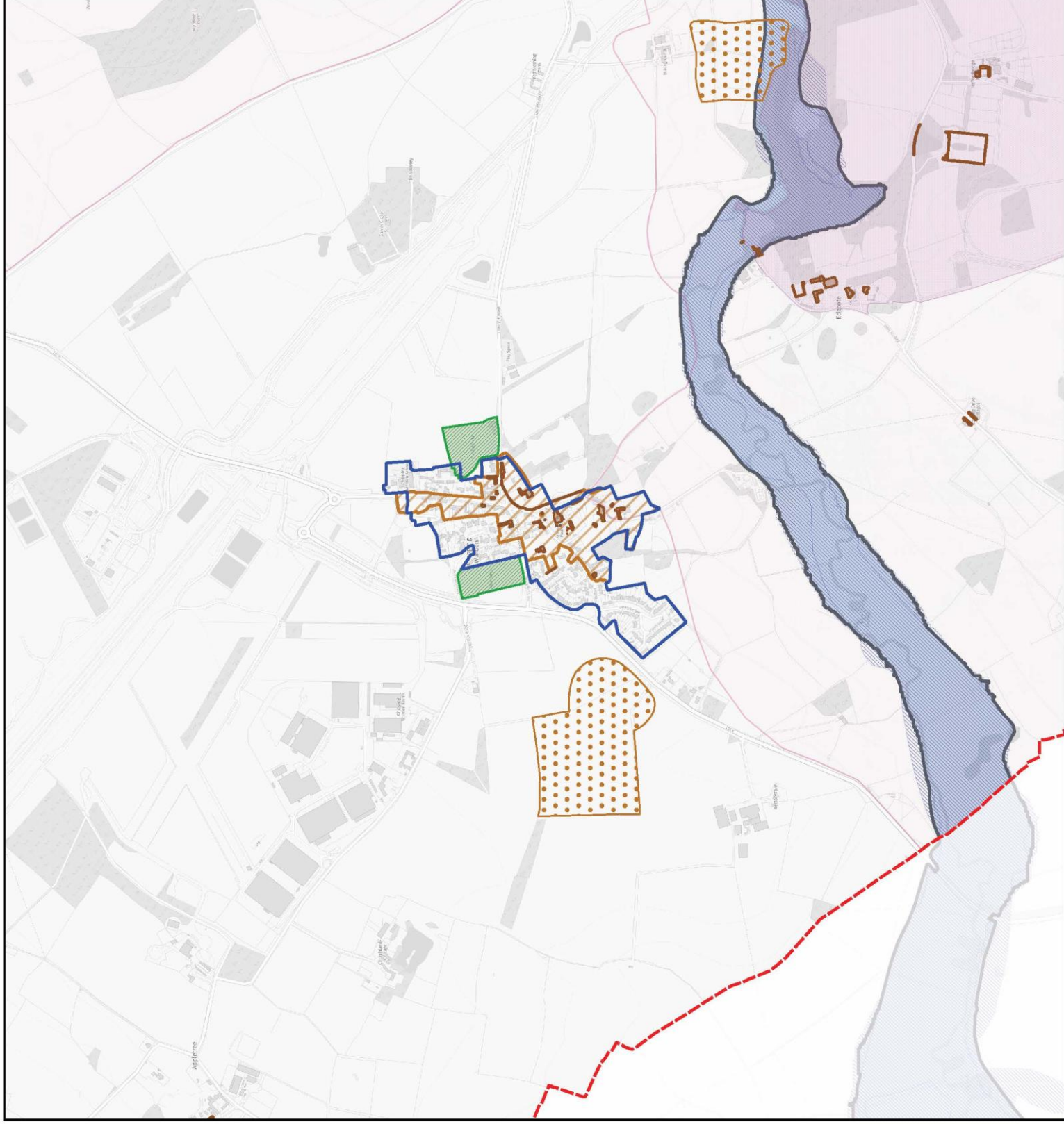
Not received at Reg-18 stage.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The proposed level of growth is modest and proportionate to the role and function of the village, whilst helping to sustain local services and community facilities. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 27 dwellings.

- Listed building
- Conservation Area
- Scheduled Monument
- Historic Battlefields
- Local Green Space (existing)
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Chipping Warden (Secondary village)



2.13. Cogenhoe

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Cogenhoe	Secondary Service Village	58	Not Made

Stage 1: Assessment of constraints and issues

Cogenhoe is a sizeable rural settlement located approximately 4 miles east of Northampton and benefits from a reasonable range of local services and facilities, including a pre-school, primary school, village shop, Post Office, public house, village hall and a range of sports and recreation facilities. These services support both local residents and the wider rural area and contribute positively to the sustainability of the settlement.

The historic core, largely to the east of the village is designated as a Conservation Area and contains a number of listed buildings which contribute to local character and identity. Future development will need to respect the historic environment and maintain the distinctive character of the settlement.

Cogenhoe is located between sections of the Upper Nene Valley Gravel Pits Ramsar/SPA/SSSI network, requiring careful consideration of ecological impacts and appropriate mitigation in accordance with local policy. The River Nene corridor lies immediately north of the village, together with areas of woodland, a cemetery and flood-prone land. To the south of the village are the primary school, playing fields and additional recreation spaces, whilst further woodland follows the watercourse along Station Road. These environmental assets, together with the wider River Nene corridor, contribute positively to landscape character, biodiversity and settlement form. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Cogenhoe records moderate DfT Connectivity Tool scores of approximately 34-44 and benefits from the VH1 bus service connecting Northampton and Wellingborough. Whilst service frequency is limited, the village's proximity to Northampton and its range of local facilities provide reasonable opportunities to access employment, shopping, healthcare and education by sustainable modes. Residents nevertheless continue to rely on private vehicle travel for a proportion of journeys.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate future growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Cogenhoe Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 58 dwellings are estimated to generate approximately 19.7 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a substantial indicative surplus capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 9.3 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Cogenhoe does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Denton (approximately 3 miles) and Great Billing (approximately 3 miles), as well as other facilities serving the wider Northampton area.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 143 additional residents and an associated need for approximately 12.3 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Cogenhoe contained approximately 658 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 169 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 24 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 58 dwellings exceeds recent delivery levels. However, the level of growth remains modest over the full plan period and reflects the village's role as a Secondary Service Village.

Stage 4: SLAA sites

SLAA Sites (Yield) – 600(24), 838(16), 839(40), 860(210) and 863(59)

Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 349 dwellings. This substantially exceeds the Policy R6 requirement of 58 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

No comments received at Reg-18 stage.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing infrastructure and wider service catchments are capable of accommodating the proposed level of growth, whilst supporting the long-term sustainability of local services and facilities. Call for Sites evidence demonstrates strong market interest and land availability substantially exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 58 dwellings.

2.14. Creaton

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Creaton	Secondary Service Village	19	Not Made

Stage 1: Assessment of constraints and issues

Creaton contains a number of heritage, landscape and environmental assets that contribute to its rural character. The historic core includes a Conservation Area and traditional village form within north of the village- and beyond, whilst the wider settlement maintains a strong relationship with the surrounding countryside.

The village lies entirely within a Special Landscape Area and contains two designated Local Green Spaces. Located within the Northamptonshire Uplands Character Area, Creaton has a compact form and a strong relationship with the surrounding countryside, which contributes significantly to its rural setting and local identity. The settlement's relationship with adjacent farmland and proximity to Spratton create sensitivities to outward expansion and the potential erosion of local character.

Environmental constraints include areas of surface water flood risk within parts of the village and Flood Zones 2 and 3 associated with the watercourse to the north-east. There are various woodland patches across the village with various trees with preservation orders. There is a presence of a public park within the village core, and an additional play space northeast of the village and cemetery near Ducklings Pre-School. The Local Nature Recovery Strategy identifies opportunities for woodland creation, traditional orchards, habitat enhancement, watercourse restoration and urban greening in and around the settlement. These opportunities reinforce the importance of the surrounding landscape and green infrastructure network. However, the evidence indicates that opportunities remain available to accommodate growth and provide required housing. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Whilst these environmental and heritage constraints will require careful consideration through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Accessibility is also a relevant consideration. Creaton records very low DfT Connectivity Tool scores of approximately 20-23, reflecting limited opportunities to access employment, shopping, healthcare and education by sustainable modes. Whilst the village benefits from the Route 60 bus service connecting Northampton

and Guilsborough, service frequency remains limited and residents continue to rely heavily on private vehicle travel for many day-to-day journeys.

Stage 2a: Consideration of education capacity

Creaton does not contain a primary school within the settlement. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 19 dwellings are estimated to generate approximately 6.5 primary pupils. Within the adopted accessibility framework, capacity is identified at Guilsborough CE Primary School, although an indicative accessibility-based deficit of approximately 2 places remains following the allocation of available capacity. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 3.0 pupils. Capacity is identified at Guilsborough School within the adopted accessibility framework and no secondary education constraints are identified through the assessment.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Creaton does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Guilsborough (approximately 2 miles) and Brixworth (approximately 5 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 47 additional residents and an associated need for approximately 4.0 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that

cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Creton contained approximately 218 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 56 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 8 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 19 dwellings exceeds recent delivery levels. Nevertheless, the level of growth remains modest in absolute terms and is considered proportionate to the village's role within the settlement hierarchy.

Stage 4: SLAA Sites

SLAA Sites (Yield) – 116(50), 400(49), 487(15), 491(15), 612(142), 774(64), 790(45) and 852(133)

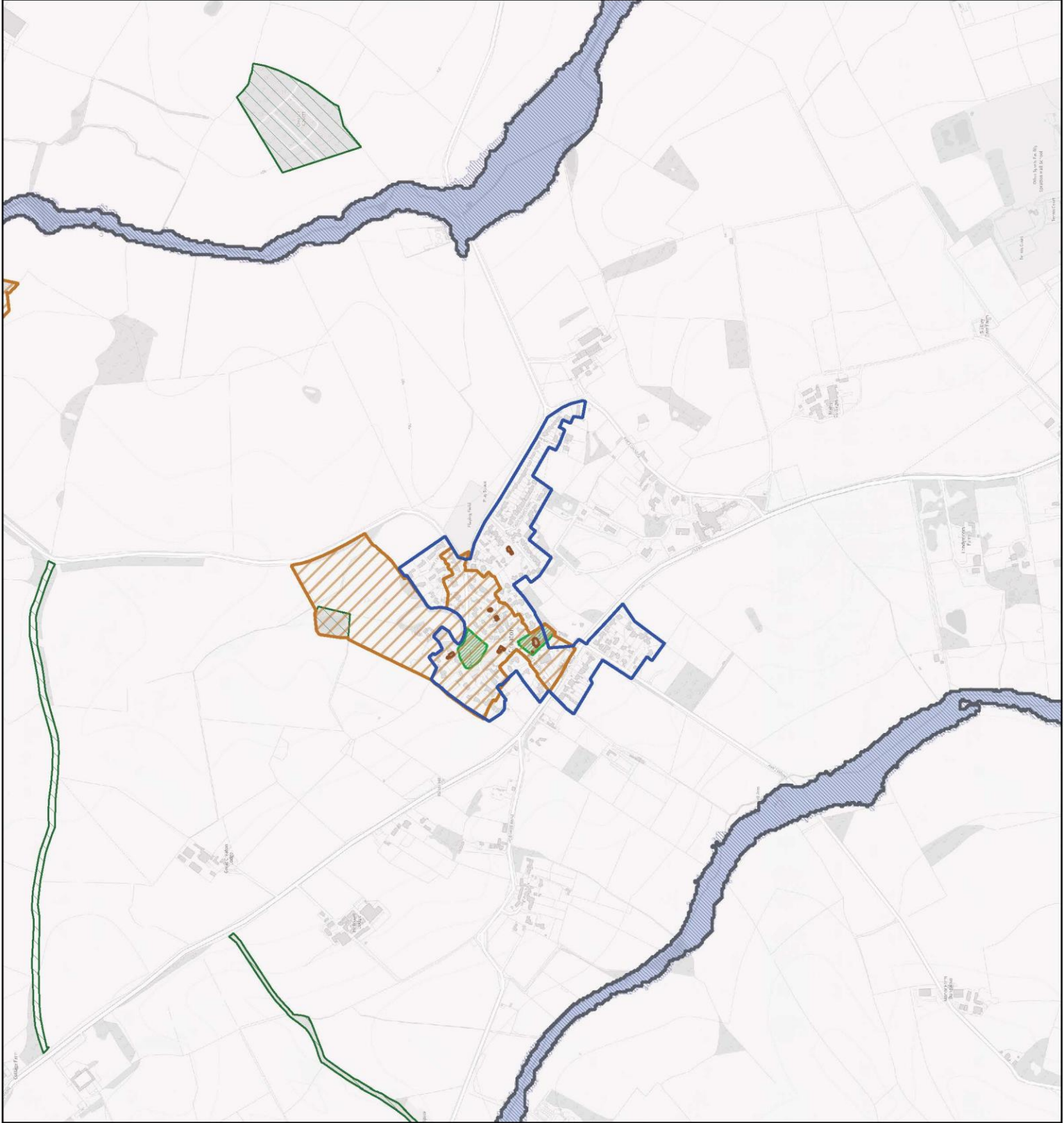
Eight sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 513 dwellings. This substantially exceeds the Policy R6 requirement of 19 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Creton Parish Council do not object to the proposed Policy R6 requirement of 22 dwellings but raise concerns regarding the settlement's available infrastructure and services. The Parish Council note that the village pre-school has now closed and question whether this should affect the village's classification or housing requirement.

Concerns are also raised regarding education provision, healthcare capacity, traffic impacts on Welford Road and the limited local bus service. The Parish Council seek clarification regarding infrastructure improvements and funding that may be required to support growth within Creton and neighbouring villages. Questions are also raised regarding the implementation of housing policies HO4 and HO5 and the implications of development beyond the settlement confines.

Conclusion
The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst accessibility is more limited than some settlements within the hierarchy, the proposed level of growth remains modest and proportionate to the role of the village and would help support the continued vitality of local services and facilities. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 19 dwellings.



- Listed building
- Conservation Area
- Local Green Space (existing)
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Creton (Secondary village)

2.15. Crick

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Crick	Secondary Service Village	85	Made (Dec 2021)

Stage 1: Assessment of constraints and issues

Crick is a large and sustainable rural settlement located approximately 8 miles north-east of Daventry, adjacent to Junction 18 of the M1 and the A428. As a Primary Service Village, it performs an important role serving both its own residents and the surrounding rural area. The village benefits from a comprehensive range of services and facilities including a pre-school, primary school, GP surgery, village shop, Post Office, three public houses, cafés, community facilities, sports provision, allotment site and significant nearby employment opportunities associated with DIRFT and the Crick Strategic Employment Area.

The village contains a Conservation Area encompassing its historic core together with numerous listed buildings and other non-designated heritage assets that contribute significantly to local character and identity. The Grand Union Canal Conservation Area, extensive areas of ridge and furrow, important views, public open spaces and a network of designated Local Green Spaces including Cracks Hill, Millennium Wood and Jubilee Wood form an important part of the village setting and environmental character. Future development will need to respect these heritage, landscape and environmental assets and maintain the distinct identity of the settlement.

The Crick Village Neighbourhood Plan Review identifies that the village has experienced substantial growth over recent decades, with household numbers increasing from approximately 552 in 1996 to around 955 by 2021. Since 2011, approximately 229 dwellings have been completed within the village. The Neighbourhood Plan notes that many residents consider the scale and pace of recent development to have placed pressure on existing infrastructure and community facilities, particularly in relation to traffic congestion, parking, school capacity and healthcare provision.

Crick is surrounded by various woodland patches, predominantly along Crick Bypass. The village core hosts a playing field and a cemetery within the settlement confines, with further small woodland patches and local green spaces scattered across the village. There is an additional public park eastwards from the settlement confines, and allotment site westwards, across the main road from settlement confines. There are more local green spaces and playing field north of Crick Bypass, northeast of the village connecting with The Grand Union Canal that flows east of the village at less than 200m. Crick has various tree preservation orders within and around the conservation area, more towards the northwest

within the village, and a sizeable woodland patch southwest of the village accessed by Marsons Dr. Altogether these natural assets alongside open spaces within and around the village support a variety of habitats and species. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Infrastructure and accessibility considerations will therefore require ongoing attention. The Neighbourhood Plan highlights longstanding concerns regarding congestion on roads leading into the village centre, high levels of car ownership, pressure on parking provision and the cumulative impacts arising from nearby strategic employment development.

The proximity of the M1 and DIRFT provides significant employment opportunities and contributes positively to the local economy, although community concerns have also been expressed regarding traffic movements and the wider impacts of ongoing expansion. The employment sites across the M1 and west and northwest of the village currently have article four directions to safeguard employment.

Accessibility is also a relevant consideration. Crick records moderate DfT Connectivity Tool scores of approximately 32-39 and benefits from the D1 and 96 bus services which provide connections to Northampton, Rugby, Daventry and DIRFT. These services provide opportunities to access employment, retail and leisure facilities by sustainable modes, although residents continue to rely on private vehicles for a proportion of journeys.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate future growth. The scale of development proposed through Policy R6 is substantially below the level of growth previously experienced by the village and no single constraint has been identified that would prevent the delivery of the proposed housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Crick Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 85 dwellings are estimated to generate approximately 28.9 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 9 places is identified. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places.

The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-

school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 13.6 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Crick is located in close proximity to Rugby, and cross-boundary educational relationships are not reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. As demonstrated by Appendix B, secondary school capacity is dynamic and influenced by demographic change, migration patterns, parental preference, school choice and cross-boundary attendance patterns. The educational demand generated by the proposed development will arise gradually over the plan period and should therefore be considered alongside ongoing school place planning and the efficient use of existing educational infrastructure.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Crick benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 210 additional residents and an associated need for approximately 18.0 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Crick contained approximately 963 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 247 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages

through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 238 dwellings were completed between 2011 and 2026, demonstrating the village's strong ability to accommodate development. Whilst Crick could potentially support higher levels of growth, Policy R6 seeks to avoid over-concentrating development within a limited number of larger and more market-attractive settlements. The proposed Regulation 19 requirement of 85 dwellings therefore represents a balanced and proportionate contribution towards meeting rural housing needs.

Stage 4: SLAA sites

SLAA (Yield) – 013(700), 014(1400), 105(88), 133(0), 134(0), 330(0), 367(243), 368(168), 441(0), 468(0), 594(85), 631(68), 643(65), 772(90), 805(0), 806(0) and 906(64)

Seventeen sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 2,971 dwellings. This substantially exceeds the Policy R6 requirement of 85 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire

Stage 5: Parish Council Response (Reg-18)

Crick Parish Council raises concerns regarding the proposed housing requirement and the cumulative impact of growth on local infrastructure. Whilst acknowledging the methodology used to calculate the housing requirement, the Parish Council considers that the level of recent housing delivery should be given greater weight and that dwellings completed prior to adoption of the Local Plan should contribute towards meeting the requirement.

Concerns are also raised regarding infrastructure provision, particularly healthcare, highways, parking, mobile connectivity, utilities, flood risk and education. The Parish Council emphasises the need for infrastructure to be delivered alongside development and highlights the cumulative impacts arising from housing growth and the expansion of DIRFT. The Parish Council also identifies existing traffic and HGV pressures and supports stronger mitigation measures together with improvements to sustainable transport infrastructure.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Crick benefits from a particularly strong range of services, facilities, employment opportunities and healthcare provision consistent with its role as a key rural service centre. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has adopted a proportionate approach to growth that supports the settlement

whilst avoiding over-concentration of development. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 85 dwellings.

2.16. Croughton

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Croughton	Secondary Service Village	38	Not Made

Stage 1: Assessment of constraints and issues

Croughton is located approximately 5.5 miles south-west of Brackley and benefits from proximity to the A43, A421 and Junction 10 of the M40. The village contains a mix of local facilities and services and functions as a Secondary Service Village within the settlement hierarchy.

Croughton is located on a ridge with watercourses to the south and west of the village. Two small streams converge to the south-west of the settlement before joining Ockley Brook, which forms the southern parish boundary and is a tributary of the River Cherwell. These features contribute to the local landscape character and should be taken into account when considering future development opportunities. These waterbodies are also prone to flooding. There is a playing field and an allotment site adjacent to the northwest boundary of the village, and multiple woodland patches around them. There are additional woodland patches to the west, south and southeast of the village boundaries. There is a cemetery within the village core, and another along Brackley Road north of the village, with more woodlands. Altogether these natural assets support a variety of habitats and species. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

A Conservation Area covers the historic core of the village and includes a number of listed buildings. RAF Croughton is located to the south-east of the settlement, although facilities within the base are not publicly accessible and therefore do not contribute to the village's service provision.

Accessibility is a significant constraint. Croughton records very low DfT Connectivity Tool scores of approximately 18-20 and does not benefit from a regular bus service. Whilst the village is relatively close to strategic road corridors, opportunities to access employment, healthcare, education, shopping and leisure destinations by sustainable modes are limited.

The village nevertheless benefits from a range of local facilities including a primary school, nursery, convenience store, village hall, sports facilities and allotment site. These facilities support the day-to-day needs of residents and contribute positively to village sustainability.

Overall, Croughton benefits from a modest range of local services but exhibits poor accessibility and connectivity compared with many other settlements within the Policy R6 hierarchy.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Croughton All Saints CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 38 dwellings are estimated to generate approximately 12.9 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 6 places is identified. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 6.1 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. As demonstrated by Appendix B, secondary school capacity is dynamic and influenced by demographic change, migration patterns, parental preference, school choice and cross-boundary attendance patterns. The educational demand generated by the proposed development will arise gradually over the plan period and should therefore be considered alongside ongoing school place planning and the efficient use of existing educational infrastructure.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Croughton does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Brackley (approximately 5.5 miles), with further healthcare provision available within Banbury (approximately 10 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 94 additional residents and an associated need for approximately 8.0 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Croughton contained approximately 429 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 110 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 16 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 38 dwellings exceeds recent delivery levels. However, the level of growth remains modest and reflects the settlement's role within the rural hierarchy.

Stage 4: SLAA sites

SLAA (Yield) – 309(56), 584(36), 611(24) and 724(185)

Four sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 301 dwellings. This substantially exceeds the Policy R6 requirement of 38 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

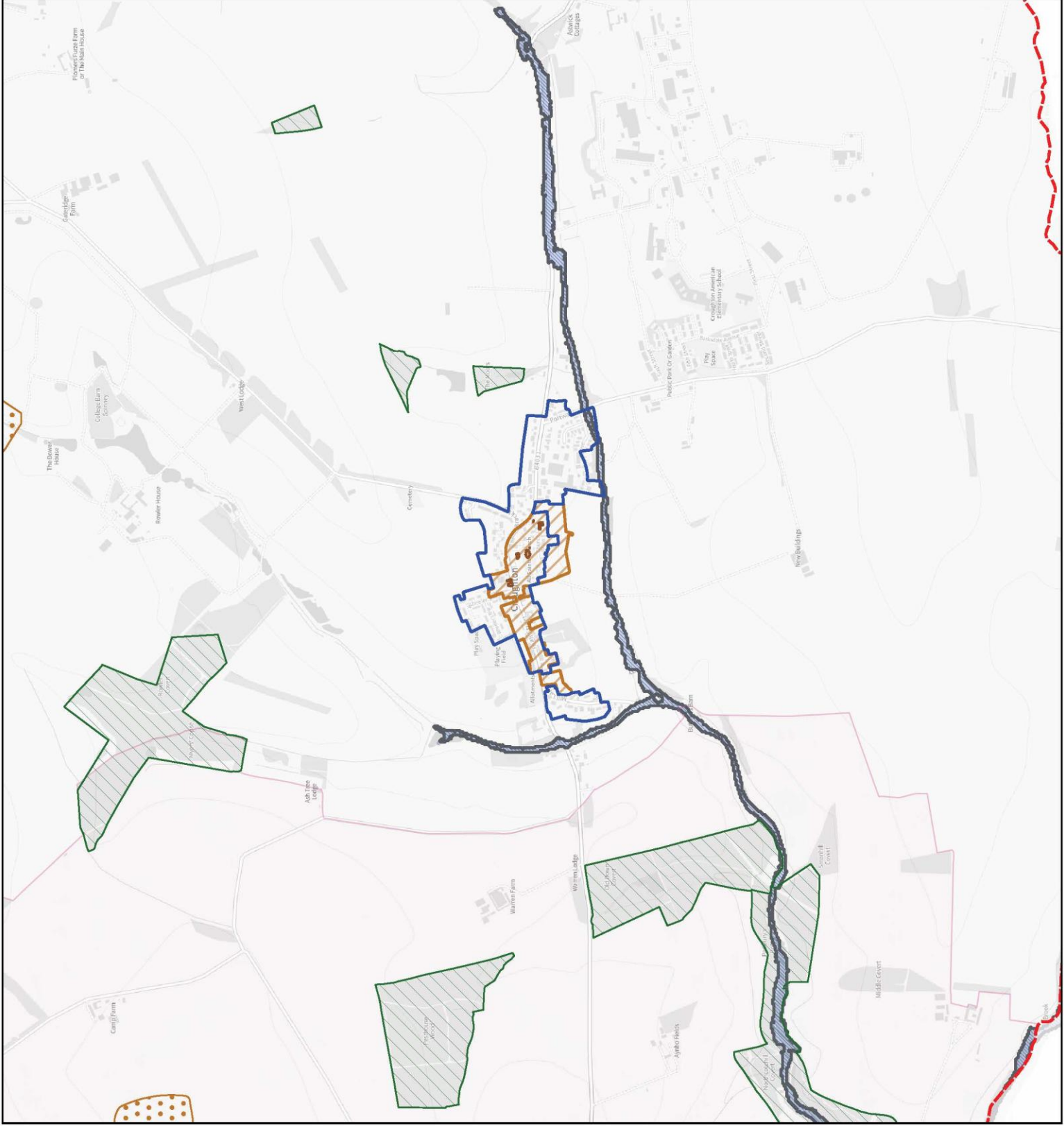
Stage 5: Parish Council Response (Reg-18)

During settlement hierarchy engagement in February 2024, comments were received supporting the introduction of traffic calming measures, including a 20mph speed limit, and the reinstatement of a bus service serving the village.

No Regulation 18 consultation response specific to Policy R6 was received.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst accessibility is relatively limited and public transport provision is constrained, the proposed level of growth remains modest and proportionate to the role of the settlement. Call for Sites evidence demonstrates sufficient market interest and land availability to support delivery. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 38 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Croughton (Secondary village)

2.17. Culworth

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Culworth	Secondary Service Village	18	Not Made

Stage 1: Assessment of constraints and issues

Culworth is a rural settlement located approximately 10 miles south of Daventry and 6.5 miles north-east of Banbury. The village benefits from a modest but important range of local services and facilities including a pre-school, primary school, village shop, public house, village hall, allotment site and recreation facilities. These services support both local residents and the wider rural community and contribute positively to the sustainability of the settlement.

A significant proportion of the village lies within a Conservation Area containing numerous listed buildings which contribute to its historic character and distinctiveness. The village also contains the Scheduled Monument known as the Castle Ringwork, located immediately north of the Grade II* listed St Mary's Church. These heritage assets make an important contribution to local identity and will require careful consideration in accommodating future growth.

Culworth is close to Upper Cherwell at Trafford House SSSI site and any development should carefully consider its implications. The village has a linear settlement fabric and is surrounded by natural assets immediately on most sides including woodland, allotment site, playing fields, cemeteries, and small waterbodies. All natural assets as well as open spaces in and around the village support a variety of habitats and species and will require careful consideration for any development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a significant consideration. Culworth records very low DfT Connectivity Tool scores of approximately 18-20, reflecting very limited opportunities to access employment, shopping, healthcare and education by sustainable modes. The village has no scheduled bus service or rail connection and residents are therefore highly reliant on private vehicle travel to access services and employment opportunities outside the settlement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Culworth CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 18 dwellings are estimated to generate approximately 6.1 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining

following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 2.9 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Chenderit School, which serves the wider area, is located approximately 6 miles from Culworth. As demonstrated by Appendix B, secondary school capacity is dynamic and influenced by demographic change, migration patterns, parental preference, school choice and cross-boundary attendance patterns. The educational demand generated by the proposed development will arise gradually over the plan period and should therefore be considered alongside ongoing school place planning and the efficient use of existing educational infrastructure.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Culworth does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Byfield (approximately 5 miles), with further provision available within nearby service centres and neighbouring authorities.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 45 additional residents and an associated need for approximately 3.8 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a

modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Culworth contained approximately 200 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 51 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 9 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 18 dwellings exceeds recent delivery levels. Nevertheless, the level of growth remains modest in absolute terms and reflects the village's role as a Secondary Service Village.

Stage 4: SLAA sites (Yield)

SLAA (Yield) – 590(48)

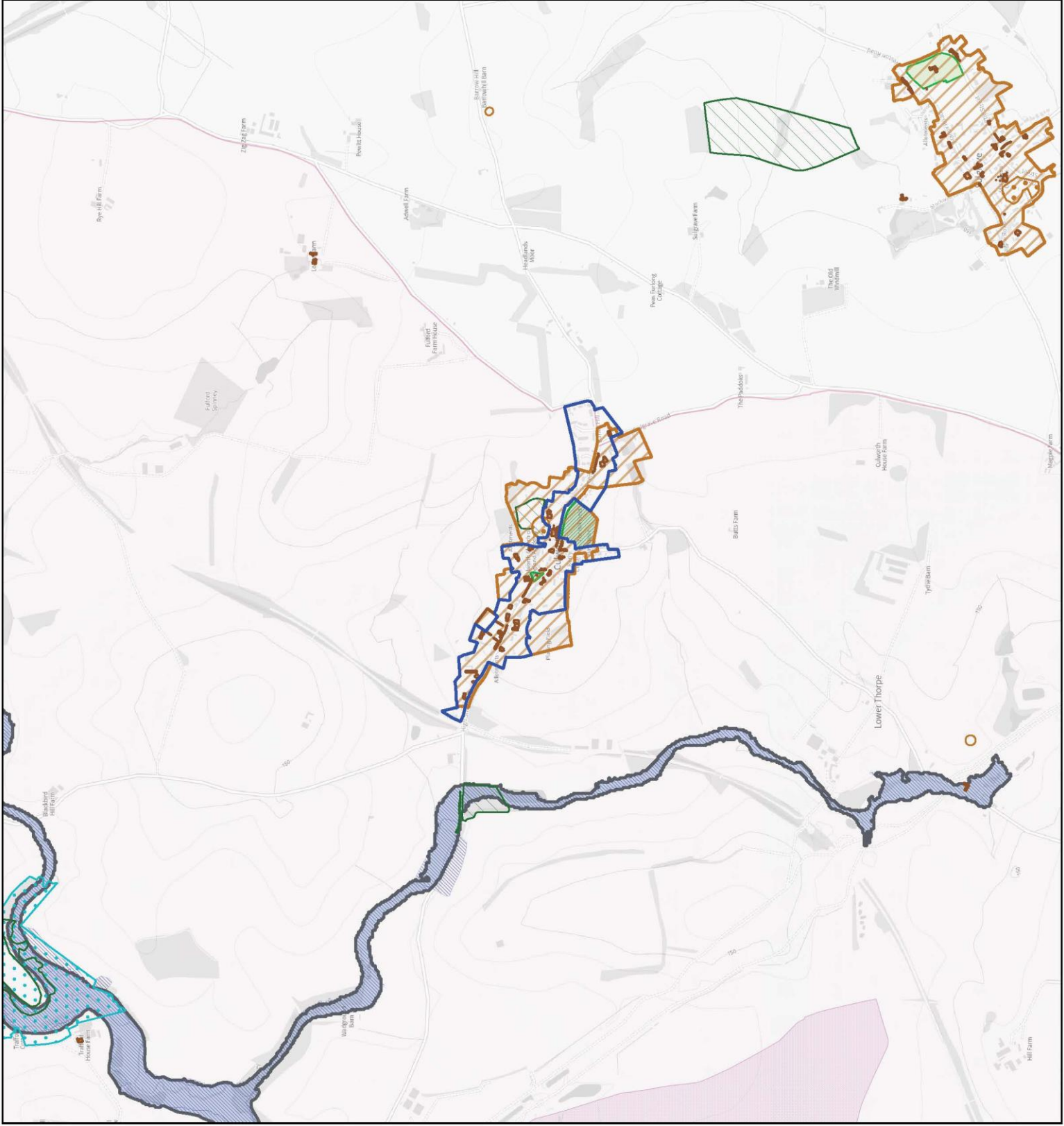
One site has come forward through the Call for Sites process, with a theoretical capacity of approximately 48 dwellings. This exceeds the Policy R6 requirement of 18 dwellings and demonstrates more than sufficient market interest and land availability to accommodate the proposed level of growth.

Stage 5: Parish Council Response (Reg-18)

No response received at Reg-18 stage.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst accessibility is relatively limited, the proposed level of growth is modest and would support the continued vitality of local services and community facilities. Call for Sites evidence demonstrates sufficient market interest and land availability to accommodate the requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 18 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Historic Battlefields
- Historic Parks and Gardens
- Local Green Space (existing)
- Local Wildlife Sites
- SSSI
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Culworth (Secondary village)

2.18. Deanshanger

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Deanshanger	Primary Service Village	147	Not Made

Stage 1: Assessment of constraints and issues

Deanshanger benefits from a relatively less constrained location and remains capable of accommodating future growth. The principal constraints identified through the Sustainability Appraisal relate to heritage, biodiversity, land resource impacts and mineral safeguarding. The village contains a Conservation Area and a number of listed buildings within its historic core which require consideration when assessing development proposals.

The statutory designations and environmental constraints include the Deanshanger Conservation Area and a number of Grade II listed buildings within the historic core. The nearest nationally designated ecological site is Whittlewood Forest SSSI, located approximately 1.6km from the village. There are limited areas of flood risk within the village, principally within the conservation area and on land to the west of the settlement.

Further ecological assets within and immediately adjoining the settlement are relatively limited and include allotment site, small waterbodies and areas of woodland located primarily to the north, north-west and east of the village. More extensive green infrastructure is associated with Kings Brook and the southern edge of the settlement, where woodland, water features, allotment site and Deanshanger Pocket Park contribute to local biodiversity value. Additional assets include woodland and water features along Buckingham Road, a cemetery and allotment near Deanshanger Methodist Church, and woodland adjacent to the A422 roundabout. Whilst these assets require careful consideration, they are relatively limited in extent compared with many villages of a similar size. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Deanshanger records very strong DfT Connectivity Tool scores of approximately 40-52, reflecting reasonable access to employment, shopping, healthcare and education compared with many rural settlements. However, despite its range of local services, private vehicle travel remains important for a significant proportion of journeys.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Deanshanger Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 147 dwellings are estimated to generate approximately 50.0 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a substantial residual surplus

remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 23.5 pupils. Appendix B identifies capacity at Elizabeth Woodville School (Deanshanger) within the adopted accessibility framework, although an indicative residual deficit of approximately 14 places remains within the framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Deanshanger benefits from strong public transport connections to Towcester and Milton Keynes, including the X91 bus service, and maintains established educational relationships extending towards schools within both West Northamptonshire and the wider Milton Keynes area. Cross-boundary educational relationships of this nature are not reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. As demonstrated by Appendix B, secondary school capacity is dynamic and influenced by demographic change, migration patterns, parental preference, school choice and cross-boundary attendance patterns. The educational demand generated by the proposed development will arise gradually over the plan period and should therefore be considered alongside ongoing school place planning and the efficient use of existing educational infrastructure.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Deanshanger benefits from primary healthcare provision within the settlement through a branch GP surgery. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 363 additional residents and an associated need for approximately 31.1 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Deanshanger contained approximately 1,651 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures,

would indicate a housing need of approximately 424 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 141 dwellings were completed between 2011 and 2026, demonstrating the settlement's ability to accommodate growth. The proposed Regulation 19 requirement of 147 dwellings broadly reflects this delivery record and represents a proportionate level of growth consistent with the village's role within the settlement hierarchy.

Stage 4: SLAA Sites

SLAA (Yield) – 020(1380), 062(2300), 119(224), 140(180), 175(275), 176(48), 383(54), 405(94), 605(14), 751(635), 799(505) and 902(221)

Twelve sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 5,930 dwellings. This substantially exceeds the Policy R6 requirement of 147 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Parish Council Response

Deanshanger Parish Council object to the proposed Policy R6 housing requirement of 168 dwellings and consider that the overall approach to rural growth is not supported by sufficient infrastructure evidence. Concerns are raised regarding the absence of a strategic assessment of transport, healthcare, education, utilities and flood risk impacts arising from proposed rural growth, together with the lack of planned infrastructure improvements identified within the supporting evidence.

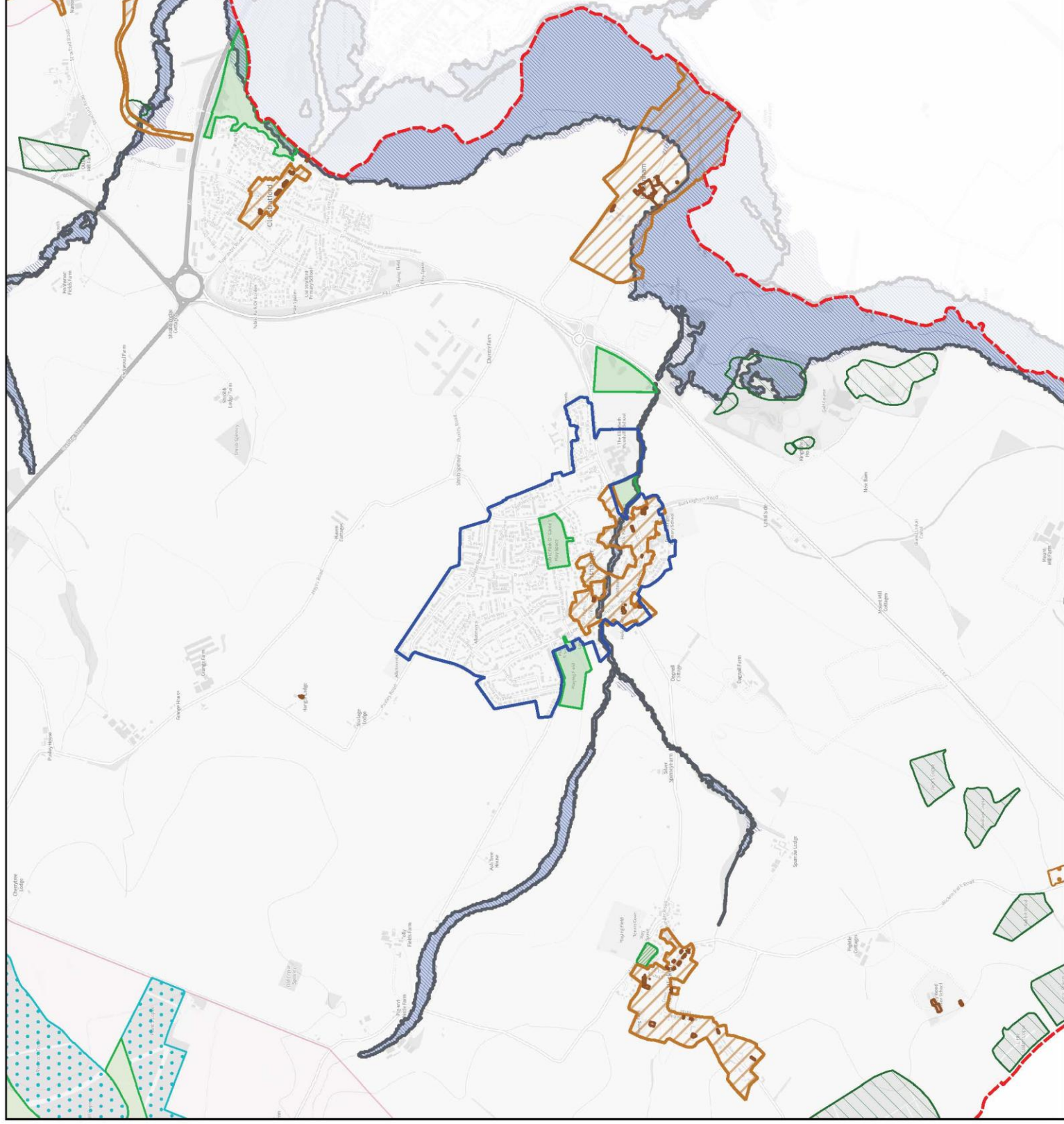
The Parish Council argues that the housing requirement should be reduced, noting the recent approval of a 66-bed care home within the village and expressing concern that additional housing growth would increase pressure on local roads, congestion at the A5 Old Stratford roundabout and out-commuting to Milton Keynes. Concerns are also raised regarding flood risk, referencing flooding events within the village and the need for further consideration of local evidence.

The Parish Council further questions Deanshanger's classification as a Primary Service Village, citing the absence of a full GP surgery, loss of the Post Office, limited public transport connectivity and a reliance on employment opportunities outside the village. Objections are also raised to the proposed allocation of the Furtho Pit employment site on transport, landscape, biodiversity and flood risk grounds.

Overall, the Parish Council considers that the evidence base supporting rural growth is insufficient and that further work is required before the proposed housing requirement and associated policies can be justified.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. As a Primary Service Village, Deanshanger benefits from a strong range of services, facilities and community infrastructure capable of supporting planned growth. Existing primary school capacity is substantial and wider education and healthcare networks are capable of accommodating the proposed level of development. Call for Sites evidence demonstrates significant market interest and land availability far exceeding the minimum requirement. The Council has therefore adopted a proportionate approach to growth consistent with the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 147 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Historic Parks and Gardens
- Local Green Space (existing)
- Local Green Space (proposed)
- Local Wildlife Sites
- SSSI
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Deanshanger (Primary village)

2.19. Denton

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Denton	Secondary Service Village	30	Not Made

Stage 1: Assessment of constraints and issues

Denton is a rural settlement located approximately 5 miles south-east of Northampton. The village benefits from a modest but important range of services and facilities including a pre-school, primary school, GP surgery, village hall, recreation facilities and allotment site. These facilities support local residents and contribute positively to the sustainability of the settlement.

The village contains a Conservation Area encompassing its historic core together with a number of listed buildings which contribute significantly to local character and identity. A Special Landscape Area lies immediately to the south-east of the settlement and forms an important component of the village's rural setting. Future development will need to respect the historic environment and maintain the distinctive character of the settlement.

Denton is very close to Yardley Chase SSSI site and also falls within 5.8km catchment of Upper Nene Valley Gravel Pits Ramsar/SSSI site. Careful consideration will be required for any major development in the village. A river stream cuts through the village centrally, and is surrounded by natural assets including woodland patches with tree preservation orders, allotment site and cemetery. This central natural spine is also prone to flooding. Overall, these natural assets support a variety of habitats and species and must be carefully considered. Natural assets adjacent to the settlement confines are relatively limited. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Denton records relatively low DfT Connectivity Tool scores of approximately 27-32 and benefits from the No. 41 bus service providing connections to Northampton and Bedford. However, service frequency is limited and residents continue to rely on private vehicle travel for a proportion of journeys, particularly when accessing higher-order employment, healthcare, retail and leisure opportunities.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Denton Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 30 dwellings are estimated to generate approximately 10.2 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a substantial residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.8 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Denton benefits from its proximity to the Northampton urban area, where a broad range of secondary education provision exists. Appendix B should also be read alongside the wider secondary school network capacity identified through Tables B7 and B8 and the Infrastructure Delivery Plan, which identifies significant planned investment in secondary education infrastructure across the wider Northampton area, including new secondary school provision within the North, South, West and Kings Heath growth areas intended to support planned growth over the plan period. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Denton benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 74 additional residents and an associated need for approximately 6.4 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Denton contained approximately 335 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 86 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 2 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 30 dwellings exceeds recent delivery levels. However, the level of growth remains modest over the plan period and reflects the village's accessibility, service provision and role as a Secondary Service Village.

Stage 4: SLAA sites

SLAA (Yield) – 696(50), 835(38) and 837(86)

Three sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 174 dwellings. This substantially exceeds the Policy R6 requirement of 30 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

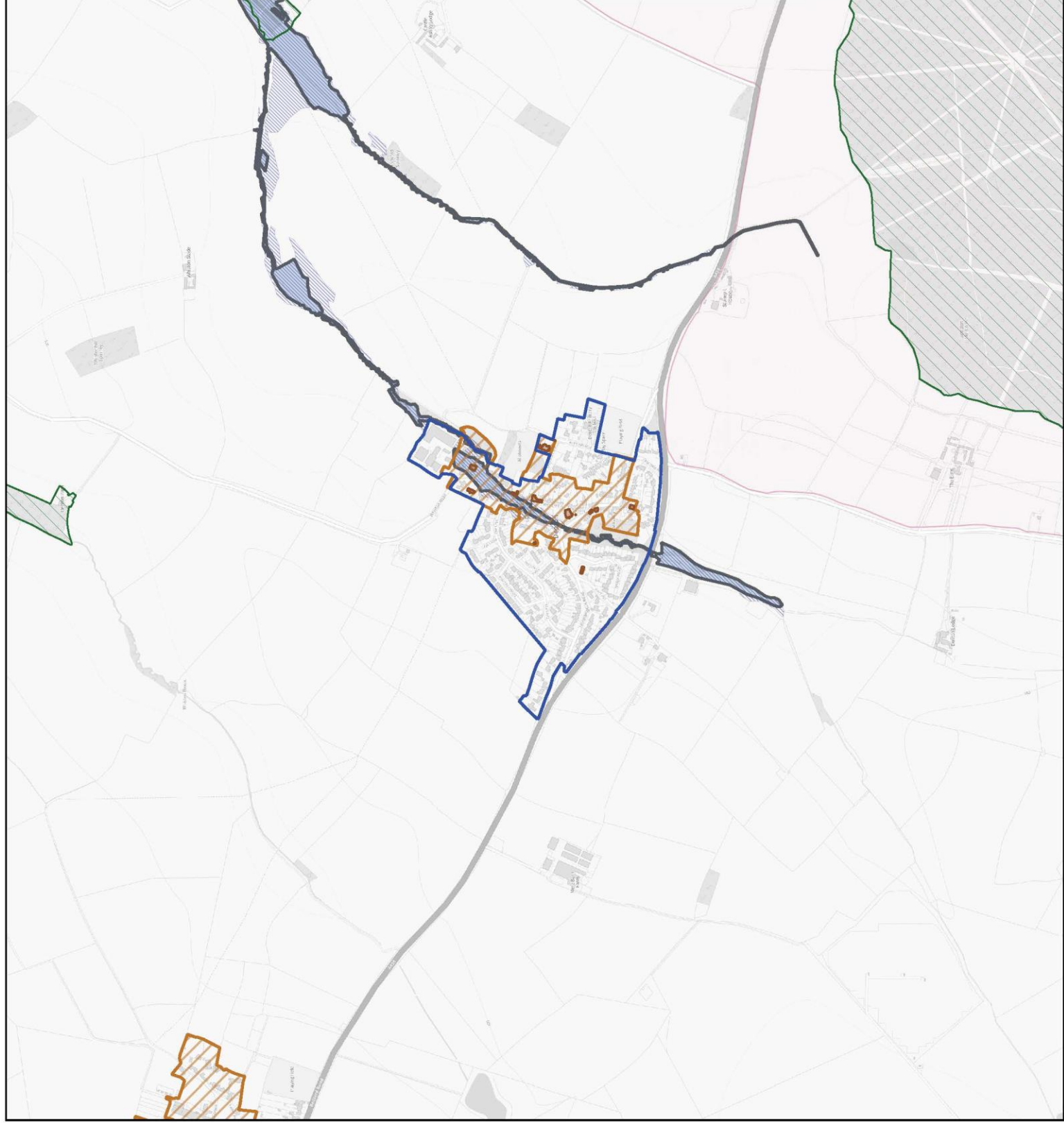
Denton Parish Council object to the proposed level of housing growth and consider that the village's infrastructure is already operating at or beyond capacity. Particular concerns are raised regarding surface water drainage, sewerage infrastructure and wastewater treatment capacity.

The Parish Council state that recent development has placed pressure on existing infrastructure and note that sewage from Denton is pumped to Yardley Hastings for treatment. Concerns are raised that further development could exacerbate existing flooding and drainage issues unless significant infrastructure improvements are secured. The Parish Council therefore consider that future growth should remain limited and that infill development provides a more appropriate mechanism for accommodating housing growth within the village.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing education infrastructure has sufficient capacity to accommodate the proposed level of growth and healthcare provision is available within the village. The requirement represents a proportionate contribution towards meeting local

housing needs whilst supporting the continued vitality of local services and facilities. Call for Sites evidence demonstrates sufficient market interest and land availability to support delivery. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 30 dwellings.



- Listed building
- Conservation Area
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Denton (Secondary village)

2.20. East Haddon

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
East Haddon	Secondary Service Village	29	Not Made

Stage 1: Assessment of constraints and issues

East Haddon is a rural settlement located approximately 7 miles north-west of Northampton and 7 miles north-east of Daventry. The village benefits from a modest range of services and facilities including a primary school, village hall, public house, recreation facilities and local employment opportunities. These facilities contribute positively to the sustainability of the settlement and support its role as a Secondary Service Village.

The village contains a number of listed buildings concentrated along Main Street which contribute significantly to local character and identity. Future development will need to respect the historic environment and maintain the distinctive rural character of the settlement.

The surrounding countryside forms an important component of the village setting, and a Historic Parks and Gardens conservation site is located at some distance to the south-east of the settlement. Recreation facilities, open spaces and the wider rural landscape contribute positively to local amenity and character and should be carefully considered when accommodating future growth. The immediate surroundings of the village do not have a substantial amount of natural assets; these open parts in the countryside present opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. East Haddon records relatively low DfT Connectivity Tool scores of approximately 25-31 and benefits from the 96 bus service providing hourly Monday to Saturday connections between Northampton and Rugby via neighbouring villages. This provides opportunities to access employment, shopping, healthcare and education by sustainable modes. However, residents continue to rely on private vehicle travel for a proportion of journeys, particularly when accessing higher-order services and facilities.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at East Haddon CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment

presented in Appendix B, the proposed 29 dwellings are estimated to generate approximately 9.9 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a small residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.6 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time. These findings should also be considered alongside the Infrastructure Delivery Plan, which identifies significant planned investment in secondary education infrastructure across the wider Northampton area intended to support planned growth over the plan period.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

East Haddon does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Long Buckby (approximately 3 miles), with further provision available within surrounding service centres.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 72 additional residents and an associated need for approximately 6.1 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and,

where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

East Haddon contained approximately 323 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 83 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 17 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 29 dwellings broadly reflects historic delivery patterns. The requirement therefore represents a proportionate level of growth that supports local services and facilities whilst remaining consistent with the scale and character of the settlement.

Stage 4: SLAA sites

SLAA (Yield) – 317(89), 791(89), 792(89), 832(19) and 841(40)

Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 326 dwellings. This substantially exceeds the Policy R6 requirement of 29 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

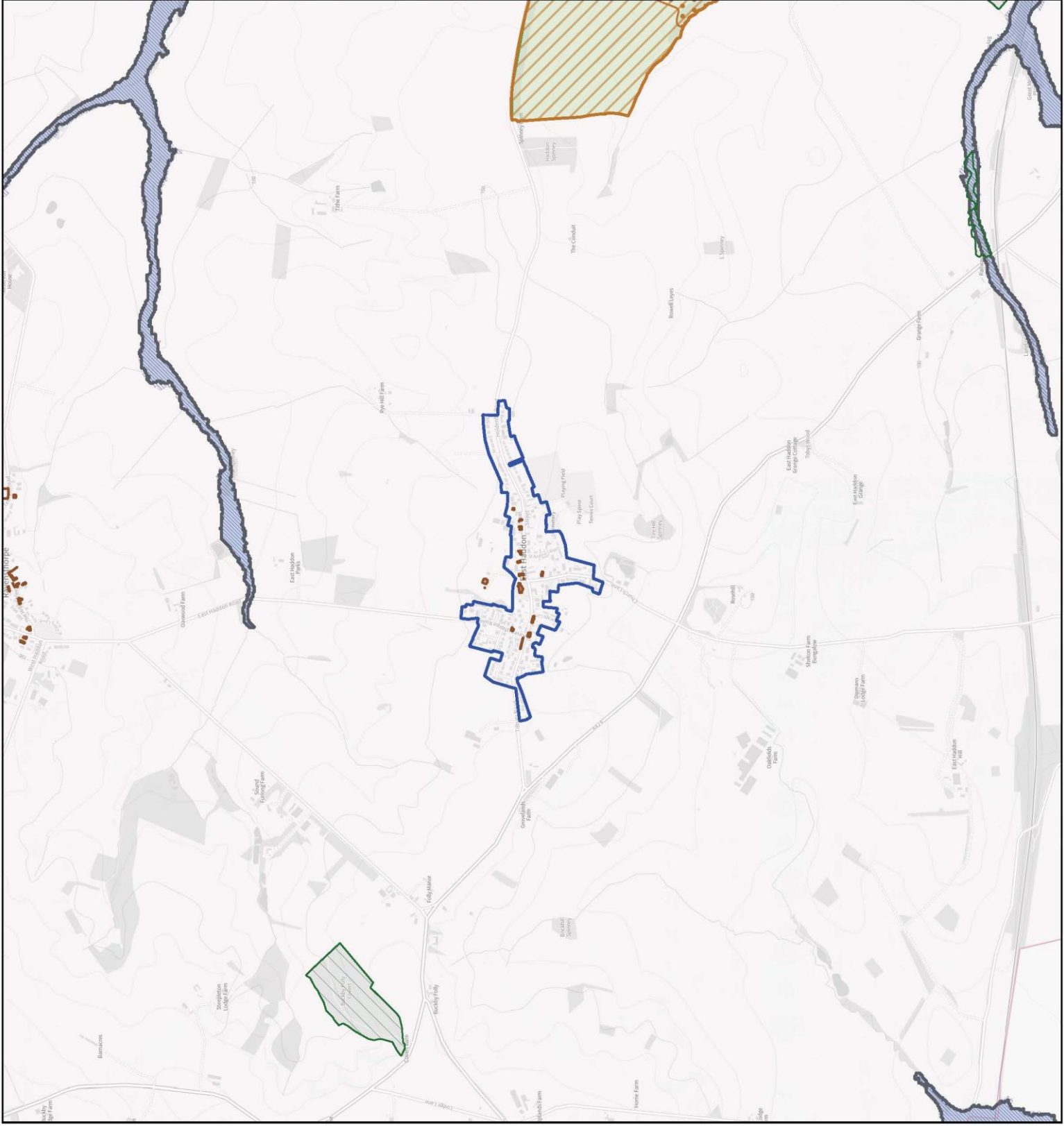
Stage 5: Parish Council Response (Reg-18)

East Haddon Parish Council broadly supports the overall spatial strategy and the principle of proportionate growth within rural areas. However, the Parish Council emphasises that development within villages should be modest, proportionate and aligned with local infrastructure capacity.

Concerns are raised that some proposed housing numbers elsewhere within the rural area may not align with the objective of directing growth to the most sustainable locations. In relation to East Haddon, the Parish Council considers that future development should reflect the village's small scale, historic environment and limited services, whilst maintaining its rural character and ensuring that infrastructure, roads, public transport, utilities, healthcare, schools and open spaces are capable of supporting growth. The Parish Council also seeks reassurance regarding the ongoing status and weight afforded to made Neighbourhood Development Plans.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The proposed level of growth is modest and proportionate to the role and function of the village and can be accommodated through existing infrastructure networks and wider service catchments. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 29 dwellings.



Listed building



Conservation Area



Scheduled Monument



Historic Parks and Gardens



Local Wildlife Sites



Special Landscape Area



Flood Zone 2



Flood Zone 3



West Northamptonshire
boundary



East Haddon (Secondary village)

2.21. Farthinghoe

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Farthinghoe	Secondary Service Village	17	Not Made

Stage 1: Assessment of constraints and issues

Farthinghoe is a rural settlement located approximately 3 miles north-west of Brackley and 5 miles south-east of Banbury on the A422 corridor. The village benefits from a modest range of services and facilities including a primary school, public house, village hall, farm shop and tea room, recreation facilities and allotment site. These facilities support local residents and contribute positively to the sustainability of the settlement.

The historic core of the village is designated as a Conservation Area and contains a number of listed buildings which contribute significantly to local character and identity. Future development will need to respect the historic environment and maintain the distinctive rural character of the settlement.

There is a presence of Farthinghoe Local Nature Reserve approximately 1km north-west of the village. A cluster of natural assets, including woodland and a waterbody, is located around the New Road and A422 junction. Within and around the village are allotment site, open spaces, cemeteries and additional woodland areas, including to the east of the settlement. These environmental assets contribute positively to biodiversity, landscape character and the rural setting of the village, whilst remaining relatively limited in extent immediately adjoining the settlement confines. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Farthinghoe records DfT Connectivity Tool scores of approximately 25-28 and benefits from the 500 bus service providing hourly Monday to Sunday connections between Banbury and Bicester via Brackley and neighbouring villages. Additional limited bus provision is available through the 200 service. These services provide opportunities to access employment, shopping, healthcare and education by sustainable modes, although residents continue to rely on private vehicle travel for a proportion of journeys.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate modest levels of growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Farthinghoe Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 17 dwellings are estimated to generate approximately 5.8 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a substantial residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 2.7 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. However, the framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. Appendix B does not identify capacity at Chenderit School despite Farthinghoe's close relationship with the Brackley area, whilst Magdalen College School lies only marginally beyond the adopted accessibility threshold and retains substantial available capacity within the wider secondary school network. The modest scale of educational demand generated by the proposed allocation, together with the dynamic nature of school capacity identified in Appendix B, suggests that the accessibility outcome should not be interpreted as evidence of a significant secondary education constraint. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Farthinghoe does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Brackley (approximately 3 miles) and Banbury (approximately 5 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 42 additional residents and an associated need for approximately 3.6 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and,

where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Farthinghoe contained approximately 194 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 50 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 8 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 17 dwellings exceeds recent delivery levels. Nevertheless, the level of growth remains modest in absolute terms and reflects the village's role within the settlement hierarchy and its proximity to Brackley and Banbury.

Stage 4: SLAA sites

SLAA (Yield) – 313(5), 587(38), 768(45), 770(19) and 884(14)

Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 121 dwellings. This substantially exceeds the Policy R6 requirement of 17 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Farthinghoe Parish Council do not object in principle to additional housing within the village and acknowledge that modest levels of affordable and social housing could help support younger households and maintain a balanced community. The Parish Council also recognise the importance of supporting the village primary school.

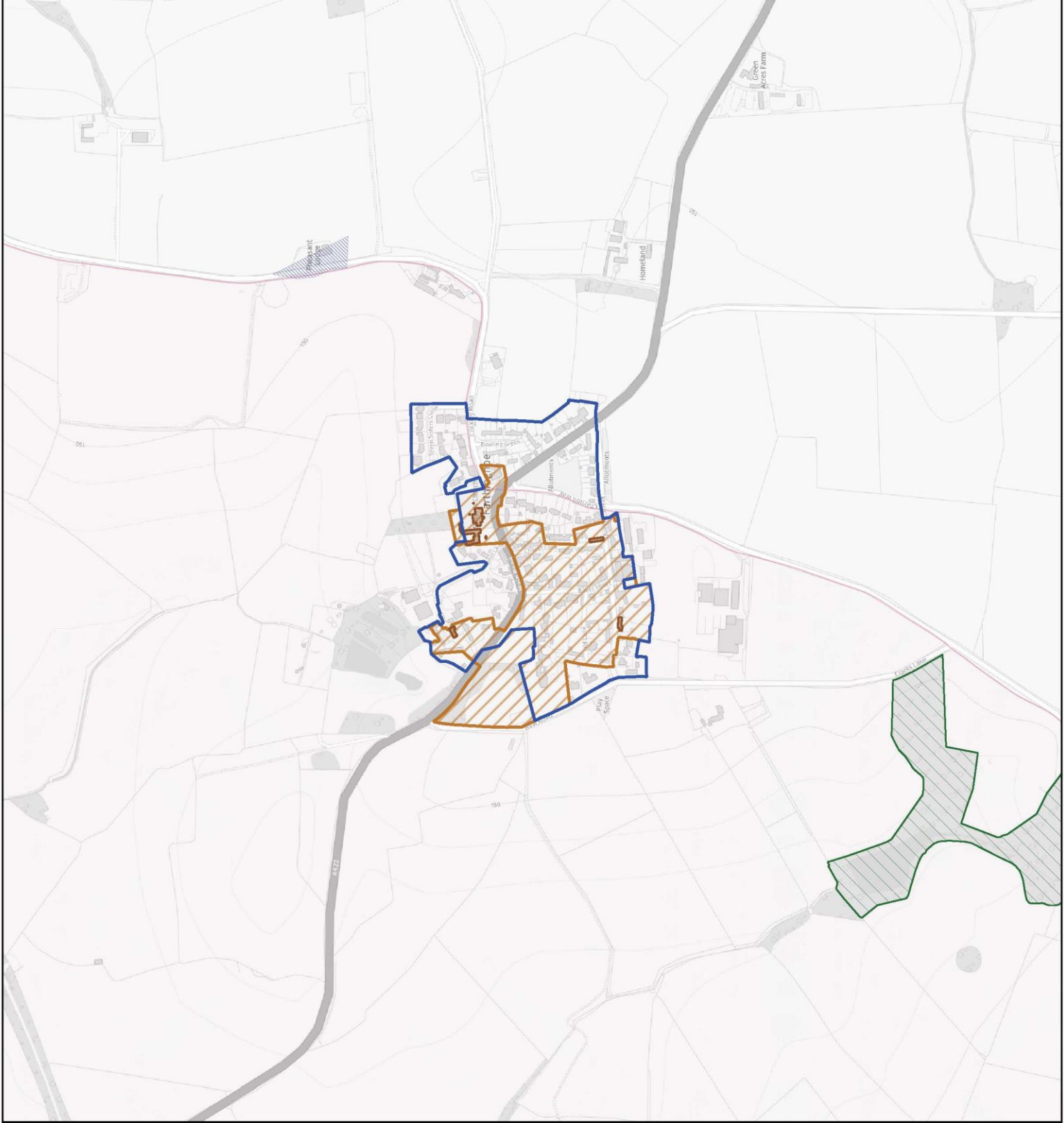
However, significant concerns are raised regarding traffic and transport impacts associated with both the proposed housing requirement for Farthinghoe and wider growth planned across the surrounding area, including Brackley, Middleton Cheney, Greatworth, Culworth, Newbottle and proposed development at Turweston. The Parish Council argue that cumulative traffic impacts on the A422 have not been adequately considered and note that the route already experiences substantial commuter and HGV traffic.

The Parish Council contend that no additional housing should be allocated to Farthinghoe until a satisfactory solution to the village's longstanding traffic issues

has been agreed and implemented. Concerns are also raised regarding the relationship between planned growth and traffic modelling, particularly in respect of growth at Brackley and Turweston and the resulting impact on the A422 corridor.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The proposed level of growth remains modest and proportionate to the role of the village whilst supporting the long-term sustainability of local services and facilities, including the primary school. Call for Sites evidence demonstrates strong market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 17 dwellings.



Farthinghoe (Secondary village)

2.22. Flore

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Flore	Secondary Service Village	57	Made (Sep 2016)

Stage 1: Assessment of constraints and issues

Flore is a large and sustainable rural settlement located approximately 8 miles west of Northampton and 5 miles south-east of Daventry. The village benefits from a strong range of services and facilities including a pre-school, primary school, village shop, public house, petrol filling station, village hall, recreation facilities, allotment site and local employment opportunities. These facilities support both the village and the surrounding rural area and contribute positively to the sustainability of the settlement.

The village contains a Conservation Area encompassing its historic core and numerous listed buildings, including the Grade II* Church of All Saints and a substantial number of Grade II listed buildings. The Flore Neighbourhood Plan identifies the historic character of the village, its views, open spaces, mature trees and relationship with the Upper Nene Valley as defining characteristics which contribute significantly to local identity and sense of place.

Flore has experienced significant housing growth in recent years. The Neighbourhood Plan notes that planning permission was granted for two major developments totalling 97 dwellings and identifies strong community support for development that respects village character whilst providing a mix of housing types and tenures, particularly smaller homes, affordable housing and accommodation suitable for older residents wishing to downsize. The Plan also emphasises the importance of maintaining the distinction between the village and surrounding countryside and protecting important views, green spaces and landscape features.

The village has significant overlap with tree preservation orders, predominantly covering its central area and extending further to its south and southwest. Flore is located near Bugbrooke Meadows SSSI site. There are a variety of local green spaces within the confines of the village, including some that add to the character of streets, especially High St and Spring Ln. To the southwest and west of the settlement confines there is a cluster of natural assets including a cemetery, play area, allotment site, woodland patches and a waterbody. River Nene flows 200m south of the village and is also prone to flooding. Altogether, these assets support a variety of habitats and species, however the immediate surroundings of the village remain largely open countryside land and not designated or recognised natural assets for protection and present an opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a positive factor for Flore. The village records strong DfT Connectivity Tool scores of approximately 37-49 and benefits from the D2 and D3 bus services, providing regular daily connections between Northampton and Daventry. Together with the village's proximity to the A5, A45 and M1, this provides good access to employment, retail, healthcare and leisure opportunities beyond those available within the settlement.

Whilst heritage, environmental and infrastructure considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate future growth and that no single constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Flore CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 57 dwellings are estimated to generate approximately 19.4 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 9.1 pupils. Capacity is identified at Campion School within the adopted accessibility framework and no secondary education constraints are identified through the assessment.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Flore does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Weedon Bec (approximately 1.7 miles) and Bugbrooke (approximately 4 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 141 additional residents and an associated need for approximately 12.1 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through

pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Flore contained approximately 639 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 164 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 118 dwellings were completed between 2011 and 2026, demonstrating the village's ability to accommodate development. The proposed Regulation 19 requirement of 57 dwellings is lower than historic delivery levels and reflects the Council's objective of distributing growth more evenly across Primary and Secondary Service Villages rather than concentrating development within a small number of higher-performing settlements.

Stage 4: SLAA sites

SLAA (Yield) – 021(950), 058(0), 093(174), 107(52), 121(46), 629(85), 670(707), 694(145), 859(86) and 883(75)

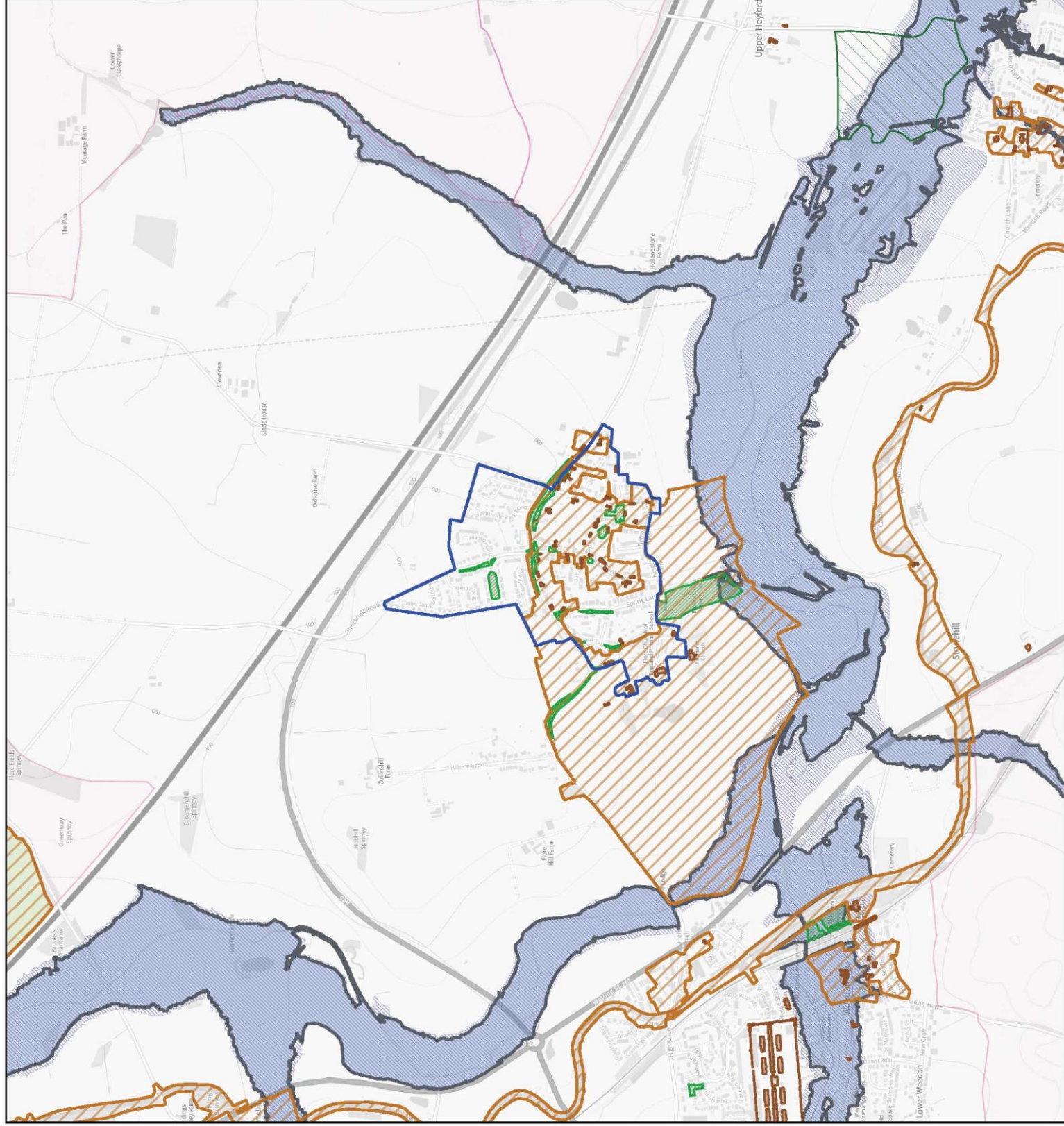
Nine sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 2,320 dwellings. This substantially exceeds the Policy R6 requirement of 57 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

The Regulation 18 representation submitted by Flore Parish Council relates primarily to drafting errors within the Local Plan document and seeks corrections to wording contained within paragraphs 12.12.16 and 12.12.17. No objection is raised to the proposed settlement hierarchy classification or the Policy R6 housing requirement through the submitted representation.

Earlier engagement associated with the Settlement Hierarchy review identified concerns regarding the relationship between planning decisions and the made Neighbourhood Plan, together with a desire for greater clarity regarding rural exception site policy. The Parish Council also indicated that a future review of the Neighbourhood Plan would be important in guiding future development within the village.

Conclusion
The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Flore benefits from a strong range of services, facilities, employment opportunities and public transport connections which contribute positively to its sustainability. Existing infrastructure is capable of accommodating the proposed level of growth, which would support the continued vitality of local services and facilities. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 57 dwellings.



- Listed building
- Conservation Area
- Historic Parks and Gardens
- Local Green Space (existing)
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Flore (Secondary village)

2.23. Greatworth

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Greatworth	Secondary Service Village	35	Not Made

Stage 1: Assessment of constraints and issues

Greatworth contains a number of heritage, landscape and environmental assets that contribute to its rural character. The village has a compact historic form centred on Helmdon Road, Chapel Road and Marston Road, with a Conservation Area covering parts of the village and a strong relationship with the surrounding agricultural landscape.

The village lies within the Northamptonshire Uplands Character Area and is surrounded by sensitive rural countryside. The settlement edge is defined by open farmland, allotment site, playing fields and extensive views across the surrounding landscape. The compact settlement form, together with the importance of maintaining the separation between Greatworth and nearby settlements, creates sensitivities to outward expansion.

Environmental constraints include areas of surface water flood risk within the village and biodiversity opportunities identified through the Local Nature Recovery Strategy. These include woodland creation, traditional orchard enhancement, habitat creation within rural green infrastructure corridors and biodiversity improvements associated with existing open spaces. The village's rural landscape setting and limited previously developed land further constrain opportunities for large-scale growth. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Greatworth records very low DfT Connectivity Tool scores of approximately 22-24, reflecting limited opportunities to access employment, shopping, healthcare and education by sustainable modes. The village has no scheduled bus service or rail connection and residents are therefore highly reliant on private vehicle travel to access services and employment opportunities outside the settlement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Greatworth Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 35 dwellings are estimated to generate approximately 11.9 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 5.6 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Greatworth is closely related to the wider Brackley education area, including Chenderit School and Magdalen College School, which lies only marginally beyond parts of the adopted accessibility framework and retains substantial available capacity within the wider secondary school network. The modest scale of educational demand generated by the proposed development, together with the wider secondary school capacity identified in Appendix B, suggests that the accessibility outcome should not be interpreted as evidence of a significant secondary education constraint. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Greatworth does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Brackley (approximately 5 miles), with further healthcare provision available within Banbury (approximately 8.5 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 87 additional residents and an associated need for approximately 7.4 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Greatworth and Halse contained approximately 398 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 102 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 16 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 35 dwellings exceeds recent delivery levels. However, the level of growth remains modest and reflects the village's role within the rural hierarchy together with the opportunities identified to accommodate sustainable development.

Stage 4: SLAA sites

SLAA (Yield) – 474(46), 508(35), 630(9), 744(43) and 807(33)

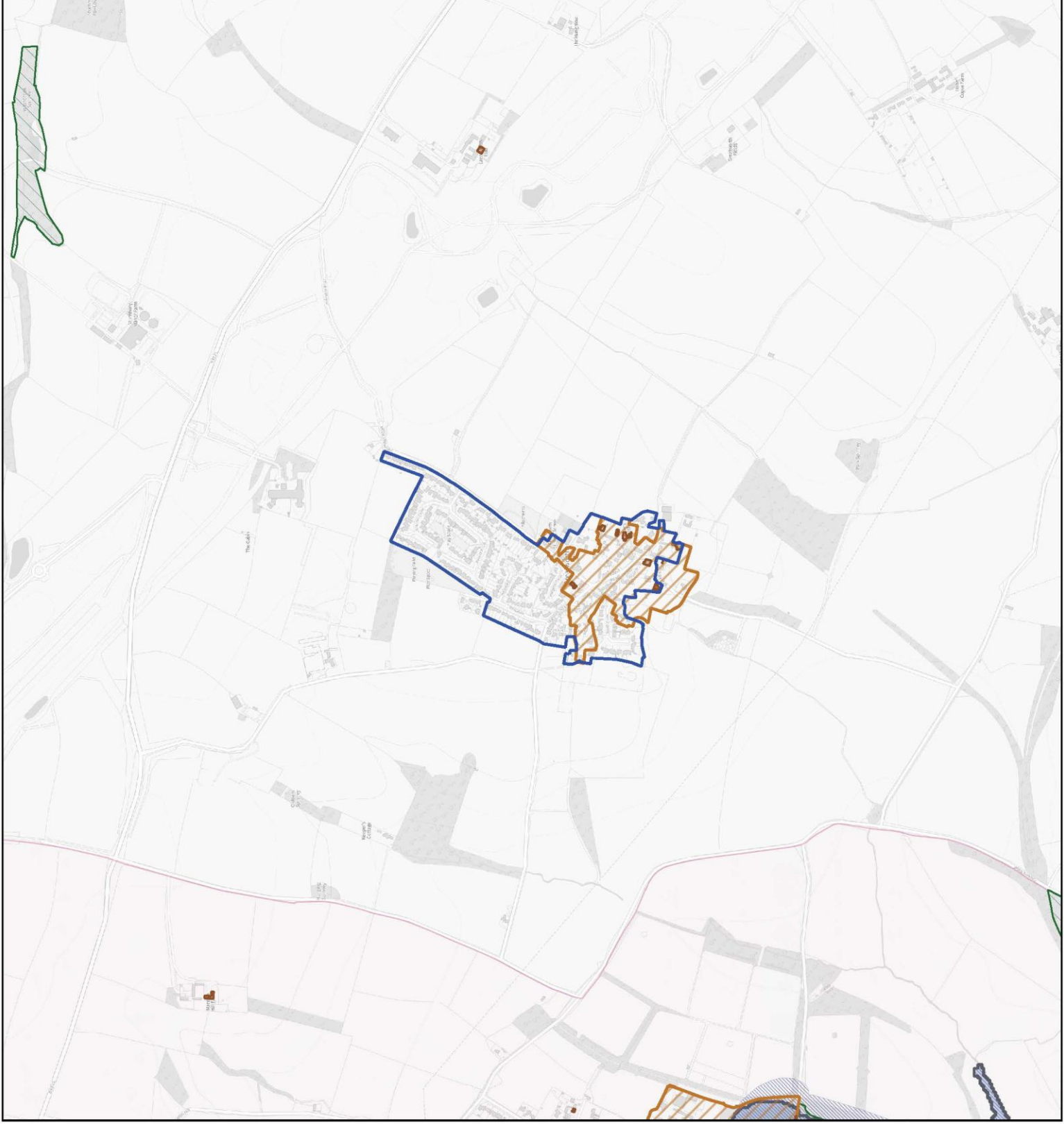
Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 166 dwellings. This substantially exceeds the Policy R6 requirement of 35 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Not received for Reg-18 stage.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst accessibility is more limited than some settlements within the hierarchy, the proposed level of growth remains modest and proportionate to the role of the village and would help support the long-term sustainability of local services and facilities. Call for Sites evidence demonstrates strong market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 35 dwellings.



- Listed building
- Conservation Area
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Greatworth (Secondary village)

2.24. Greens Norton

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Greens Norton	Secondary Service Village	65	Not Made

Stage 1: Assessment of constraints and issues

Greens Norton is a large and sustainable rural settlement located approximately 1.5 miles north-west of Towcester, with good strategic access to the A43, A5 and M1 corridor. The village performs an important role within the rural settlement hierarchy and benefits from an extensive range of services and facilities including pre-school provision, a primary school, village shop and Post Office, public house, butcher, GP surgery, community centre, recreation facilities, allotment site and a range of local employment opportunities.

The village contains a number of listed buildings dispersed throughout its historic core, including the Grade I listed Church of St Bartholomew, which makes a significant contribution to local character and identity. Future development will need to respect the historic environment and maintain the distinct character of the settlement.

Greens Norton has a strong range of community facilities and local employment opportunities which support its sustainability credentials. The village also benefits from close proximity to Towcester, providing access to a wider range of retail, employment, healthcare and leisure opportunities. However, environmental, infrastructure and transport considerations will require careful management through future site selection and master planning.

There is a Local Nature Reserve 350m southwest of the village. There are various scattered woodland patches around this LNR site and up to the top of Bengal Ln, and River Tove flows to the south of the village. The river corridor is also prone to flooding. The northeast of the settlement confines has a cluster of natural assets including a play area, cemetery/religious ground, allotment site and woodland/waterbody parcel. Together, these assets contribute positively to biodiversity and landscape character. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

The Parish Council has identified a number of transport and infrastructure concerns, particularly relating to highway capacity, cumulative traffic impacts and local road constraints. Particular attention is drawn to congestion and vehicle conflicts on High Street, constrained sections of Towcester Road, strategic traffic impacts associated with the Tove Roundabout and wider growth pressures arising from development in Towcester and the surrounding area. These matters will require careful consideration through future site assessment, transport modelling and mitigation measures. However, accessibility is a positive factor for Greens

Norton. The village records DfT Connectivity Tool scores of approximately 33-41 and benefits from proximity to the strategic road network, more than many other secondary villages. Whilst public transport provision is relatively limited, the settlement's location close to Towcester and key transport corridors provides good access to employment, services and facilities.

Whilst heritage, environmental, transport and infrastructure considerations will require ongoing management, the evidence indicates that opportunities remain available to accommodate future growth and that no overriding constraint has been identified that would prevent delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Greens Norton CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 65 dwellings are estimated to generate approximately 22.1 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 10.4 pupils. Capacity is identified at Sponne School within the adopted accessibility framework and no secondary education constraints are identified through the assessment.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Greens Norton benefits from primary healthcare provision within the settlement through Greens Norton Medical Centre. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 161 additional residents and an associated need for approximately 13.8 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Greens Norton contained approximately 734 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 188 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 75 dwellings were completed between 2011 and 2026, demonstrating the village's ability to accommodate development. The proposed Regulation 19 requirement of 65 dwellings is broadly consistent with historic delivery patterns and represents a proportionate level of growth for one of the strongest Secondary Service Villages within the hierarchy.

Stage 4: SLAA sites

SLAA (Yield) – 097(61), 122(52), 138(70), 475(33), 620(112), 700(108), 701(189) and 713(109)

Eight sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 734 dwellings. This substantially exceeds the Policy R6 requirement of 65 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire

Stage 5: Parish Council Response (Reg-18)

Greens Norton Parish Council does not object to growth in principle but raises significant concerns regarding the scale of the proposed allocation and its relationship to local housing need, infrastructure capacity and transport impacts.

The Parish Council highlights evidence from a recently completed Housing Needs Survey which identifies demand primarily for smaller homes, affordable housing, downsizer accommodation and dwellings for households with local connections. It is argued that locally evidenced need is substantially lower than the proposed Policy R6 requirement and that future development should therefore be modest, carefully phased and responsive to locally identified requirements.

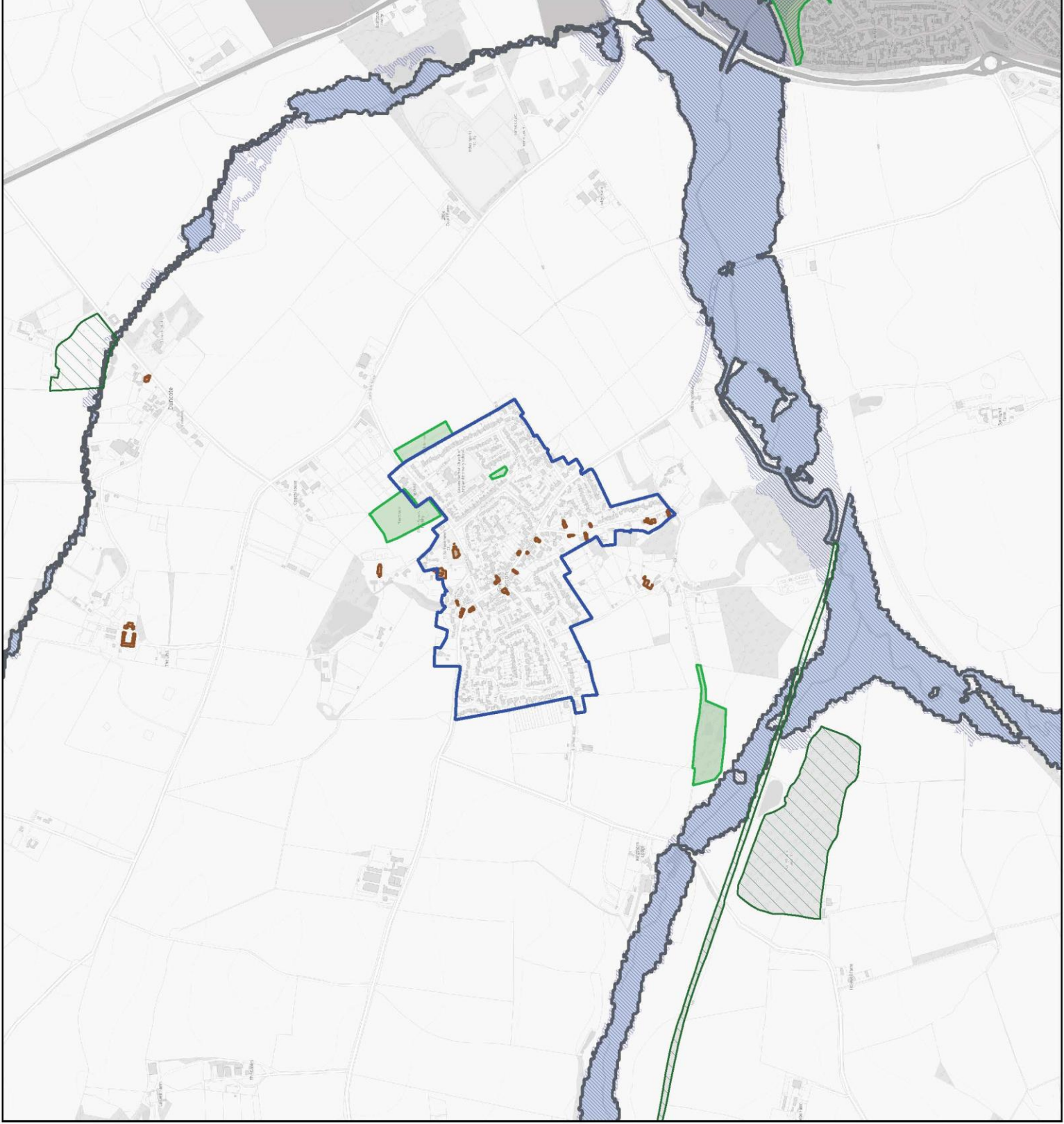
Significant concerns are also raised regarding highway capacity and cumulative traffic impacts. The Parish Council identifies constraints on High Street and Towcester Road, concerns regarding vehicle conflicts and pedestrian safety, and the cumulative effects of planned growth across the wider area. Particular concern is expressed regarding the capacity of the Tove Roundabout and the need for

robust transport modelling to demonstrate that additional growth can be accommodated safely.

The Parish Council also emphasises the need to maintain the separation between Greens Norton and Duncote, preserve the village's rural character, protect its landscape setting and ensure that development is supported by appropriate infrastructure, including education, healthcare, drainage and utilities. Whilst acknowledging that sustainable growth can bring benefits, the Parish Council considers that future development should be carefully located and of a scale that reflects local evidence and settlement capacity.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Greens Norton benefits from a particularly strong range of services, facilities, healthcare provision and education infrastructure, serving both local residents and the wider rural area. The proposed growth would support the continued vitality and efficient use of this infrastructure whilst remaining proportionate to the role of the settlement. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 65 dwellings.



- Listed building
- Local Green Space (existing)
- Local Green Space (proposed)
- Local Wildlife Sites
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Greens Norton (Secondary village)

2.25. Guilsborough

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Guilsborough	Secondary Service Village	28	Made (May 2022)

Stage 1: Assessment of constraints and issues

Guilsborough is a well-served rural settlement located approximately 11 miles north-east of Daventry and broadly equidistant from Northampton and Rugby. The village performs an important service role within the wider rural area and benefits from a particularly strong range of facilities including a pre-school, primary school, secondary school, village store and Post Office, public house, GP surgery, pharmacy, village hall, recreation facilities and local employment opportunities. These facilities serve not only the village itself but also a substantial surrounding rural catchment.

The village contains a number of listed buildings concentrated around High Street and Nortoft, together with a significant historic environment that includes the Grade II* Church of St Etheldreda, the historic core of the village, Saxon fishponds, important archaeological remains and a range of non-designated heritage assets identified within the made Neighbourhood Plan. The Neighbourhood Plan identifies the historic form of the settlement, its important views, heritage landscapes and rural setting as fundamental components of local character which should be protected and enhanced.

Guilsborough benefits from a reviewed Neighbourhood Plan, made in May 2022, which provides an up-to-date framework for managing future growth. The Neighbourhood Plan supports limited housing growth focused on meeting identified local needs whilst protecting the village's landscape setting, heritage assets, important views, open spaces and rural character. It recognises Guilsborough's role as a key rural service centre but also highlights the importance of ensuring that growth remains proportionate to the scale of the settlement and its infrastructure capacity.

The Neighbourhood Plan identifies a number of environmental and landscape sensitivities. Guilsborough lies within the Northamptonshire Uplands Character Area and the Daventry Special Landscape Area beyond the settlement confines. The Plan identifies a series of protected views, important open spaces, Local Green Spaces, heritage landscapes and visually sensitive approaches to the village which should inform future development proposals. It concludes that the wider landscape has a limited capacity to accommodate large-scale development without harm to village character and landscape quality.

Infrastructure and highway considerations represent an important constraint. Both the Neighbourhood Plan and Settlement Hierarchy assessment identify existing traffic, parking and highway pressures associated with the concentration of

services within the village, particularly around Guilsborough Academy, the primary school, GP surgery and village centre. Existing concerns include congestion, school-related traffic, HGV movements, parking pressures, speeding and highway safety issues on High Street, Nortoft and West Haddon Road. The Parish Council has previously advised that the village would be unlikely to accommodate significant levels of additional development without worsening these pressures.

Guilsborough is located near Calender Meadows SSSI site and future developments will need careful consideration. There are various woodland patches surrounding the settlement confines on all sides. There are two play areas to the northwest and west of the village, cemeteries to the south of the village and allotment site associated with a woodlands patch to the east of the village. Within the confines, there are small parcels of public park and sports ground. These natural assets, together with the surrounding countryside, contribute positively to biodiversity and landscape character and require careful consideration through future development proposals. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a mixed consideration. Guilsborough records DfT Connectivity Tool scores of approximately 26-30. Whilst bus services provide links to Northampton, Market Harborough, Daventry and surrounding settlements, public transport frequency is relatively limited and residents remain reliant on private car travel for many day-to-day journeys. The village's extensive service provision, however, helps reduce the need for some journeys to larger centres.

The village's role as a secondary education and healthcare centre serving a wide area provides a strong sustainability justification for accommodating some housing growth. However, future development will need to be carefully managed to ensure that it protects the village's historic character, landscape setting, infrastructure capacity and the important environmental and heritage assets identified within the Neighbourhood Plan. The evidence indicates that these constraints require sensitive management but do not prevent the delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Guilsborough CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 28 dwellings are estimated to generate approximately 9.5 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a small residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.5 pupils. Capacity is identified at Guilsborough School within the adopted accessibility framework and no secondary education constraints are identified through the assessment. Guilsborough School also forms an important

part of the wider rural secondary education network serving a number of villages across western and northern West Northamptonshire.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Guilsborough benefits from primary healthcare provision within the settlement through Saxon Spires Medical Practice and Pharmacy. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 69 additional residents and an associated need for approximately 5.9 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Guilsborough contained approximately 312 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 80 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 13 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 28 dwellings exceeds recent delivery levels. Nevertheless, the level of growth remains modest in absolute terms and reflects Guilsborough's role as an important rural service centre providing education, healthcare and community facilities.

Stage 4: SLAA sites

SLAA (Yield) – 635(38) and 795(61)

Two sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 99 dwellings. This exceeds the Policy R6 requirement of 28 dwellings and demonstrates more than sufficient market interest and land availability to accommodate the proposed level of growth.

Stage 5: Parish Council Response (Reg-18)

Guilsborough Parish Council object to the proposed amendment of the settlement confines, noting that the existing settlement confines were established through the adopted Neighbourhood Plan following public consultation and referendum. The Parish Council state that any future review of the village boundary should be

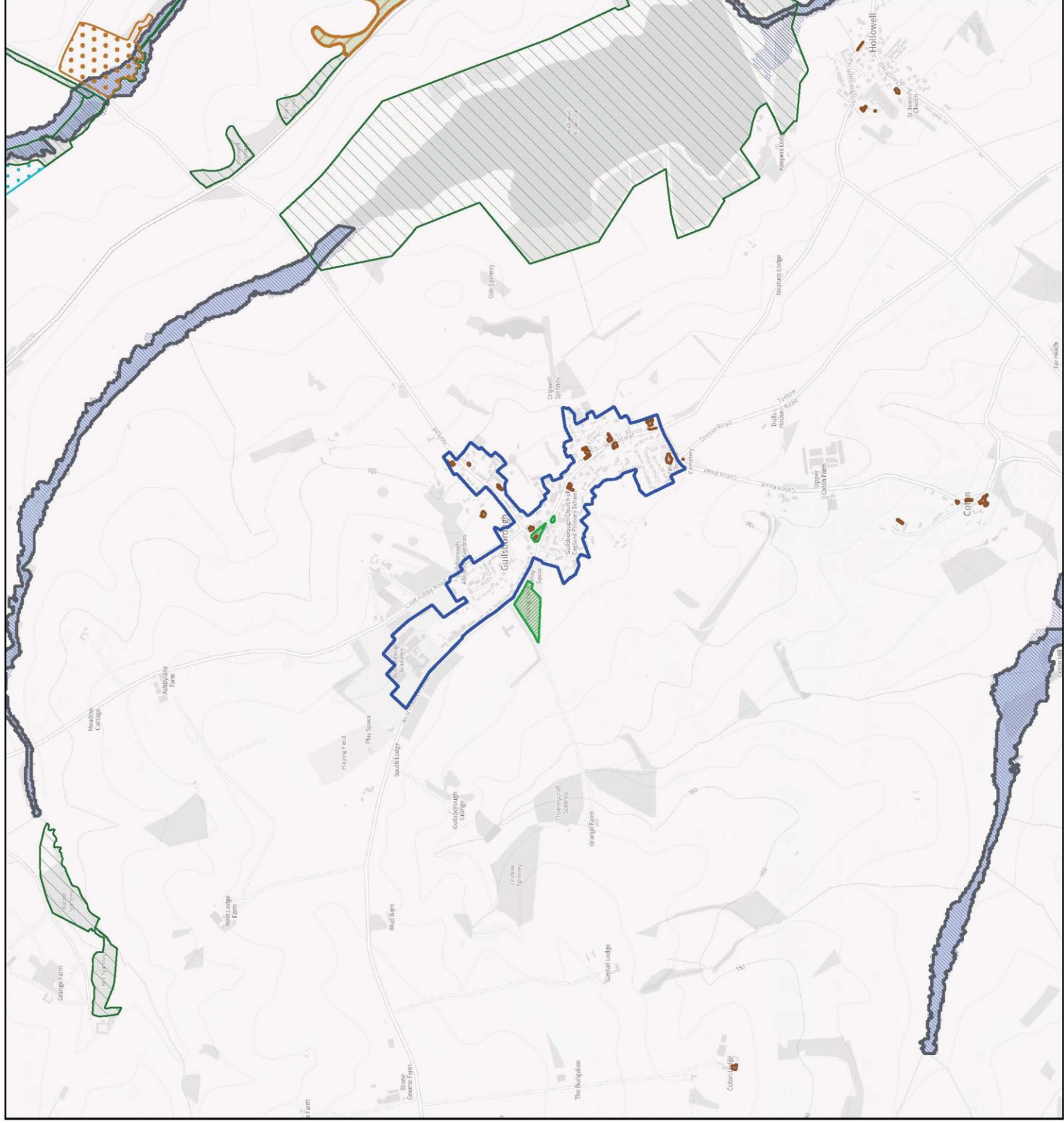
undertaken through a future review of the Neighbourhood Plan and subject to full community consultation.

The Parish Council also raise concerns regarding cumulative traffic and highway impacts arising from planned growth across the wider area. Particular concern is expressed regarding the proposed allocation of 1,000 dwellings at Long Buckby under Policy LB1 and the cumulative impact of housing growth proposed across settlements within the catchment area of Guilsborough Academy. The Parish Council note that settlements linked to the Academy account for a substantial proportion of planned growth and may generate additional school and commuter traffic through the village.

These concerns reflect issues already identified within the adopted Guilsborough Neighbourhood Plan, which highlights existing pressures associated with school traffic, GP surgery traffic, congestion, parking, HGV movements and highway safety. The Neighbourhood Plan supports limited, small-scale housing growth focused on local needs whilst recognising the importance of protecting the village's landscape setting, heritage assets, village character and infrastructure capacity.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Guilsborough performs an important rural service-centre role, accommodating education, healthcare and community facilities that serve a wider catchment of surrounding villages. The proposed level of growth would support the continued vitality and sustainability of these services whilst remaining proportionate to the scale and function of the settlement. Call for Sites evidence demonstrates sufficient market interest and land availability to support delivery. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 28 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Historic Parks and Gardens
- Local Green Space (existing)
- Local Wildlife Sites
- SSSI
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Guilsborough (Secondary village)

2.26. Hartwell

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Hartwell	Secondary Service Village	73	Not Made

Stage 1: Assessment of constraints and issues

Hartwell is a large and relatively well-served rural settlement located approximately 7 miles south of Northampton and 13 miles north of Milton Keynes. The village benefits from a strong range of services and facilities including pre-school provision, a primary school, village shop and Post Office, public house, community centre, recreation facilities and allotment site. These facilities support both the village and the surrounding rural area and contribute positively to the sustainability of the settlement.

The village benefits from a made Neighbourhood Plan which provides an established framework for managing future growth and reflects local aspirations regarding the scale and form of development. Through previous engagement, the Parish Council has consistently supported Hartwell's position as a Secondary Service Village whilst highlighting the importance of ensuring that future growth remains aligned with local infrastructure capacity and community needs.

Hartwell's location between Northampton and Milton Keynes provides access to a broad range of employment, education, retail and leisure opportunities. The village also benefits from proximity to Junction 15 of the M1, providing strong strategic connectivity. However, this position also creates pressures associated with commuting and traffic movements which require ongoing consideration.

Infrastructure considerations are an important factor in the assessment of future growth. During the Settlement Hierarchy review, concerns were raised regarding the capacity of the local road network, drainage infrastructure and the need for investment in community facilities, particularly the community centre. The Parish Council's Regulation 18 representation also highlights concerns regarding the long-term reliability of the bus service, noting that the service is provided through arrangements outside the direct control of West Northamptonshire Council and may not necessarily be secured over the full plan period.

Hartwell is very close to Salcey Forest SSSI site associated with Salcey Forest, immediately across the M1, to the east of the village. Careful consideration will be required for future development. There are more woodland patches along the M1 towards the village boundary, and more 200m north of the village and 150m west of the village. Adjacent to the settlement confines, to north, south and southwest, there are more parcels of small natural assets including woodland, allotment site, waterbody, a play area, a cemetery and a woodland patch. Altogether these assets remain limited in sizes and do not present a significant natural constraint.

There are opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a generally positive factor. Hartwell records DfT Connectivity Tool scores of approximately 26-30 and benefits from the X33/33 service providing links between Northampton and Milton Keynes. Whilst service frequency is more limited than that available in larger settlements, the village benefits from regular public transport provision and good access to strategic road infrastructure, employment opportunities and higher-order services.

Environmental and heritage considerations will also require careful management. Whilst no Conservation Area is identified within the settlement hierarchy evidence, future development will need to respond positively to the village's character, landscape setting and relationship with the surrounding countryside. The majority of promoted development opportunities identified through the SLAA process are located on the south-eastern edge of the village and will require careful consideration of landscape integration, design quality and infrastructure impacts.

Taken together, the evidence suggests that Hartwell possesses a strong range of services and facilities, good accessibility and an important role within the rural settlement hierarchy. Future growth will need to be supported by appropriate infrastructure provision and sensitive site selection, but the evidence indicates that opportunities exist to accommodate additional housing growth within the village.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Hartwell Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 73 dwellings are estimated to generate approximately 24.8 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 14 places is identified. However, corresponding capacity is identified at Roade Primary School within the adopted accessibility framework, indicating that the projected demand can be accommodated through the wider local primary school network.

The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 11.7 pupils. Capacity is identified at Elizabeth Woodville School (Roade) within the adopted accessibility framework and no secondary education constraints are identified through the assessment. Hartwell benefits from its

proximity to both Roade and the wider Northampton and South Northamptonshire education network.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Hartwell does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Roade (approximately 3 miles) and Towcester (approximately 8 miles), with further provision available within the wider Northampton and Milton Keynes areas.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 180 additional residents and an associated need for approximately 15.5 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Hartwell contained approximately 819 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 210 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 45 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 73 dwellings exceeds recent delivery levels. However, the requirement remains proportionate over the plan period and reflects the village's accessibility to Northampton and Milton Keynes together with its role within the settlement hierarchy.

Stage 4: SLAA sites

SLAA (Yield) – 086(403), 304(272), 380(41), 459(49) and 719(41)

Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 806 dwellings. This substantially exceeds the Policy R6 requirement of 73 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

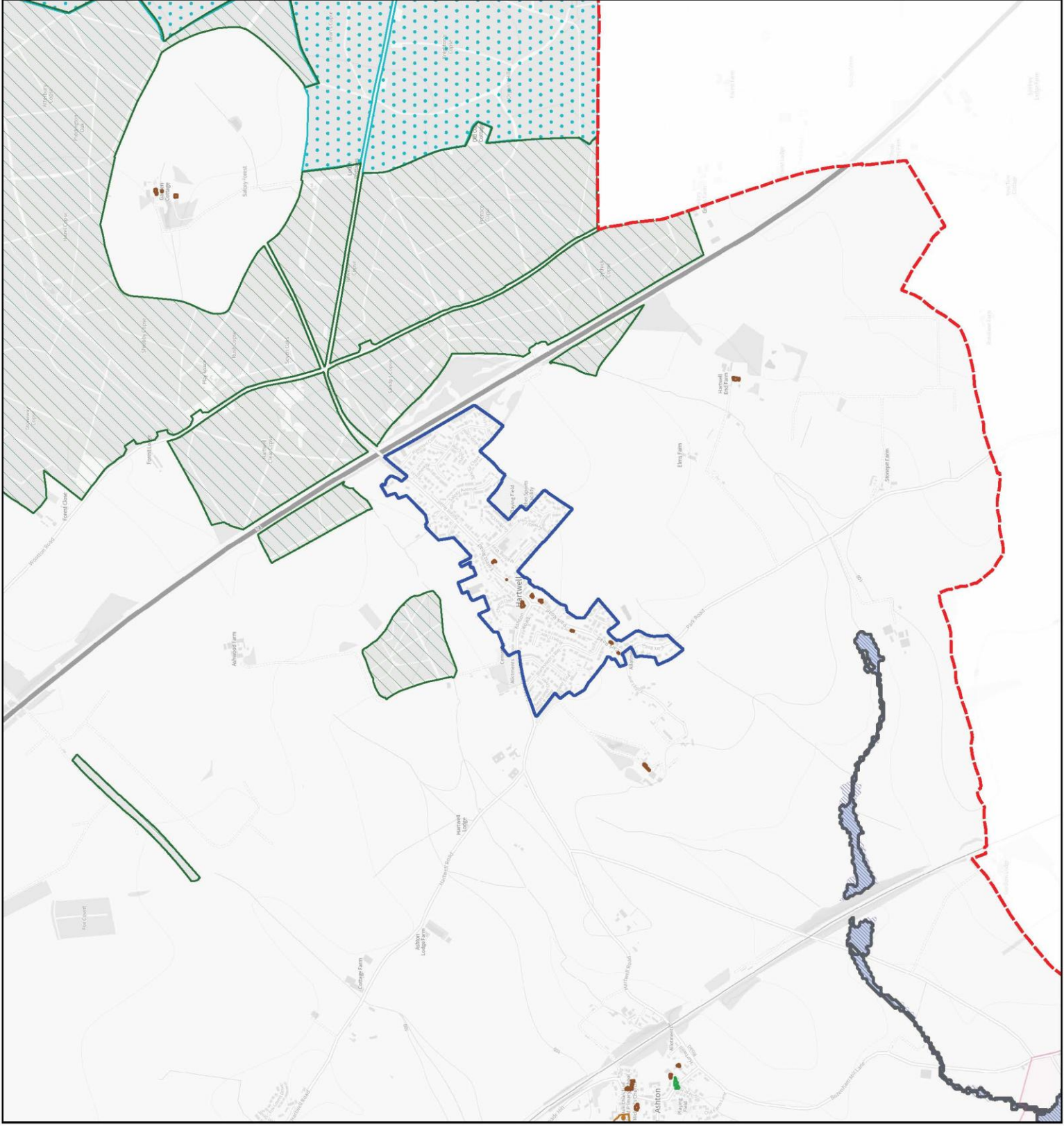
Hartwell Parish Council confirms that its earlier response to the Local Plan consultation remains relevant and should continue to be considered as part of the Regulation 18 process.

In addition, the Parish Council raises concerns regarding the way public transport provision has been reflected within the settlement hierarchy assessment. Whilst acknowledging the presence of the existing bus service, the Parish Council notes that its long-term future cannot be assumed and highlights that the service is provided through arrangements outside the direct control of West Northamptonshire Council.

The Parish Council also seeks clarification regarding the basis of the 83 dwelling housing requirement, particularly whether this figure includes dwellings that have already received planning permission or are under construction. Clarification is requested to enable the Parish Council and local residents to better understand the scale of development anticipated within the village over the plan period.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Hartwell benefits from a strong range of services, facilities and strategic accessibility, with existing education and wider infrastructure networks capable of accommodating the proposed level of growth. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has adopted a proportionate approach to growth that reflects the village's role within the settlement hierarchy and the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 73 dwellings.



- Listed building
- Scheduled Monument
- Local Green Space (existing)
- Local Wildlife Sites
- SSSI
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Hartwell (Secondary village)

2.27. Kilsby

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Kilsby	Secondary Service Village	55	Made (Jun 2022)

Stage 1: Assessment of constraints and issues

Kilsby is a sustainable rural settlement located approximately 5 miles north of Daventry and 4.5 miles south-east of Rugby, with excellent strategic accessibility provided by the A5, A361, M1 and nearby rail connections at Rugby and Long Buckby. The village benefits from a range of local services and facilities including a primary school, pre-school, community shop, two public houses, village hall, recreation ground and allotment site. The village also benefits from proximity to major employment opportunities at DIRFT and surrounding urban centres.

Kilsby contains a Conservation Area, designated in 2018, together with a significant concentration of heritage assets including 46 listed buildings, the Grade II* Church of St Faith, the Grade II* Kilsby Tunnel structures and the Scheduled Monument of Watling Street Roman Road. The Kilsby Neighbourhood Plan Review (made 28 June 2022) identifies the historic core, ridge and furrow landscapes, village greens, traditional building materials, important views and surviving cob walls as key components of local character. Protecting these assets remains an important consideration for future development.

Kilsby benefits from a reviewed Neighbourhood Plan which was formally made in June 2022 and forms part of the development plan for the area. The Neighbourhood Plan recognises that some growth is necessary to maintain the village's vitality and sustainability but emphasises that development should be proportionate, capable of being absorbed into the existing community and designed to protect the village's identity, rural setting and historic character. The Plan supports housing growth that meets local needs whilst resisting forms of development that would undermine the compact and nucleated character of the settlement.

The Neighbourhood Plan identifies a number of environmental and landscape sensitivities. Particular emphasis is placed on protecting the village's separation from surrounding urban areas and strategic development, including the expanding DIRFT complex. The Plan highlights the importance of green buffers, ridge and furrow landscapes, Local Green Spaces, important views and the wider countryside setting in maintaining Kilsby's distinct identity. Local concerns are expressed regarding the cumulative impact of industrial expansion, traffic growth and the encroachment of development into the surrounding rural landscape.

Ashlawn Cutting, Linnell Road, and Daventry Country Park Local Nature Reserve sites are close to Kilsby, and any major development will require careful

considerations. The southern boundary of the village is lined with woodland along M45. Similarly, there is presence of more woodland patches surrounding the Watling St roundabout. Across the A5 there are more scattered natural assets including woodland patches, allotment site, and cemetery/religious ground. There are few more assets within the settlement confines including play space, one woodland patch towards M45 and two cemeteries. There are overall limited designated/recognised natural constraints around the village.

These environmental assets, together with the surrounding countryside, contribute positively to biodiversity and landscape character. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Infrastructure and transport considerations are significant. The Neighbourhood Plan identifies concerns regarding the volume of HGV traffic associated with DIRFT, increasing traffic movements through the village, speeding, noise and air quality impacts. Concerns are also raised regarding healthcare provision, wastewater infrastructure, utility capacity and the ability of local infrastructure to accommodate additional development. The Parish Council has consistently advocated for improved traffic management, active travel connections, healthcare provision and enhanced infrastructure delivery alongside future growth.

Accessibility is generally positive. Kilsby records DfT Connectivity Tool scores of approximately 31-35 and is served by the D1 bus service providing regular connections between Daventry and Rugby. The village also benefits from close proximity to strategic transport infrastructure and major employment centres. However, the Neighbourhood Plan notes that reliance on private vehicles remains high and public transport provision remains relatively limited for many day-to-day journeys.

The village has experienced notable housing growth in recent years. The Neighbourhood Plan records that approximately 73 dwellings were completed between 2011 and 2021, including the Cildes Croft and Emery Row developments. The Plan acknowledges that Kilsby has accommodated substantial development over recent decades whilst largely retaining its compact form and community identity. Future growth will need to be carefully managed to ensure that village character, infrastructure capacity, environmental assets and the objectives of the Neighbourhood Plan continue to be respected.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Kilsby CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 55 dwellings are estimated to generate approximately 18.7 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a small residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 8.8 pupils. No secondary school capacity is identified within the

adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Kilsby is located in close proximity to Rugby, and cross-boundary educational relationships with neighbouring authorities are not reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Kilsby does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Crick (approximately 3 miles) and Rugby (approximately 5 miles), with access to both in-authority and cross-boundary healthcare provision.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 136 additional residents and an associated need for approximately 11.6 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Kilsby contained approximately 616 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 158 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable

patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 75 dwellings were completed between 2011 and 2026, demonstrating the settlement's ability to accommodate development. The proposed Regulation 19 requirement of 55 dwellings is lower than historic delivery levels and reflects the Council's objective of avoiding over-concentration of development within a small number of strong-performing rural settlements whilst maintaining a proportionate contribution towards meeting housing needs.

Stage 4: SLAA Sites

SLAA Sites (Yield) – 027(1500), 128(297), 174(56), 345(109), 449(46), 498(3866), 579(52), 801(2793) and 891(280)

Nine sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 8,999 dwellings. This substantially exceeds the Policy R6 requirement of 55 dwellings and demonstrates exceptionally strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

The Parish Council notes that Policy R6 assigns a minimum housing requirement of 62 dwellings for Kilsby up to 2043. The Parish Council acknowledges this figure but emphasises the following points:

- The figure should be treated strictly as a minimum requirement, not a target for additional growth.
- The cumulative impact of multiple small developments must be taken into account when assessing future planning applications.
- Net completions since 1 April 2025 should be clearly monitored and transparently reported to ensure that over-delivery does not occur.
- As mentioned above we question whether this should be applied at all pending Heirachy Review.

The Parish Council strongly supports the Plan's recognition that cumulative impact is a material consideration in Secondary Service Villages.

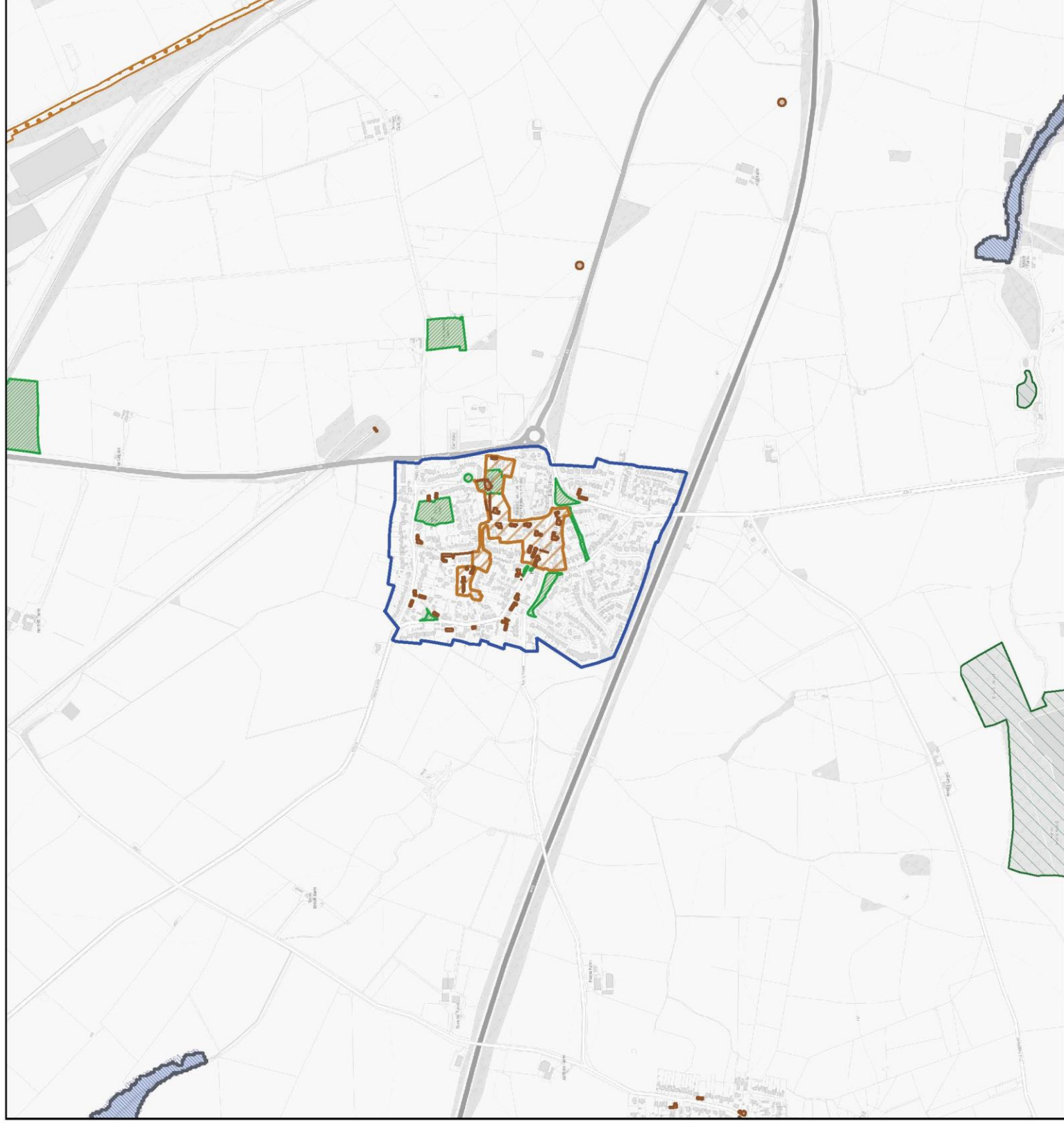
Kilsby Parish Council questions the settlement hierarchy assessment and requests a review of the village's scoring. In particular, the Parish Council argues that the community shop, which operates from temporary accommodation and is volunteer-supported, should not be scored as a permanent general food store. The Parish Council contends that if this element were reassessed, Kilsby's overall score may fall below the threshold for classification as a Secondary Service Village.

The Parish Council also identifies an inaccuracy in the supporting evidence, noting that Kilsby does in fact have a reviewed Neighbourhood Plan made in June 2022.

In relation to Policy R6, the Parish Council questions whether a housing requirement should apply if the settlement hierarchy classification is reviewed. Whilst acknowledging that the housing requirement represents a minimum rather than a target, concerns are raised regarding cumulative impacts, settlement confines, infrastructure capacity, public transport limitations, landscape protection, the role of the Green Wedge between Kilsby and DIRFT, and the impacts of further strategic employment growth associated with DIRFT. The Parish Council emphasises the importance of protecting village character, maintaining robust settlement boundaries and ensuring that future development remains proportionate and sustainable.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The proposed level of growth remains proportionate to the role of the village and would support the continued vitality of local services and facilities whilst respecting the objectives of the made Neighbourhood Plan. Call for Sites evidence demonstrates exceptionally strong market interest and land availability far exceeding the minimum requirement. The Council has nevertheless adopted a restrained approach to growth consistent with the wider spatial strategy and the need to avoid over-concentration of development within individual settlements. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 55 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Green Space (existing)
- Local Wildlife Sites
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Kilsby (Secondary village)

2.28. Kings Sutton

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Kings Sutton	Secondary Service Village	92	Not Made

Stage 1: Assessment of constraints and issues

Kings Sutton is one of the largest rural settlements in West Northamptonshire, located approximately 3.5 miles south-east of Banbury and 5 miles west of Brackley. The village benefits from a relatively strong range of services and facilities including a pre-school, primary school, convenience store, Post Office, two public houses, community hall, recreation facilities, allotment site and a railway station. With a population of approximately 2,307 residents living in around 1,000 households, Kings Sutton performs an important service role within the wider rural area.

A significant characteristic of Kings Sutton is the presence of a railway station providing connections towards Banbury, Oxford and London Marylebone. However, the settlement hierarchy review concluded that the village's overall accessibility is less sustainable than might initially be assumed due to the absence of a regular timetabled bus service and limitations associated with rail service frequency and station accessibility. These factors informed the recommendation to reclassify Kings Sutton from a Primary Service Village to a Secondary Service Village.

Kings Sutton contains two Conservation Areas, comprising the Kings Sutton Conservation Area and the adjoining Astrop Conservation Area. The village also contains numerous listed buildings and lies within a designated Special Landscape Area. These heritage and landscape assets make an important contribution to local identity and impose constraints which require careful consideration when identifying sites for future growth.

The village lies close to Adderbury Lakes Local Nature Reserve, and careful consideration would therefore be required for any major development proposals. The immediate surroundings contain a variety of natural assets, particularly to the east and north-east, where scattered woodland parcels are associated with a stream flowing south approximately 250m from the village before joining the River Cherwell to the west. Another stream also connects to the river closer to the village's western boundary, with these watercourse corridors being susceptible to flooding. A Local Green Space is located to the south-west of the village, surrounded by woodland and a cemetery, while within the village itself there are also allotment sites, a play area and an additional cemetery. Collectively, these natural assets, together with the surrounding open countryside, support a variety of habitats and species; there are, however, opportunities for infill development

and other sensitive development within or immediately adjoining the settlement confines.

Infrastructure and service provision also require consideration. Whilst Kings Sutton benefits from a primary school, the evidence indicates that some year groups are currently either at capacity or oversubscribed. The village no longer benefits from a GP surgery and residents are required to travel to Brackley, Deddington or Banbury for healthcare services. The Parish Council also raises concerns regarding electricity, water, sewerage and transport infrastructure capacity, particularly in the context of accommodating additional housing growth.

Accessibility is a mixed consideration. Kings Sutton records DfT Connectivity Tool scores of approximately 30-37. Whilst the village benefits from a railway station providing connections to Banbury, Oxford and London, its overall connectivity is moderated by the absence of a scheduled bus service. The Settlement Hierarchy review concluded that the village's accessibility is weaker than a number of comparator settlements benefiting from both rail and bus connectivity, which informed the recommendation to classify Kings Sutton as a Secondary Service Village.

The Strategic Environmental Assessment identified a number of potential development sites around the village, with concerns highlighted regarding landscape and heritage sensitivities. As a result, future growth will need to be carefully planned to ensure that heritage assets, landscape character, infrastructure constraints and flood risk considerations are appropriately addressed.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Kings Sutton Primary Academy. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 92 dwellings are estimated to generate approximately 31.3 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a substantial residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 14.7 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Kings Sutton occupies a location influenced by educational relationships extending towards Brackley, Banbury and the wider south-western part of West Northamptonshire, which are not fully reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport

arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Kings Sutton does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Banbury (approximately 4.3 miles) and Brackley (approximately 8 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 227 additional residents and an associated need for approximately 19.5 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Kings Sutton contained approximately 1,037 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 269 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 112 dwellings were completed between 2011 and 2026, demonstrating the settlement's ability to accommodate development. The proposed Regulation 19 requirement of 92 dwellings is lower than historic delivery levels and reflects the Council's objective of distributing growth more broadly

across the rural area whilst maintaining a proportionate contribution from one of the larger villages.

Stage 4: SLAA sites

SLAA (Yield) – 129(3), 130(242), 131(25), 141(157), 403(774), 453(33), 613(56), 797(198) and 798(495)

Nine sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 1,983 dwellings. This substantially exceeds the Policy R6 requirement of 92 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Kings Sutton Parish Council objects to the proposed Policy R6 housing requirement of 105 dwellings.

The Parish Council considers the proposed level of growth to be excessive relative to the size of the village and questions whether sufficient regard has been given to local constraints. Particular concern is raised regarding the relationship between housing growth and the village's accessibility, noting that despite the presence of a railway station, Kings Sutton has no scheduled bus service, limited local employment opportunities and no GP surgery within the village.

The Parish Council also highlights a number of infrastructure and environmental considerations which it considers should influence the scale of future growth. These include flood risk, drainage and sewerage capacity issues, pressure on utilities and local infrastructure, availability of primary school places, and the need for residents to travel to neighbouring settlements for healthcare and other services.

Concerns are also raised regarding the sustainability credentials of the settlement, with reference made to census data indicating a high level of out-commuting and reliance on private vehicles. The Parish Council contends that these factors should be considered alongside service provision when determining an appropriate housing requirement.

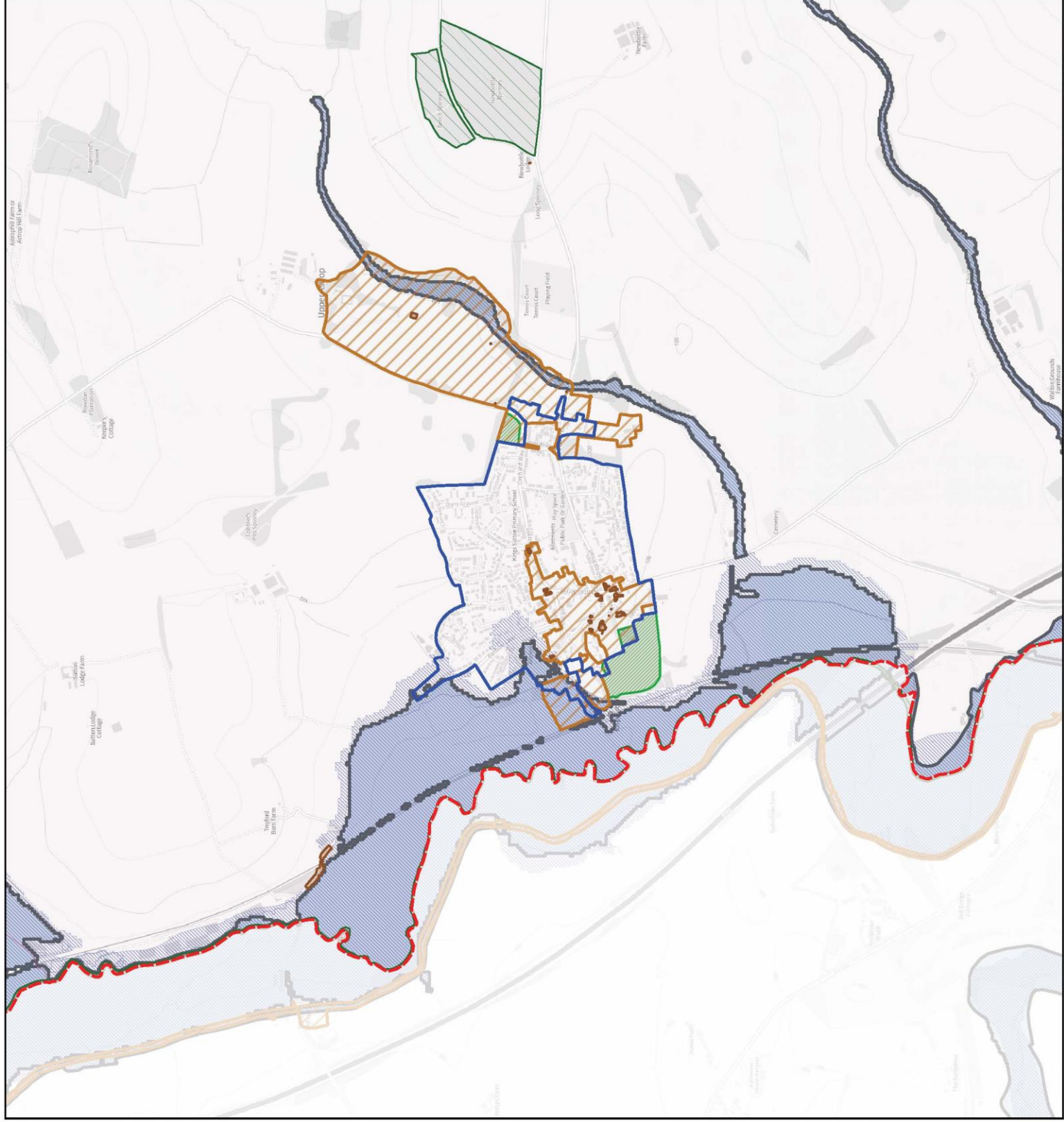
The Parish Council further notes that several potential development sites identified through the Sustainability Appraisal were considered to be constrained by landscape and heritage sensitivities, including their location within the Special Landscape Area. It is therefore considered that future development opportunities around the village may be more limited than headline site capacities suggest.

Finally, the Parish Council reiterates comments made during earlier settlement hierarchy engagement that Kings Sutton's sustainability may have been overestimated and that a lower hierarchy position may be more appropriate,

supported by a detailed assessment of local housing needs and infrastructure capacity.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Kings Sutton benefits from a range of local services and facilities, including primary education, community facilities and rail connectivity, supporting its continued role within the settlement hierarchy. Whilst some higher-order services are accessed from nearby centres, existing infrastructure and wider service catchments are capable of accommodating the proposed level of growth. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 92 dwellings.



Kings Sutton (Secondary village)

2.29. Kislingbury

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Kislingbury	Secondary Service Village	55	Made (May 2017)

Stage 1: Assessment of constraints and issues

Kislingbury is a large and well-served rural settlement located approximately 3.5 miles west of Northampton and close to Junction 16 of the M1. The village benefits from a strong range of services and facilities including pre-school and primary school provision, village shop and Post Office, public houses, village hall, recreation facilities and local employment opportunities. The village also benefits from proximity to strategic employment areas including Swan Valley and Panattoni Park.

Kislingbury contains a Conservation Area with numerous listed buildings which make an important contribution to the village's historic character and identity. The village also lies in close proximity to the Northampton Related Development Area, requiring careful consideration of the relationship between the historic settlement and surrounding growth areas.

The village benefits from a made Neighbourhood Plan, adopted in 2017, which successfully delivered an allocation of approximately 40 dwellings. This demonstrates the village's ability to accommodate planned growth through a locally led framework.

The village's landscape setting and separation from Northampton are also important considerations. The Parish Council advocates the introduction of a Green Wedge designation between Kislingbury and the Northampton urban area to safeguard settlement identity, prevent coalescence and provide environmental and flood mitigation benefits. Whilst these matters require careful consideration through future planning decisions, Kislingbury remains one of the more accessible and sustainable villages within the rural hierarchy.

The village is situated between two designated nature conservation sites, namely Bugbrooke SSSI and Storton's Pits Local Nature Reserve. The River Nene flows to the north of the village, and its corridor is susceptible to flooding, affecting a significant proportion of the northern area. The river corridor also contains a cluster of natural assets, including woodland areas and a cemetery. To the east of Beech Lane, there is a further concentration of natural assets comprising a play area, allotment sites and additional woodland. In contrast, the western and south-eastern edges of the village are not constrained by significant natural assets and are characterised primarily by open countryside, presenting opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a significant strength. Kislingbury records DfT Connectivity Tool scores of approximately 39-48 and benefits from the D3 bus service providing hourly connections between Northampton and Daventry (two-hourly on Sundays). Combined with proximity to Northampton and major employment areas, this provides good access to employment, retail and leisure opportunities. The closeness of village to the established employment cluster around Junction 16 on the M1 and additional draft employment site allocation in its vicinity, add to employment sustainability supporting housing development in the village.

Infrastructure, flood risk and the cumulative impacts of surrounding development are important considerations. Future growth will need to take account of drainage capacity, highway impacts, landscape character, heritage assets and the relationship between the village and adjacent strategic growth areas.

Overall, Kislingbury benefits from a strong range of services, good accessibility and close proximity to employment opportunities. Whilst environmental and infrastructure constraints require careful management, these considerations do not fundamentally alter its role as a Secondary Service Village.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Kislingbury CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 55 dwellings are estimated to generate approximately 18.7 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a small residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 8.8 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Kislingbury benefits from its proximity to the Northampton urban area, where a broad range of secondary education provision exists that is not fully reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place

planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Kislingbury does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Bugbrooke (approximately 1.8 miles) and Upton (approximately 2.7 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 136 additional residents and an associated need for approximately 11.6 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Kislingbury contained approximately 617 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 158 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 96 dwellings were completed between 2011 and 2026, demonstrating the village's ability to accommodate growth. The proposed Regulation 19 requirement of 55 dwellings is significantly lower than historic delivery levels and reflects the Council's strategy of avoiding over-concentration of development within a small number of highly accessible settlements.

Stage 4: SLAA sites

SLAA (Yield) – 137(44), 172(372), 233(252), 373(58), 420(8), 615(126) and 818(0)

Seven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 860 dwellings. This substantially exceeds the Policy R6 requirement of 55 dwellings and demonstrates strong market interest

and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Kislingbury Parish Council broadly supports the principle of community-led planning but raises concerns regarding the cumulative impact of growth and the village's long-term carrying capacity.

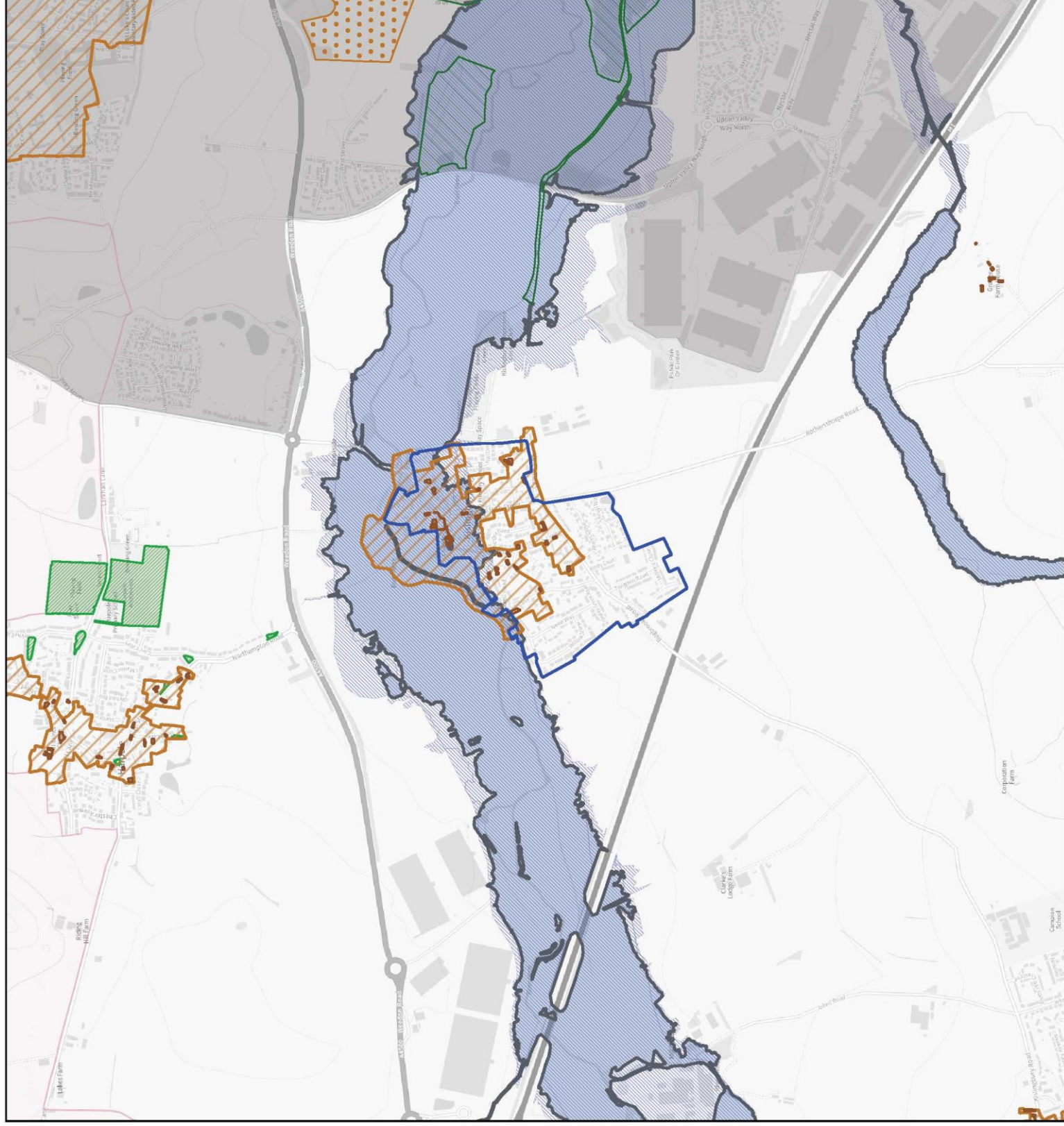
A principal issue raised is the need for a formal Green Wedge designation between Kislingbury and Northampton. The Parish Council argues that the village is increasingly constrained by nearby residential development, strategic employment expansion and major transport infrastructure and that a Green Wedge is required to prevent coalescence, maintain village identity and assist with flood mitigation.

The Parish Council also questions the application of a formula-based housing requirement, noting that approximately 48 dwellings were already committed or completed at the beginning of the plan period. It is argued that the remaining requirement should be treated more flexibly in light of local physical constraints including flood risk, drainage limitations, settlement confines and infrastructure capacity.

Further concerns are raised regarding HGV traffic, impacts associated with strategic employment growth around Junction 16, pressures on the historic bridge crossing of the River Nene, drainage infrastructure, preservation of ridge and furrow landscapes and the need to protect the integrity of the adopted Neighbourhood Plan. The Parish Council also seeks stronger safeguards for affordable housing delivery and greater support for neighbourhood planning.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Kislingbury benefits from good accessibility, proximity to employment opportunities and a strong range of local services and facilities. The proposed level of growth would support the continued vitality of the settlement whilst remaining proportionate to its role within the hierarchy. Call for Sites evidence demonstrates significant market interest and land availability substantially exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 55 dwellings.



Kissingbury (Secondary village)

2.30. Little Houghton

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Little Houghton	Secondary Service Village	20	Not Made

Stage 1: Assessment of constraints and issues

Little Houghton is located approximately 3 miles south-east of Northampton and lies close to the A45 and A428 corridors. The settlement is closely related to Great Houghton and benefits from its proximity to Northampton, Brackmills and other major employment areas.

Little Houghton is very close to River Nene Gravel Pits SSSI site and will need careful considerations for future development. There are woodland patches and a waterbody to the east and south-east of the village, across the Bedford Road, up to its junction with the A428. The A428 runs south of the village and is also lined with woodland on either side. There is a play area to this side near Lodge Road. The village core also has a cemetery. Altogether these assets support a variety of habitats and species and will require careful consideration. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a notable strength. Little Houghton records strong DfT Connectivity Tool scores of approximately 40-44 and benefits from its proximity to Northampton together with access to public transport services and nearby employment opportunities. This provides comparatively good opportunities to access employment, shopping, healthcare and education by sustainable modes.

The village contains a primary school, nursery, village hall and public house. Whilst the former village shop and post office have been lost, the Parish Council has identified aspirations to support a future community shop should suitable premises become available.

Little Houghton performs an important role within the rural settlement hierarchy and benefits from stronger accessibility and connectivity than many other Secondary Service Villages.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Little Houghton CEVA Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 20 dwellings are estimated to generate approximately 6.8 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 3.2 pupils. Capacity is identified at Abbeyfield School within the adopted accessibility framework and no secondary education constraints are identified through the assessment. Little Houghton benefits from its proximity to the Northampton urban area and the wider education network serving Northampton and South Northamptonshire.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Little Houghton does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Denton (approximately 3 miles) and Northampton (approximately 3 miles), with further provision available within the wider Northampton area.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 49 additional residents and an associated need for approximately 4.2 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Little Houghton contained approximately 220 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 56 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 22 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 20 dwellings broadly reflects historic

delivery patterns. The requirement therefore represents a proportionate level of growth consistent with the village's scale, character and relationship with the Northampton urban area.

Stage 4: SLAA sites

SLAA (Yield) – None

No sites have come forward through the Call for Sites process. However, given the modest Policy R6 requirement of 20 dwellings, opportunities remain for delivery through infill, redevelopment and other small-scale windfall development.

Stage 5: Parish Council Response (Reg-18)

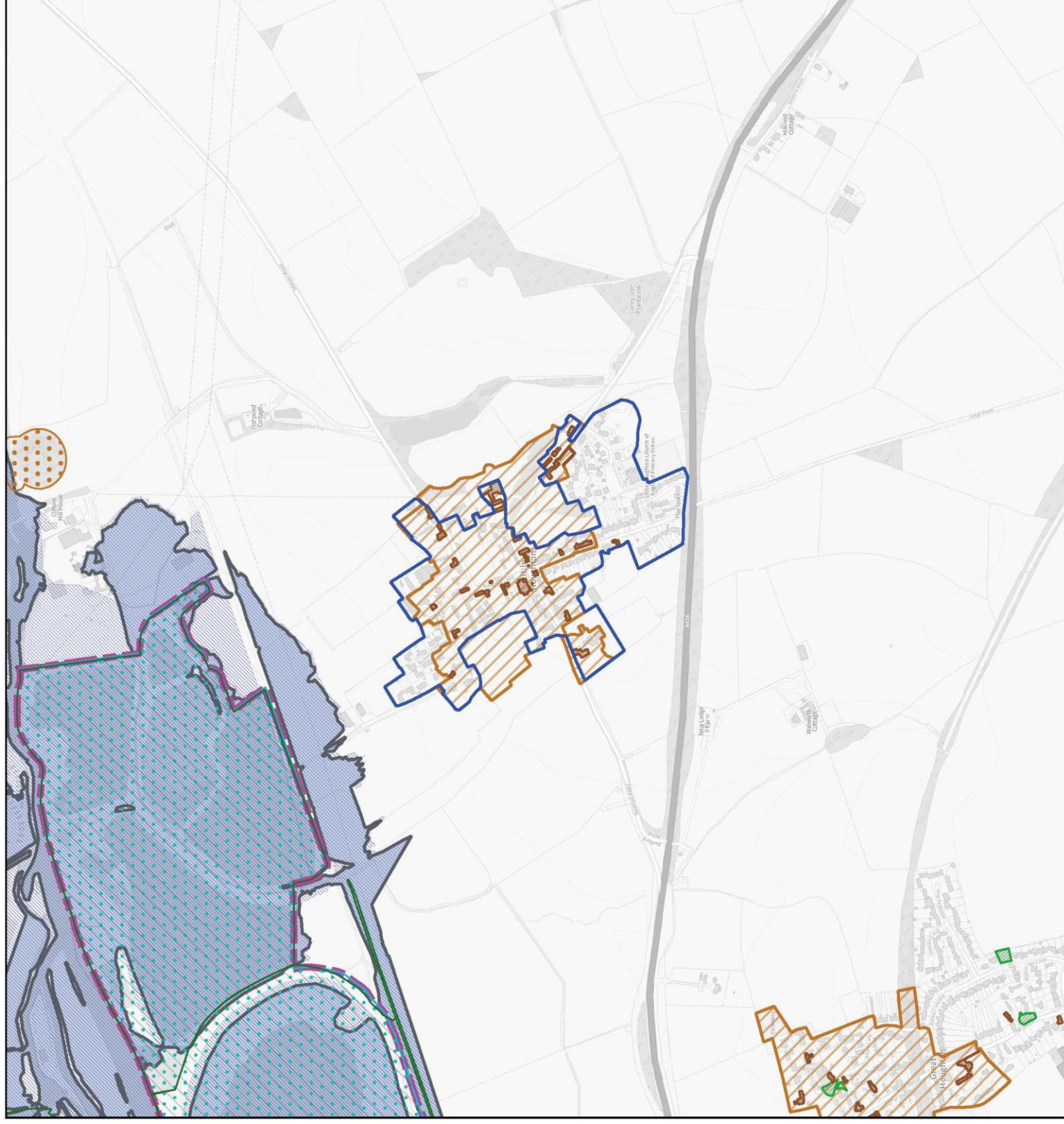
During the Regulation 18 consultation, Little Houghton Parish Council generally supported the settlement hierarchy assessment and considered the proposed Policy R6 requirement of 21 dwellings to be reasonable.

The Parish Council emphasised the importance of maintaining a sustainable rural community whilst resisting urban sprawl and coalescence with Northampton. Concerns were raised regarding the practicalities of requiring a neighbourhood plan to identify a relatively modest housing allocation, the need for sufficient time to consider future housing locations, and the cumulative impacts of strategic growth proposed around Northampton.

The Parish Council strongly supported policies seeking to prevent coalescence between Little Houghton, Great Houghton and Northampton and highlighted the importance of Green Wedge, SPA and Nature Improvement Area protections in maintaining the character and identity of the area.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The village benefits from strong accessibility to Northampton and nearby employment centres together with a range of local community facilities. Whilst no sites have come forward through the Call for Sites process, the requirement is modest in scale and opportunities remain capable of being delivered through infill, redevelopment and other small-scale development. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 20 dwellings.



-  Listed building
 Conservation Area
 Scheduled Monument
 Local Green Space (existing)
 Local Wildlife Sites
 SSSI
 Special Protection Area
 Flood Zone 2
 Flood Zone 3
 West Northamptonshire boundary

Little Houghton
(Secondary village)

2.31. Middleton Cheney

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Middleton Cheney	Secondary Service Village	161	Not Made

Stage 1: Assessment of constraints and issues

Middleton Cheney is located approximately 2.5 miles east of Banbury and around 6 miles north-west of Brackley. The village benefits from a highly accessible location close to the M40 (Junction 11) and functions as one of the largest and most sustainable rural settlements within West Northamptonshire.

The village has two separate conservation areas – one along the High St, to the west of the village and another near Lower Middleton Cheney, to the east. There are a number of listed buildings related to these conservation areas and require careful consideration

The village contains a range of green infrastructure assets both within and around its built-up area. A playing field is located to the south of the village and is connected to woodland parcels along the nearby A422. Within the village itself, there are several areas of open space, including allotment sites to the north of Main Road, two further allotment sites north of Dands Drive, and another east of Arrow Close. There are also multiple cemeteries, including two to the west of High Street and one north of Arrow Close, together with play areas located north of Starwell Drive, south of Millers Way and north of Mansion Hill. Beyond the settlement confines, additional green infrastructure networks are present despite severance by the A and B road corridors, including a golf course towards Chacombe and further woodland south of the A422 near Burgess Farm. Collectively, these natural assets support a variety of habitats and species and would require careful consideration in the planning of future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a key strength. Middleton Cheney records DfT Connectivity Tool scores of approximately 38-47 and benefits from the hourly 500 bus service connecting Bicester, Banbury, Brackley and surrounding settlements. This provides good access to employment, retail, leisure and healthcare opportunities beyond those available within the village itself.

The village contains a broad range of services and facilities, including primary and secondary education, pre-school provision, convenience shopping, a post office, pharmacy, public houses, library, village hall, sports facilities and allotment site. It also supports a range of local businesses and employment opportunities.

Middleton Cheney scored 92 in the quantitative assessment, ranking seventh out of all assessed villages and reinforcing its role as a Primary Service Village. Overall, Middleton Cheney performs a significant service-centre function for surrounding rural communities and represents one of the most sustainable settlements within the rural hierarchy.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Middleton Cheney Primary Academy. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 161 dwellings are estimated to generate approximately 54.7 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 25.8 pupils. Capacity is identified at Chenderit School within the adopted accessibility framework, although an indicative residual deficit of approximately 5 places remains within the framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Chenderit School forms an important component of the wider secondary education network serving the Brackley area and retains available capacity within the wider network. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Middleton Cheney does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Banbury (approximately 2.5 miles) and Brackley (approximately 7.3 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 398 additional residents and an associated need for approximately 34.1 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Middleton Cheney contained approximately 1,815 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 466 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 330 dwellings were completed between 2011 and 2026, demonstrating a strong ability to accommodate development. Whilst the village could potentially support a greater proportion of growth, the proposed Regulation 19 requirement of 161 dwellings reflects the Council's objective of distributing development more evenly across Primary and Secondary Service Villages rather than concentrating growth within a small number of the strongest-performing settlements.

Stage 4: SLAA sites

SLAA (Yield) – 076(120), 142(53), 143(37), 152(167), 360(54), 361(70), 478(136), 586(81), 614(592), 634(257) and 714(172)

Eleven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 1,739 dwellings. This substantially exceeds the Policy R6 requirement of 161 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Middleton Cheney Parish Council did not submit comments during the Settlement Hierarchy exercise. However, during the Regulation 18 consultation the Parish Council supported many of the broader objectives of the Local Plan, including sustainability, housing mix, health and wellbeing and economic growth.

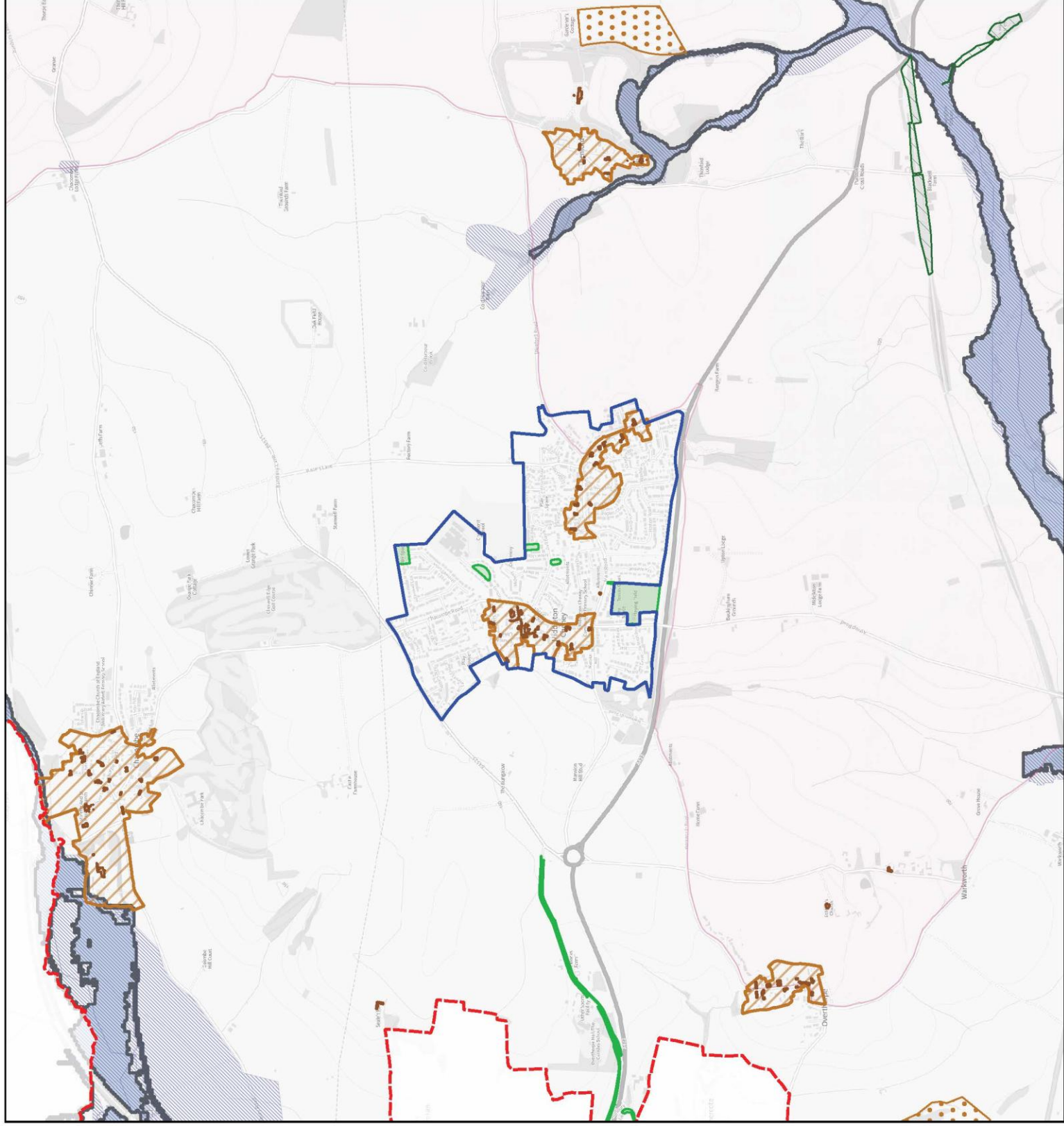
The Parish Council sought clarification regarding the basis of the 178 dwelling requirement, confirmation that the proposed Banbury Lane development formed

part of this requirement, and assurances that the requirement would not increase further during the plan period.

Concerns were also raised regarding infrastructure capacity, highway impacts, healthcare provision, village character, parking, affordability and the cumulative effects of future development. The Parish Council highlighted the importance of ensuring that future growth remains proportionate and supported by appropriate infrastructure improvements.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Middleton Cheney is one of the strongest performing settlements within the rural hierarchy, benefiting from a broad range of services, facilities, education provision and public transport connectivity. Existing infrastructure is capable of accommodating the proposed level of growth, which would support the continued vitality of services used by both local residents and surrounding communities. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 161 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Green Space (proposed)
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Middleton Cheney (Primary village)

2.32. Milton Malsor

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Milton Malsor	Secondary Service Village	30	Not Made

Stage 1: Assessment of constraints and issues

Milton Malsor is a medium-sized rural settlement located approximately 3 miles south-west of Northampton and around 5 miles north-east of Towcester. The village benefits from a modest but important range of services and facilities including a primary school, public house, village hall and recreational facilities, which contribute positively to its sustainability and support day-to-day community needs. The village contains a Conservation Area and a number of listed buildings which contribute to its historic character and local distinctiveness. Future development will therefore need to respect the historic environment and maintain the character of the settlement.

The village contains two playing fields on its eastern edge, located on either side of Collingtree Road, with additional woodland areas adjoining the southern playing field. A cemetery is also located within this cluster of green infrastructure assets. To the south-west of the village, south of Rectory Lane, there are two further woodland parcels. Areas susceptible to flooding are present beyond Towcester Road, which forms the village's western boundary. A number of trees throughout the settlement are protected by Tree Preservation Orders. Collectively, these assets contribute positively to local biodiversity and landscape character. However, environmental constraints are relatively limited and there are opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Milton Malsor benefits from a relatively accessible location, recording DfT Connectivity Tool scores of approximately 37-44, lying close to the M1, A43 and A508 corridors and benefiting from the 88/X88 bus service, which provides connections to Northampton, Towcester, Brackley and surrounding villages. Whilst residents rely on nearby centres such as Northampton for a wider range of employment, retail, healthcare and leisure opportunities, the village maintains a reasonable level of connectivity to these destinations. The village scored 42 in the quantitative settlement hierarchy assessment following a review of services and facilities. However, when considered alongside the presence of a primary school, public transport provision and its accessible location relative to Northampton and the strategic road network, the evidence supports the village's continued role as a Secondary Service Village.

Future development will need to be carefully planned to ensure that it responds appropriately to local character, environment, infrastructure considerations and the wider spatial strategy.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Milton Parochial Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 30 dwellings are estimated to generate approximately 10.2 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.8 pupils. Capacity is identified at Elizabeth Woodville School (Roade) within the adopted accessibility framework and no secondary education constraints are identified through the assessment. Milton Malsor benefits from its proximity to Roade and the wider South Northamptonshire education network, which provides access to a range of secondary education opportunities.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Milton Malsor does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Roade (approximately 2 miles) and Blisworth (approximately 3 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 74 additional residents and an associated need for approximately 6.4 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Milton Malsor contained approximately 338 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 87 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable

patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 7 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 30 dwellings exceeds recent delivery levels. However, the requirement remains modest in absolute terms and reflects the village's accessibility and sustainable location within the wider settlement hierarchy.

Stage 4: SLAA sites

SLAA sites (Yield) – 82(92), 83(44), 443(375), 669(256), and 831(66)

Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 833 dwellings. This substantially exceeds the Policy R6 requirement of 30 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

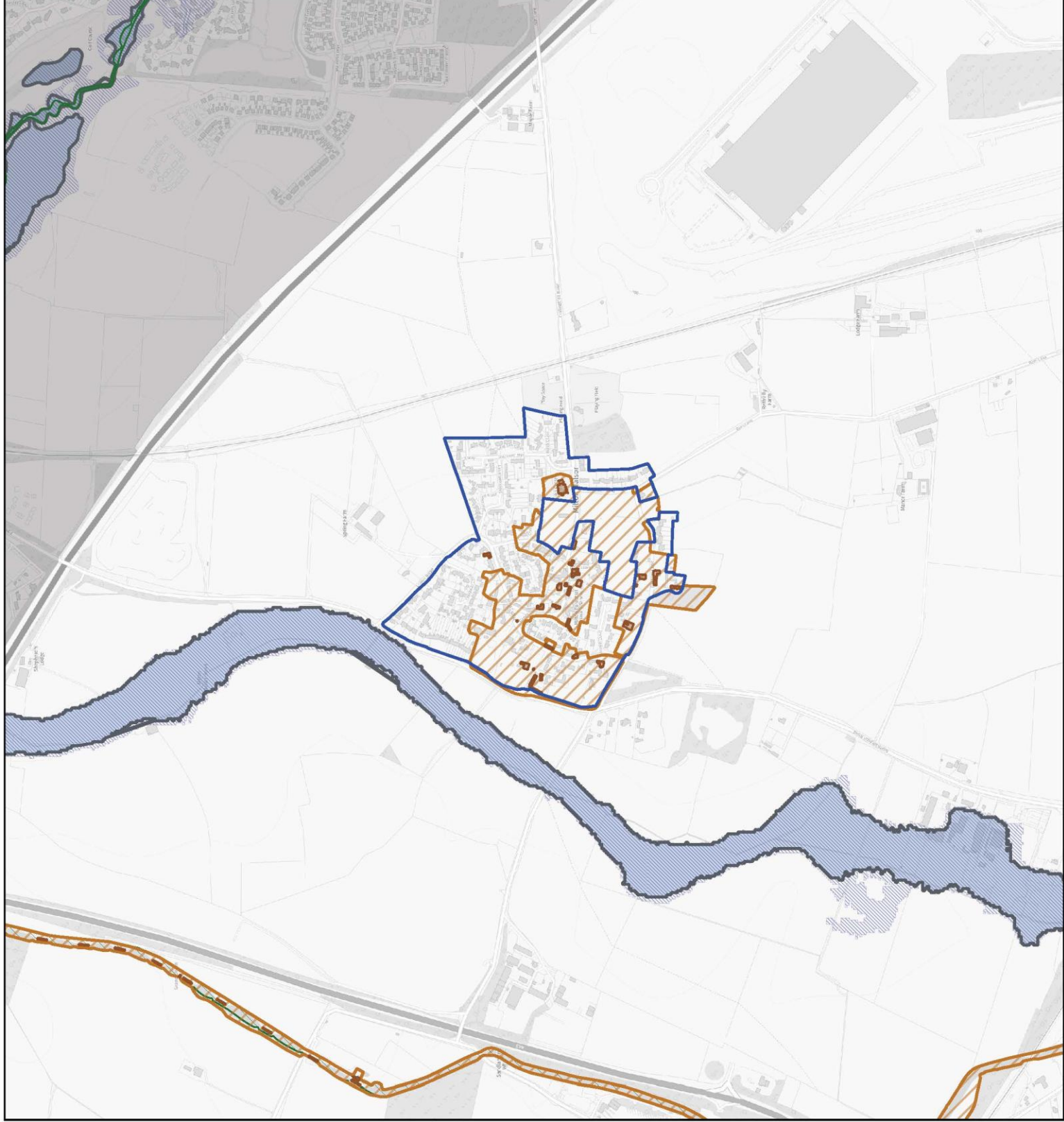
Milton Malsor Parish Council objected to the proposed housing requirement and questioned the settlement hierarchy assessment. The Parish Council argued that the village's service provision had been overstated, noting the absence of a village shop and limited local employment opportunities, and contended that Milton Malsor should instead be classified within a lower settlement tier. Concern was raised that this resulted in a housing requirement that exceeded those identified for some lower-tier settlements. More generally, the Parish Council highlighted concerns regarding traffic congestion, the capacity of the local road network, the effectiveness of Green Wedge policy protections, and the cumulative impacts of strategic growth around Northampton. The Parish Council considered that the settlement hierarchy methodology and resulting housing requirement should be reassessed to ensure a fair and proportionate outcome.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. The village benefits from a sustainable location, a primary school, public transport provision and established relationships with nearby service centres, enabling education, healthcare and other infrastructure needs to be accommodated through existing networks and catchments. Call for Sites evidence demonstrates substantial market interest and land availability far exceeding the minimum requirement. The Council has therefore adopted a proportionate approach to growth consistent with Milton Malsor's role as a Secondary Service Village and the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 30 dwellings.

- Listed building
- Conservation Area
- Local Wildlife Sites
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Milton Malsor (Secondary village)



2.33. Naseby

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Naseby	Secondary Service Village	30	Not Made

Stage 1: Assessment of constraints and issues

Naseby is a rural settlement located approximately 12 miles north-west of Northampton and 6.5 miles south-west of Market Harborough. The village benefits from a modest range of services and facilities including a primary school, village store, public house, village hall, recreation ground and allotment site. These services support the day-to-day needs of residents and contribute to the village's role as a Secondary Service Village.

The village is particularly notable for its historic significance. Naseby is located near the nationally important Battle of Naseby historic battlefield, one of the most significant heritage assets in West Northamptonshire. Future development proposals will therefore need to carefully consider impacts upon the historic environment, landscape setting and the wider significance of this nationally important heritage resource.

The village benefits from a designated Neighbourhood Area, established in October 2023, which provides an opportunity for the local community to guide future growth and development through the preparation of a Neighbourhood Plan.

Calender Meadows SSSI is located in proximity to the village, and any major development proposals would therefore require careful consideration. The immediate surroundings of the village contain a limited number of designated or recognised natural assets, including allotment sites, woodland parcels and a waterbody to the south and east, a play area to the north of Newlands, and additional scattered woodland areas and waterbodies to the north-west. Within the village itself, there is also a cemetery. Collectively, these environmental assets, together with the surrounding countryside, contribute positively to local biodiversity and landscape character. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is relatively limited when compared with many other Secondary Service Villages. Naseby records DfT Connectivity Tool scores of approximately 20-23, among the lower scores for settlements within this tier. Whilst the village is served by bus services linking Northampton and Market Harborough, the frequency and coverage of public transport is limited, reducing opportunities to access employment, retail and leisure facilities without reliance on the private car. The village's distance from larger centres and absence of a railway station further moderate its overall accessibility.

Infrastructure constraints appear less significant than in some larger settlements. The primary school retains spare capacity and there are no known strategic infrastructure constraints identified through the settlement hierarchy assessment. However, the limited range of local services means residents remain dependent upon higher-order centres for many day-to-day needs.

Overall, whilst Naseby has a relatively limited service offer and lower accessibility than many Secondary Service Villages, it retains an important local role centred around its primary school and community facilities. Future growth will need to respect the village's historic setting and heritage significance whilst supporting the continued vitality of local services.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Naseby CE Primary Academy. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 30 dwellings are estimated to generate approximately 10.2 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 4.8 pupils. Capacity is identified at Guilsborough School within the adopted accessibility framework and no secondary education constraints are identified through the assessment. Guilsborough School forms an important component of the wider rural secondary education network serving a number of villages across northern and western West Northamptonshire and retains substantial available capacity within the current assessment.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Naseby does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Guilsborough (approximately 3.8 miles) and Welford (approximately 3.8 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 74 additional residents and an associated need for approximately 6.4 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Naseby contained approximately 333 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 85 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 57 dwellings were completed between 2011 and 2026, significantly exceeding the proposed Regulation 19 requirement of 30 dwellings. The proposed requirement therefore represents a restrained and proportionate level of future growth that supports a broader distribution of development across rural settlements whilst recognising the village's historic significance and environmental sensitivities.

Stage 4: SLAA sites

SLAA (Yield) – 092(43), 369(28), 580(41), 602(43), and 809(43)

Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 198 dwellings. This substantially exceeds the Policy R6 requirement of 30 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Naseby Parish Council neither agrees nor disagrees with the proposed housing requirement under Policy R6.

The Parish Council's principal concern relates to the presentation and calculation of the housing requirement. It is suggested that Policy R6 should distinguish between the underlying housing need figure and the contribution anticipated from windfall development. The Parish Council considers that additional clarity is required regarding how the assumed delivery of approximately 1,900 windfall dwellings across the rural area will be distributed between Primary Service Villages,

Secondary Service Villages, Other Villages, Small Settlements and the Open Countryside.

The Parish Council also requests that the proposed Settlement Confines map clearly identifies changes from the existing adopted settlement boundary.

Outside Policy R6, the Parish Council comments that the list of overnight lorry parks referenced within Policy TR6 should be updated to reflect the operational Welford Truckstop.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Particular regard will be required to the setting of the nationally significant Naseby Battlefield; however, the proposed level of growth remains modest and proportionate to the role of the village. Existing services and infrastructure are capable of accommodating the requirement and would benefit from continued community support. Call for Sites evidence demonstrates strong market interest and land availability substantially exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 30 dwellings.



**Naseby
(Secondary village)**

2.34. Nether Heyford

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Nether Heyford	Secondary Service Village	63	Made (Sep 2023)

Stage 1: Assessment of constraints and issues

Nether Heyford is a large and well-served rural settlement located approximately 5.7 miles west of Northampton and a similar distance north of Towcester. The village benefits from a strong range of services and facilities including pre-school and primary education, a convenience store, Post Office, public house, employment opportunities, village hall, recreation facilities and allotment site. These facilities support both local residents and the wider rural area and contribute positively to the sustainability of the settlement.

The village contains a Conservation Area encompassing much of its historic core together with numerous listed buildings that contribute significantly to local character and identity. The Grand Union Canal and associated Conservation Area lie to the west of the settlement and form important heritage, landscape and recreational assets. Future development will need to respect the historic environment and maintain the distinctive character of the village.

Nether Heyford benefits from a made Neighbourhood Plan adopted in September 2023, which provides an established framework for managing future growth. The Plan supports development that meets locally identified housing needs whilst protecting the village's historic character, landscape setting and community identity. Particular emphasis is placed on delivering smaller homes, affordable housing, accommodation suitable for older residents wishing to downsize, high-quality design, protection of important views and green spaces, flood resilience and improvements to walking and cycling connectivity. The Plan also identifies existing traffic, parking and highway safety concerns, particularly around the village centre, school and local shops, which will require careful consideration through future development proposals.

The village is located in close proximity to Bugbrooke Meadows SSSI to the north-east. The River Nene flows adjacent to the village's northern boundary and extends eastwards via Hoarestone Brook alongside the playing fields, with these watercourse corridors presenting significant flood risk constraints to future growth. Two further tributaries of the River Nene pass through the village and connect with the Grand Union Canal, which runs to the west and south of the settlement. These tributaries are also susceptible to fluvial and surface water flooding. The village contains a range of green infrastructure assets, including cemeteries, play areas and woodland areas, while the surrounding open countryside further contributes to ecological connectivity. Collectively, these natural assets support a variety of habitats and species and require careful consideration in planning for

future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a notable strength. Nether Heyford records strong DfT Connectivity Tool scores of approximately 40-45 and benefits from the D3 bus service which provides hourly Monday to Saturday connections and a two-hourly Sunday service between Northampton and Daventry via neighbouring villages. This provides good opportunities to access employment, shopping, healthcare, education and leisure facilities by sustainable modes. The village's proximity to the established employment cluster around Junction 16 on the M1 and additional draft employment site allocation in its vicinity, add to employment sustainability supporting housing development in the village.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation measures, the evidence indicates that opportunities remain available to accommodate growth and that no overriding constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at The Bliss Charity School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 63 dwellings are estimated to generate approximately 21.4 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a small residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 10.1 pupils. Appendix B identifies capacity at Campion School within the adopted accessibility framework, although an indicative residual deficit of approximately 5 places remains within the framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Campion School forms part of the wider secondary education network serving villages within this part of West Northamptonshire and retains available capacity within the wider assessment. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place

planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Nether Heyford does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Bugbrooke (approximately 2 miles) and Weedon Bec (approximately 2.7 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 156 additional residents and an associated need for approximately 13.3 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Nether Heyford contained approximately 706 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 181 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 37 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 63 dwellings exceeds recent delivery levels. However, the level of growth remains proportionate over the plan period and reflects the village's strong service provision, accessibility and sustainable location.

The made Neighbourhood Plan identifies demand for smaller homes, affordable housing, accessible accommodation and bungalows, particularly to meet the needs of older residents wishing to downsize and younger households seeking to remain within the village. Future housing delivery should seek to respond to these locally identified needs whilst supporting the continued vitality of village services and facilities.

Stage 4: SLAA Sites (Yield)

SLAA (Yield) – 686(24), 703(529), 725(48), 726(73), 764(150), 789(28), 833(0) and 847(45)

Eight sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 897 dwellings. This substantially exceeds the Policy R6 requirement of 63 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Agree with Policy R6

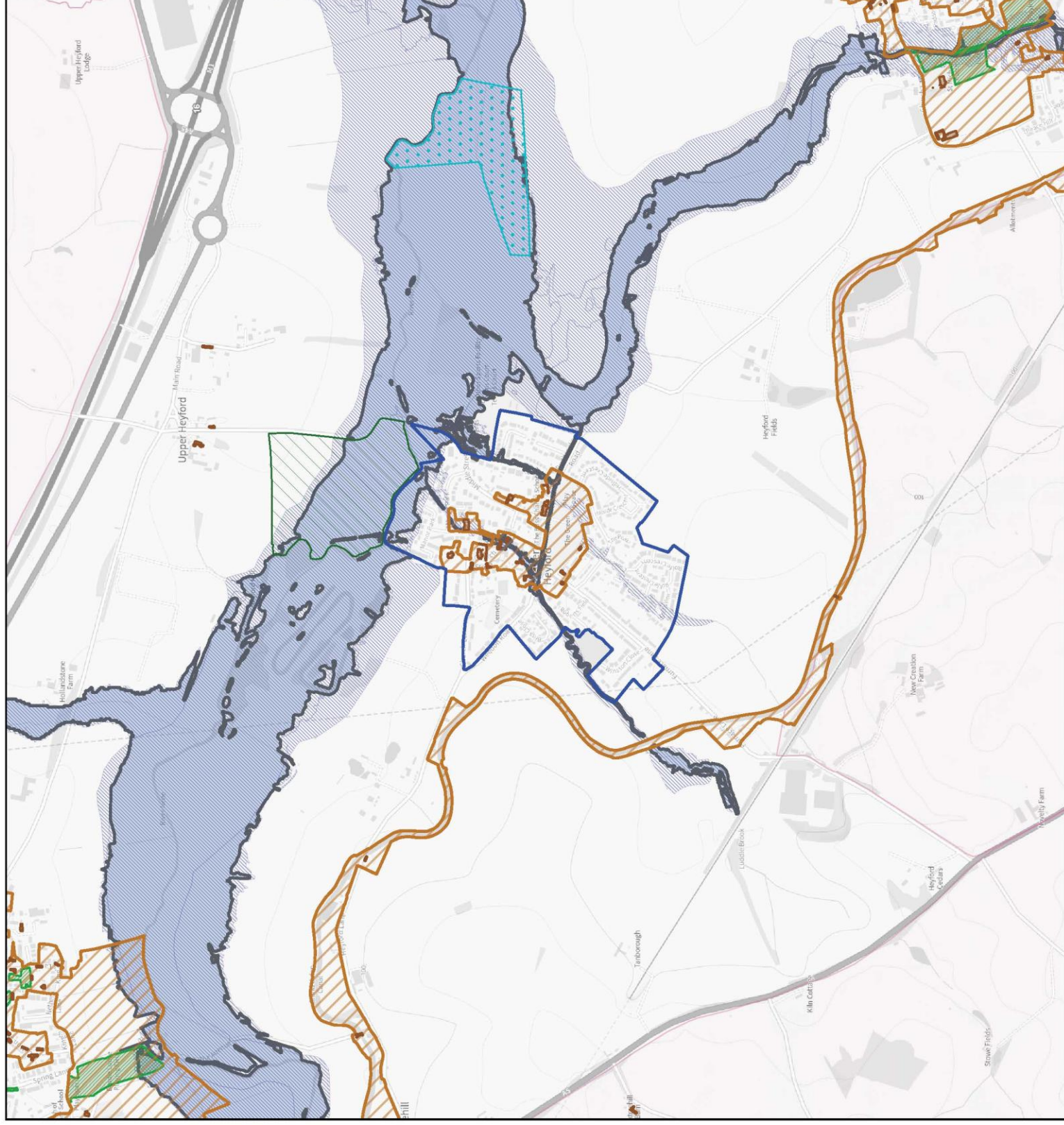
Nether Heyford Parish Council support the proposed settlement hierarchy classification and agree with Policy R6. No objection is raised to the proposed housing requirement. The Parish Council's Regulation 18 representation focused primarily on wider strategic matters relating to the spatial strategy and specific employment policies elsewhere in the district rather than the proposed approach for Nether Heyford itself.

The Parish Council also supports the wider spatial strategy approach and the principle of accommodating proportionate levels of growth within rural settlements. No objection has been raised to the proposed housing requirement.

The Parish Council's consultation response focuses primarily on wider strategic planning matters rather than the proposed growth requirement for Nether Heyford itself.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Nether Heyford benefits from a strong range of services, facilities and public transport provision, together with a made Neighbourhood Plan providing a robust framework for guiding future growth. Existing infrastructure and wider service catchments are capable of supporting the proposed level of development. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 63 dwellings.



- Listed building
- Conservation Area
- Local Green Space (existing)
- Local Wildlife Sites
- SSSI
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

**Nether Heyford
(Secondary village)**

2.35. Newbottle (Charlton)

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Newbottle (Charlton)	Secondary Service Village	20	Not Made

Stage 1: Assessment of constraints and issues

Charlton is a small rural settlement located approximately 3.5 miles west of Brackley and 5 miles south-east of Banbury. The village benefits from a modest range of services and facilities including pre-school and primary school provision, a public house, village hall, recreation facilities and allotment site. These facilities support local residents and contribute positively to the sustainability of the settlement.

The village contains a Conservation Area encompassing much of its historic core together with a number of listed buildings that contribute to local character and identity. Future development will need to respect the historic environment and preserve the distinctive rural character of the settlement.

A tributary of the River Cherwell flows to the south-east of the village before extending north-eastwards. This corridor presents limited fluvial and surface water flood risk constraints in the south-eastern part of the village and is associated with a number of woodland parcels and waterbodies. A playing field and additional woodland are located adjacent to the village's north-eastern boundary, while a sizeable woodland area lies approximately 100m to the west. A cemetery is also situated on Green Lane near the north-western edge of the settlement. Within the village itself, there are two small play areas. Collectively, these natural assets, together with the surrounding open countryside, support a variety of habitats and species and therefore require careful consideration in planning for future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a significant constraint. Charlton records low DfT Connectivity Tool scores of approximately 20-24 and has no scheduled bus service or rail connection. Residents are therefore heavily reliant on private vehicle travel to access employment, shopping, healthcare, secondary education and other higher-order services in surrounding settlements and nearby towns.

The village performs a more limited service role than many Secondary Service Villages. However, the presence of both pre-school and primary education provision represents an important sustainability asset. The continued viability of these facilities is an important consideration when assessing future growth opportunities.

Whilst heritage, environmental, infrastructure and accessibility considerations will require careful management through future site selection, design and mitigation

measures, the evidence indicates that opportunities remain available to accommodate growth and that no overriding constraint prevents delivery of the Policy R6 housing requirement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Newbottle & Charlton CEVA Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 20 dwellings are estimated to generate approximately 6.8 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 9 places is identified. However, corresponding capacity is identified at Kings Sutton Primary Academy within the adopted accessibility framework, indicating that the projected demand can be accommodated through the wider local primary school network.

The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 3.2 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Newbottle & Charlton occupies a location influenced by educational relationships extending towards Brackley, Banbury and the wider south-western part of West Northamptonshire. Whilst no secondary school capacity is identified within the adopted accessibility framework, Appendix B demonstrates that Magdalen College School retains substantial available capacity within the wider secondary school network. Appendix B should also be considered alongside the Infrastructure Delivery Plan, which identifies a one-form entry expansion to Magdalen College School to support growth within the wider Brackley area. These wider educational relationships and planned infrastructure improvements are not fully reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B also demonstrates both substantial

available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Charlton does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Brackley (approximately 6 miles) and Banbury (approximately 8 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 49 additional residents and an associated need for approximately 4.2 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Newbottle & Charlton contained approximately 226 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 58 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 6 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 20 dwellings exceeds recent delivery levels. Nevertheless, the proposed level of development remains modest and is considered proportionate to the settlement's role and opportunities for sustainable growth.

Stage 4: SLAA sites

SLAA (Yield) – 332(25), 575(41) and 576(24)

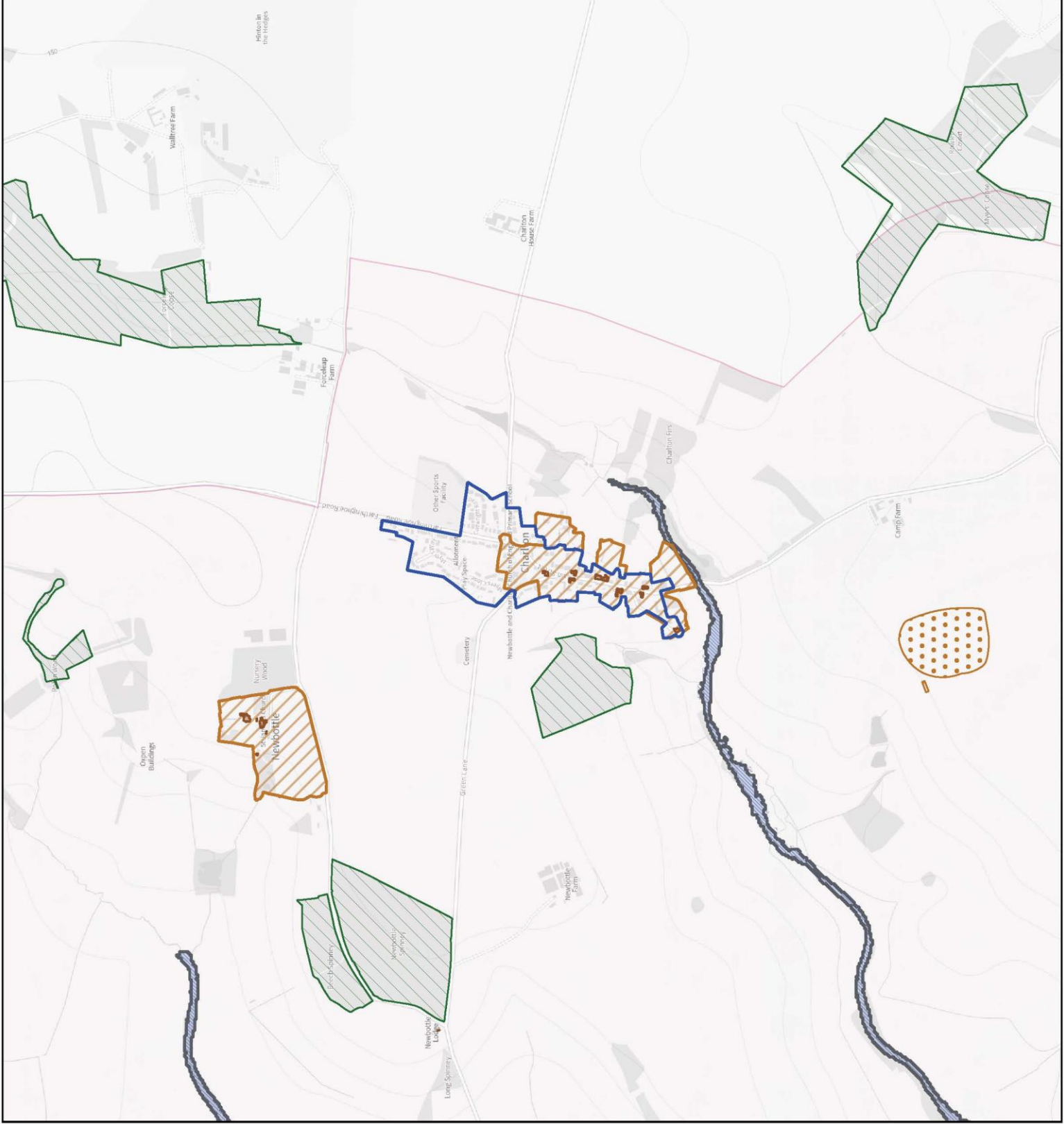
Three sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 90 dwellings. This exceeds the Policy R6 requirement of 20 dwellings and demonstrates more than sufficient market interest and land availability to accommodate the proposed level of growth.

Stage 5: Parish Council Response (Reg-18)

No response was received from the Parish Council during the Regulation 18 consultation.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst accessibility is more limited than some settlements within the hierarchy, the proposed level of growth is modest and proportionate to the role of the village and would support the continued sustainability of local services, including education provision. Call for Sites evidence demonstrates sufficient market interest and land availability to accommodate the requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 20 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Charlton (Secondary village)

2.36. Old Stratford

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Old Stratford	Secondary Service Village	93	Not Made

Stage 1: Assessment of constraints and issues

Old Stratford occupies a constrained position at the junction of the A5, A508 and A422 and forms part of the wider Milton Keynes and Stony Stratford urban fringe. Whilst benefiting from excellent accessibility and proximity to services, the settlement is physically constrained by major transport corridors, existing development and important areas of open space.

The village centre contains heritage assets and conservation area interests, whilst the nearby settlement of Passenham contains further heritage sensitivities that contribute to the character of the area. Oxfield Park forms an important area of open space and has been proposed as a Local Green Space. The River Great Ouse corridor and associated floodplain lie to the west towards Stony Stratford, with areas of Flood Zones 2 and 3 limiting opportunities for development.

The wider area contains biodiversity assets associated with the River Great Ouse corridor and land identified through the Local Nature Recovery Strategy for habitat enhancement, watercourse restoration, woodland planting and urban greening. The nearby Whittlewood Forest SSSI and surrounding rural landscape also contribute to the environmental setting of the settlement. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Whilst these environmental and physical constraints require careful consideration, the principal limitation on future growth arises from the constrained form of the settlement and limited availability of unconstrained land. The evidence indicates that opportunities for growth are likely to be limited and will require careful management to avoid adverse impacts on landscape character, heritage assets and transport infrastructure.

Accessibility is also a relevant consideration. Old Stratford records the highest DfT Connectivity Tool scores amongst all draft Policy R6 villages at 44-63. It benefits from regular bus services connecting the village to Milton Keynes, Towcester and surrounding settlements. Together with its proximity to Stony Stratford, this provides comparatively good opportunities to access employment, shopping, healthcare and education by sustainable modes, supporting the settlement's role within the rural hierarchy.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Old Stratford Primary School. Based on the 2025/26 school capacity monitoring data and the assessment

presented in Appendix B, the proposed 93 dwellings are estimated to generate approximately 31.6 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 14.9 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Old Stratford benefits from direct public transport connections to both Towcester and Milton Keynes, where a range of secondary education opportunities exist. Appendix B should also be considered alongside the Infrastructure Delivery Plan, which identifies planned investment at Sponne School in Towcester through additional secondary school capacity. Cross-boundary educational relationships with the Milton Keynes area and established links to secondary provision beyond the adopted accessibility framework are not reflected within the assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Old Stratford does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Stony Stratford (approximately 1 mile) and Deanshanger (approximately 2 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 230 additional residents and an associated need for approximately 19.7 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding,

supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Old Stratford contained approximately 1,047 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 269 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 186 dwellings were completed between 2011 and 2026, demonstrating the settlement's ability to accommodate growth. The proposed Regulation 19 requirement of 93 dwellings is significantly lower than historic delivery levels and reflects the Council's objective of avoiding over-concentration of development within a small number of highly accessible settlements.

Stage 4: SLAA sites

SLAA (Yield) – 048(3255), 089(91), 147(65), 247(1190), 315(2500), 445(30) and 892(3303)

Seven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 10,434 dwellings. This substantially exceeds the Policy R6 requirement of 93 dwellings and demonstrates exceptionally strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Old Stratford Parish Council object to the proposed Policy R6 housing requirement of 106 dwellings and consider that the cumulative impacts of rural housing growth have not been adequately assessed. Concerns are raised regarding the ability of existing infrastructure to accommodate additional growth, particularly in relation to the A5, A508 and A422 corridors, the Old Stratford roundabout, healthcare provision and public transport accessibility.

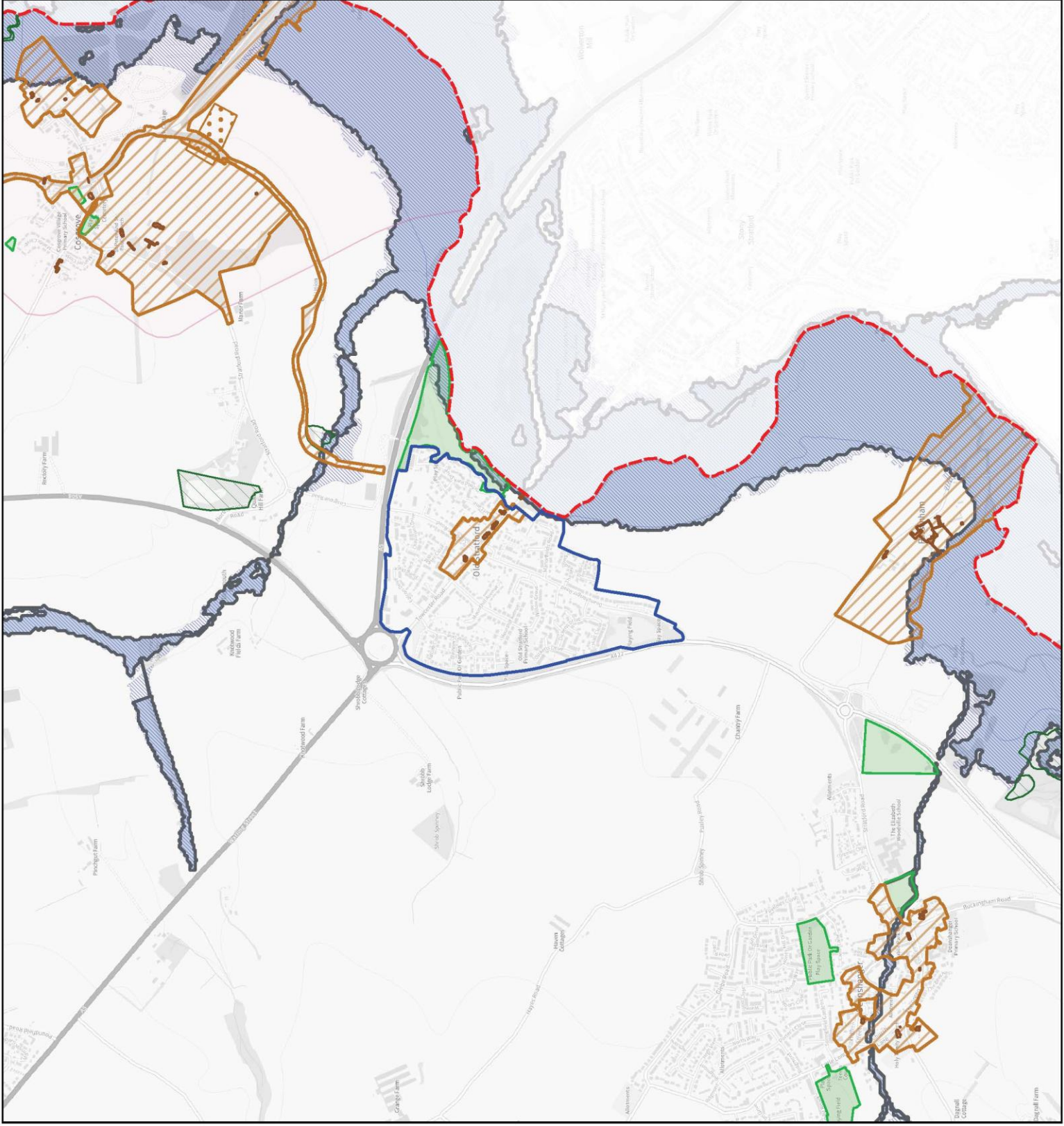
The Parish Council note that the village has already consented development and consider that further growth is likely to require development outside the existing settlement confines, placing pressure on local services and altering the character of the settlement. Concerns are also raised regarding the level of local employment provision within the village and the reliance on Milton Keynes for employment, healthcare, retail and leisure services.

The Parish Council further object to Policy EC8 (Land at Former Furtho Pit), citing concerns relating to highway safety, biodiversity, flood risk, landscape impact and the removal of transport mitigation measures previously associated with the allocation. They consider that the cumulative effects of EC8 and proposed housing growth in Old Stratford and neighbouring villages have not been sufficiently assessed.

Overall, the Parish Council considers that the scale of proposed growth should be better aligned with infrastructure capacity and supported by clearer transport and infrastructure improvements before the housing requirement can be justified.

Conclusion

The assessment identifies a number of physical and environmental constraints associated with major transport corridors, flood risk and the settlement's relationship with the wider urban fringe. However, no overriding constraints have been identified that would prevent delivery of the Policy R6 requirement. Existing infrastructure and wider service catchments are capable of accommodating the proposed level of growth. Call for Sites evidence demonstrates exceptionally strong market interest and land availability, substantially exceeding the minimum requirement. The Council has therefore taken a proportionate approach to growth consistent with the settlement's role and the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 93 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Green Space (proposed)
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Old Stratford (Secondary village)

2.37. Pattishall

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Pattishall	Secondary Service Village	61	Not Made

Stage 1: Assessment of constraints and issues

Pattishall is located approximately 4 miles north-west of Towcester and around 8.5 miles south-east of Northampton. The settlement comprises the linked villages of Pattishall, Astcote and Eastcote, with Dalscote located separately within the parish.

Pattishall has a cluster of natural assets near Butchers Lane, Church Street and Blacksmith's Close, including two cemeteries, one play space, and three woodland patches. Northwest of the village, across the A5 road, there are more woodland patches. Further there is a play space associated with Astcote village near the southern tip of Pattishall. A tributary from the Grand Union Canal flows between Pattishall and Eastcote, at around 200m from Pattishall boundary and presents a limited catchment for flooding. Altogether these natural assets support a variety of habitats and species and require careful considerations. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is relatively limited when compared with many other Secondary Service Villages. Pattishall records DfT Connectivity Tool scores of approximately 22-25, placing it within the lower performing group of Policy R6 settlements. The village is served by the 87 bus service between Northampton and Towcester together with limited community transport provision. Whilst this provides some opportunities to access employment, retail and leisure destinations, public transport provision remains relatively restricted.

The settlement benefits from a primary school, nursery, village hall, recreation facilities, allotment site and two public houses. These facilities contribute positively to the sustainability of the settlement and support its role as a Secondary Service Village.

Overall, Pattishall provides a modest range of local services and facilities but demonstrates comparatively weak accessibility and connectivity when compared with many higher-scoring villages within the Policy R6 hierarchy.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Pattishall CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 61 dwellings are estimated to generate approximately 20.7 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. The assessment also identifies Pattishall as providing

capacity to accommodate projected demand arising from neighbouring settlements within the adopted accessibility framework, demonstrating the important role the school plays within the wider rural primary school network.

For secondary education, the proposed development is estimated to generate approximately 9.8 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Pattishall occupies a location between Towcester and Daventry, with established educational relationships extending beyond the adopted accessibility framework. Appendix B should also be considered alongside the Infrastructure Delivery Plan, which identifies planned investment at Sponne School through additional secondary school capacity to support growth in the wider Towcester area. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Pattishall does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Greens Norton (approximately 3.2 miles) and Towcester (approximately 5 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 151 additional residents and an associated need for approximately 12.9 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a

modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Pattishall contained approximately 688 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 177 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 48 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 61 dwellings is broadly aligned with historic delivery performance. The requirement therefore represents a proportionate level of growth that supports the village's role within the settlement hierarchy whilst contributing towards meeting housing needs across the rural area.

Stage 4: SLAA sites

SLAA (Yield) – 397(45), 421(12), 479(10), 592(58), 638(41), 780(104), 783(9), 874(59), 888(21) and 900(133)

Ten sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 492 dwellings. This substantially exceeds the Policy R6 requirement of 61 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

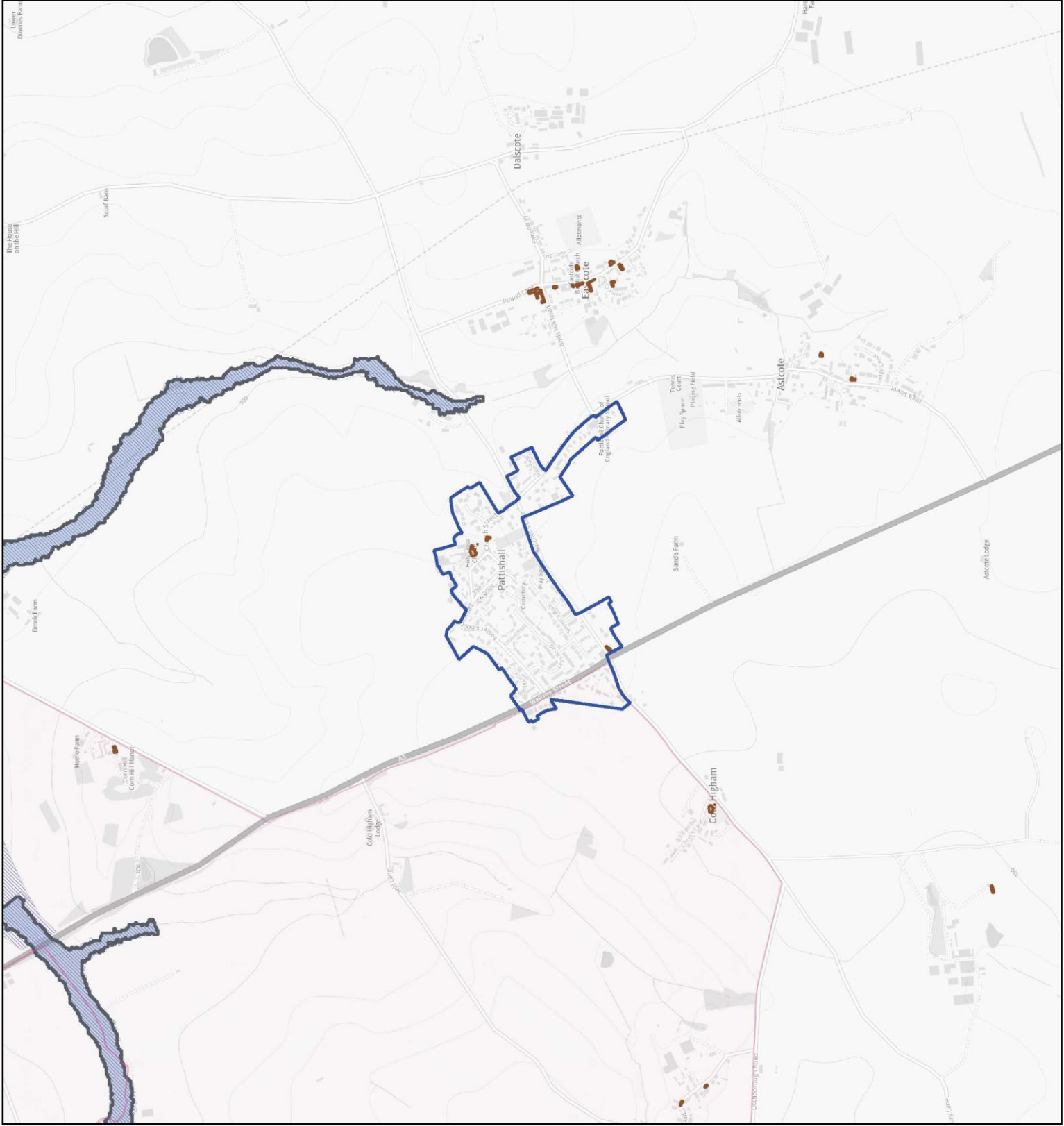
During the Regulation 18 consultation, Pattishall Parish Council confirmed its support for the classification of Pattishall, Astcote and Eastcote as a Secondary Service Village and agreed with the proposed Policy R6 approach.

The Parish Council noted the benefit of the existing bus service connecting the settlement with Northampton and Towcester and expressed support for sustaining the long-term vitality of the community. Concerns raised through the consultation primarily related to the cumulative transport impacts arising from strategic growth around Towcester and the need for appropriate infrastructure delivery alongside development.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing education infrastructure serves both the village and surrounding communities and is capable of accommodating the proposed level of growth, supporting the continued vitality of local services and facilities. Call for Sites

evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has adopted a proportionate approach to growth that reflects the role of Pattishall within the settlement hierarchy and the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 61 dwellings.



Listed building

Special Landscape Area

Flood Zone 2

Flood Zone 3

West Northamptonshire
boundary

Pattishall (Secondary village)

2.38. Paulerspury

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Paulerspury	Secondary Service Village	44	Not Made

Stage 1: Assessment of constraints and issues

Paulerspury contains a number of heritage, landscape and environmental assets that contribute to its rural character. The village has a distinctive linear form focused around the historic High Street and contains a number of listed buildings and heritage assets that contribute to local character. The settlement also maintains a strong relationship with the surrounding agricultural landscape and the neighbouring settlement of Pury End.

The village lies within the Yardley-Whittlewood Character Area and is surrounded by a sensitive rural landscape. The linear form of the settlement, the importance of maintaining separation from Pury End, and the presence of open countryside on all sides create sensitivities to outward expansion. Allotment site, play spaces, hedgerows, open views and rural edges further contribute to local distinctiveness and the setting of the village.

Environmental constraints include areas of surface water flood risk within the village and Flood Zone 3 land associated with areas around Plumpton End. The village is also near Whittlewood Forest SSSI Wakefield Lodge Park. The Local Nature Recovery Strategy identifies opportunities for woodland, grassland and wetland enhancement, biodiversity improvements to existing open spaces, habitat creation and the protection of areas of particular biodiversity importance between Paulerspury and Pury End. These environmental assets reinforce the importance of maintaining the separation and rural setting of the settlement. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Despite its proximity to Towcester, Paulerspury is served by only a limited weekday bus service of approximately three services per day to Milton Keynes and records low DfT Connectivity Tool scores of around 27-30. This reflects restricted opportunities to access employment, shopping, healthcare, and education by sustainable modes, although it does not prevent delivery of the modest level of growth proposed through Policy R6.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Paulerspury CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 44 dwellings are estimated to generate approximately 15.0 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining

following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 7.0 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Paulerspury occupies a location influenced by educational relationships extending towards both Towcester and Milton Keynes. Appendix B should also be considered alongside the Infrastructure Delivery Plan, which identifies planned investment at Sponne School through additional secondary school capacity to support growth in the wider Towcester area. Cross-boundary educational relationships with the Milton Keynes area are not reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Paulerspury benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 109 additional residents and an associated need for approximately 9.3 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Paulerspury contained approximately 493 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 126 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages

through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 67 dwellings were completed between 2011 and 2026, demonstrating the village's ability to accommodate development. The proposed Regulation 19 requirement of 44 dwellings is lower than historic delivery levels and reflects the Council's objective of distributing growth more broadly across the rural area whilst maintaining a proportionate contribution from sustainable settlements.

Stage 4: SLAA sites

SLAA (Yield) – 150(43), 151(21), 480(92), 685(19), 693(36), 731(45) and 848(1270)

Seven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 1,526 dwellings. This substantially exceeds the Policy R6 requirement of 44 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

No response received for Reg-18 stage.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing education, healthcare and community infrastructure are capable of accommodating the proposed level of growth, whilst helping to sustain the long-term vitality of local services and facilities. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has nevertheless adopted a proportionate approach to growth consistent with the role of the village and the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 44 dwellings.

2.39. Pitsford

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Pitsford	Secondary Service Village	29	Made (Jun 2022)

Stage 1: Assessment of constraints and issues

Pitsford is a rural settlement located approximately 5 miles north of Northampton on the A508 corridor. The village benefits from a modest range of services and facilities including a primary school, village hall and public house. In addition, Pitsford School, an independent educational establishment providing education from pre-school to sixth form level, is located immediately to the south of the village and represents an important educational and employment asset. The village also benefits from a range of recreational facilities, including sports facilities and open spaces located adjacent to the settlement.

The village contains a substantial Conservation Area, numerous listed buildings and a range of non-designated heritage assets which contribute significantly to local character and identity. The Neighbourhood Plan places strong emphasis on conserving the historic environment, village form, local building materials and important views into and out of the settlement. Future development will therefore need to carefully consider impacts on heritage assets and the wider significance of the village's historic setting.

Pitsford Reservoir SSSI site is very close, approximately 500m north of the village. To the south, there is a presence of Boughton Hall Conservation Area, that is linked to woodland patches, and a playing field that is adjacent to the southwestern boundary of the village. These natural assets link with the tree preservation orders for trees along the Ride Ln, Pitsford School Entrance, near the Village Hall and some more trees north of High St. The south of the village also has a landfill site and overall open countryside to the south remains constrained. Adjacent to the northwest, north and northeast of settlement confines, there are more woodland patches of relatively small size, some are also a part of village conservation area. Overall, these natural assets present challenges for future growth as they support a variety of habitats and species. However, open countryside to the east and west of the village present opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is generally good for a rural settlement. Pitsford records DfT Connectivity Tool scores of approximately 35-44 and benefits from bus services along the nearby A508 corridor, providing connections to Northampton, Market Harborough and Leicester. However, the Parish Council notes that services do not pass directly through the village itself and that accessibility to bus stops can vary depending upon location within the settlement. Whilst opportunities exist to access

employment, retail, education and leisure facilities by public transport, reliance on private vehicle travel remains relatively high.

The village also experiences transport-related pressures. The Neighbourhood Plan identifies concerns relating to traffic volumes, speeding, HGV movements, parking pressures and the operation of the A508 junctions. The Parish Council has raised concerns regarding the potential cumulative traffic impacts arising from major planned growth around Northampton and the possibility of increased through-traffic using routes through the village.

Pitsford benefits from a made Neighbourhood Plan adopted in June 2022. The Plan supports limited and carefully managed growth that responds to locally identified housing needs whilst conserving landscape character, heritage assets, community facilities and the village's distinct rural identity.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Pitsford Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 29 dwellings are estimated to generate approximately 9.9 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a substantial residual surplus remaining following development. The assessment also identifies Pitsford Primary School as contributing capacity towards accommodating projected demand arising from neighbouring settlements within the adopted accessibility framework, demonstrating the important role the school plays within the wider rural primary school network.

For secondary education, the proposed development is estimated to generate approximately 4.6 pupils. Capacity is identified at Kingsthorpe College within the adopted accessibility framework and no secondary education constraints are identified through the assessment. Pitsford also benefits from its proximity to the Northampton urban area and the wider secondary education network serving Northampton and northern West Northamptonshire.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Pitsford does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Brixworth (approximately 1.2 miles) and Boughton/Kingsthorpe area practices (approximately 2.4 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 72 additional residents and an associated need for

approximately 6.1 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Pitsford contained approximately 322 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 83 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 6 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 29 dwellings exceeds historic delivery levels. However, the requirement remains modest in absolute terms and reflects the village's sustainability credentials and role within the settlement hierarchy.

Stage 4: SLAA sites

SLAA (Yield) – 642(173), 775(55), 776(63), 781(43) and 812(90)

Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 424 dwellings. This substantially exceeds the Policy R6 requirement of 29 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Pitsford Parish Council object to the classification of Pitsford as a Secondary Service Village and consider that the village would be more appropriately categorised as an Other Village.

The Parish Council argues that the settlement hierarchy assessment overstates the sustainability credentials of the village, particularly in relation to public transport accessibility, noting that bus services operate from stops on the A508 rather than directly through the village itself.

The Parish Council also raises concerns regarding the ability to accommodate the proposed housing requirement within settlement confines due to the extent of the Conservation Area, limited infill opportunities and the constraints imposed by the adopted Neighbourhood Plan. Additional concerns relate to the cumulative traffic impacts associated with strategic growth around Northampton and the potential for increased through-traffic within the village.

The Parish Council therefore requests reconsideration of both the settlement hierarchy classification and the proposed housing requirement.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst the village contains important landscape and heritage assets recognised through the Neighbourhood Plan, opportunities remain capable of accommodating modest growth. Existing education infrastructure has capacity to accommodate the proposed level of development, whilst wider healthcare and service catchments provide additional resilience. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 29 dwellings.

2.40. Potterspury

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Potterspury	Secondary Service Village	64	Not Made

Stage 1: Assessment of constraints and issues

Potterspury is a large rural settlement located approximately 5 miles south-east of Towcester and 6 miles north-west of Milton Keynes on the A5 corridor. The village benefits from a strong range of services and facilities including pre-school and primary education, a convenience store, Post Office, public houses, village hall, recreation facilities, allotment site and a range of local employment opportunities. These facilities support both local residents and the wider rural area and contribute positively to the sustainability of the settlement.

The village contains a number of heritage assets and historic buildings that contribute to its character and identity. The historic core centred around the High Street retains an attractive village character which should be respected through future development proposals.

Potterspury is near the ancient woodlands of Whittlewood Forest which is also SSSI site, across the A5. Two tributaries of River Tove including Dogsmouth Brook that flow through the village, predominantly to the northern boundary of the village and cut through the village near Sanders Ln and Oak View and connect with the woodlands across the A5. These river corridors present some flooding and surface water flooding challenges for future development in the village. The village hosts a playing field, cemeteries, two woodland parcels within its northern core and small allotment site near the northwest and southeast boundaries. These natural assets and open spaces in and around the village support a variety of habitats and species. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a significant strength. Potterspury records DfT Connectivity Tool scores of approximately 35-39 and benefits from the hourly X91 bus service linking the village with Towcester, Milton Keynes and neighbouring settlements. This provides opportunities to access employment, retail, healthcare, education and leisure facilities beyond those available within the village and supports the settlement's sustainability credentials.

The village also benefits from a range of local employment opportunities, including businesses along the A5 corridor and within nearby employment areas. Its location between Towcester and Milton Keynes provides additional access to higher-order employment centres and services.

The Parish Council has raised concerns regarding increasing traffic volumes along the A5 corridor and the potential cumulative impacts arising from planned growth in Towcester and neighbouring settlements. Particular concern is raised regarding the capacity of the A5 and the Old Stratford roundabout, together with the need for improved public transport and wider transport infrastructure improvements. These matters should be considered alongside future growth proposals.

Overall, Potterspury performs an important role within the rural settlement hierarchy. The combination of a strong service base, education provision, employment opportunities and relatively good accessibility supports its continued role as a Secondary Service Village.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at John Hellins Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 64 dwellings are estimated to generate approximately 21.8 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 12 places is identified. However, corresponding capacity is identified at Yardley Gobion CE Primary School within the adopted accessibility framework, indicating that the projected demand can be accommodated through the wider local primary school network.

The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 10.2 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Potterspury benefits from direct public transport connectivity to Towcester, including the X91 service, and maintains established educational relationships extending towards Towcester, Deanshanger and Milton Keynes. Whilst Appendix B does not identify available capacity at Elizabeth Woodville School (Deanshanger) within the current assessment, school capacity is dynamic and influenced by annual changes in pupil numbers and progression through the education system. Appendix B should also be considered alongside

the Infrastructure Delivery Plan, which identifies planned investment at Sponne School through additional secondary school capacity to support growth in the wider Towcester area. Cross-boundary educational relationships with the Milton Keynes area are not reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Potterspury does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Stony Stratford (approximately 2.7 miles) and Paulerspury (approximately 3.4 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 158 additional residents and an associated need for approximately 13.5 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Potterspury contained approximately 716 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 184 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 85 dwellings were completed between 2011 and 2026, demonstrating the settlement's ability to accommodate growth. The proposed Regulation 19 requirement of 64 dwellings is lower than historic delivery levels and reflects the Council's objective of distributing development more evenly across the rural area whilst maintaining a proportionate contribution from accessible and well-served settlements.

Stage 4: SLAA sites

SLAA (Yield) – 341(60), 365(76), 377(2711), 378(43), 379(15), 440(17), 697(12), 705(61) and 875(24)

Nine sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 3,019 dwellings. This substantially exceeds the Policy R6 requirement of 64 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Potterspury Parish Council do not object to the village's classification as a Secondary Service Village or to the principle of accommodating housing growth.

The Parish Council's principal concerns relate to wider strategic matters including the operation of the A5 corridor, the cumulative impacts of planned growth in Towcester and neighbouring settlements, public transport provision, and the need for improved transport infrastructure. Concerns are also raised regarding the capacity of the A5 and Old Stratford roundabout and the need for appropriate mitigation measures.

The Parish Council supports the preparation of Neighbourhood Plans but requests greater financial and administrative support from West Northamptonshire Council to assist local communities in preparing such plans.

The Parish Council also seeks clarification regarding the calculation of housing need and the operation of local housing needs surveys.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Potterspury benefits from a strong range of services, facilities, employment opportunities and public transport connections that support its role within the settlement hierarchy. Existing infrastructure and wider service catchments are capable of accommodating the proposed level of growth. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has adopted a proportionate approach to growth consistent with the wider spatial strategy. The evidence

therefore supports retention of the Policy R6 minimum housing requirement of 64 dwellings.

-  Listed building
 Conservation Area
 Scheduled Monument
 Historic Parks and Gardens
 Local Green Space (existing)
 Local Wildlife Sites
 SSSI
 Special Landscape Area
 Flood Zone 2
 Flood Zone 3
 West Northamptonshire boundary

Potterspury (Secondary village)

2.41. Roade

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Roade	Primary Service Village	136	Made (Jun 2019)

Stage 1: Assessment of constraints and issues

Roade is one of the largest and most sustainable villages in West Northamptonshire, located approximately 5 miles south of Northampton and 5 miles north-east of Towcester. The village benefits from an extensive range of services and facilities, including pre-school, primary and secondary education, convenience retail provision, a Post Office, pharmacy, GP surgery, library, recreation facilities, sports clubs and community facilities. The village performs an important service role for both residents and surrounding rural communities.

Roade contains a Conservation Area focused on the historic High Street together with numerous listed buildings and locally important heritage assets. The Roade Neighbourhood Plan identifies the historic village core, its traditional building materials, mature trees, open spaces and distinctive settlement pattern as important features that contribute to local character. Future development will need to conserve and enhance these historic and environmental assets.

Roade village is closely associated with Roade Cutting SSSI site overlapping a portion of railway line present in the village. The railway line extends in natural assets beyond the SSSI site and expands into the woodland on either side throughout the village central spine and into a bigger woodland patch near Hill View Farm which is also a local wildlife site. There are more natural assets within and adjacent to the village boundary, predominantly around the High St, including various small and big playing fields and sports facilities, relatively small cemeteries, allotment site, woodland patches. There are tree preservation orders around Manor Cl, near Roade Primary School, and playing field to the rear of Roade Methodist Church. Behind the church, there is also a landfill site present. Further, there is a local wildlife site close to the village at junction of Blisworth Rd and Roade Bypass. Altogether these natural assets and open spaces within and around the village present natural constraints. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a significant strength. Roade records DfT Connectivity Tool scores of approximately 36-47 and benefits from frequent bus services linking the village with Northampton, Milton Keynes and neighbouring settlements. The village's position close to the A508 and M1 Junction 15 provides good connectivity to employment opportunities and higher-order services.

The village has experienced substantial housing growth in recent years and further growth is proposed through the emerging Local Plan. The Neighbourhood Plan identifies concerns relating to traffic congestion, parking, speeding, air quality, school-related traffic and pressure on infrastructure and community facilities. The Parish Council has similarly raised concerns regarding pressures on healthcare provision and the cumulative effects of development.

Roade is also located approximately one mile south of the Northampton Gateway Rail Freight Interchange, a Nationally Significant Infrastructure Project currently under construction. Whilst the development provides opportunities for employment growth, the relationship between the village and strategic infrastructure proposals will remain an important consideration when assessing future growth.

Overall, Roade performs a significant role within the settlement hierarchy and possesses the breadth of services, facilities and accessibility expected of a Primary Service Village.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Roade Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 136 dwellings are estimated to generate approximately 46.2 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a substantial residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 21.8 pupils. Capacity is identified at Abbeyfield School within the adopted accessibility framework and no secondary education constraints are identified through the assessment. Roade also benefits from its proximity to Elizabeth Woodville School (Roade campus) and established educational relationships extending towards Northampton, Deanshanger and Milton Keynes. The village is well connected by public transport and road links, providing access to a wider secondary education network beyond that captured by the adopted accessibility framework.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Roade benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 336 additional residents and an associated need for approximately

28.8 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Roade contained approximately 1,534 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 394 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 496 dwellings were completed between 2011 and 2026, demonstrating a very strong capacity to accommodate development. Whilst the village could potentially support a greater level of growth, the proposed Regulation 19 requirement of 136 dwellings reflects the Council's objective of avoiding over-concentration of development within a limited number of large, market-attractive settlements and supporting a wider distribution of housing growth across West Northamptonshire.

Stage 4: SLAA sites

SLAA (Yield) – 066(1100), 096(134), 154(251), 161(12), 179(773), 351(321), 393(0), 416(49), 461(2473), 539(35), 621(2255), 651(122), 652(43), 653(230), 654(65), 655(187), 673(115), 716(172), 717(88), 718(41), 737(36), 745(0), 746(66), 747(162), 771(40), 846(75) and 873(12)

Twenty-seven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 8,857 dwellings. This substantially exceeds the Policy R6 requirement of 136 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Roade Parish Council acknowledge the village's role as a Primary Service Village and its extensive range of services and facilities.

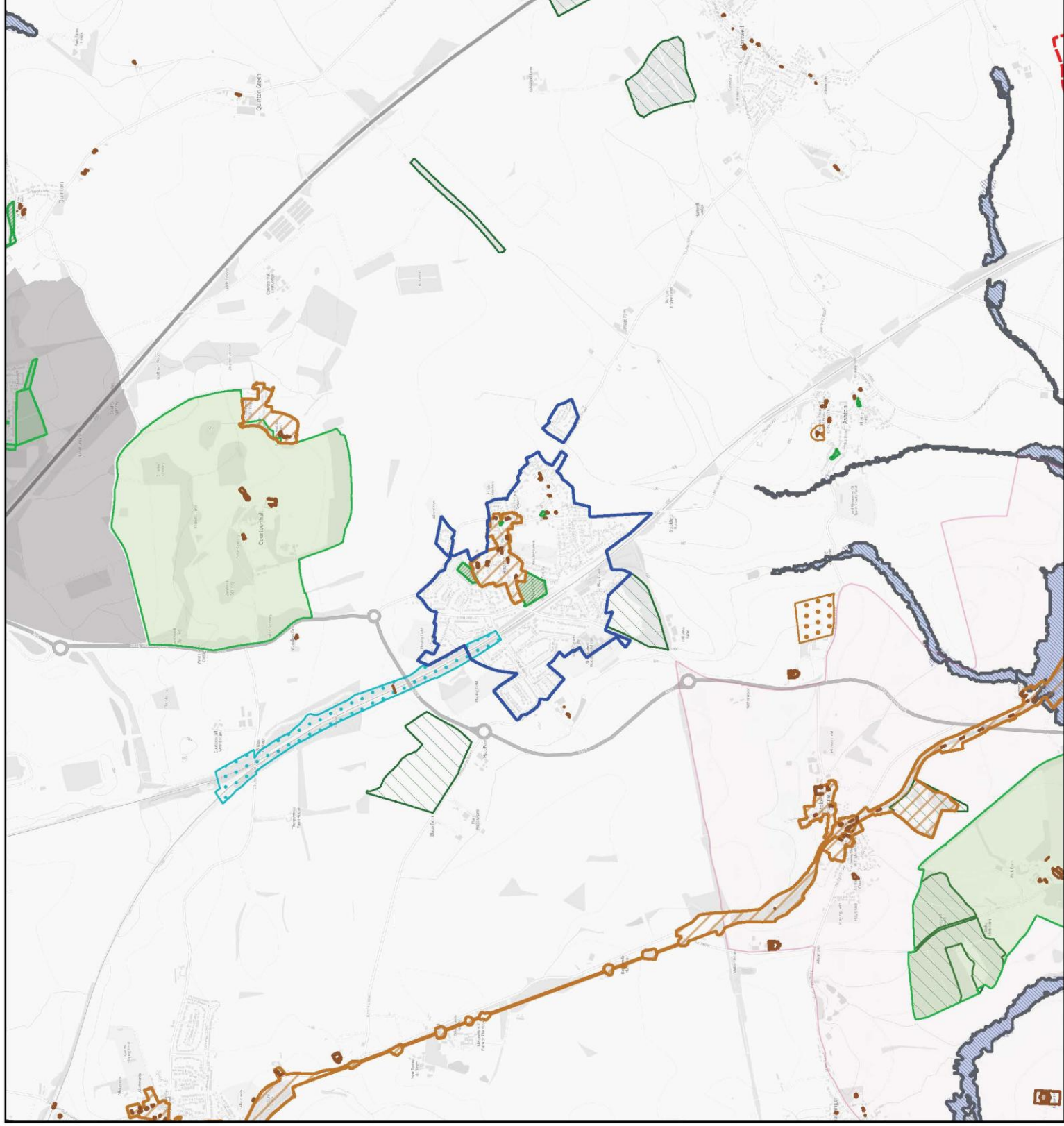
The Parish Council's principal concerns relate to infrastructure capacity and the cumulative impacts of continued growth. In particular, concerns are raised regarding pressure on healthcare services, traffic generation, parking provision, pedestrian and cycle connectivity, and the need for developer contributions toward supporting infrastructure.

The Parish Council also emphasises the importance of continuing to apply the adopted Roade Neighbourhood Plan when assessing future planning proposals and

ensuring that future development remains sustainable and appropriately supported by infrastructure.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. As a Primary Service Village, Roade benefits from a comprehensive range of education, healthcare, community and employment infrastructure capable of supporting planned growth. The proposed level of development would help sustain the long-term vitality and efficient use of these facilities whilst remaining proportionate to the role of the settlement within the wider spatial strategy. Call for Sites evidence demonstrates exceptionally strong market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 136 dwellings.



2.42. Silverstone

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Silverstone	Secondary Service Village	115	Not Made

Stage 1: Assessment of constraints and issues

Silverstone is a large rural settlement located approximately 3 miles south-west of Towcester and immediately north of the A43 corridor. The village benefits from a strong range of local services and facilities including pre-school and primary education, convenience retail provision, Post Office services, a GP surgery, recreational facilities, community facilities and sports provision. These facilities support both local residents and the wider rural area and contribute positively to the sustainability of the settlement.

The village contains a Conservation Area focused on its historic core and retains a distinct historic character and village identity. The emerging Silverstone Neighbourhood Plan seeks to protect the historic settlement pattern, maintain the separation of historic village areas and preserve the character of important green spaces and the Silverstone Brook valley. Future development will therefore need to carefully consider impacts upon heritage assets, village character and local landscape features.

Silverstone is situated in proximity to an extensive network of natural assets, most notably the ancient woodlands of Whittlewood Forest and Buckfields Wood, which are subject to a CROW Section 16 agreement. These assets are generally located at least 250m from the village boundary to the south-west and west and are functionally linked to a number of designated sites, including Bucknell Wood Meadows SSSI and Syresham Marshy Meadows SSSI, as well as the former Gardners Quarry landfill site. Closer to the settlement, Syresham Brook flows to the west and north-west of the village, with this corridor presenting both fluvial and surface water flooding constraints. A range of natural assets are associated with this corridor, particularly around the western settlement cluster, including a playing field north of Church Street, two woodland parcels and a waterbody south of Church Street, and further woodland areas on either side of Blackmires Lane. The brook also passes through the village from the north-western edge of the eastern settlement cluster near Little London, where it is associated with a cemetery, woodland and a waterbody, before continuing eastwards towards the A43 near a further play area. The A43 corridor is itself lined by woodland on both sides. Tree Preservation Orders are present around Oak Drive Playground, on either side of West End, and near Cattle End, while a former landfill site is located to the north-west of Silverstone Primary School. Collectively, these natural assets, together with the open countryside between and around the village's two settlement clusters, support a diverse range of habitats and species and therefore require careful consideration in planning for future development. There are,

however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Whilst Silverstone benefits from significant employment opportunities at Silverstone Circuit and Silverstone Technology Park, accessibility to these employment areas is constrained by the presence of the A43 which forms a physical barrier between the village and the employment area. The settlement hierarchy assessment identifies this as a limitation when compared with other Primary Service Villages.

Accessibility is moderate, with Silverstone recording DfT Connectivity Tool scores of approximately 29-36. The village benefits from bus services connecting it to Northampton, Towcester and Brackley, providing access to employment, retail and leisure opportunities. However, public transport provision is less frequent than in many Primary Service Villages and was identified through the settlement hierarchy assessment as a factor limiting the settlement's overall sustainability.

The Parish Council has raised concerns regarding pressure on local services, loss of village facilities over time, traffic generation, air quality issues and the cumulative impacts associated with development proposals within the wider area. Particular concerns relate to protecting village character, preventing settlement coalescence, safeguarding community assets and managing traffic impacts associated with employment and development proposals.

Despite these constraints, Silverstone remains one of the larger and more well-served rural settlements within West Northamptonshire and continues to perform an important service function.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Silverstone CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 115 dwellings are estimated to generate approximately 39.1 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 21 places is identified. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 18.4 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory

walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Silverstone occupies a location influenced by educational relationships extending towards Towcester, Brackley and Milton Keynes. Appendix B should also be considered alongside the Infrastructure Delivery Plan, which identifies planned investment at Sponne School through additional secondary school capacity to support growth in the wider Towcester area and additional capacity at Magdalen College School in Brackley. These wider educational relationships and planned infrastructure improvements are not fully reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Silverstone benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 284 additional residents and an associated need for approximately 24.3 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Silverstone contained approximately 1,293 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 332 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 334 dwellings were completed between 2011 and 2026, demonstrating the village's ability to deliver significant levels of housing development. The proposed Regulation 19 requirement of 115 dwellings is substantially lower than historic delivery rates and reflects the Council's strategy of

distributing growth more broadly across the rural hierarchy whilst continuing to recognise Silverstone's important service and employment role.

Stage 4: SLAA sites (Yield)

SLAA (Yield) – 050(150), 156(0), 157(131), 234(105), 240(989), 323(577), 331(44), 346(60), 362(116), 366(41), 467(0), 569(26), 570(0), 722(462), 816(91), 854(129), 880(2247), 904(43) and 905(81)

Nineteen sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 5,292 dwellings. This substantially exceeds the Policy R6 requirement of 115 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Silverstone Parish Council broadly supports the objectives of the emerging Local Plan but raises concerns regarding the cumulative impacts of future development on village character, community facilities, healthcare provision, traffic, air quality and infrastructure.

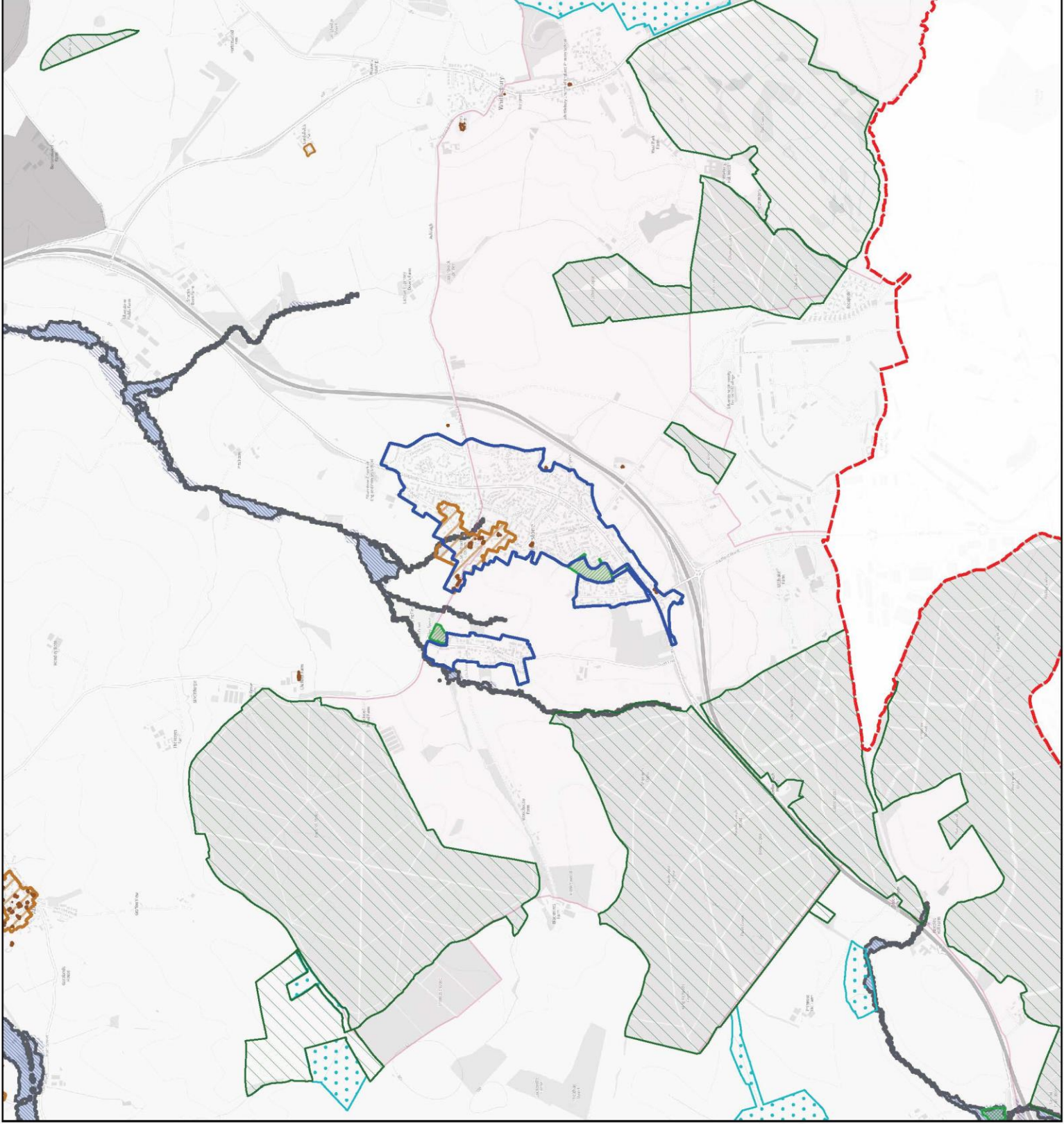
The Parish Council highlights the gradual loss of local services including reduced GP provision, loss of retail facilities and closure of former village services. Concerns are also raised regarding protecting the "green heart" of the village, maintaining separation between historic settlement areas and preventing coalescence with surrounding development.

In relation to transport, the Parish Council identifies concerns regarding traffic generation, road safety and air quality impacts associated with development proposals. The Parish Council also seeks stronger protection for heritage assets, landscape character and locally important green spaces.

The Parish Council does not object to Silverstone's classification as a Secondary Service Village and previously advised that the existing tier remains appropriate.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Silverstone benefits from a strong range of services, facilities, healthcare provision and employment opportunities, although accessibility constraints mean growth should remain proportionate to its role within the hierarchy. Existing infrastructure and wider service catchments are capable of accommodating the proposed level of development. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 115 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Green Space (existing)
- Local Green Space (proposed)
- Local Wildlife Sites
- SSSI
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Silverstone (Secondary village)

2.43. Spratton

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Spratton	Secondary Service Village	47	Made (Jul 2016)

Stage 1: Assessment of constraints and issues

Spratton is located approximately 8 miles north of Northampton and 12 miles north-east of Daventry on the A5199 corridor providing access towards the A14. The village performs an important role within the rural area and benefits from a range of services and facilities including pre-school and primary education, convenience retail provision, a public house, community facilities and recreation facilities.

The village has a rich historic character and a distinctive settlement pattern that has evolved over many centuries. The adopted Spratton Neighbourhood Plan identifies the importance of the historic village core, numerous heritage assets, local stone buildings, traditional boundary walls and significant views into and out of the settlement. The Plan emphasises the importance of ensuring that future development respects the village's historic character and strong sense of place.

Spratton lies within an area formerly designated as Special Landscape Area and the Neighbourhood Plan places considerable emphasis on protecting the surrounding landscape, important views, local green spaces and the rural setting of the village. The village's elevated position provides extensive views across the surrounding countryside which are identified as important local characteristics.

There are a variety of natural assets adjacent to the northern and north-western edges of the village, including two sizeable playing fields, woodland parcels, waterbodies and cemeteries. Adjacent to the western village boundary, west of Welford Road, there is an allotment site. Welford Road itself forms the western edge of the settlement and is lined by woodland on either side to the south-west of the village, with further woodland extending southwards, including areas protected by Tree Preservation Orders. The village also contains additional natural assets within its confines, including another cemetery and two further woodland areas, one of which is located at the end of The Walk. The village is not significantly constrained by flood risk; however, the aforementioned natural assets support a variety of habitats and species and therefore require careful consideration. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is moderate, with DfT Connectivity Tool scores of approximately 28-32. The village benefits from the 59/60 bus services which connect Spratton with Northampton, Market Harborough and neighbouring settlements, providing opportunities to access employment, retail and leisure facilities beyond those

available locally. Whilst public transport provision is not extensive, connectivity is stronger than many smaller rural settlements.

The adopted Neighbourhood Plan identifies a number of local challenges including an ageing population, limited local employment opportunities, traffic speeds, pedestrian safety issues, on-street parking pressures and limited public transport availability. The Plan also identifies the importance of providing housing suitable for younger households in order to support the long-term sustainability of the community and maintain local services, including the primary school.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Spratton CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 47 dwellings are estimated to generate approximately 16.0 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. The assessment also identifies Spratton CE Primary School as contributing capacity towards accommodating projected demand arising from neighbouring settlements within the adopted accessibility framework, demonstrating the important role the school plays within the wider rural primary school network.

For secondary education, the proposed development is estimated to generate approximately 7.5 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Spratton occupies a location closely related to the Guilsborough School education area, which retains significant available capacity within the current assessment. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Spratton does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Brixworth (approximately 3 miles) and Guilsborough (approximately 4.5 miles). The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 116 additional residents and an associated need for approximately 10.0 sqm of additional primary healthcare floorspace, as identified in Appendix C. Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Spratton contained approximately 531 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 136 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy. Approximately 30 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 47 dwellings exceeds recent delivery levels. However, the level of growth remains proportionate over the plan period and reflects the village's role within the settlement hierarchy and range of local services and facilities.

Stage 4: SLAA sites

SLAA (Yield) – 489(90), 492(31), 601(38), 796(46), 840(26) and 855(225)

Six sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 456 dwellings. This substantially exceeds the Policy R6 requirement of 47 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Spratton Parish Council supports, in principle, the proposed housing requirement of 54 dwellings and considers this to represent the upper limit of growth that could reasonably be accommodated by the village.

The Parish Council emphasises the importance of ensuring that future development aligns with the adopted Spratton Neighbourhood Plan and supports the delivery of affordable housing, particularly homes suitable for younger households and families.

Concerns are raised regarding infrastructure capacity, particularly healthcare provision, highways and accessibility. The Parish Council also stresses the importance of protecting the village's character, landscape setting and green wedge areas in order to maintain the distinct identity of the settlement.

The Council has indicated that any future review of the Neighbourhood Plan should be supported by appropriate financial and technical assistance from West Northamptonshire Council.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing education infrastructure has capacity to accommodate the proposed level of growth and forms part of an important wider rural school network. The proposed development would support the continued vitality of local services and facilities whilst remaining proportionate to the role of the village. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 47 dwellings.



Listed building

Conservation Area

Local Green Space (existing)

Special Landscape Area

Flood Zone 2

Flood Zone 3

West Northamptonshire
boundary

Spratton (Secondary village)

2.44. Syresham

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Syresham	Secondary Service Village	34	Not Made

Stage 1: Assessment of constraints and issues

Syresham is located approximately 5 miles north-east of Brackley, around 5 miles south of Towcester and approximately 4 miles west of Silverstone. The village benefits from proximity to the A43 corridor, providing access to employment opportunities, services and facilities in surrounding settlements.

Syresham is close to Syresham Marshy Meadows SSSI. Near these sites, towards Silverstone, there is a presence of sizeable ancient woodlands on either side of A43. Similarly, there is a presence of another ancient woodland site, Whistley Wood across B4525. A tributary of River Great Ouse cuts through the village centrally and presents some flooding challenges and segregates the settlement confines in two parts. This corridor is also surrounded by a play space and a woodland patch, on either side of Wappenham Road. There are two cemeteries on Church End and one on the High Street. Main Road acts partly as a southern boundary of the village and is surrounded by woodland patches eastwards till Syresham Pocket Park, at A43 junction. All these natural assets support a variety of habitats and species and require careful considerations. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is relatively limited when compared with many other Secondary Service Villages. Syresham records DfT Connectivity Tool scores of approximately 21-24, placing it amongst the lowest-performing settlements within the Policy R6 hierarchy. Whilst the village is served by the 88/X88 bus service linking Northampton, Towcester, Silverstone and Brackley, public transport provision remains relatively limited and opportunities to access employment, healthcare, retail and leisure facilities by sustainable modes are more restricted than in higher-scoring settlements.

The village contains a primary school, pre-school, village hall, sports and social club, children's play area, post office facilities and a public house. These facilities contribute positively to village sustainability and support its role as a Secondary Service Village.

Overall, Syresham provides a modest range of local services and community facilities but demonstrates relatively weak accessibility and connectivity when compared with many other settlements in the Policy R6 hierarchy.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Syresham St James CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 34 dwellings are estimated to generate approximately 11.6 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 2 places is identified. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 5.4 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Syresham occupies a location influenced by educational relationships extending towards Brackley and the wider south-western part of West Northamptonshire. Appendix B should also be considered alongside the Infrastructure Delivery Plan, which identifies planned investment at Magdalen College School through a one-form entry expansion to support growth within the wider Brackley area. These wider educational relationships and planned infrastructure improvements are not fully reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Syresham does not contain a GP surgery. Residents are likely to access healthcare services within nearby centres, including Brackley (approximately 3.8 miles) and Silverstone (approximately 4 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 84 additional residents and an associated need for approximately 7.2 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Syresham contained approximately 383 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 98 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 41 dwellings were completed between 2011 and 2026, demonstrating the settlement's ability to accommodate growth. The proposed Regulation 19 requirement of 34 dwellings is lower than historic delivery levels and reflects the Council's objective of avoiding over-concentration of housing development whilst maintaining a proportionate contribution from the village.

Stage 4: SLAA sites

SLAA (Yield) – 316(0), 482(55) and 824(0)

Three sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 55 dwellings. This exceeds the Policy R6 requirement of 34 dwellings and demonstrates more than sufficient market interest and land availability to accommodate the proposed level of growth.

Stage 5: Parish Council Response (Reg-18)

During the Regulation 18 consultation, Syresham Parish Council questioned the proposed classification of Syresham as a Secondary Service Village, noting the loss of the village shop, limited local employment opportunities and relatively limited public transport provision.

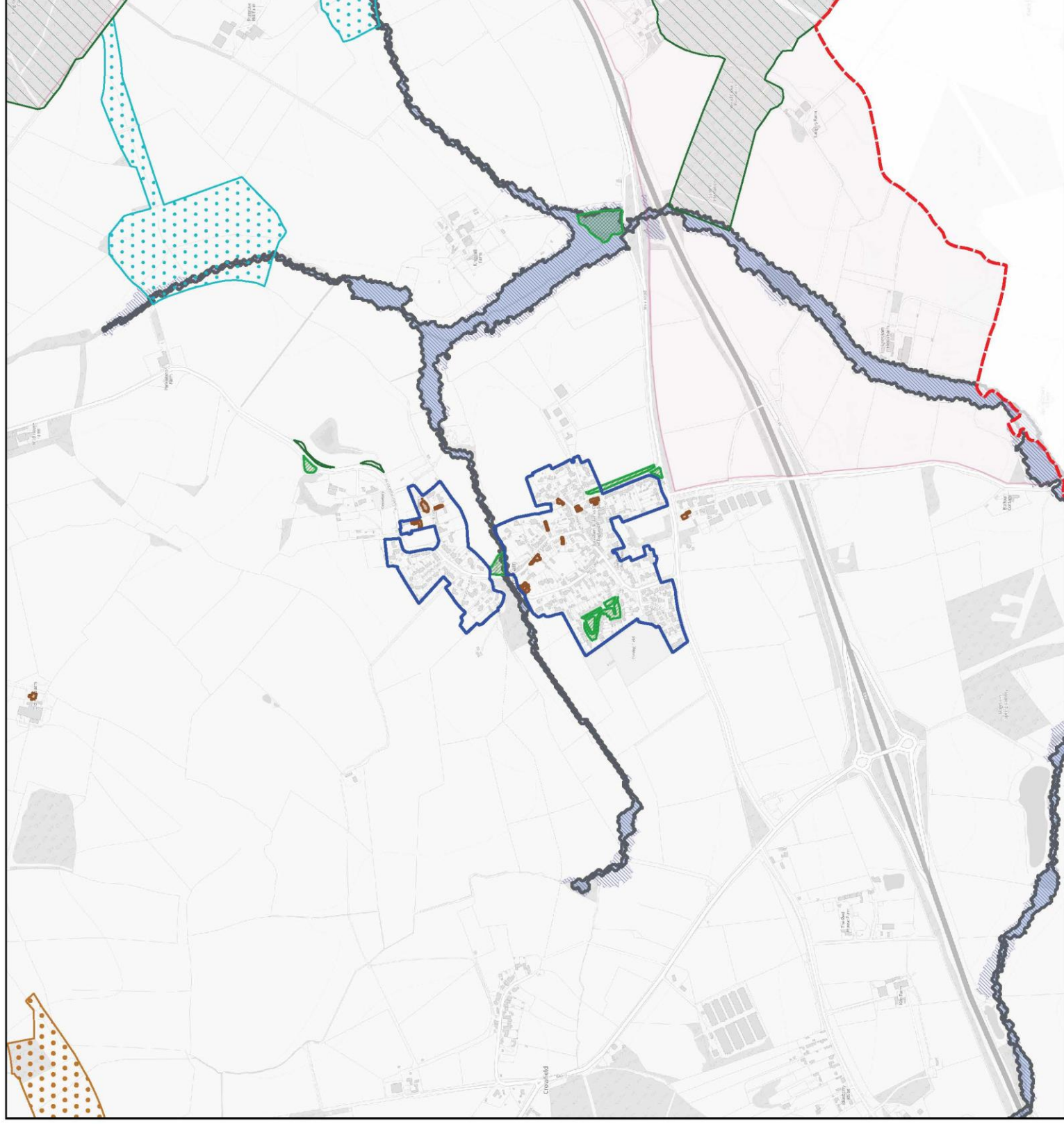
The Parish Council highlighted the importance of improved rural transport links, including delivery of active travel connections to Brackley and Silverstone, and

raised concerns regarding healthcare provision, road infrastructure and the need for supporting infrastructure to be delivered alongside growth.

The Parish Council also indicated that Syresham's position within the settlement hierarchy should be reviewed, considering its relatively limited service provision and transport connectivity.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst accessibility is more limited than some settlements within the hierarchy, the proposed level of growth remains modest and proportionate to the role and function of the village. Existing infrastructure and wider service catchments are capable of accommodating the requirement, whilst additional population would help support the sustainability of local services and facilities. Call for Sites evidence demonstrates sufficient market interest and land availability to support delivery. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 34 dwellings.



-  Listed building
 Scheduled Monument
 Local Green Space (existing)
 Local Wildlife Sites
 SSSI
 Special Landscape Area
 Flood Zone 2
 Flood Zone 3
 West Northamptonshire
 boundary

Syresham
(Secondary village)

2.45. Walgrave

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Walgrave	Secondary Service Village	37	Not Made

Stage 1: Assessment of constraints and issues

Walgrave is a rural settlement located approximately 10 miles north of Northampton and around 6 miles from Kettering. The village benefits from a modest but important range of local services and facilities including pre-school and primary education provision, a community shop and public house. Whilst the village hall, playing fields, sports facilities, children's play area and allotment site are located outside the defined settlement confines, they remain important community assets serving the settlement.

The village contains a number of listed buildings and is situated within an attractive rural landscape. Several Scheduled Monuments are located within the wider parish, contributing to the area's historic significance and reinforcing the importance of ensuring that future development respects local heritage assets and landscape character.

Walgrave is located in close proximity to Pitsford Reservoir SSSI, approximately 700m to the south-west of the village boundary. Associated with this designated site are a number of woodland parcels extending towards the south-eastern edge of the village near Walgrave Road, together with a cemetery. Mawsley Brook flows to the south of the village at a distance of approximately 100-150m, while a tributary connected to the brook passes through the village along Northall. These watercourses are susceptible to flooding and present constraints to development in parts of the village. To the north of the village, near Walgrave Primary School, there is a cluster of woodland, playing fields and waterbodies. An allotment site is also located adjacent to the eastern boundary of the village, south of Old Road. Collectively, these natural assets, together with the surrounding open countryside, support a variety of habitats and species and therefore require careful consideration. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is moderate. Walgrave records DfT Connectivity Tool scores of approximately 23-26 and benefits from the hourly 10/X10 bus service operating Monday to Saturday between Northampton and neighbouring villages. This provides opportunities to access higher-order services, employment, retail and leisure facilities beyond those available within the village.

The village has relatively limited local employment opportunities and residents generally rely on nearby towns for employment and higher-order services. However, the presence of a primary school, pre-school, community shop and

public transport provision contributes positively to the sustainability of the settlement.

The Parish Council has expressed concerns regarding infrastructure capacity, particularly the impacts arising from strategic-scale growth proposals north of Northampton, including highways, drainage, healthcare provision and sewerage capacity. Concerns are also raised regarding the scale of the proposed housing requirement for Walgrave and whether the village can accommodate growth at the level proposed.

Overall, Walgrave continues to perform an important local service role within the rural area and remains one of the stronger settlements within the Secondary Service Village tier.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Walgrave Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 37 dwellings are estimated to generate approximately 12.6 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 5.9 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Walgrave occupies a location closely related to the Guilsborough School education area, which retains significant available capacity within the current assessment. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Walgrave does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Moulton (approximately 4.5 miles) and Brixworth (approximately 6.2 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 91 additional residents and an associated need for approximately 7.8 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Walgrave contained approximately 412 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 106 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 50 dwellings were completed between 2011 and 2026, demonstrating the village's ability to accommodate development. The proposed Regulation 19 requirement of 37 dwellings is lower than historic delivery levels and represents a balanced and proportionate contribution towards meeting rural housing needs.

Stage 4: SLAA sites

SLAA (Yield) – 617(157) and 750(25)

Two sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 182 dwellings. This substantially exceeds the Policy R6 requirement of 37 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

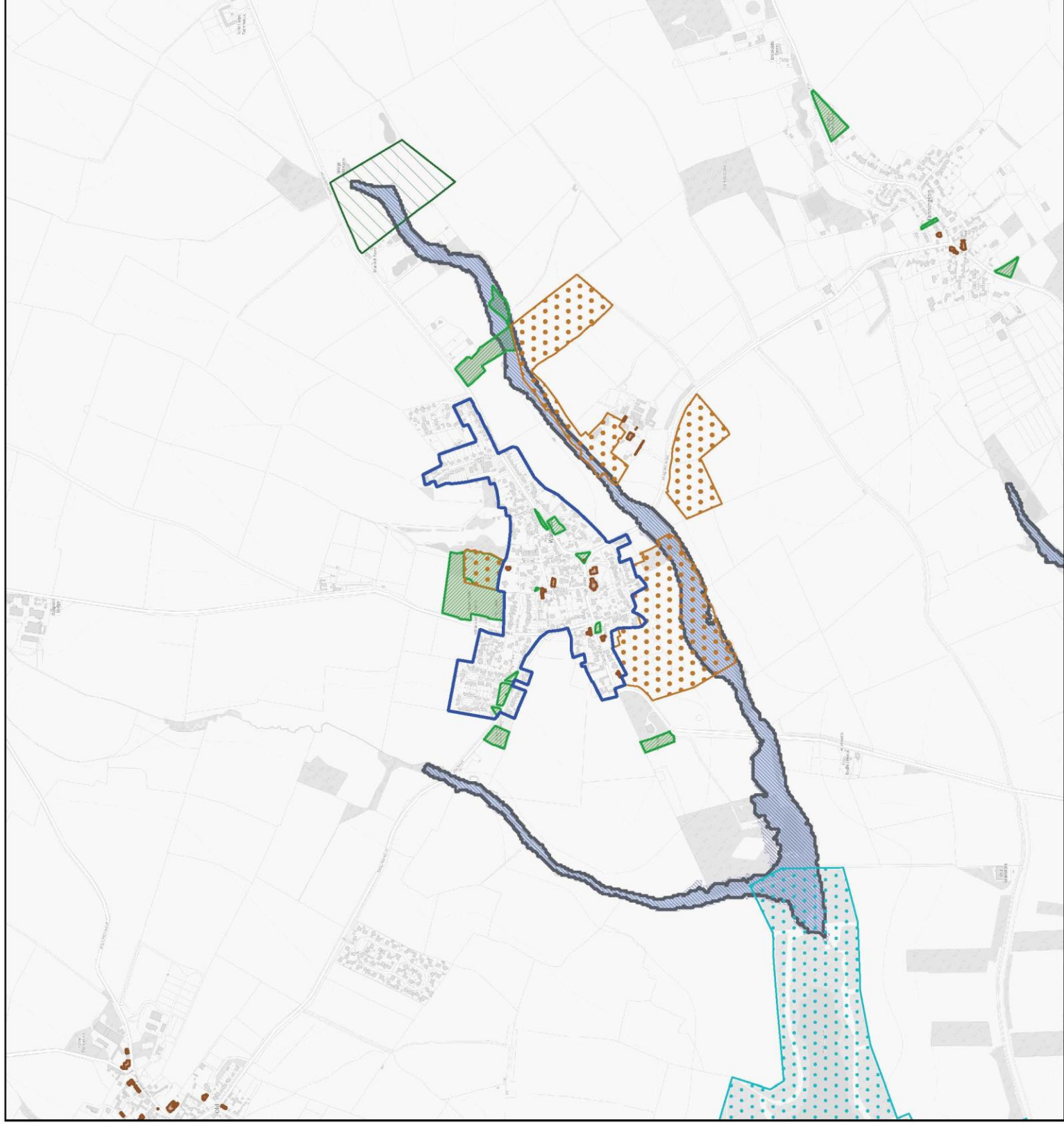
Walgrave Parish Council's response focuses primarily on strategic growth proposals north of Northampton and concerns regarding associated infrastructure requirements, including highways, healthcare provision, drainage and sewerage capacity.

In relation to Policy R6, the Parish Council considers that the proposed requirement of 42 dwellings is too high for a settlement of Walgrave's size and argues that the level of growth should be reduced to approximately 32 dwellings. Concerns are raised regarding infrastructure capacity, transport links and reliance on private car travel.

The Parish Council also stresses the importance of neighbourhood planning, protection of village character and ensuring that future growth is supported by appropriate infrastructure provision.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing education infrastructure retains significant available capacity and the proposed level of growth would support the continued vitality of local services and facilities whilst remaining proportionate to the scale and function of the village. Call for Sites evidence demonstrates strong market interest and land availability substantially exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 37 dwellings.



Walgrave (Secondary village)

2.46. Weedon Bec

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Weedon Bec	Primary Service Village	124	Not Made

Stage 1: Assessment of constraints and issues

Weedon Bec is a large and sustainable rural settlement located approximately 5 miles south-east of Daventry and 10 miles west of Northampton. The village occupies a strategic position adjacent to the A5 and close to the A45 and M1 Junction 16, providing good connectivity to the wider road network.

The village benefits from a wide range of services and facilities including pre-school and primary education, a GP surgery, three convenience stores, a range of shops and services, village hall, allotment site, recreation facilities and a variety of employment opportunities. The historic Weedon Depot and Cavalry Hill employment area make important contributions to the local economy and provide employment opportunities that are not commonly available in many rural settlements.

A Conservation Area covers the historic core of the village and includes numerous listed buildings, including the Grade II listed former Royal Ordnance Depot, which now accommodates business, retail and heritage uses. The Grand Union Canal and associated Conservation Area also contribute significantly to the historic character and environmental quality of the settlement.

The River Nene flows through the village and joins the Grand Union Canal to the east of the settlement. Together, these watercourse corridors present significant flood risk constraints that require careful consideration in relation to future growth. The corridors are associated with extensive woodland areas, particularly along the Grand Union Canal, which also accommodates an allotment site and two cemeteries. To the east of the canal, additional woodland areas protected by Tree Preservation Orders are associated with the Flore Conservation Area. These environmental assets extend further into the village and are evident around Cavalry Hill, Fusilier Way, Harmans Way, Prier Road, High Street, the area south of Queen Street and Bridge Street, some of which are also subject to Tree Preservation Orders. The village additionally contains two playing fields and a further allotment site. Collectively, these natural assets support a variety of habitats and species and therefore require careful consideration in planning for future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is a significant strength. Weedon records DfT Connectivity Tool scores of approximately 34-52 and benefits from regular D2 and D3 bus services operating between Daventry and Northampton. These provide hourly daytime

services Monday to Saturday and a two-hourly frequency on Sundays, enabling access to employment, retail, leisure and education opportunities beyond those available within the village.

The Parish Council considers the village's existing settlement hierarchy position to be appropriate and supports the continued provision of housing and employment, subject to the retention of public transport services. The Council also highlights aspirations for improved community facilities and sports provision, together with opportunities for small-scale development adjacent to the settlement confines.

Overall, Weedon performs an important service and employment role within the rural area and possesses the breadth of facilities, accessibility and economic functions expected of a Primary Service Village.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Weedon Bec Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 124 dwellings are estimated to generate approximately 42.2 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 19.8 pupils. Capacity is identified at DSLV E-ACT Academy within the adopted accessibility framework and no secondary education constraints are identified through the assessment. DSLV E-ACT Academy forms an important part of the wider secondary education network serving the Daventry area and retains sufficient capacity to accommodate the demand generated by the proposed allocation.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Weedon Bec benefits from primary healthcare provision within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 306 additional residents and an associated need for approximately 26.2 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Weedon Bec contained approximately 1,392 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 357 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 136 dwellings were completed between 2011 and 2026, demonstrating the village's ability to accommodate growth. The proposed Regulation 19 requirement of 124 dwellings broadly reflects historic delivery patterns and represents a proportionate level of growth for one of the strongest Primary Service Villages within the hierarchy.

Stage 4: SLAA sites

SLAA (Yield) – 059(630), 161(12), 640(655), 671(49), 678(82), 679(16), 680(77), 681(95), 778(9) and 869(0)

Ten sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 1,625 dwellings. This substantially exceeds the Policy R6 requirement of 124 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Weedon Bec Parish Council do not object to the village's status as a Primary Service Village and acknowledge that the existing level of housing and employment provision is broadly appropriate.

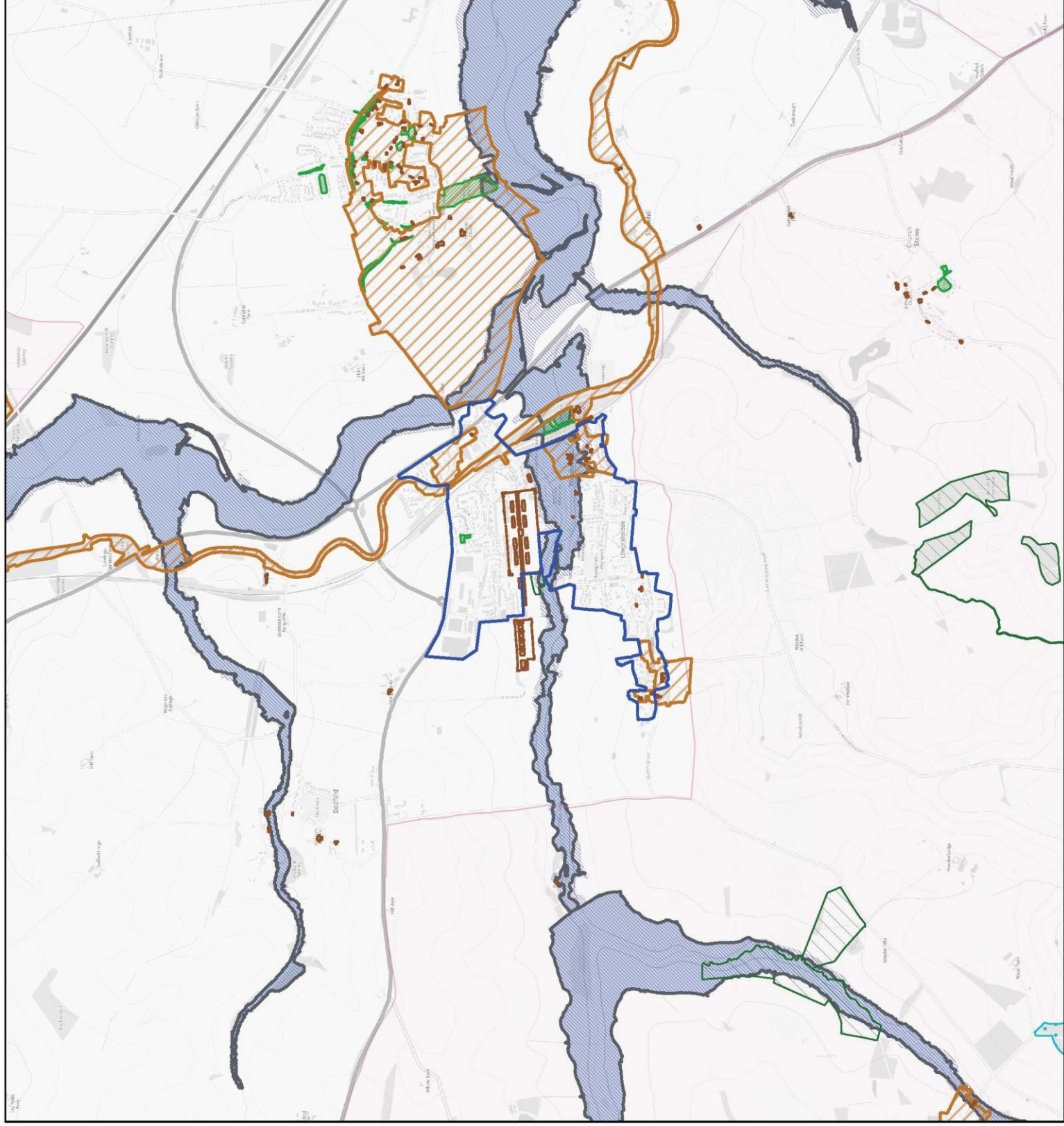
The Parish Council's comments primarily relate to wider strategic planning matters, transport connectivity, infrastructure provision and the effectiveness of policy implementation. In particular, the Council highlights the need for improved public transport connections between Weedon, Towcester and Milton Keynes in order to improve access to employment opportunities and services.

The Parish Council also identifies aspirations for enhanced sports provision and community infrastructure within the village.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. As a Primary Service Village, Weedon Bec benefits from a particularly strong range of services, facilities, healthcare provision, employment opportunities and public transport connections. Existing infrastructure is capable of accommodating the proposed level of growth and would benefit from continued population support.

Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 124 dwellings.



Weedon Bec (Primary village)

2.47. Welford

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Welford	Secondary Service Village	47	Made (Sep 2017)

Stage 1: Assessment of constraints and issues

Welford is located approximately 9 miles south-west of Market Harborough and close to the A14, M1 and M6 strategic corridors. The village benefits from a range of local services and facilities including pre-school and primary education, a community shop and Post Office, community facilities, sports provision, allotment site and a part-time GP outreach service. The Grand Union Canal, marina and associated visitor attractions also contribute to the local economy and village character.

The village is characterised by a significant historic environment, with a Conservation Area covering much of the settlement and numerous listed buildings. The Welford Neighbourhood Plan identifies the protection of village character, important views, open spaces, heritage assets and the surrounding countryside as central objectives for future growth and development.

Welford is bordered to the north by the Grand Union Canal, which presents flood risk constraints. However, the area affected by flooding overlaps only a limited part of the village's northern edge. The canal corridor is also associated with a range of natural assets, including woodland parcels scattered to the north and north-west of the village. Within the village itself, there are a variety of natural assets, including two cemeteries, one of which is associated with a woodland area, a playing field with a separate woodland parcel, and additional woodland areas to the south of the village near West End. Some of these woodland areas are protected by Tree Preservation Orders. An allotment site is also located adjacent to the north-western boundary of the village. Collectively, these natural assets, together with the surrounding open countryside, support a variety of habitats and species and therefore require careful consideration in planning for future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is moderate, with DfT Connectivity Tool scores of approximately 25-29. Welford is served by the 59/60 bus service operating between Northampton and Market Harborough Monday to Saturday, providing access to employment, retail and leisure opportunities beyond the village. Whilst public transport provision is better than many rural settlements, the Neighbourhood Plan identifies limitations in connectivity to nearby centres such as Market Harborough, Lutterworth and Rugby.

The Parish Council highlights a number of local constraints including the extensive Conservation Area, heritage considerations, traffic impacts associated with the

A5199 corridor, limited healthcare provision and concerns regarding infrastructure capacity. The Council also notes that several services supporting the settlement's sustainability are vulnerable to future change, including the bus service and local facilities.

Overall, Welford performs an important local service role and its range of facilities, education provision and public transport links support its continued position within the Secondary Service Village tier.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Welford Sibbertoft & Sulby Endowed Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 47 dwellings are estimated to generate approximately 16.0 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 7 places is identified. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 7.5 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Welford occupies a location influenced by educational relationships extending towards the Guilsborough and Rugby education areas, which are not fully reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place

planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Welford benefits from a part-time GP outreach service within the settlement. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 116 additional residents and an associated need for approximately 10.0 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Welford contained approximately 526 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 135 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 75 dwellings were completed between 2011 and 2026, substantially exceeding the proposed Regulation 19 requirement of 47 dwellings. The proposed requirement therefore represents a restrained and proportionate level of future growth that supports a broader distribution of development across the rural area.

Stage 4: SLAA sites

SLAA (Yield) – 101(117), 162(37), 618(14), 624(12), 636a(24), 636b(106), 827(43) and 890(120)

Eight sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 473 dwellings. This substantially exceeds the Policy R6 requirement of 47 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

Welford Parish Council questions both the proposed housing requirement and the robustness of the settlement assessment.

The Parish Council argues that Welford is subject to significant physical and environmental constraints, including the extensive Conservation Area, heritage assets surrounding the village, and the presence of the pig farm immediately

south of several potential development sites. The Council considers these factors limit the village's ability to accommodate further growth.

The Parish Council also expresses concern that the methodology has not sufficiently recognised the scale of recent housing growth within the village, particularly the Newlands Road development, and believes this has influenced the proposed housing requirement. The Council requests clarification regarding the derivation of the 53-dwelling figure and considers that a more realistic and deliverable requirement would be in the range of 25-30 dwellings over the plan period.

The Council supports the principle of allocating sites through the Neighbourhood Plan process and confirms that it intends to undertake a review of its Made Neighbourhood Plan. Additional concerns are raised regarding traffic impacts on the A5199, healthcare provision, sewage infrastructure, settlement confines and the long-term resilience of local services.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing community facilities, education provision and healthcare services serving the village and surrounding area are capable of accommodating the proposed level of growth through established networks and wider catchments. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The Council has adopted a proportionate approach to growth consistent with the role of Welford within the settlement hierarchy and the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 47 dwellings.

2.48. West Haddon

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
West Haddon	Secondary Service Village	71	Made (Aug 2022)

Stage 1: Assessment of constraints and issues

West Haddon is a large rural village located approximately 8 miles north-east of Daventry and occupies a prominent hill-top position within the Northamptonshire countryside. The village benefits from a strong range of services and facilities including pre-school and primary education provision, a local shop and Post Office, GP surgery, village hall, public houses, sports facilities, recreation grounds and local employment opportunities. The village also benefits from regular bus services linking Northampton and Rugby.

The settlement has a well-established community role and functions as one of the strongest Secondary Service Villages within the rural hierarchy. The village scored 78 points in the settlement hierarchy assessment, ranking 18th out of 193 villages, reflecting its broad range of facilities and services.

The village contains a Conservation Area focused on its historic core and includes a substantial number of listed buildings. The West Haddon Neighbourhood Plan places significant emphasis on protecting the village's historic character, views, open spaces, footpaths and surrounding countryside. The village is also bordered by Special Landscape Areas to the north, south and east.

West Haddon is surrounded by a number of woodland areas, particularly to the south near Northampton Road and along the West Haddon Bypass. There are also allotment sites and cemeteries located adjacent to the village boundary. The village itself contains additional natural assets, including further woodland parcels, some of which are protected by Tree Preservation Orders, as well as multiple playing fields. Collectively, these natural assets, together with the surrounding open countryside, support a variety of habitats and species and therefore require careful consideration in planning for future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is relatively good for a rural settlement. DfT Connectivity Tool scores of approximately 29-36 indicate a reasonable level of access to employment, services and facilities beyond the village. The hourly 96 bus service operating between Northampton and Rugby provides opportunities to access a wider range of employment, retail and leisure destinations.

The Neighbourhood Plan identifies a number of infrastructure concerns, including school capacity, traffic pressures, flooding issues, parking constraints and healthcare provision. However, it also recognises the importance of supporting

local services, employment opportunities and community facilities whilst retaining the village's character and identity.

Overall, West Haddon displays many of the characteristics expected of a higher-order rural settlement and performs an important service role for both residents and the surrounding area.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at West Haddon Endowed CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 71 dwellings are estimated to generate approximately 24.1 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 22 places is identified. This reflects the distribution of capacity within the adopted accessibility framework rather than an absolute shortage of primary school places. The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 11.4 pupils. Capacity is identified at Guilsborough School within the adopted accessibility framework and no secondary education constraints are identified through the assessment. Guilsborough School retains substantial available capacity and forms an important component of the wider rural secondary education network serving villages across northern and western West Northamptonshire.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

West Haddon benefits from primary healthcare provision within the settlement through a branch GP surgery. The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 175 additional residents and an associated need for approximately 15.0 sqm of additional primary healthcare floorspace, as identified in Appendix C. This represents a modest increase in

demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

West Haddon contained approximately 799 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 205 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 152 dwellings were completed between 2011 and 2026, demonstrating a strong ability to accommodate development. The proposed Regulation 19 requirement of 71 dwellings is significantly lower than historic delivery levels and reflects the Council's objective of avoiding over-concentration of housing growth within a small number of rural settlements.

Stage 4: SLAA sites (Yield)

SLAA (Yield) – 144(235), 163(97), 164(204), 353(203), 436(0), 437(169), 447(88), 448(0), 626(24), 692(721) and 826(120)

Eleven sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 1,861 dwellings. This substantially exceeds the Policy R6 requirement of 71 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

West Haddon Parish Council does not challenge the village's continued classification as a Secondary Service Village but considers that the evidence supporting the proposed housing requirement requires further explanation.

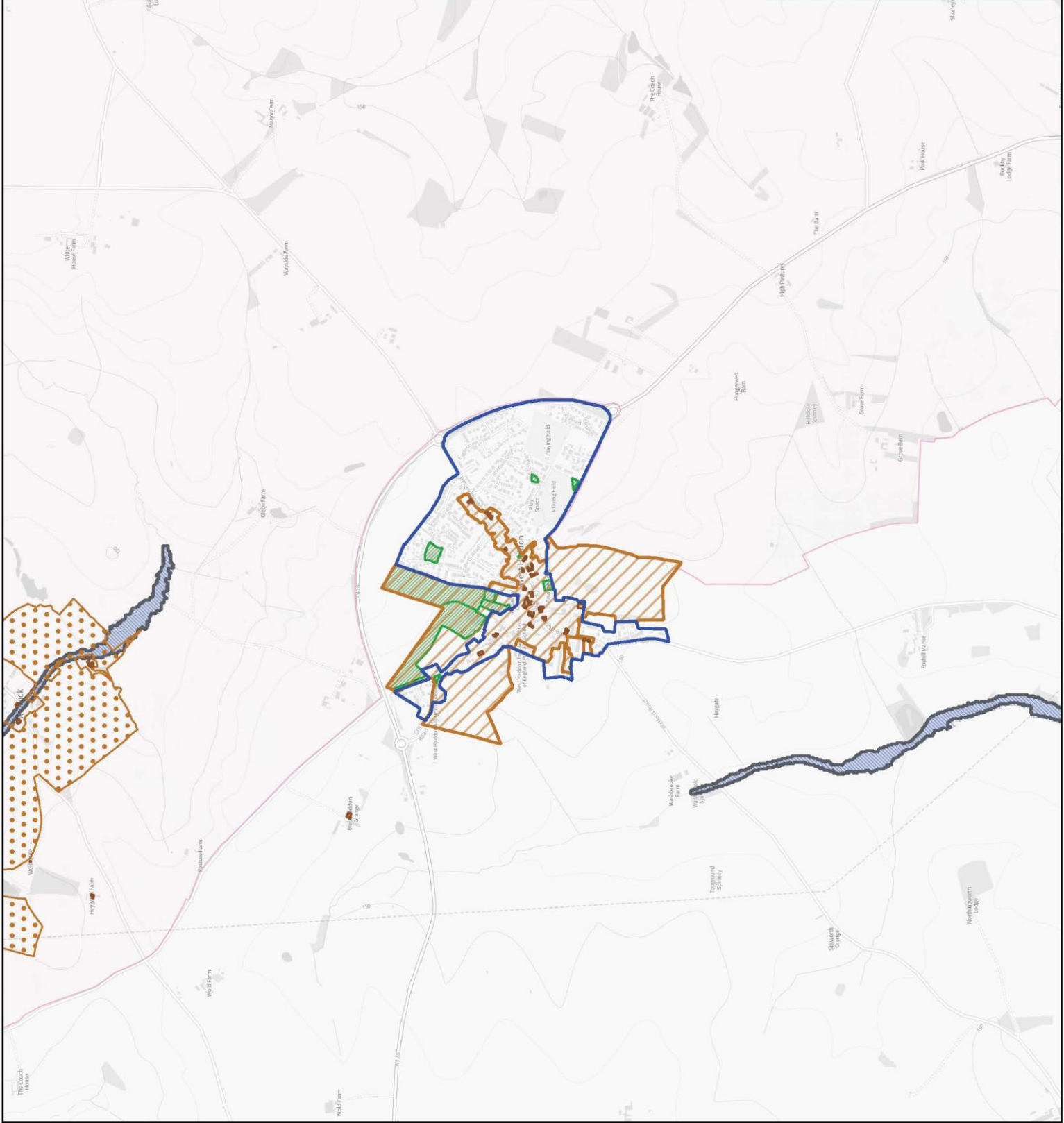
The Parish Council's comments focus on the methodology used to derive the housing requirement, the increase in rural housing provision across West Northamptonshire, the reliance on windfall development and the need for housing growth to be supported by appropriate infrastructure. Particular concerns are raised regarding education, healthcare, highways, public transport, community facilities and the protection of village character.

The Parish Council also emphasises the importance of neighbourhood planning, local involvement in site selection, infrastructure-first delivery, developer contributions, housing mix, affordable housing provision and the protection of settlement boundaries.

Whilst seeking clarification regarding the basis of the 81-dwelling requirement, the Parish Council also expresses a desire to engage proactively in identifying appropriate and sustainable locations for future development.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. West Haddon benefits from a strong range of services and facilities, including education and healthcare provision, which support both the village and surrounding communities. Whilst the education assessment identifies a modest local capacity pressure, wider educational catchments, dynamic school capacities and established school place planning mechanisms provide flexibility to accommodate growth. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 71 dwellings.



West Haddon (Secondary village)

2.49. Woodford Halse

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Woodford Halse	Primary Service Village	162	Made (May 2018)

Stage 1: Assessment of constraints and issues

Woodford Halse is located approximately 10 miles south of Daventry and forms part of the wider Woodford cum Membris parish, together with Hinton and West Farndon. With a 2021 parish population of 4,277 residents living in approximately 1,815 households, it is the third most populous parish in West Northamptonshire and performs an important service and employment role within the rural area.

The village benefits from an extensive range of services and facilities including pre-school and primary education provision, convenience retailing, Post Office and pharmacy services, library facilities, community halls, sports facilities, allotment site, a range of shops and services, and significant employment provision at the Grants Hill Way and Great Central Way employment areas. The settlement also contains a well-established retail centre focused on Station Road and supports a wide range of local businesses and employment opportunities.

The village contains a Conservation Area and a substantial number of listed and non-designated heritage assets which reflect both its agricultural origins and railway heritage. The made Woodford cum Membris Neighbourhood Plan places significant emphasis on protecting local character, heritage assets, green infrastructure, local employment areas and community facilities whilst managing future growth.

The Grand Union Canal passes through the village and presents some flood risk constraints. The canal corridor also contains a variety of natural assets, including a playing field, woodland areas, two allotment sites and a cemetery. A further playing field is located adjacent to the north-eastern boundary of the village, while a landfill site is situated at its north-eastern edge. Two waterbodies and an additional play area are located north of Byfield Road. Trees protected by Tree Preservation Orders are also present along Byfield Road and near the High Street. Collectively, these natural assets, together with the surrounding open countryside, support a variety of habitats and species and therefore require careful consideration in planning for future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is relatively strong for a rural settlement. DfT Connectivity Tool scores of approximately 30-39 indicate a reasonable level of access to employment, services and facilities. The hourly 200 bus service between Banbury and Daventry provides opportunities to access higher-order facilities and employment

opportunities beyond the village. Although the Neighbourhood Plan acknowledges the village's reliance on private vehicles and distance from rail services, it also recognises the importance of maintaining and improving public transport connections.

Overall, Woodford Halse exhibits many of the characteristics expected of a Primary Service Village, including a broad range of services, employment opportunities, community facilities and retail provision.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Woodford Halse CE Primary Academy. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 162 dwellings are estimated to generate approximately 55.1 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with substantial residual capacity remaining following development. The assessment also identifies Woodford Halse CE Primary Academy as contributing capacity towards accommodating projected demand arising from neighbouring settlements within the adopted accessibility framework, demonstrating the important role the school plays within the wider rural primary school network.

For secondary education, the proposed development is estimated to generate approximately 25.9 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Appendix B should also be considered alongside Tables B7 and B8, which demonstrate both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time. The Infrastructure Delivery Plan also identifies significant planned investment in secondary education provision across West Northamptonshire intended to support planned growth over the plan period. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Woodford Halse does not have its healthcare facility whereas it is served by a nearby facility in Byfield (approximately 1.7 miles away).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 400 additional residents and an associated need for approximately 34.3 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Woodford Halse contained approximately 1,828 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 469 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 311 dwellings were completed between 2011 and 2026, demonstrating a substantial capacity to deliver development. The proposed Regulation 19 requirement of 162 dwellings is significantly lower than both historic delivery levels and the affordability-adjusted need assessment, reflecting the Council's strategy of distributing growth more broadly across the rural hierarchy.

Stage 4: SLAA Sites

SLAA (Yield) – 011(1100), 060(800), 079(57), 125(768), 165(64), 302(125), 486(20), 510(160), 662(117), 665(140), 668(432), 784(38) and 787(43)

Thirteen sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 3,867 dwellings. This substantially exceeds the Policy R6 requirement of 162 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

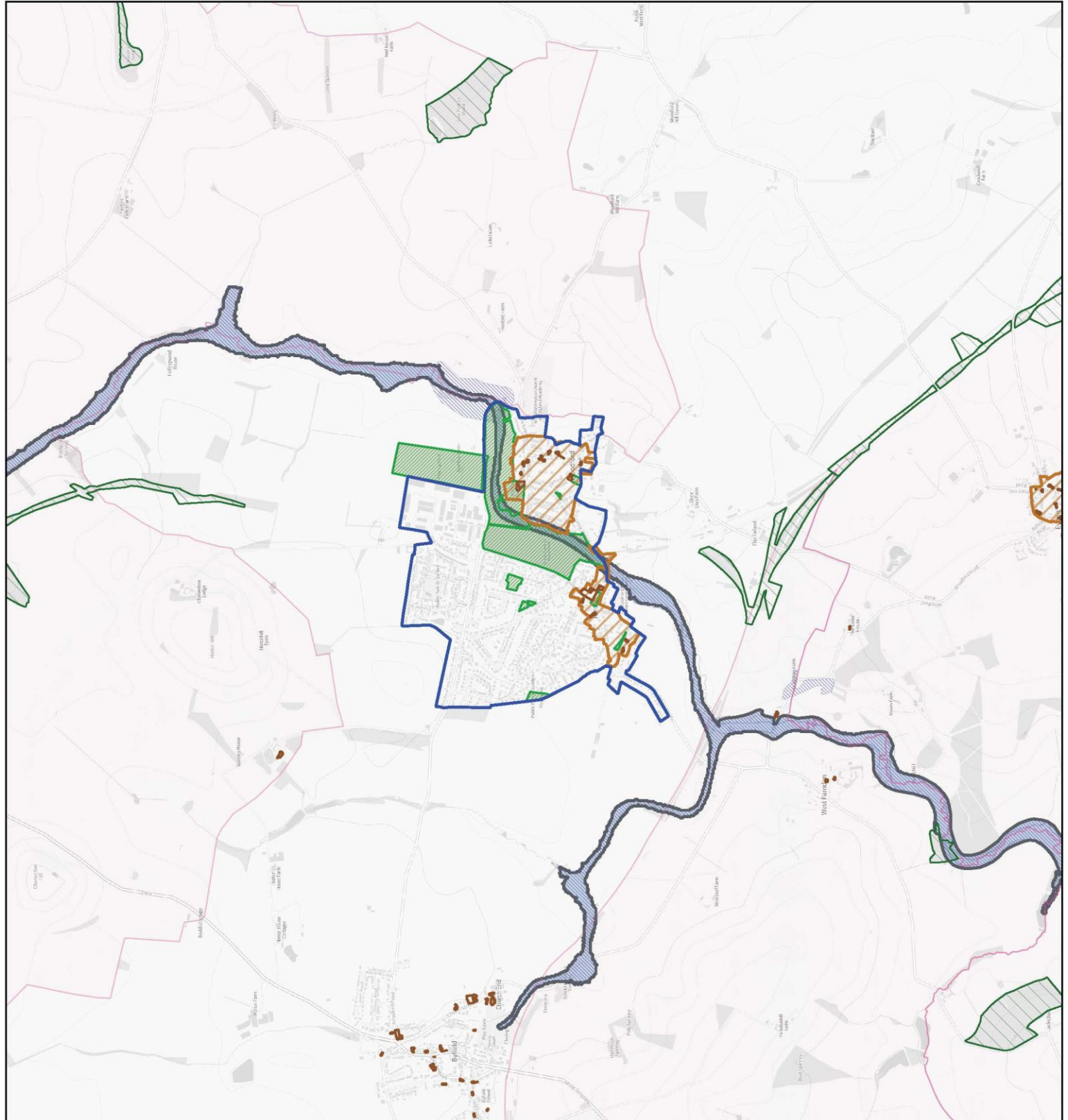
Two consultation responses were received objecting to the proposed housing requirement for Woodford cum Membris and the classification of Woodford Halse as a Primary Service Village. Concerns raised focus on the village's distance from rail services, reliance on private car travel, limited access to larger employment centres, infrastructure capacity, healthcare provision, and the ability of local roads, utilities and services to accommodate further growth. Both representations consider that the proposed requirement of 186 dwellings is not supported by the existing infrastructure and question whether the settlement should remain within the Primary Service Village tier.

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. As a Primary Service Village, Woodford Halse benefits from a particularly strong range of services, facilities, employment opportunities and healthcare infrastructure. Existing primary education capacity is substantial and capable of accommodating the proposed growth whilst supporting the efficient use and long-term sustainability of local infrastructure. Call for Sites evidence demonstrates exceptionally strong market interest and land availability significantly exceeding the minimum requirement. The Council has therefore adopted a proportionate approach to growth consistent with the wider spatial strategy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 162 dwellings.

- Listed building
- Conservation Area
- Scheduled Monument
- Local Green Space (existing)
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Woodford Halse (Primary village)



2.50. Yardley Gobion

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Yardley Gobion	Secondary Service Village	49	Not Made

Stage 1: Assessment of constraints and issues

Yardley Gobion has a distinct rural character, shaped by its compact built form, historic village core and strong relationship with the surrounding countryside. The Neighbourhood Plan identifies the importance of ensuring that new development is proportionate in scale, respects the character of the existing village and protects its setting within the wider rural landscape. The plan also highlights the importance of retaining open spaces, footpaths and community facilities that contribute to the quality of life and local identity of the settlement.

The village is surrounded by open countryside and opportunities for outward expansion are constrained by its compact form, limited land availability and the importance of maintaining separation from the wider rural landscape. Key community assets, including playing fields, recreational facilities and the village hall, are located on the edge of, and in some cases outside, the settlement confines and contribute significantly to community cohesion and local amenity.

Environmental assets include allotment site, watercourses, woodland, public open space and areas of biodiversity value. The Local Nature Recovery Strategy identifies opportunities for habitat creation, wetland enhancement, watercourse restoration and urban greening in and around the village. These assets contribute positively to village character and environmental quality. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is also a relevant consideration. Yardley Gobion records low DfT Connectivity Tool scores of approximately 29-30, reflecting limited opportunities to access employment, shopping, healthcare and education by sustainable modes. The village has no regular bus service and residents are therefore highly reliant on private vehicle travel to access services and employment opportunities outside the settlement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Yardley Gobion CE Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 49 dwellings are estimated to generate approximately 16.7 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a substantial residual surplus remaining following development. The assessment also identifies Yardley Gobion CE Primary School as contributing capacity towards accommodating projected

demand arising from neighbouring settlements within the adopted accessibility framework, demonstrating the important role the school plays within the wider rural primary school network.

For secondary education, the proposed development is estimated to generate approximately 7.8 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Yardley Gobion benefits from strong connections to Towcester and Milton Keynes, and established educational relationships extending beyond the adopted accessibility framework. Appendix B should also be considered alongside the Infrastructure Delivery Plan, which identifies planned investment at Sponne School through additional secondary school capacity to support growth in the wider Towcester area. Cross-boundary educational relationships with the Milton Keynes area are not reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Yardley Gobion does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Paulerspury (approximately 3.8 miles) and Stony Stratford (approximately 4.1 miles), with further healthcare provision available within Towcester and Milton Keynes.

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 121 additional residents and an associated need for approximately 10.4 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and,

where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Yardley Gobion contained approximately 555 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 142 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 24 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 49 dwellings exceeds recent delivery levels. However, the level of growth remains proportionate over the plan period and reflects the settlement's role within the hierarchy and strategic location.

Stage 4: SLAA sites

SLAA (Yield) – 087(218), 495(132), 504(80), 856(207) and 889(37)

Five sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 674 dwellings. This substantially exceeds the Policy R6 requirement of 49 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

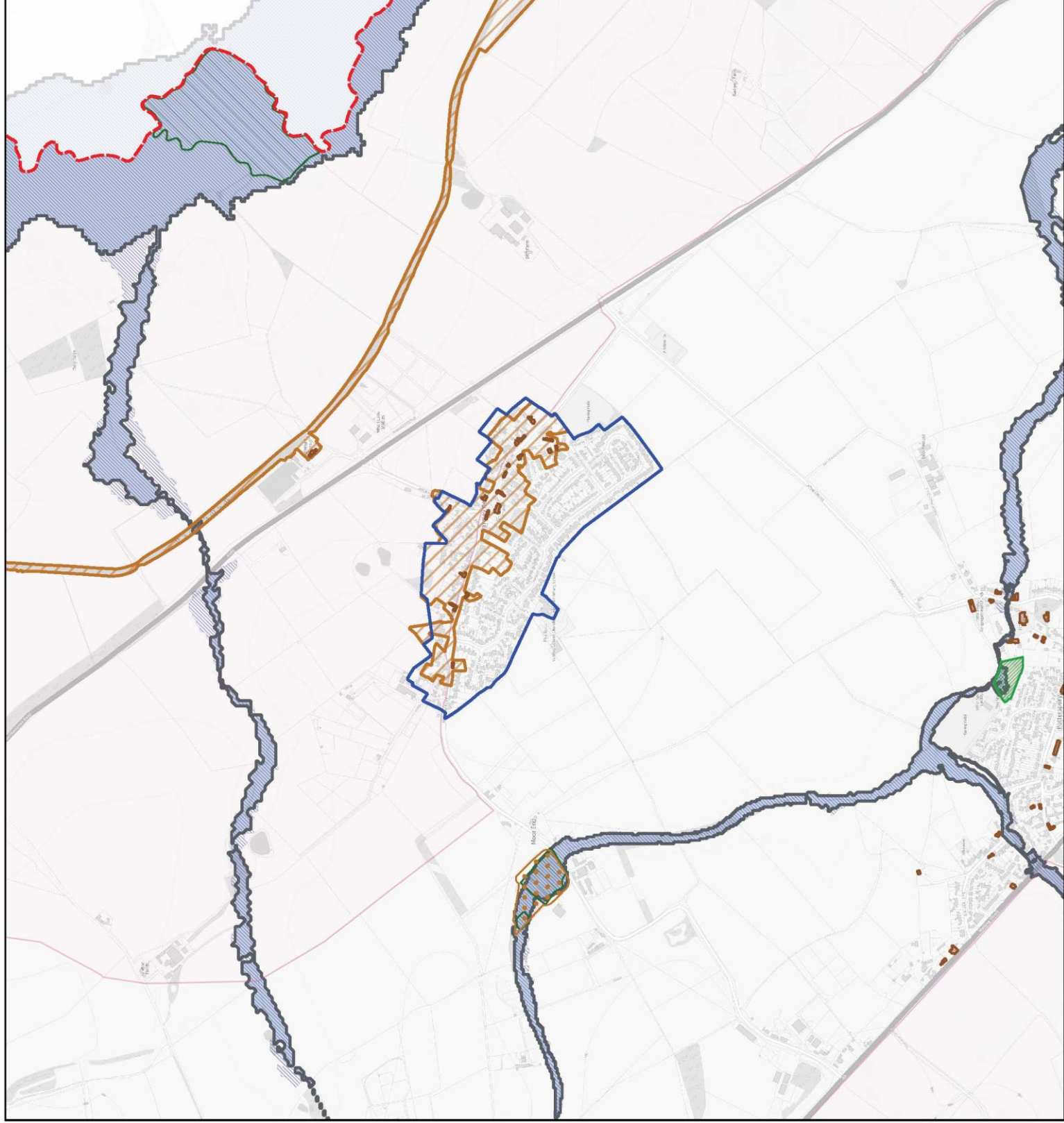
Yardley Gobion Parish Council support a plan-led approach to housing delivery and emphasise the importance of clear Local Plan policies where a Neighbourhood Plan is not in place. Concerns are raised regarding speculative land promotion around the village and the need for certainty regarding the calculation and monitoring of rural housing requirements.

The Parish Council supports provision for smaller and accessible homes, including bungalows, reflecting the ageing demographic profile of the village. Objections are also raised to Policy EC8 (Furtho Pit), with concerns relating to the scale of employment development, transport impacts, environmental effects and consistency with the wider employment strategy. The Parish Council consider that, if retained, stronger controls should be applied to the scale and form of development.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement.

Whilst accessibility is more limited than some settlements within the hierarchy, the proposed level of growth remains modest and proportionate to the role of the village. Existing education infrastructure retains available capacity and wider service catchments are capable of accommodating growth. Call for Sites evidence demonstrates substantial market interest and land availability significantly exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 49 dwellings.



- Listed building
- Conservation Area
- Scheduled Monument
- Local Green Space (existing)
- Local Wildlife Sites
- Special Landscape Area
- Flood Zone 2
- Flood Zone 3
- West Northamptonshire boundary

Yardley Gobion (Secondary village)

2.51. Yardley Hastings

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Yardley Hastings	Secondary Service Village	33	Not Made

Stage 1: Assessment of constraints and issues

Yardley Hastings is located approximately 7 miles south-east of Northampton and around 11 miles north of Milton Keynes. The village benefits from a modest but important range of services and facilities including a primary school, village shop, public houses, community facilities and recreation provision. Whilst the Memorial Hall and recreation ground are located outside the defined settlement confines, they remain important facilities serving the local community.

A significant proportion of the village falls within a Conservation Area and contains a number of listed buildings, reflecting the historic character and heritage value of the settlement. Future development should ensure that this character is preserved and enhanced.

The village is traversed by a tributary of the River Nene, which runs through its centre and presents significant flood risk constraints. Associated with this corridor are several woodland parcels, including four to the north of the village and a further two to the south, some of which are protected by Tree Preservation Orders. The village is also situated in close proximity to ancient woodland on three sides, the Yardley Chase SSSI to the south and south-west, and Castle Ashby Registered Park and Garden, located approximately 700m to the west. Additional woodland parcels are present along Bedford Road, with a play area situated to the north of the road and a cemetery located east of the High Street. Collectively, these natural assets, together with the surrounding open countryside, support a variety of habitats and species and therefore require careful consideration in planning for future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

Accessibility is moderate for a rural settlement. Yardley Hastings records DfT Connectivity Tool scores of approximately 28-33. The village is served by the No. 41 bus service linking Northampton and Bedford, although service frequency is limited and provides only a modest level of access to employment, retail and leisure opportunities beyond the village.

The village contains four of the nine key services used in the settlement hierarchy assessment and performs an important local role for its residents. Whilst opportunities to access higher-order services are more limited than larger settlements, the village retains a reasonable range of facilities and benefits from connections to nearby towns.

Overall, Yardley Hastings demonstrates the characteristics expected of a Secondary Service Village and continues to provide a sustainable level of local service provision.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Yardley Hastings Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 33 dwellings are estimated to generate approximately 11.2 primary pupils. Within the adopted accessibility framework, an indicative accessibility-based deficit of approximately 9 places is identified. However, corresponding capacity is identified at Denton Primary School within the adopted accessibility framework, indicating that the projected demand can be accommodated through the wider local primary school network.

The accessibility framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that primary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

For secondary education, the proposed development is estimated to generate approximately 5.3 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Yardley Hastings benefits from its proximity to the Northampton urban area and the wider secondary education network serving Northampton and South Northamptonshire. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Yardley Hastings does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Denton (approximately 1.9 miles) and Northampton (approximately 7 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 82 additional residents and an associated need for approximately 7.0 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Yardley Hastings contained approximately 367 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 94 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 26 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 33 dwellings broadly reflects historic delivery patterns. The requirement therefore represents a proportionate level of growth that supports local services whilst remaining consistent with the scale and character of the settlement.

Stage 4: SLAA sites

SLAA (Yield) – 834(41), 836(48) and 868(1)

Three sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 90 dwellings. This substantially exceeds the Policy R6 requirement of 33 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue

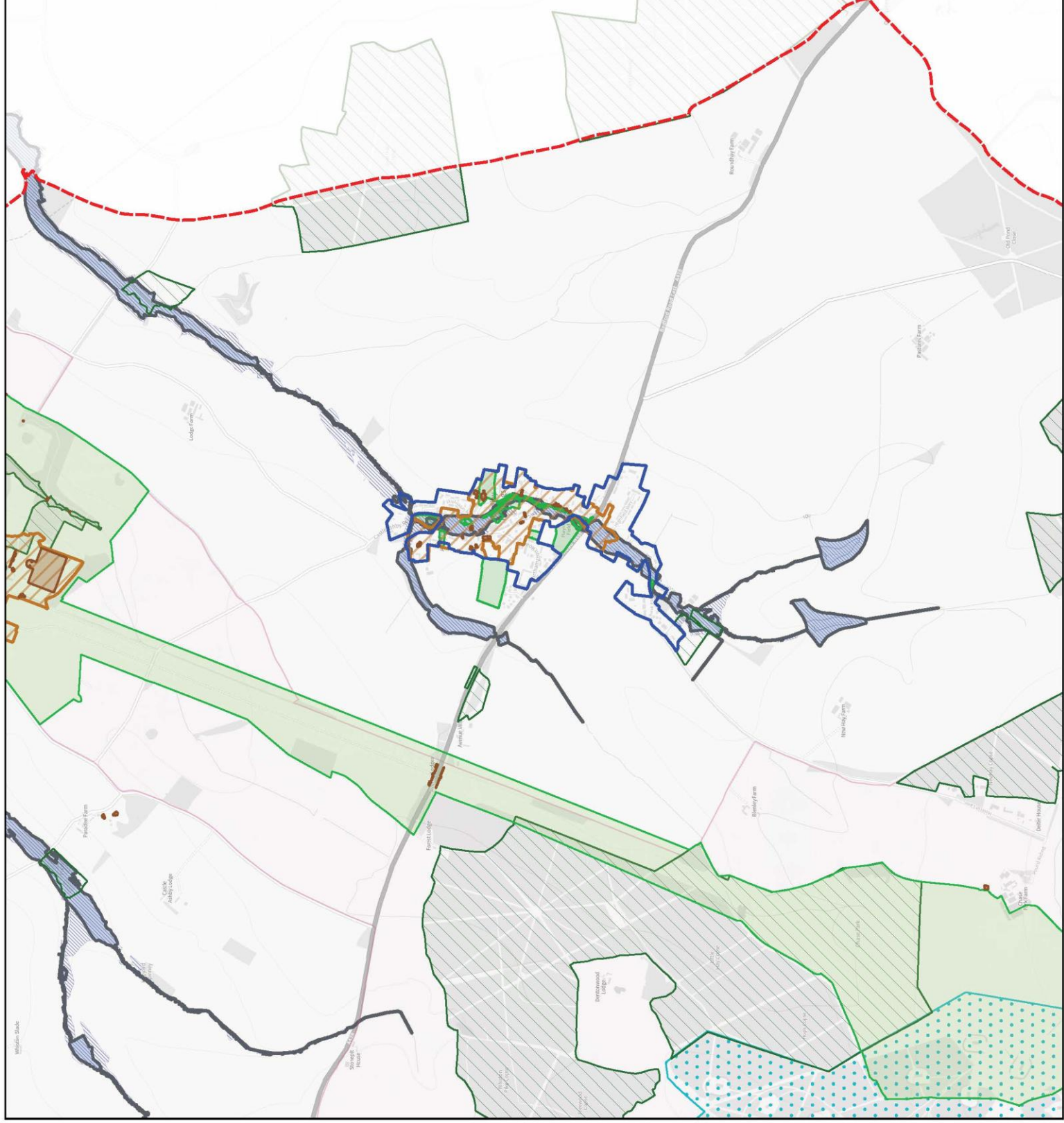
pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

Stage 5: Parish Council Response (Reg-18)

No comment received during Reg-18 consultation

Conclusion

The assessment identifies no overriding environmental, heritage, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Existing education and healthcare needs can be accommodated through established local infrastructure, wider catchments and planning mechanisms, whilst the proposed growth would support the continued vitality of local services and community facilities. Call for Sites evidence demonstrates sufficient market interest and land availability to support delivery. The requirement represents a proportionate contribution towards meeting local housing needs consistent with the role of the village within the settlement hierarchy. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 33 dwellings.



Yardley Hastings (Secondary village)

2.52. Yelvertoft

Settlement	Settlement Tier	Policy R6 Housing Requirement	Neighbourhood Plan Status
Yelvertoft	Secondary Service Village	33	Not Made

Stage 1: Assessment of constraints and issues

Yelvertoft is a rural settlement located approximately 5.5 miles (9km) east of Rugby and 8 miles (13km) north of Daventry. Whilst the village benefits from a number of local services and facilities, including a pre-school, primary school, village hall, public house and recreation facilities, its location and lack of public transport limit accessibility to a wider range of employment, retail, healthcare and leisure opportunities. Residents are therefore heavily reliant on private vehicle travel for many day-to-day journeys.

The village has a population of 804 people living in 359 households, making it the 39th most populous village in West Northamptonshire. Educational provision is available within the village through the local primary school and pre-school. During the 2025/26 academic year, capacity remained available within the school overall, although one year group was operating above capacity, resulting in available places being restricted to particular age groups.

In the quantitative assessment of services and facilities, Yelvertoft contains 3 of the 9 facilities identified as being the most important. The village scored 48 points, ranking 49th out of 198 villages, which is close to the minimum score typically associated with a Secondary Service Village. Whilst the range of services available supports the day-to-day needs of residents, the absence of a bus service reduces opportunities to access services and facilities beyond the village by sustainable modes of transport.

In regard to accessibility the village scored 20-23 which is relatively low. Highlighting the more infrequent public transport available in the village. However, the village is very close to DIRFT IV site which shall support future sustainability for access to significant number of employment opportunities.

The village is located in close proximity to the Grand Union Canal and is influenced by associated tributaries, including one to the north-east and another that passes centrally through the settlement. These watercourse corridors present flood risk constraints. A number of small woodland parcels are situated around the periphery of the village, some of which are protected by Tree Preservation Orders. Two cemeteries are located to the south-east of the village on either side of the High Street. A playing field is situated to the north-west of the settlement near Yelvertoft Primary School, while an allotment site is located to the south-east near the marina. Collectively, these natural assets, together with the surrounding open countryside, support a variety of habitats and species and therefore require careful

consideration in planning for future development. There are, however, opportunities for infill development and other sensitive development within or immediately adjoining the settlement confines.

A number of sites have been identified through the Strategic Land Availability Assessment adjoining the village, together with one strategic-scale site located within its environs. During engagement with the Parish in February 2024, comments were received indicating that the Parish considered its existing settlement tier to be appropriate.

Whilst accessibility constraints are a significant consideration, the presence of a primary school and the need to support essential local services provide a strong justification for accommodating an appropriate level of growth. The evidence indicates that Yelvertoft continues to perform an important role in serving its local community and that limited growth would help maintain the vitality and sustainability of the settlement.

Stage 2a: Consideration of education capacity

Primary school provision is currently available at Yelvertoft Primary School. Based on the 2025/26 school capacity monitoring data and the assessment presented in Appendix B, the proposed 33 dwellings are estimated to generate approximately 11.2 primary pupils. Sufficient primary school capacity is identified to accommodate this level of demand, with a small residual surplus remaining following development. No primary education constraints are identified through the assessment.

For secondary education, the proposed development is estimated to generate approximately 5.3 pupils. No secondary school capacity is identified within the adopted 3-mile accessibility framework. The framework is derived from statutory walking distance thresholds contained within education legislation and has been applied consistently across all settlements for comparative purposes. However, it does not reflect school admissions arrangements, actual attendance patterns or the reality that secondary education in rural areas is frequently accessed through school transport, public transport and established travel patterns extending beyond the framework. Yelvertoft occupies a location influenced by educational relationships extending towards the Guilsborough and Rugby education areas, which are not fully reflected within the accessibility assessment presented in Appendix B. Where a suitable school place is not available within statutory walking distance, home-to-school transport arrangements may provide access to more distant schools in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Appendix B demonstrates both substantial available capacity within the wider secondary school network and the dynamic nature of school capacity over time.

Where additional educational infrastructure requirements arise through detailed planning, mitigation can be secured through the Council's established school place planning processes and, where justified, through developer contributions in accordance with the Infrastructure Delivery Plan and relevant planning obligations.

Overall, educational considerations do not represent an overriding constraint to delivery of the Policy R6 housing requirement.

Stage 2b: Consideration of healthcare capacity

Yelvertoft does not contain a GP surgery. Residents are likely to access healthcare services within nearby settlements, including Crick (approximately 2.3 miles) and West Haddon (approximately 3.8 miles).

The proposed minimum housing requirement under Policy R6 is estimated to generate approximately 82 additional residents and an associated need for approximately 7.0 sqm of additional primary healthcare floorspace, as identified in Appendix C.

Appendix C and the Infrastructure Delivery Plan confirm that healthcare provision is planned strategically through Primary Care Networks and the NHS Northamptonshire Integrated Care Board. The ICB further confirms that cumulative impacts arising from dispersed rural growth may be addressed through pooled developer contributions, including Community Infrastructure Levy funding, supporting infrastructure enhancements across wider healthcare networks and, where necessary, cross-boundary healthcare catchments. This represents a modest increase in demand over the plan period to 2043. No strategic healthcare infrastructure constraint has been identified.

Stage 3: Assessment of past and projected rates of delivery

Yelvertoft contained approximately 369 dwellings at the 2026 baseline. The Government's standard method, adjusted to reflect local affordability pressures, would indicate a housing need of approximately 95 dwellings within the parish to 2043. However, national policy also requires Local Plans to promote sustainable patterns of development by directing the majority of growth towards urban areas, strategic allocations and the most sustainable locations. Consequently, Policy R6 seeks to accommodate only 20% of the identified need within selected villages through planned growth, with the remainder expected to be accommodated through the wider spatial strategy.

Approximately 17 dwellings were completed between 2011 and 2026 and the proposed Regulation 19 requirement of 33 dwellings therefore exceeds recent delivery levels. However, the level of growth remains modest in absolute terms and reflects the settlement's role within the hierarchy together with its proximity to significant existing and proposed employment opportunities associated with DIRFT. The proposed level of development is therefore considered proportionate and achievable over the plan period.

Stage 4: SLAA sites

SLAA (Yield) – 139(43), 431(13), 656(46), 711(45), 785(140) and 857(70)

Six sites have come forward through the Call for Sites process, with a combined theoretical capacity of approximately 357 dwellings. This substantially exceeds the Policy R6 requirement of 33 dwellings and demonstrates strong market interest and land availability within the village. However, the Council's strategy is not to maximise housing delivery in individual settlements, but to secure a proportionate level of growth that supports sustainable development, avoids placing undue pressure on local infrastructure and services, and delivers a balanced distribution of housing across West Northamptonshire.

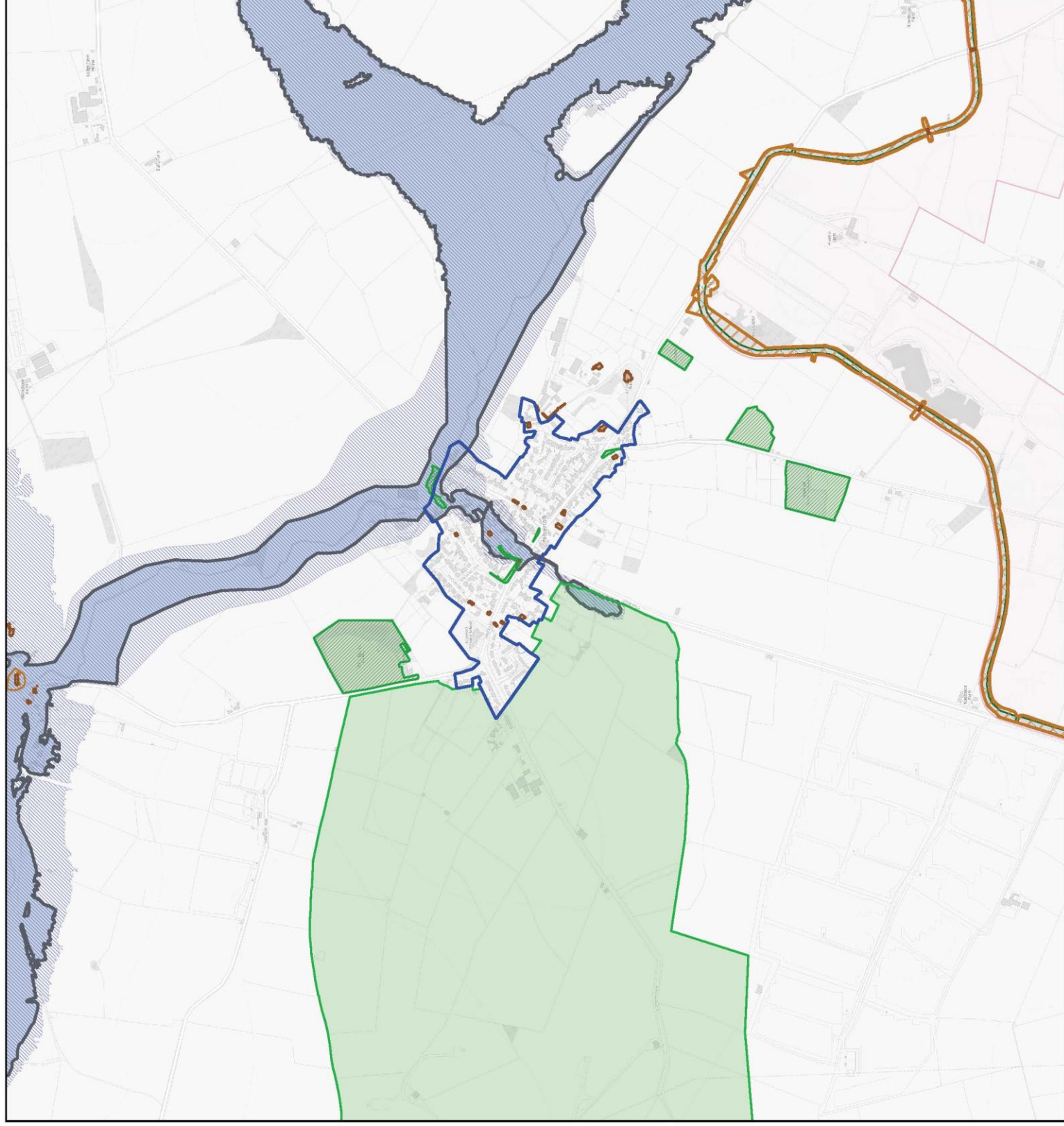
Stage 5: Parish Council Response (Reg-18)

During engagement with the Parish, February 2024, comments were received that they considered the village's existing tier to be appropriate. Concerns were raised regarding the proposed allocation of 37 dwellings, including the capacity of the local sewerage network, existing flooding issues and the potential impact of further development on local services and infrastructure. The Parish noted that, should additional housing be required, consideration should be given to land between the school and village hall, which was considered a more appropriate location due to its relationship with local flood risk constraints.

The Parish also raised significant concerns regarding the proposed expansion of employment development associated with DIRFT. Concerns related to the cumulative impact of further strategic employment growth on the parish, including increased traffic on the A5 and local road network, transport emissions, noise and light pollution, landscape and visual impacts, and potential encroachment into the Green Wedge. The Parish questioned the need for further employment allocations in this location given the availability of alternative sites elsewhere within West Northamptonshire and expressed concern regarding the scale, height and visibility of additional warehousing development. The Parish also highlighted the importance of protecting the rural character of Yelvertoft, safeguarding key views, managing flood risk, maintaining highway safety and ensuring that future development is supported by appropriate infrastructure and mitigation measures.

Conclusion

The assessment identifies no overriding environmental, infrastructure or deliverability constraints that would prevent delivery of the Policy R6 requirement. Whilst accessibility and public transport provision are more limited than some settlements within the hierarchy, the proposed level of growth remains modest and proportionate to the role of the village. Existing education infrastructure retains capacity and the village benefits from proximity to significant existing and planned employment opportunities associated with the DIRFT corridor. Call for Sites evidence demonstrates strong market interest and land availability substantially exceeding the minimum requirement. The evidence therefore supports retention of the Policy R6 minimum housing requirement of 33 dwellings.



- | | |
|---|--------------------------------|
|  | Listed building |
|  | Conservation Area |
|  | Scheduled Monument |
|  | Local Green Space (existing) |
|  | Local Green Space (proposed) |
|  | Local Wildlife Sites |
|  | Special Landscape Area |
|  | Flood Zone 2 |
|  | Flood Zone 3 |
|  | West Northamptonshire boundary |

**Yelvertoft
(Secondary village)**

Appendix A: Accessibility and Connectivity Review of Policy R6 Settlements with Minimum Housing Need

1. The DfT Connectivity Tool provides a complementary evidence base to the detailed settlement assessments and assesses accessibility to employment, education, healthcare, retail and leisure destinations by sustainable transport modes.
2. DfT guidance advises that connectivity scores should be interpreted relative to a settlement's rural-urban classification. The Connectivity Matrix shown below in Figure A1 identifies a median score of 28.5 for Rural Villages. Corresponding median scores for Rural Town and Fringe and Urban City and Town classifications are 48.4 and 65.7 respectively. Other DfT classifications exist, but are generally less relevant to Policy R6 settlements.

Figure A1 Connectivity Matrix

Connectivity Matrix						
Score by destination			Score by mode of transport			
Overall			Overall (except driving)			
	Urban major conurbation	Urban minor conurbation	Urban city and town	Rural town and fringe	Rural village	Rural hamlets and isolated dwellings
10th percentile	64.1	58.5	52.7	35.1	14.9	7
20th percentile	68.5	62.1	57.3	39.8	19.5	11.3
30th percentile	71.8	64.9	60.6	43.2	22.9	15.1
40th percentile	74.5	67.3	63.3	46	25.8	18.7
Median	77.2	69.5	65.7	48.4	28.5	22.4
60th percentile	79.9	71.7	68	50.8	31.1	26.7
70th percentile	82.7	74	70.5	53.1	34.1	31.5
80th percentile	86.2	76.8	73.3	56	37.8	37
90th percentile	90.5	80.2	77.2	59.8	42.6	44.9

3. Table A1 demonstrates considerable variation in connectivity across Policy R6 settlements. Whilst many settlements perform above the Rural Village median score identified in the DfT Connectivity Matrix, others record lower levels of connectivity. Consultation responses from settlements including Greatworth, Naseby, Creaton and Upper Boddington highlighted concerns regarding public transport accessibility, infrastructure capacity and the sustainability of accommodating significant levels of growth. These findings broadly correspond with the connectivity assessment.

4. Connectivity scores represent only one element of the overall evidence base and should be considered alongside service provision, infrastructure capacity, settlement role and function, site-specific considerations and professional planning judgement. Lower-scoring settlements may benefit from improvements to walking, cycling and public transport connectivity and/or enhanced local service provision and a detailed transport assessment identifying mitigation solutions at Neighbourhood Planning and application stages.

Table A1: DfT Connectivity Scores of Policy R6 Villages with minimum housing need

Ref.	Settlement	DfT Overall Score Range
1	Old Stratford	44-63
2	Deanshanger	40-52
3	Brixworth	40-49
4	Kislingbury	39-48
5	Weedon Bec	34-52
6	Flore	37-49
7	Middleton Cheney	38-47
8	Nether Heyford	40-45
9	Little Houghton	40-44
10	Roade	36-47
11	Bugbrooke	36-44
12	Pitsford	35-44
13	Cogenhoe	34-44
14	Milton Malsor	37-41
15	Brafield on the Green	35-41
16	Greens Norton	33-41
17	Potterspury	35-39
18	Barby	35-37
19	Blisworth	33-39
20	Crick	32-39
21	Braunston	32-38
22	Chacombe	33-37
23	Byfield	32-37
24	Woodford Halse	30-39
25	Kings Sutton	30-37
26	Kilsby	31-35
27	Silverstone	29-36
28	West Haddon	29-36
29	Badby	29-33
30	Yardley Hastings	28-33
31	Spratton	28-32
32	Denton	27-32
33	Yardley Gobion	29-30
34	Paulerspury	27-30
35	Chipping Warden	27-29
36	East Haddon	25-31
37	Guilsborough	26-30
38	Hartwell	26-30

Ref.	Settlement	DfT Overall Score Range
39	Welford	25-29
40	Farthinghoe	25-28
41	Walgrave	23-26
42	Pattishall	22-25
43	Greatworth	22-24
44	Syresham	21-24
45	Newbottle (Charlton)	20-24
46	Creton	20-23
47	Naseby	20-23
48	Upper Boddington	20-23
49	Yelvertoft	20-23
50	Culworth	18-20
51	Croughton	18-20
52	Blakesley	16-19

5. Whilst the DfT Connectivity Tool provides a useful and consistent basis for comparing settlements, accessibility is influenced by a wider range of factors than numerical scores alone. Figure A1 reproduces the Rural-Urban Classification mapping contained within the Strategic Transport Assessment and demonstrates that the overwhelming majority of West Northamptonshire comprises rural settlements which nevertheless maintain functional relationships with nearby towns, service centres and urban areas. The map illustrates that much of the rural area falls within classifications associated with proximity to larger settlements, reinforcing the role that rural communities play within the wider settlement hierarchy and supporting the principle of distributing proportionate housing growth across rural West Northamptonshire rather than concentrating development within a limited number of villages.
6. The figure also shows the extensive network of strategic A-road corridors that connect many rural settlements to larger centres. This demonstrates that numerous villages perform an important role within the wider movement network and are not geographically isolated from employment, services and facilities.
7. In addition, the map identifies the strategic allocations proposed through the Local Plan. Throughout the plan period, these strategic growth locations will be accompanied by significant investment in infrastructure, services and facilities. The relationship between Policy R6 settlements and nearby strategic allocations is therefore an important consideration, as future infrastructure provision associated with strategic growth has the potential to strengthen accessibility and support the efficient utilisation of infrastructure across a wider geographical area. Accessibility should therefore be considered in the context of these wider settlement, infrastructure and transport relationships rather than through a single metric in isolation.

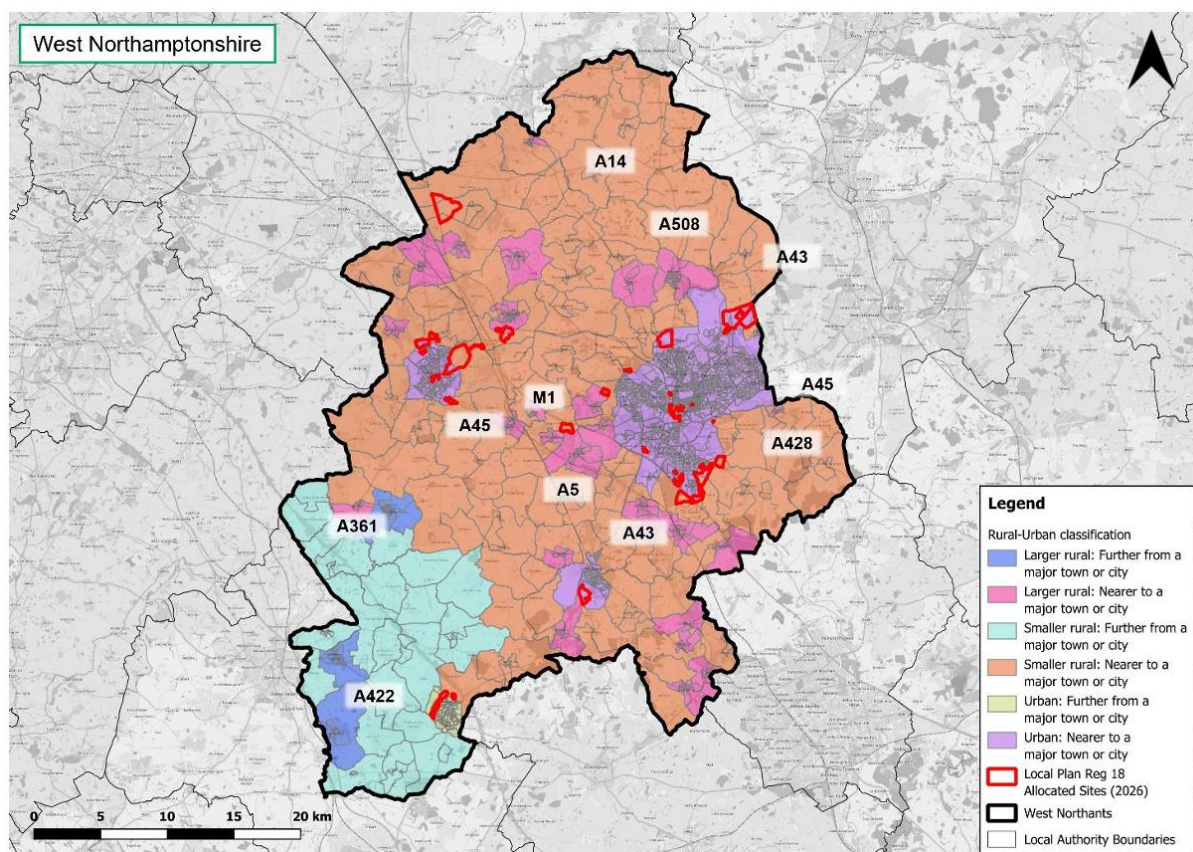


Figure A1: Urban-Rural Classification (WNLP STA, Sep 2026)

Appendix B: Education Capacity and Accessibility Assessment for Policy R6 Settlements

Purpose

1. This appendix assesses the ability of the existing education network to accommodate the projected pupil demand arising from the Regulation 19 Policy R6 housing requirement.
2. The assessment applies the pupil yield assumptions currently used by West Northamptonshire Council's Education Authority for school place planning and considers both the availability and accessibility of primary and secondary school places. Educational infrastructure is considered alongside wider evidence relating to accessibility, connectivity, healthcare provision and service availability when assessing the relative sustainability of settlements.

Educational Context

3. West Northamptonshire contains approximately 187,800 dwellings and a population of approximately 440,000 residents. The authority-wide education network currently provides capacity for approximately 41,528 primary pupils and 27,020 secondary pupils, with approximately 5,867 primary places and 1,849 secondary places currently available^{2 3 4}.
4. This assessment draws upon both the School Capacity (SCAP) return submitted annually to the Department for Education and the Council's latest Number on Roll in Schools (NORIS) dataset. Tables B1 to B3 provide strategic context using the latest available SCAP and school census data. The detailed settlement-level assessments that follow utilise the Council's most recent school capacity monitoring information, including NORIS data, to provide an up-to-date assessment of educational accessibility and capacity within the Policy R6 settlement network. Differences between datasets may arise due to timing and methodology. At the time of preparing this assessment, West Northamptonshire Council had submitted its 2026 SCAP and school census returns to the Department for Education and these remained subject to validation.

Table B1: West Northamptonshire Education Capacity Overview (SCAP and January 2025 School Census)

Educational Phase	Capacity	On Roll	Available Places	Spare Capacity
Primary	41,528	35,661	5,867	14%
Secondary	27,020	25,171	1,849	7%
Post-16	6,032	4,210	1,822	30%

² <https://www.ons.gov.uk/explore-local-statistics/areas/E06000062-west-northamptonshire>

³ <https://www.gov.uk/government/statistics/dwelling-stock-estimates-in-england-2025/dwelling-stock-estimates-england-31-march-2025>

⁴ West Northamptonshire Council Education Team School Capacity Monitoring Data (SCAP 2025)

5. Whilst authority-wide spare capacity exists within both the primary and secondary school sectors, this capacity is unevenly distributed. Educational provision is influenced by demographic change, parental preference, migration patterns, cross-boundary attendance and the geographical distribution of schools. Consequently, the strategic planning issue is not simply the availability of school places across West Northamptonshire as a whole, but the extent to which that capacity is accessible and capable of supporting growth in the settlements identified through Policy R6.

Educational Demand Arising from Policy R6

6. The Regulation 19 Policy R6 requirement comprises a minimum of approximately **3,133 dwellings** distributed across Primary and Secondary Service Villages within West Northamptonshire. Using the pupil yield assumptions currently applied by West Northamptonshire Council's Education Authority, this level of growth is estimated to generate the following educational demand⁵.

Table B2: Educational Demand Arising from Policy R6

Educational Phase	Pupil Yield Factor	Estimated Pupils (Reg-19)
Primary	0.34	1,065
Secondary	0.16	501
Post-16	0.05	157
Total	–	1,723

For strategic context:

Table B3: Policy R6 Demand Compared with Existing Spare Capacity⁶

Educational Phase	Existing Spare Capacity	Estimated R6 Demand (Reg-19)	Demand as % of Existing Spare Capacity
Primary	5,867	1,065	18%
Secondary	1,849	501	27%
Post-16	1,822	157	9%

7. At an authority-wide level, the projected educational demand arising from Policy R6 remains materially lower than the spare capacity currently identified across both the primary and secondary school sectors. **This indicates that the scale of growth proposed through Policy R6 is capable of being accommodated within the broader education network, subject to the location and accessibility of available places.**
8. The pupil yield assumptions applied within this assessment provide a prudent basis for estimating educational demand arising from housing growth. Whilst the assessment assumes that each new dwelling generates, on average, 0.34

⁶ Post-16 education is not assessed further within this appendix because the demand generated by Policy R6 represents only approximately 9% of existing spare post-16 capacity.

primary pupils and 0.16 secondary pupils, actual educational demand is influenced by a wider range of factors including demographic structure, migration patterns, parental preference, cross-boundary attendance and school choice. The existing West Northamptonshire education network currently accommodates approximately 35,661 primary pupils and 25,171 secondary pupils despite serving a housing stock of approximately 187,800 dwellings, illustrating that educational demand and attendance patterns are shaped by a more complex set of factors than dwelling numbers alone. Consequently, the yield-based projections presented within this assessment should be regarded as a robust strategic planning tool rather than a prediction of future school rolls.

9. The assessment therefore focuses not on whether sufficient school places exist across West Northamptonshire as a whole, but on the extent to which that capacity is accessible to the settlements identified for growth. This distinction is particularly important in rural areas where educational provision is distributed across a network of schools serving multiple settlements and where school attendance frequently extends beyond individual village boundaries.
10. The projected primary pupil demand arising from Policy R6 equates to approximately **18%** of the currently identified spare primary capacity across the authority. The projected secondary pupil demand equates to approximately **27%** of the currently identified spare secondary capacity. Whilst this indicates that secondary school capacity is relatively tighter than primary school capacity, the available capacity across both sectors exceeds the educational demand generated by Policy R6. Furthermore, the Infrastructure Delivery Plan identifies a programme of school expansions, new schools and developer-funded educational infrastructure that will continue to support planned growth across West Northamptonshire. Accordingly, the assessment focuses on the accessibility and distribution of school places in relation to Policy R6 settlements rather than the overall availability of educational capacity at an authority-wide level.

Data Sources and Methodological Assumptions

11. This assessment draws upon nationally recognised datasets and Department for Education (DfE) guidance to provide a consistent and transparent appraisal of educational capacity and accessibility.
12. Population and dwelling stock data are derived from Office for National Statistics (ONS) area profiles and the Ministry of Housing, Communities and Local Government (MHCLG) dwelling stock estimates for England. These sources indicate that West Northamptonshire contains approximately 187,800 dwellings and a resident population of approximately 440,000 people^{7 8}.

⁷ <https://www.ons.gov.uk/explore-local-statistics/areas/E06000062-west-northamptonshire>

⁸ <https://www.gov.uk/government/statistics/dwelling-stock-estimates-in-england-2025/dwelling-stock-estimates-england-31-march-2025>

13. Projected pupil demand has been calculated using the pupil yield assumptions currently applied by West Northamptonshire Council's Education Authority for school place planning, which estimate that new housing generates, on average, 0.34 primary school pupils and 0.16 secondary school pupils per dwelling. These assumptions provide a consistent basis for assessing the potential education implications of Policy R6 growth across all settlements included within the assessment.
14. Table B1 demonstrates that approximately 35,661 primary pupils and 25,171 secondary pupils are currently on roll across West Northamptonshire's education network, illustrating that actual educational demand is influenced by a wider range of factors than dwelling numbers alone and reinforcing the role of pupil yield assumptions as a prudent strategic planning tool rather than a forecast.
15. Assessment of educational accessibility has been informed by the statutory walking distance framework contained within the Education Act 1996 and the Department for Education's *Travel to School for Children of Compulsory School Age* guidance. This identifies statutory walking distance thresholds of 2 miles for younger primary-aged children and 3 miles for secondary-aged pupils. Within this assessment these distances are used as indicators of educational accessibility rather than school admissions catchments or predictors of parental choice^{9 10 11}.
16. Whilst these distances represent a reasonable benchmark for identifying the schools most likely to serve individual settlements, they do not represent school catchments and should not be interpreted as limits on educational access. The assessment therefore prioritises capacity within the adopted 2-mile primary and 3-mile secondary accessibility thresholds as the most locally accessible and potentially sustainable educational option. However, where a suitable school place is not available within these distances, pupils may be eligible for home-to-school transport assistance in accordance with the Education Act 1996 and the Council's Home to School Transport Policy¹², enabling access to schools within the wider education network and supporting the efficient utilisation of available school capacity across West Northamptonshire.
17. School capacity data are derived from West Northamptonshire Council annual school capacity monitoring returns for the 2024/25 and 2025/26 academic

⁹ https://assets.publishing.service.gov.uk/media/6a10649929bb11891b1cf096/Travel_to_school_for_children_of_compulsory_school_age.pdf
¹⁰ <https://www.gov.uk/government/publications/home-to-school-travel>

¹¹ For the purposes of this assessment, a 2-mile distance has been applied as a consistent indicator of primary school accessibility. This reflects the statutory walking distance applicable to children under the age of eight within Department for Education home-to-school transport guidance. The equivalent statutory walking distance for secondary-aged pupils is 3 miles. The statutory distance framework is used as a proxy measure of educational accessibility and does not represent school admissions catchments or parental choice patterns.

¹² <https://www.westnorthants.gov.uk/school-travel-assistance>

years. Capacity assessments utilise total school capacity rather than individual year-group availability and therefore provide a strategic indication of educational infrastructure resilience rather than a detailed school place planning assessment.

Primary School Assessment for Draft Reg-19 Policy R6

1. The assessment was undertaken in the following stages:
 - i. Identification of primary schools serving Policy R6 settlements.
 - ii. Calculation of available school capacity using annual West Northamptonshire Council school capacity monitoring data.
 - iii. Calculation of expected primary pupil demand arising from each Policy R6 housing requirement using the primary pupil yield assumptions applied by West Northamptonshire Council's Education Authority through its current school place planning (0.34 pupils per dwelling).
 - iv. Comparison of available capacity against expected pupil demand.
 - v. Assessment of whether any shortfall could be accommodated within neighbouring schools located within the adopted primary school accessibility framework¹³.
 - vi. Allocation of nearby school capacity sequentially to avoid double counting.
2. The assessment uses total school capacity rather than individual year-group availability. The statutory distance framework is used as an indicator of educational accessibility and should not be interpreted as a school admissions catchment or a predictor of parental choice.
3. Table B4 and Figure B1 together provide a strategic overview of primary school capacity across the Policy R6 settlement network. The assessment identifies approximately **1,700 available primary school places** within the assessed village school network in 2025/26. Application of the full Regulation 19 Policy R6 housing requirement generates an estimated demand of approximately **1,065 primary pupils** using the pupil yield assumptions currently applied by the Education Authority for school place planning. This indicates that, at a network level, sufficient capacity exists within the assessed primary school network to accommodate the projected demand, with approximately **635 places** remaining available following Policy R6 growth. However, the distribution of capacity varies across the settlement network and is considered further through the accessibility assessment set out below.
4. The indicative capacity positions presented in Table B4 are based on current capacity data, locally derived pupil yield assumptions used by the Education Authority, and the adopted accessibility framework and should therefore be interpreted as a strategic assessment scenario rather than a forecast of future admissions patterns, school rolls or school place planning decisions. The indicative capacity positions presented in Table B4 are based on September

¹³ https://assets.publishing.service.gov.uk/media/6a10649929bb11891b1cf096/Travel_to_school_for_children_of_compulsory_school_age.pdf

2026 NORIS data provided by the West Northamptonshire Council Education Team.

5. Comparison with 2024/25 school capacity monitoring data indicates that the overall position has remained broadly stable, with available capacity reducing only modestly from approximately **1,758 places in 2024/25** to **1,700 places in 2025/26**. Figure B1 illustrates the distribution of this capacity across the settlement network, demonstrating that many settlements benefit from overlapping areas of provision and that significant spare capacity exists within parts of the primary school network.

Table B4: 2025/26 Primary School Capacity Assessment

Ref.	Village (School)	Indicative Capacity Identified (NORIS, Sep 2026)	Policy R6 Housing Requirement (Reg 19)	Estimated Primary Pupils Generated (Yield 0.34)	Indicative Capacity Position Following Policy R6 Growth	Indicative Capacity Position Within Adopted Accessibility Framework
1	Badby (Badby Primary School)	2	26	8.84	-6.84	7 Residual Deficit
2	Barby (Barby CE Primary School)	13	51	17.34	-4.34	3 (Kilsby) + 1 Residual Deficit
3	Blakesley (Blakesley CE Primary School)	11	21	7.14	3.86	
4	Blisworth (Blisworth Community Primary School)	40	77	26.18	13.82	
5	Upper Boddington (Boddington CE Primary Academy)	35	28	9.52	25.48	
6	Brafield on the Green (No School)	0	27	9.18	-9.18	9 (Little Houghton)
7	Braunston (Braunston CE Primary School)	6	74	25.16	-19.16	19 Residual Deficit
8	Brixworth (Brixworth CE Primary School)	2	211	71.74	-69.74	15 (Pitsford) + 28 (Spratton) + 8 Residual Deficit
9	Bugbrooke (Bugbrooke Community Primary School)	19	110	37.40	-18.4	18 (Pattishall)
10	Byfield (Byfield School)	15	52	17.68	-2.68	3 (Woodford Halse)
11	Chacombe (Chacombe CEVA Primary School)	9	25	8.50	0.5	
12	Chipping Warden (Chipping Warden Primary Academy)	16	27	9.18	6.82	
13	Cogenhoe (Cogenhoe Primary School)	34	58	19.72	14.28	
14	Creton (No School)	0	19	6.46	-6.46	4 (Guilsborough) + 2 Residual Deficit
15	Crick (Crick Primary School)	20	85	28.90	-8.9	9 Residual Deficit
16	Croughton (Croughton All Saints CE Primary School)	7	38	12.92	-5.92	6 Residual Deficit
17	Culworth (Culworth CE Primary School)	23	18	6.12	16.88	

Ref.	Village (School)	Indicative Capacity Identified (NORIS, Sep 2026)	Policy R6 Housing Requirement (Reg 19)	Estimated Primary Pupils Generated (Yield 0.34)	Indicative Capacity Position Following Policy R6 Growth	Indicative Capacity Position Within Adopted Accessibility Framework
18	Deanshanger (Deanshanger Primary School)	74	147	49.98	24.02	
19	Denton (Denton Primary School)	28	30	10.20	17.8	
20	East Haddon (East Haddon CE Primary School)	11	29	9.86	1.14	
21	Farthinghoe (Farthinghoe Primary School)	19	17	5.78	13.22	
22	Flore (Flore CE Primary School)	80	57	19.38	60.62	
23	Greatworth (Greatworth Primary School)	20	35	11.90	8.1	
24	Greens Norton (Greens Norton CE Primary School)	67	65	22.10	44.9	
25	Guilsborough (Guilsborough CE Primary School)	11	28	9.52	1.48	
26	Hartwell (Hartwell Primary School)	11	73	24.82	-13.82	14 (Roade)
27	Kilsby (Kilsby CE Primary School)	22	55	18.70	3.3	
28	Kings Sutton (Kings Sutton Primary Academy)	46	92	31.28	14.72	
29	Kislingbury (Kislingbury CE Primary School)	19	55	18.70	0.3	
30	Little Houghton (Little Houghton CEVA Primary School)	21	20	6.80	14.2	
31	Middleton Cheney (Middleton Cheney Primary Academy)	98	161	54.74	43.26	
32	Milton Malsor (Milton Parochial Primary School)	52	30	10.20	41.8	
33	Naseby (Naseby CE Primary Academy)	50	30	10.20	39.8	
34	Nether Heyford (The Bliss Charity School)	25	63	21.42	3.58	
35	Newbottle & Charlton (Newbottle & Charlton CEVA Primary School)	-2	20	6.80	-8.8	9 (Kings Sutton)
36	Old Stratford (Old Stratford Primary School)	43	93	31.62	11.38	

Ref.	Village (School)	Indicative Capacity Identified (NORIS, Sep 2026)	Policy R6 Housing Requirement (Reg 19)	Estimated Primary Pupils Generated (Yield 0.34)	Indicative Capacity Position Following Policy R6 Growth	Indicative Capacity Position Within Adopted Accessibility Framework
37	Pattishall (Pattishall CE Primary School)	72	61	20.74	51.26	
38	Paulerspury (Paulerspury CE Primary School)	57	44	14.96	42.04	
39	Pitsford (Pitsford Primary School)	25	29	9.86	15.14	
40	Potterspury (John Hellins Primary School)	10	64	21.76	-11.76	12 (Yardley Gobion)
41	Roade (Roade Primary School)	92	136	46.24	45.76	
42	Silverstone (Silverstone CE Primary School)	18	115	39.10	-21.1	21 Residual Deficit
43	Spratton (Spratton CE Primary School)	44	47	15.98	28.02	
44	Syresham (Syresham St James CE Primary School)	10	34	11.56	-1.56	2 Residual Deficit
45	Walgrave (Walgrave Primary School)	56	37	12.58	43.42	
46	Weedon Bec (Weedon Bec Primary School)	62	124	42.16	19.84	
47	Welford (Welford Sibbertoft & Sulby Endowed Primary School)	9	47	15.98	-6.98	7 Residual Deficit
48	West Haddon (West Haddon Endowed CE Primary School)	2	71	24.14	-22.14	22 Residual Deficit
49	Woodford Halse (Woodford Halse CE Primary Academy)	128	162	55.08	72.92	
50	Yardley Gobion (Yardley Gobion CE Primary School)	36	49	16.66	19.34	
51	Yardley Hastings (Yardley Hastings Primary School)	2	33	11.22	-9.22	9 (Denton)
52	Yelvertoft (Yelvertoft Primary School)	13	33	11.22	1.78	
	Total	1700	3133	1065.22	634.78	124 Additional Places Identified Within Accessibility Framework / 104 Residual Deficit

* Indicative deficits represent a strategic accessibility assessment using current capacity data and do not indicate an inability to accommodate growth through wider school place planning mechanisms.

Table B5: Primary School Capacity Comparison (2024/25 and 2025/26)

Measure	2024/25	2025/26	Change
Available Capacity within Assessed Policy R6 School Network	1,758	1,700	-58
Policy R6 Housing Requirement (Reg 19)	3,133	3,133	0
Estimated Primary Pupils Generated (Yield 0.34)	1,065.22	1,065.22	0
Indicative Net Capacity Position Following Policy R6 Growth	692.78	634.78	-58

Legend

 West Northamptonshire Boundary

Policy R6 Settlements

 Policy R6 Settlements with No Primary School and Adopted Accessibility Framework (2 Miles)

- Primary Schools Included in Assessment

Primary School Capacity (2025/26) and Adopted Accessibility Framework (2 Miles)

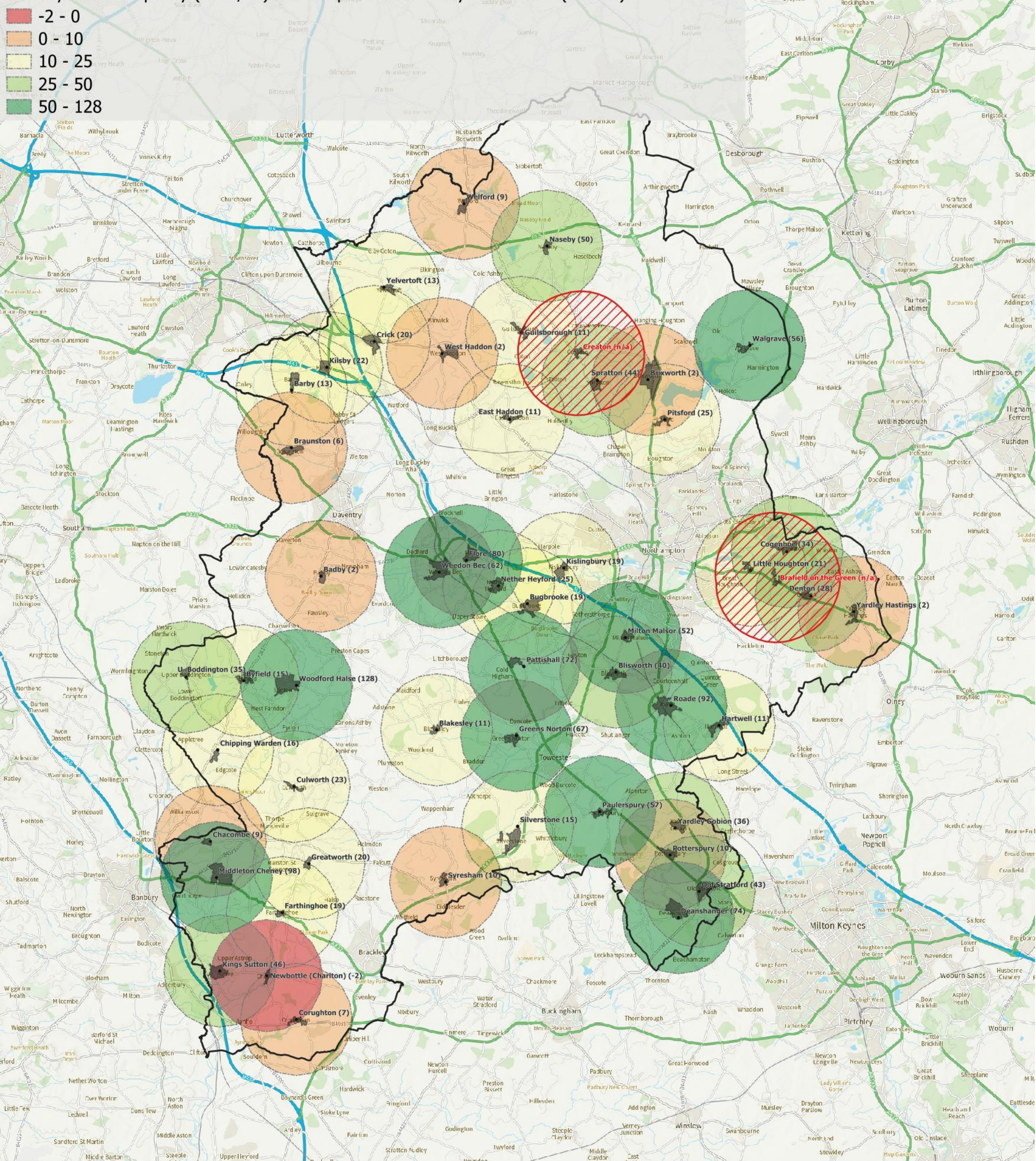


Figure B2: Primary School Capacity Within the Adopted Accessibility Framework (2025/26)

Primary Schools: Infrastructure Delivery Plan Context

6. The Infrastructure Delivery Plan identifies a substantial programme of primary education investment across West Northamptonshire, including new primary schools, school expansions, Basic Need funding and developer-funded educational provision. Educational infrastructure is planned and delivered through ongoing pupil forecasting, school place planning and planning obligations, ensuring capacity can respond to changing patterns of growth over the plan period. Consequently, the primary school capacity position identified within this assessment should be considered alongside the wider infrastructure planning framework and established mechanisms available to address localised capacity pressures.

Primary School Summary

7. The primary school assessment indicates that most projected primary pupil demand arising from Policy R6 can be accommodated either within host settlements or through neighbouring schools located within the adopted accessibility framework. This reflects the way primary education is typically delivered across overlapping rural school networks serving multiple settlements.
8. The assessed primary school network currently provides approximately **1,700 available places**, whilst the full Regulation 19 Policy R6 housing requirement is estimated to generate approximately **1,065 primary pupils**. Following application of the adopted accessibility framework, approximately **961 pupils can be accommodated**, leaving an indicative residual deficit of around **104 places**. This means that approximately **90% of projected primary pupil demand** can be accommodated within the assessed network using current capacity data. The remaining proportion should be interpreted in the context of the wider educational relationships and accessibility considerations outlined within the methodology.
9. The assessment should also be considered in the context of Table B1, which demonstrates that actual school rolls are influenced by a range of factors beyond dwelling numbers alone, including demographic structure, migration patterns, parental preference and school choice. Consequently, the pupil yield assumptions applied within this assessment should be regarded as a strategic planning tool rather than a prediction of future school rolls. Comparison of 2024/25 and 2025/26 school capacity monitoring data further demonstrates that available capacity changed by approximately **58 places** across the network in a single year, indicating that the findings should be interpreted as a strategic snapshot rather than a fixed long-term constraint.
10. Whilst approximately **10% of projected primary pupil demand** remains unallocated within the adopted accessibility framework, this reflects the assessment methodology rather than an absolute shortage of provision. Primary education in rural areas is frequently delivered through overlapping school networks serving multiple settlements and, where a suitable school place is not available within statutory walking distance, access may be

supported through home-to-school transport arrangements in accordance with the Education Act 1996 and the Council's Home to School Transport Policy.

Secondary School Assessment for Draft Reg-19 Policy R6

1. The assessment was undertaken in the following stages:
 - i. Identification of secondary schools serving Policy R6 settlements.
 - ii. Calculation of available school capacity using annual West Northamptonshire Council school capacity monitoring data.
 - iii. Calculation of expected secondary pupil demand arising from each Policy R6 housing requirement using the pupil yield assumptions applied by West Northamptonshire Council's Education Authority through its current school place planning (0.16 pupils per dwelling).
 - iv. Comparison of available capacity against expected pupil demand.
 - v. Assessment of whether projected demand could be accommodated within schools located within the adopted secondary school accessibility framework¹⁴.
 - vi. Allocation of nearby school capacity sequentially to avoid double counting.
2. The assessment uses total school capacity rather than individual year-group availability. The statutory distance framework is used as an indicator of educational accessibility and should not be interpreted as a school admissions catchment or a predictor of parental choice.
3. Table B6, Table B7 and Figure B2 provide a strategic overview of secondary school capacity and accessibility across the Policy R6 settlement network. Application of the full Regulation 19 Policy R6 housing requirement generates an estimated demand of approximately **501 secondary pupils**. The secondary schools included within the assessment collectively retain approximately **823 available places** in 2025/26. When assessed against the adopted accessibility framework, indicative capacity is identified for approximately **202 pupils**, leaving an indicative residual deficit of approximately **300 pupils**. The residual deficit reflects the adopted accessibility framework rather than a shortage of secondary school places within the wider education network.
4. The indicative capacity positions presented in Table B6 are based on current capacity data, pupil yield assumptions and the adopted accessibility framework and should therefore be interpreted as a strategic assessment scenario rather than a forecast of future admissions patterns, school rolls or school place planning decisions. Table B7 demonstrates that available capacity is concentrated within a relatively small number of schools, whilst Figure B2 illustrates the distribution of accessible capacity across the settlement network. The indicative capacity positions presented in Table B6

¹⁴ https://assets.publishing.service.gov.uk/media/6a10649929bb11891b1cf096/Travel_to_school_for_children_of_compulsory_school_age.pdf

are based on September 2026 NORIS data provided by the West Northamptonshire Council Education Team.

5. Comparison with 2024/25 school capacity monitoring data in Table B8 indicates that the overall secondary school capacity position has strengthened, with available capacity increasing from approximately **662 places** to approximately **823 places**. Despite the increase in pupil yield assumptions applied within this assessment, the wider assessed secondary school network continues to retain a positive net capacity position of approximately **322 places**, indicating that sufficient capacity exists within the broader network to accommodate the level of growth proposed through Policy R6.

Table B6: Secondary School Accessibility Assessment (2025/26)

Ref.	Village	Policy R6 Housing Requirement (Reg 19)	Estimated Secondary Pupils Generated (Yield 0.16)	Capacity Provider Within Adopted Accessibility Framework	Indicative Capacity Identified (NORIS, Sep 2026)	Indicative Residual Deficit
1	Badby	26	4.16	DSL V E-ACT	4	0
2	Barby	51	8.16	None Identified Within Framework	0	8
3	Blakesley	21	3.36	None Identified Within Framework	0	3
4	Blisworth	77	12.32	Abbeyfield School	12	0
5	Upper Boddington	28	4.48	None Identified Within Framework	0	5
6	Brafield on the Green	27	4.32	Northampton Academy	4	0
7	Braunston	74	11.84	Parker E-ACT Academy	12	0
8	Brixworth	211	33.76	Moulton School & Science College	9	25
9	Bugbrooke	110	17.6	Campion School	18	0
10	Byfield	52	8.32	None Identified Within Framework	0	8
11	Chacombe	25	4	None Identified Within Framework	0	4
12	Chipping Warden	27	4.32	None Identified Within Framework	0	4
13	Cogenhoe	58	9.28	None Identified Within Framework	0	9
14	Creton	19	3.04	Guilsborough School	3	0
15	Crick	85	13.6	None Identified Within Framework	0	14
16	Croughton	38	6.08	None Identified Within Framework	0	6
17	Culworth	18	2.88	None Identified Within Framework	0	3
18	Deanshanger	147	23.52	Elizabeth Woodville School (Deanshanger)	9	14
19	Denton	30	4.8	None Identified Within Framework	0	5
20	East Haddon	29	4.64	None Identified Within Framework	0	5
21	Farthinghoe	17	2.72	None Identified Within Framework	0	3
22	Flore	57	9.12	Campion School	9	0
23	Greatworth	35	5.6	None Identified Within Framework	0	6
24	Greens Norton	65	10.4	Sponne School	9	1
25	Guilsborough	28	4.48	Guilsborough School	4	0

Ref.	Village	Policy R6 Housing Requirement (Reg 19)	Estimated Secondary Pupils Generated (Yield 0.16)	Capacity Provider Within Adopted Accessibility Framework	Indicative Capacity Identified (NORIS, Sep 2026)	Indicative Residual Deficit
26	Hartwell	73	11.68	Elizabeth Woodville School (Roade)	12	0
27	Kilsby	55	8.8	None Identified Within Framework	0	9
28	Kings Sutton	92	14.72	None Identified Within Framework	0	15
29	Kislingbury	55	8.8	None Identified Within Framework	0	9
30	Little Houghton	20	3.2	Abbeyfield School	3	0
31	Middleton Cheney	161	25.76	Chenderit School	21	5
32	Milton Malsor	30	4.8	Elizabeth Woodville School (Roade)	5	0
33	Naseby	30	4.8	Guilsborough School	5	0
34	Nether Heyford	63	10.08	Campion School	5	5
35	Newbottle & Charlton	20	3.2	None Identified Within Framework	0	3
36	Old Stratford	93	14.88	None Identified Within Framework	0	15
37	Pattishall	61	9.76	None Identified Within Framework	0	10
38	Paulerspury	44	7.04	None Identified Within Framework	0	7
39	Pitsford	29	4.64	Kingsthorpe College	5	0
40	Potterspury	64	10.24	None Identified Within Framework	0	10
41	Roade	136	21.76	Abbeyfield School	22	0
42	Silverstone	115	18.4	None Identified Within Framework	0	18
43	Spratton	47	7.52	None Identified Within Framework	0	8
44	Syresham	34	5.44	None Identified Within Framework	0	5
45	Walgrave	37	5.92	None Identified Within Framework	0	6
46	Weedon Bec	124	19.84	DSL V E-ACT	20	0
47	Welford	47	7.52	None Identified Within Framework	0	8
48	West Haddon	71	11.36	Guilsborough School	11	0
49	Woodford Halse	162	25.92	None Identified Within Framework	0	26
50	Yardley Gobion	49	7.84	None Identified Within Framework	0	8

Ref.	Village	Policy R6 Housing Requirement (Reg 19)	Estimated Secondary Pupils Generated (Yield 0.16)	Capacity Provider Within Adopted Accessibility Framework	Indicative Capacity Identified (NORIS, Sep 2026)	Indicative Residual Deficit
51	Yardley Hastings	33	5.28	None Identified Within Framework	0	5
52	Yelvertoft	33	5.28	None Identified Within Framework	0	5
Total		3,133	501.28	n/a	202	300

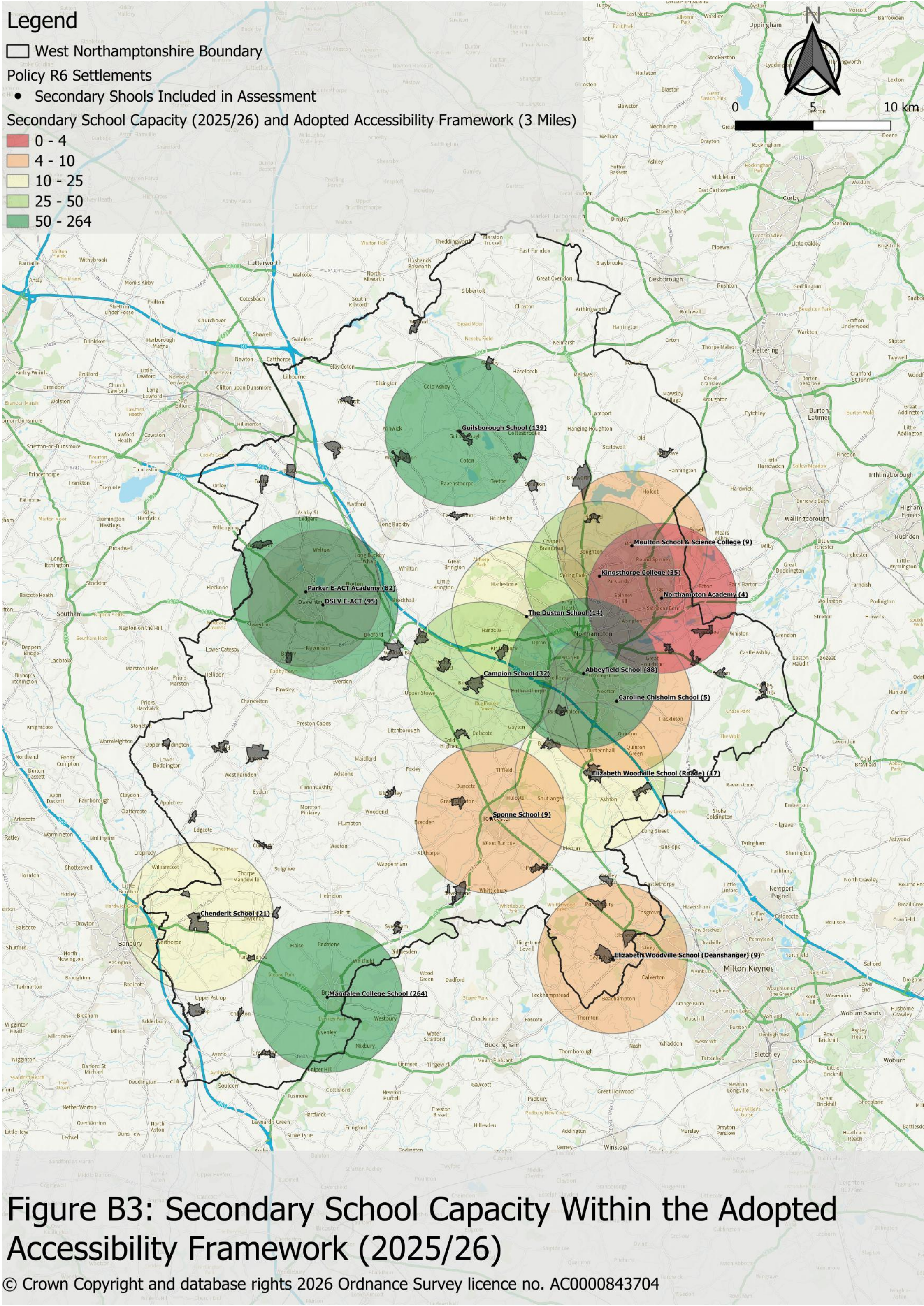
* The residual deficit reflects the adopted accessibility framework rather than a shortage of secondary school places within the wider education network.

Table B7: Secondary Schools Serving Policy R6 Settlements and Capacity Utilisation (2025/26)

Ref.	Secondary School	Total Capacity	Total on Roll	Surplus Capacity	Capacity Allocated Within Assessment Framework
1	Abbeyfield School	1,230	1,142	88	37
2	Campion School	1,247	1,215	32	32
3	Caroline Chisholm School	1,395	1,390	5	0
4	Chenderit School	900	879	21	21
5	DSL V E-ACT	810	715	95	24
6	Duston School	1,390	1,376	14	0
7	Elizabeth Woodville School (Roade)	526	509	17	17
8	Elizabeth Woodville School (Deanshanger)	525	516	9	9
9	Guilsborough School	1,190	1,051	139	23
10	Kingsthorpe College	1,320	1,285	35	5
11	Magdalen College School	1,350	1,086	264	0
12	Moulton School & Science College	1,230	1,221	9	9
13	Northampton Academy	1,470	1,466	4	4
14	Parker E-ACT Academy	1,100	1,018	82	12
15	Sponne School	1,160	1,151	9	9
	Total	16,843	16,020	823	202

Table B8: Secondary School Capacity Comparison (2024/25 and 2025/26)

Measure	2024/25	2025/26	Change
Available Capacity within Assessed Policy R6 School Network	662	823	+161
Policy R6 Housing Requirement (Reg 19)	3,133	3,133	0
Estimated Secondary Pupils Generated (Yield 0.16)	501.28	501.28	0
Indicative Net Capacity Position Following Policy R6 Growth	160.72	321.72	+161



Secondary Schools: Infrastructure Delivery Plan Context

6. The Infrastructure Delivery Plan identifies significant planned investment in secondary education infrastructure across West Northamptonshire, including new secondary schools serving Northampton and Daventry, expansion of Sponne School in Towcester, expansion of Magdalen College School in Brackley and a range of developer-funded educational improvements. These investments are focused within established education centres and principal growth locations, providing additional capacity that supports both urban and surrounding rural communities.

Secondary School Summary

7. The secondary school assessment identifies an estimated demand of approximately **501 secondary pupils** arising from the Regulation 19 Policy R6 housing requirement. The assessed secondary school network currently retains approximately **823 available places**, substantially exceeding the level of demand generated by Policy R6 growth
8. When assessed against the adopted accessibility framework, indicative capacity is identified for approximately **202 pupils**, leaving an indicative residual deficit of approximately **300 pupils**. This reflects the spatial distribution of capacity rather than an overall shortage of secondary school places. Table B7 demonstrates that the wider assessed secondary school network retains substantial available capacity, whilst schools such as Magdalen College School, Guilsborough School, DSLV E-ACT Academy, Abbeyfield School and Parker E-ACT Academy continue to accommodate significant spare capacity within the broader education network. Whilst only **202 places** are identified within the adopted 3-mile accessibility framework, the wider assessed secondary school network retains approximately **823 available places**, indicating that the residual demand identified through the accessibility assessment could be accommodated within the broader education network.
9. The accessibility framework applies a statutory 3-mile walking distance benchmark as a consistent basis for comparison; however, secondary education is typically accessed across a wider geographical area through school transport, public transport, parental travel arrangements and established educational relationships extending beyond the assessment framework. Where a suitable school place is not available within statutory walking distance, pupils may be eligible for home-to-school transport assistance in accordance with the Education Act 1996 and the Council's Home to School Transport Policy. Consequently, the residual deficits identified through the assessment should be interpreted as indicators of relative accessibility rather than evidence of an absolute shortage of secondary school places.
10. Comparison of 2024/25 and 2025/26 monitoring data demonstrates that available secondary school capacity increased from approximately **662 places** to **823 places** in a single year. This illustrates the dynamic nature of

school capacity and demonstrates that capacity positions can change materially over relatively short periods. The assessment should also be considered in the context of Table B1, which demonstrates that actual school rolls are influenced by factors beyond dwelling numbers alone, including demographic change, migration patterns, parental preference, cross-boundary attendance and school choice. Overall, the evidence indicates that sufficient secondary school capacity exists within the wider education network to accommodate the level of growth proposed through Policy R6, supported by ongoing school place planning, infrastructure investment and the efficient utilisation of existing educational assets. The wider assessed secondary school network would retain an indicative net surplus of approximately **322 places** following the accommodation of Policy R6 demand.

Conclusion

Overall, the assessment indicates that the educational demand generated by Policy R6 can be accommodated within the existing education network when considered alongside available capacity, established educational relationships, ongoing school place planning and planned infrastructure investment identified within the Infrastructure Delivery Plan. The accessibility framework provides a consistent basis for comparing settlements; however, it should be interpreted as an indicator of relative accessibility rather than evidence of an absolute shortage of school places. Educational accessibility does not identify any settlement where the scale of Policy R6 growth would be incapable of being accommodated through existing capacity, wider school networks, planned infrastructure investment or established school transport arrangements. Educational considerations should therefore be considered alongside, rather than in isolation from, the wider sustainability factors examined elsewhere in the evidence base. This reflects the distribution of capacity within the adopted accessibility framework rather than a deficiency in the wider education network, which retains sufficient overall capacity to accommodate the demand generated by Policy R6.

Appendix C: Healthcare Infrastructure Implications of Policy R6 Settlements

1. The West Northamptonshire Infrastructure Delivery Plan (IDP) confirms that primary healthcare provision is planned and assessed through GP practices and Primary Care Networks (PCNs), with the majority of PCNs in West Northamptonshire identified as having either no existing capacity or only limited spare capacity. The IDP further recognises that growth arising from smaller rural developments can have cumulative impacts on healthcare infrastructure and identifies Community Infrastructure Levy (CIL) as a potential mechanism for securing contributions towards healthcare mitigation from dispersed development. The Northamptonshire Integrated Care Board (ICB) uses a planning standard of 150sqm Gross Internal Area (GIA) per 1,750 patients when assessing additional primary care floorspace requirements arising from housing growth.

Assessment of Policy R6 Growth

2. The Policy R6 housing requirement amounts to a minimum of 3,133 dwellings. The supporting text to Policy R6 confirms that the parish housing figures already incorporate an allowance for anticipated rural windfall development. Consequently, no additional windfall allowance has been applied within this assessment in order to avoid double counting.
3. Applying an assumed average occupancy rate of 2.47 persons per dwelling, the Policy R6 requirement is estimated to accommodate approximately 7,738 additional residents.
4. Using the Northamptonshire ICB planning standard of 150sqm GIA per 1,750 patients, the delivery of the Policy R6 housing requirement would generate additional demand equivalent to approximately 663sqm of primary care floorspace.
5. The resulting floorspace figure should not be interpreted as creating a requirement for a new healthcare facility within the rural area, nor does it imply that healthcare infrastructure should be provided directly within each village.
6. The Infrastructure Delivery Plan confirms that primary healthcare is increasingly planned at PCN level rather than by individual GP practices. Furthermore, GP practices and PCNs often serve catchments that extend across multiple villages, towns and adjoining urban areas. As a result, residents of Policy R6 settlements will typically access services through healthcare networks serving much wider populations than the individual settlements themselves.
7. Consequently, the healthcare demand generated through Policy R6 growth is unlikely to manifest as a requirement for individual village facilities. Instead, growth within rural settlements contributes incrementally to demand across the wider healthcare system and may support:

- Expansion of existing GP facilities;
- Reconfiguration or refurbishment of healthcare premises;
- Increased capacity within existing PCNs;
- New or enhanced healthcare hubs serving wider catchments; and
- Strategic healthcare projects identified through the Northamptonshire ICB Infrastructure Delivery Plan.

8. This approach aligns with the IDP's recognition that cumulative impacts arising from smaller sites and dispersed development can be addressed through pooled contributions, including CIL.

Strategic Role of Rural Contributions

9. The purpose of this assessment is therefore not to demonstrate a need for standalone healthcare infrastructure within individual villages, but to evidence that Policy R6 growth generates measurable healthcare demand which should be recognised within the wider infrastructure planning framework for West Northamptonshire.
10. This is particularly relevant where rural settlements fall within the catchments of healthcare facilities serving larger growth areas around Northampton, Daventry, Brackley and Towcester. In such locations, the cumulative effect of housing growth from villages, market towns and strategic urban allocations is likely to be addressed through improvements to existing healthcare facilities or the provision of enhanced PCN-level infrastructure rather than village-scale provision.
11. The assessment therefore supports the Infrastructure Delivery Plan's conclusion that healthcare impacts arising from dispersed rural growth should be considered strategically and may appropriately be mitigated through the wider developer contribution framework.

Summary of Policy R6 Healthcare Demand

Measure	Value
Minimum Policy R6 Dwellings	3,133
Estimated Population Growth – HENA (2.47 persons per dwelling)	7,738
Primary Care Floorspace Requirement (150sqm per 1,750 patients)	668sqm GIA

Table C1: Policy R6 Healthcare Requirement Calculation

Ref.	Parish	Dwellings (Reg-19)	Additional Population	Healthcare Floorspace (sqm GIA)
1	Badby	26	64.2	5.5
2	Barby	51	126.0	10.8
3	Blakesley	21	51.9	4.4
4	Blisworth	77	190.2	16.3
5	Upper Boddington	28	69.2	5.9
6	Brafield on the Green	27	66.7	5.7
7	Braunston	74	182.8	15.7

Ref.	Parish	Dwellings (Reg-19)	Additional Population	Healthcare Floorspace (sqm GIA)
8	Brixworth	211	521.2	44.7
9	Bugbrooke	110	271.7	23.3
10	Byfield	52	128.4	11.0
11	Chacombe	25	61.8	5.3
12	Chipping Warden	27	66.7	5.7
13	Cogenhoe	58	143.3	12.3
14	Creton	19	46.9	4.0
15	Crick	85	210.0	18.0
16	Croughton	38	93.9	8.0
17	Culworth	18	44.5	3.8
18	Deanshanger	147	363.1	31.1
19	Denton	30	74.1	6.4
20	East Haddon	29	71.6	6.1
21	Farthinghoe	17	42.0	3.6
22	Flore	57	140.8	12.1
23	Greatworth	35	86.5	7.4
24	Greens Norton	65	160.6	13.8
25	Guilsborough	28	69.2	5.9
26	Hartwell	73	180.3	15.5
27	Kilsby	55	135.9	11.6
28	Kings Sutton	92	227.2	19.5
29	Kislingbury	55	135.9	11.6
30	Little Houghton	20	49.4	4.2
31	Middleton Cheney	161	397.7	34.1
32	Milton Malsor	30	74.1	6.4
33	Naseby	30	74.1	6.4
34	Nether Heyford	63	155.6	13.3
35	Charlton	20	49.4	4.2
36	Old Stratford	93	229.7	19.7
37	Pattishall	61	150.7	12.9
38	Paulerspury	44	108.7	9.3
39	Pitsford	29	71.6	6.1
40	Potterspury	64	158.1	13.5
41	Roade	136	335.9	28.8
42	Silverstone	115	284.1	24.3
43	Spratton	47	116.1	10.0
44	Syresham	34	84.0	7.2
45	Walgrave	37	91.4	7.8
46	Weedon Bec	124	306.3	26.2
47	Welford	47	116.1	10.0
48	West Haddon	71	175.4	15.0
49	Woodford Halse	162	400.1	34.3
50	Yardley Gobion	49	121.0	10.4
51	Yardley Hastings	33	81.5	7.0
52	Yelvertoft	33	81.5	7.0
	Total	3,133	7,738	663.3