



# SYRESHAM VILLAGE DESIGN STATEMENT



## AND UPDATED PARISH PLAN

*Adopted by South Northants Council as Supplementary Planning Guidance  
2014*

DECEMBER 2013

<p style="text-align: center;"><b>SYRESHAM VILLAGE DESIGN STATEMENT AND PARISH PLAN</b></p> <p style="text-align: center;"><b>MEDIEVAL WOODLAND SETTLEMENT TO MODERN COMMUNITY</b></p>
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## **INTRODUCTION**

During the period 2000 to 2003 the Parish Council with support from residents and village groups published its report, "*FAIS5 – Syresham Parish Plan*". This report set out details of how the local community wished to see its future development.

Much has happened since then, and a move towards more direct local decision making and control, recently introduced by the Localism Act [2012], has placed a new level of decision-making in the hands of the Parish and, within the context of strategic planning by Government, Northamptonshire County Council [NCC] and South Northamptonshire Council [SNC].

Options that are open to local communities include:

1. leaving decision making to South Northamptonshire Council where a Parish Council agrees to let SNC determine overall development and design requirements;
2. the establishment of a formal Neighbourhood Plan which would involve a considerable amount of work and high associated costs including legal fees with a full referendum prior to publication and implementation;
3. the creation of a Village Design Statement; or
4. an update of the Parish Plan, incorporating the Village Design Statement to include information which the residents believe are relevant design factors for how they wish to see the community develop and within such design parameters as are acceptable to the community.

On advice during 2012 from SNC, the Parish Council has selected option 4 above, and has been working on a revised Parish Plan [PP] closely linked to a Village Design Statement [VDS].

Much of this work has included detailed consultation within the immediate community and with SNC.

It is clear that unless the Parish sets out some ideas of how it wishes to develop, then we face the possibility of imposed decisions made at District Council level by South Northants. We need to set out how we as residents see the future provision of housing, social facilities, business, green spaces and other environmental aspects of the area.

This new publication therefore describes how the residents of Syresham wish to see the future development of their community.

Dot Dunkley, Chairman Parish Council

December 2013

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## EXECUTIVE SUMMARY

- a) This report follows work carried out by the Parish Council during 2012 and 2013 concerning the future development of the village and its communities.
- b) Preparative work was carried out revisiting “FAIS5 – Syresham Parish Plan” (2003), undertaking consultation with South Northants Council, Northamptonshire ACRE and examining other village design statements from within the county.
- c) The report examines the various aspects of a Village Design Statement and Parish Plan, setting out the preferences as expressed by a *majority* of residents and the Parish Council. This information will inform and direct future planning by the Parish Council within the South Northants Strategic Plan.
- d) Within the context of existing and new planning legislation the report confirms the need for a Village Design Statement (VDS), further develops the original 2003 Parish Plan (PP) and sets out the background history, geographical, environmental and ecological profile of the communities within the parish.
- e) The VDS section lays out the expectations/requirements of the village and the Parish Council regarding all future development. These expectations/requirements include the style of housing, layout of developments, use of construction materials and the requirement to blend in with the existing building patterns, materials and respect for the rural nature of the community.
- f) The Parish Plan section, (4) revisits the original FAIS5 plans from 2003 and identifies the outcomes from that project.
- g) Appendices show the 2012 survey carried out across the village and its outcomes. Appendix 3 sets out in further detail the work still to be carried out.

### **OVERALL OUTCOMES:-**

This report examines the various aspects of a Parish Plan and Village Design Statement and sets out the preferences as expressed by the Parish Council and a majority of residents. This information will inform and direct future planning by the Parish Council within the South Northants Strategic Plan.

## **1 WHY HAVE A PARISH PLAN AND VILLAGE DESIGN STATEMENT?**

The 2003 Parish Plan was very successful and out of it grew a number of initiatives. The responses we gained then showed that the village communities were interested enough to demonstrate how they wanted the community to develop.

Now is the time for a further examination of what we in Syresham Parish want, hence the consultation exercise that has been undertaken in 2012.

A Parish Plan creates a picture of how we all want to see things develop and the Village Design Statement (VDS) sets out how residents would like to see planning and building criteria applied. These ideas will sit alongside the provisions of SNC proposals for the whole area, and we in Syresham will therefore have a greater opportunity to influence decisions on planning applications.

The VDS will, as a supplementary planning document, inform planners, developers, builders, architects, designers, engineers, as well as statutory bodies and public authorities, to ensure that future planning accords with the wishes of the local community. In securing a coherent and acceptable application of building style and design, methods of construction and materials used, the community will be able to take into account the natural surroundings and local characteristics of the area.

## **2 BACKGROUND INFORMATION**

### **2.1 SYRESHAM'S HISTORICAL CONTEXT**

Archaeological evidence of Iron and Bronze Age artefacts has been found in the area confirming that a settlement predated Roman occupation.

The Domesday Book of 1086 lists 'Sigresham' as belonging to the Count of Mortain, Giles de Pinkeni and Earl Aubrey who held:- *"two hides in 'Sigresham' and one hide in 'Brackelai' ... with twenty acres of meadow, ... and woodland."*

The present Church of St James was built soon after 1200.

During the period following the Norman Conquest, Hereward the Wake made his castle at Castle Farm nearby, and for a time Crowfield was in the midst of national conflict.

Local medieval environments were a mixture of woodlands, parks, closes and open fields as well as scattered hamlets. Syresham was largely self sufficient, and villagers mostly grew their own crops, made their own implements, and wove their own cloth. They kept bees for their own honey, and had access to local markets.

During the Civil War period Oxford was Royalist and Northampton was a Roundhead (Parliament) stronghold. Syresham was therefore close to the centre of significant military activity during the 1640s. Civil strife at this time was also associated closely with religious dissent and following the rise of the Puritan and other non-conformist movements – notably Quakers at Biddlesden and Baptists at Helmdon – alternative worship eventually brought about the building of the Wesleyan Reform Chapel in 1846.

Agriculture, arable and later sheep and cattle farming and related activities such as tanning and shoemaking gradually took the place of forestry. Syresham has had direct connections to the livestock trade over many decades and several residents and village features relate directly back to the old cattle droving days.

By the 1850s the population had risen to over 1,000. The 1851 census lists Labourers (198) and Lacemakers (191) as the key occupations. The Parish supported 34 Farmers and their sons (daughters were not considered important), 12 cordwainers (shoemakers), 5 bakers, various woodmen, blacksmiths, brick-makers, masons, harness-makers, seamstresses and tailors. There was a brewer, 2 Innkeepers, the Rector, a Nurse, Schoolmaster, 2 butchers and a thatcher.

An agricultural depression alongside poor harvests and the inevitable increased mechanisation brought about a decline in population to some 672 by 1901.

Until the early 1950s, villagers depended upon wells and had an outdoor privy. The telephone arrived (at the Post office) just before the Great War. Electric power did not reach Syresham until the early 1930s.

Twentieth century Syresham diversified, and its traders included a department store and brewery and carriers (King's), 2 butcher's shops, a bakery, three pubs – The Bell, the King's Head and the Green Man. There was also a haberdashery, 2 general stores, a wheelwright and coffin making business, and of course the Post Office. Only the King's Head, The Green Man and the Post Office shop, have survived into the 21st century as local businesses, alongside larger farms and the renting out of some farm buildings to small businesses.

The twentieth century saw some development of modern housing and infill, of varying styles and designs, using different materials, but largely in keeping with the older styles and traditional materials

and methods. A number of older dwellings have been modernised sympathetically linking with the earlier design features common to the village.



The Pound

Post-second world war housing developed in The Pound, Abbey Road, Burnham Place and Wappenham Road, providing Council housing which is now largely owner-occupied or supported by South Northants Homes, run as a not-for-profit housing association since 2008. Some of this post war development and design was acknowledged to be of distinction.

## **2.2 CROWFIELD, PIMLICO AND BRACKLEY HATCH**

Within the Parish are the hamlets of Crowfield, Pimlico and Brackley Hatch and several isolated farms. There has been a settlement at Crowfield since very early days; an Iron Age settlement was recorded and Roman archaeology has been identified. A spring close by is one of the sources of the Great Ouse providing early settlers with clean water and forests around provided fuel and food. Its development has been somewhat haphazard creating rather a random development of different types of buildings. The road is narrow with houses built up to the edge of the road and has no turning point. Anything larger than a white van has difficulties. Potential for Commercial development is therefore very restricted.

Pimlico consists of a single row of dwellings on the western verge of what was the old A43 main road, with farms that extend out towards the new dual carriageway on the eastern side. It has a mix of building styles and materials.

Just north of the village along the main road, lies Brackley Hatch contained within the parish boundary. It is dominated by what was an old country hotel, converted to a roadside public house and restaurant, with a Premier Inn added in recent years.

## **2.3 LOCATION AND TRANSPORT ROUTES**

Syresham is a village and civil parish in the district of South Northamptonshire. The nearby county border with Buckinghamshire is defined by the River Great Ouse, which rises within the parish, eventually making its way via Brackley, Buckingham and Bedford to Kings Lynn and The Wash.

The village lies 4 miles to the north of Brackley and 3 miles south from Silverstone with its renowned motor-racing circuit supporting the local economy in South Northants.



The A43 trunk route bypasses the village connecting to the M40 at Junction 10, at Cherwell Valley Services. Junction 11 at Banbury can be reached via the B4525 Welsh Lane. Access to M1 is achieved on the A43 via Junction 15a at Rothersthorpe Services close to Northampton.

Public Transport has been restricted and modified in recent years. The village is now served by Service 8 running between Northampton and Bicester. Onward connections to Oxford are made at Bicester. Other routes can be joined from Towcester and Brackley, connecting to Milton Keynes and Banbury respectively. The Cambridge to Oxford X5 frequent service can be joined at Bicester, Buckingham or Milton Keynes.

County Connect request service is now running through the South Northants area and can be booked in advance. SNVB also has a minibus for hire for groups and Towcester Area Door to Door (TADD) and Brackley Volunteer Car Service (BVCS) provide a bookable service to allow residents to attend doctor and hospital appointments.

Rail routes are accessed at Banbury, Bicester, Oxford, Milton Keynes and Northampton. HS2 is planned to pass near the village, but by its very nature, local stops will not be part of the development.

## **2.4 COMMUNITY**

Syresham benefits from the presence of a Church (St James the Great) with its earliest features of Norman origin, and it contains valued but incomplete medieval wall-paintings. Syresham also has a Wesleyan Methodist Chapel and its associated Sunday school.



Syresham St. James The Great Church



Syresham Wesleyan Methodist Chapel

The Voluntary Aided village school continues to be a thriving element of the community, centrally located and dedicated to St James the Great. It has a roll of 64 pupils [Spring 2013] and is supported by Pre-school provision. The buildings, modernised in recent times, are based on the original 1870s red-brick construction:



Syresham St James Primary School

The Village Hall provides a busy and thriving focus for residents where a range of activities and private functions take place. A wide variety of social groups exists within the community and great use is made of the village hall.



History Exhibition in the Village Hall

The Sports and Social club supports two football teams, two cricket teams, trains younger players for their future involvement, and offers a range of other indoor and outdoor activities using the bar, function room and catering arrangements.

# **3 VILLAGE DESIGN STATEMENT**

The guidelines included in this document are the expectations of the parish council and the community.

Each section has specific guidelines to demonstrate how the whole community wishes to see Syresham develop in the future.

Appendix 4 is the summary of the guidelines from all sections.

### **3.1 VILLAGE STRUCTURE AND CONFINES**

#### **3.1.1 VILLAGE CONFINES**

In 2009 South Northants Council, through its work on the West Northamptonshire Joint Core Strategy (WNJCS) and the Interim Rural Housing Policy, announced its priorities for new housing requirements across the county. Specifically in this area of the county, much of the focus was on Towcester, Brackley and some of the larger villages, but not including Syresham.

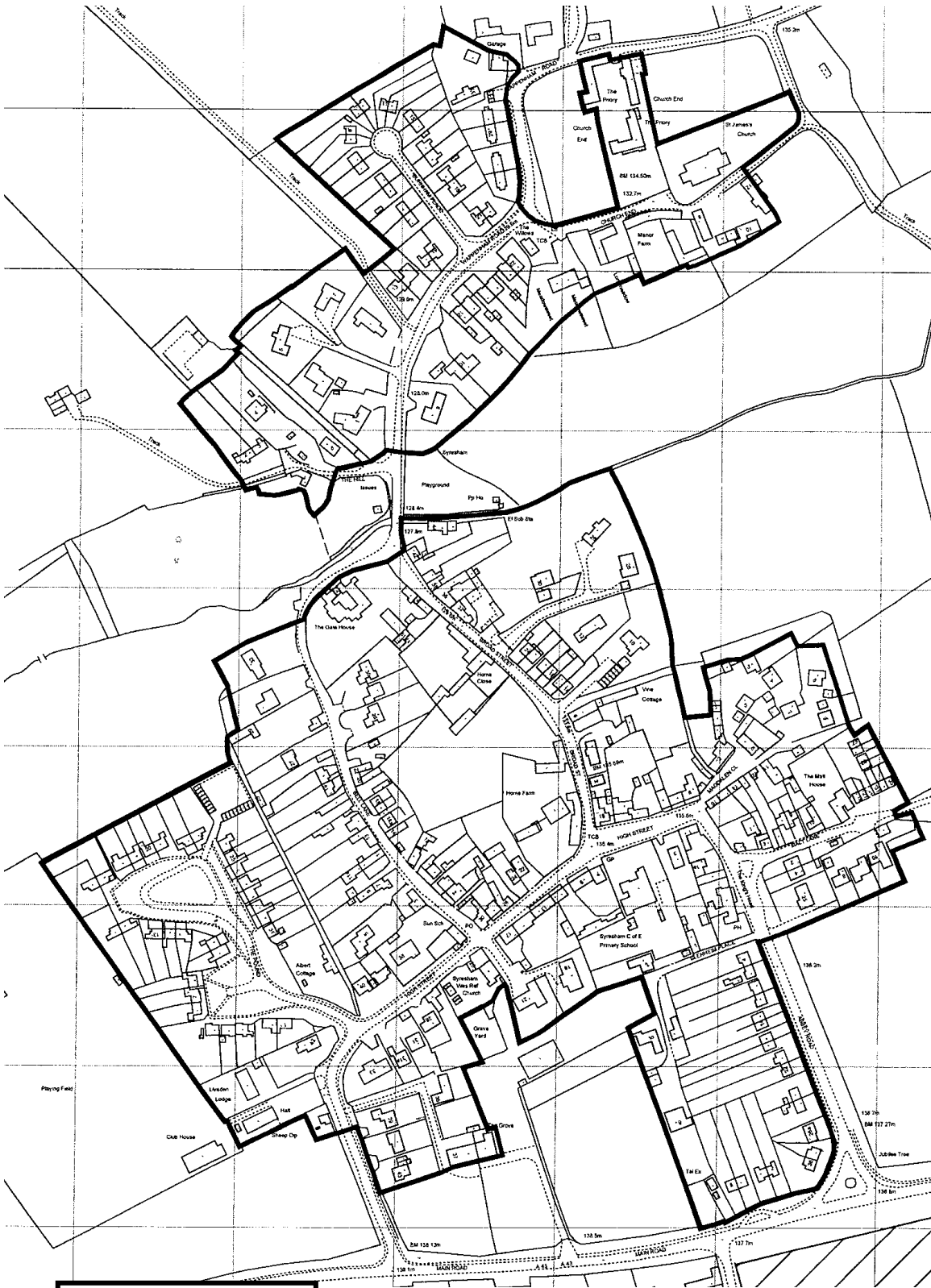
A Strategic Housing Land Availability Assessment (SHLAA) was performed by West Northamptonshire Joint Planning Unit in 2009 and was reviewed in 2012. The update in 2012 identified potential development areas in and around Syresham outside the village confines – i.e. outside the built area. Of the 8 identified, only 5 have the categorisation of being “capable of development subject to overcoming current constraints”. Crowfield was identified as having two potential sites close to the Welsh Lane junction, but neither were considered to be suitable for development.

It must be noted that whilst land was identified as part of the SHLAA it does not indicate or determine whether a site could be allocated for development. For more details on the SHLAA assessment, please visit:

<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2748048>

As part of the WNJCS and National Planning Policy Framework (NPPF) introduction, the Local Plan in South Northamptonshire is in the process of being updated (April 2013). A confines review is being undertaken and all parishes within South Northamptonshire have been asked to review their village confines. The confines dictate the building boundary of the village and the planning officers at SNC use the confines to ensure the character of the village is not lost by expansive, inappropriate building works. Syresham Parish Council has worked closely with SNC to determine the best way forward to review the confines and to ensure any changes are supported by the village. This has been achieved by using the results from the VDS Questionnaire (see Appendix 1b) and gaining further information from the Open Day. Local landowners who have land adjacent to the current confines have also been asked to register any interest in offering land for future building projects. This review process is continuous and SNC will have the final decision as to how the confines should change to shape Syresham over the next 15 years.

The map overleaf shows the confines of Syresham at the time of publication:



**Syresham Confines  
December 2013**

### **3.1.2 HOW THE VILLAGE HAS DEVELOPED**

Housing stock in Syresham is a mixture of old and new, with varying sizes and styles. Housing prices locally have increased as a result of the M1/M40 link route (A43) and reduced commuting time for London and Birmingham. The village has limited space for development. Some 'affordable\* development' has been added to the housing stock in recent years. Some infill and barn-conversion work and individual houses mostly in more traditional styles, have improved the aspect of parts of the central village area.

*\*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*

*(Definition from NPPF Annex 2 2012)*

In 1998, SNC produced and adopted Design Guidelines for Syresham, the map in the centre pages is based on this and highlights the important open spaces, views, trees (including those with Tree Preservation Orders) and areas of archaeological and scientific interest.

### **3.1.3 VILLAGE DEVELOPMENT GUIDELINES**

The Parish Council considers that any future changes to the village confines and allocations for development should have regard to the following guidelines:

- a) Respect the established building pattern
- b) Protect open spaces and views (for example, view from Abbey Road and view from Wappenham Road to the Jubilee Tree)
- c) Preserve existing open spaces and potential new open spaces protected to maintain the rural character of the village
- d) Ensure future development respects and complements the importance and variety of garden types in Syresham
- e) Any extension of the village boundaries, confines or envelope should be considered only where it could be shown to be of benefit to the village, most notably by providing: affordable housing, local employment of a kind appropriate to the village, or other facilities which conform to these design principles
- f) Future housing development should take into account the social structure of the village, that is, its population, its size and the need for a mix of different size houses. The balance between market value and "affordable" houses should be acceptable to village opinion - and priority given to affordable housing. Development should relate to village needs as expressed in these design principles including the need for more *local* employment
- g) Street scene drawings of new developments should be submitted by architects to show how they fit in with their immediate surroundings in realistic scale and perspective

- h) In preserving the character of Syresham, new building works should be of traditional form and employing traditional material, except in the case where well-designed contemporary building can be shown to contribute visually to the village
- i) New housing should be in groups or clusters, using garages and boundary treatments to create a sense of enclosure and community whilst avoiding isolation from the rest of the village
- j) The dominant building material in use is stone often supported with similarly coloured brick or rendered surface. Roofing is generally slate or dark coloured tiles. There are some buildings constructed in red brick, but most modern additions to the housing stock have largely kept to the local materials and styles.

### **3.1.4 COMMUNITY GUIDELINES**

The Localism Act 2011 has given community, voluntary and charity groups the opportunity to take the initiative when it comes to how local public services are run and planning decisions are made. NPPF paragraph 70 applies to the guidelines below.

- a) The community facilities in Syresham (the village Pub and Restaurant, the Village Hall, Sports & Social Club, the Post Office and General Store) should be preserved and enhanced to ensure that the social groups continue to grow and thrive and to maintain vitality within the village.
- b) Any new community facility, e.g. a new and improved village hall, should be sympathetic to the existing character of the village with sufficient parking spaces, ease of access and respect for any neighbouring or surrounding buildings
- c) Any additions to current community buildings should preserve the essential character of the present buildings by using matching or complementary building materials.



Syresham Sports and Social Club Cricket Team



## **3.2 ENVIRONMENT**

### **3.2.1 LOCAL GEOLOGY AND ECOLOGY**

The local geology includes cornbrash and oolitic limestone of Jurassic age, giving rise to the typical local colours so common to this part of the country. North of the village church is an abandoned quarry, once supplying stone for the many older houses of the village. The bedrock underlying the majority of the village comprises the principle aquifer of the Blisworth Limestone Formation with two bands of the Rutland Formation following the course of the River Great Ouse to the east of Syresham. An outcrop of the Taynton Limestone Formation is located approximately 0.9km southeast of the centre of Syresham also following the course of the River Great Ouse.

Syresham is surrounded by the remnants of ancient woodland, some of which were the hunting grounds for several English Kings including Richard III. These woodlands include Whistley Wood, Hazelborough Forest, and further afield Yardley Chase and Whittlebury Woods. All at one time combined to form a major forested area covering this part of the country.

The woodlands still remaining have a diverse range of trees, including oak, beech, hazel, and some conifer stands. Hazel will have been coppiced in earlier times. These ancient woodlands are typically bordered by deep ditches, confirming their medieval origins. Ancient hedgerows are also to be found marking field boundaries and pathways. Close to the village, adjacent to Hazelborough Wood, is an area of SSSI hosting rare marsh plants including orchids. The location is known colloquially as *Syresham Marshy Meadows*.

The village surroundings and woodlands are rich in a wide range of flora, including bluebells, primroses, cowslips and others. The local fauna includes red deer, Muntjac, and many species of birds including common buzzard. Red kite can now be observed circling overhead.

The Jubilee Tree [*Sequoiadendron giganteum*] marks one entrance to the village at the old A43. This Wellingtonia tree was planted to celebrate the Diamond Jubilee of Queen Victoria in 1897. In 2012 a second Jubilee Tree was planted on the Wappenham Road, to mark the 60<sup>th</sup> year of the reign of Queen Elizabeth II.

### **3.2.2 FLOOD RISK CONSIDERATIONS**

As Syresham does experience flooding during periods of heavy rainfall, the parish council wants to draw attention to this and feel it warrants its own section within the VDS. The NPPF Technical Guidance document should be consulted when considering development in Syresham.

The owners and occupants of houses vulnerable to flood risk should be aware of these risks and the need for protective measures. Riparian ownership relating to all properties which have water courses through or bordering their land requires owners/occupiers to take responsibility for ensuring clear passage of water.

Developers and prospective developers must take account of the vulnerability of certain sections of the village to flooding, (see map on the centre pages and information on page 42). Developers must also examine with Planning Officers the effectiveness and suitability of waste water disposal routes and the capacity for that infrastructure to cope with expanded development in the village.

Water run-off from fields in the lower parts of the village creates problems at times of peak rainfall. Road drains are expected to cope with this excess flow of water, but at times are incapable of dealing with this problem. (See Appendix 3 paragraph 5)

### **3.2.3 LANDSCAPE GUIDELINES**

Actions recommended for householders, landowners, community groups relating to natural habitats should include all guidelines listed below. The map on the centre pages itemises the protected trees, important hedges, important walls, listed buildings, significant buildings and important open spaces for Syresham.

The Wildlife Trust and Natural England have had input into the following guidelines, also NPPF paragraphs 74, 76, 77 and 128 apply to the guidelines below.

#### **3.2.3.1 Trees**

- a) Planting of native species to retain landscape character and to benefit wildlife within the village. Local native broadleaf trees include Elm, Horse Chestnut and English Oak
- b) Mature trees should be retained where possible, and tree roots should be protected by fencing during building work
- c) Abbey Road and the old A43 at the junction with High Street have avenues of trees bordering adjacent farmland. The replacement of diseased or uprooted trees along these routes will help to maintain the visual impact
- d) Tree preservation orders exist for 7 trees along Main Road of which 5 remain, and may be considered for the 6 trees along Abbey Road and other trees of maturity around the village - this would require confirmation of ownership (see centre page map)

#### **3.2.3.2 Hedges**

- a) Existing hedges should be retained where possible to form boundaries
- b) Local hedgerow species should be encouraged rather than fast-growing evergreens. Local species include Blackthorn, Hawthorn, Crab Apple, Holly, Elm, Field Maple, Hazel, Beech and Ash
- c) Hedge heights should be approximately 2 metres maximum in the interests of highway safety and good neighbourly relations
- d) Hedge-laying is a traditional local skill and should be encouraged as it provides local work and leads to healthier hedges

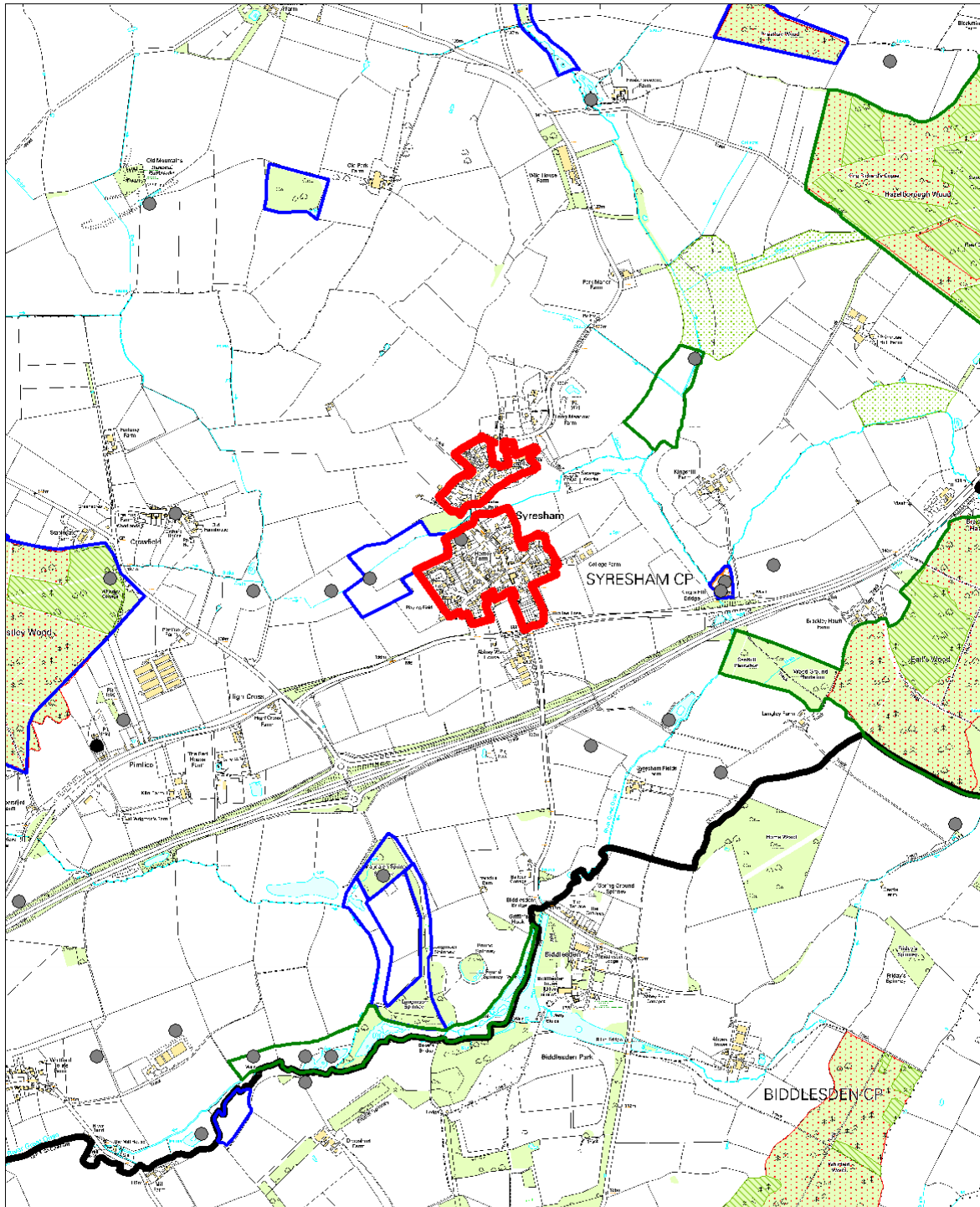
#### **3.2.3.3 Wildlife, flora and fauna**

- a) The needs of local wildlife are the concern of everyone. Developers, landowners and householders should be encouraged to protect existing wildlife environments and help create new habitats in the form of copses, hedgerows, ditches and ponds and open spaces of rough grassland. Please see the map overleaf kindly provided by The Wildlife Trust and held by the Northamptonshire Biodiversity Records Centre:


**EXISTING LOCAL WILDLIFE SITES.**  
**POTENTIAL WILDLIFE SITES.**  
**SSSI.**

**POCKET PARK.**

**ANCIENT  
WOODLAND HABITATS.**



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Northamptonshire County Council: Licence No. LA076767. Published 31/01/2011.

 denotes Notable Species records.



- b) Every effort should be made to preserve the character of the countryside around Syresham and protect its flora and fauna, its trees, its hedgerows, its footpaths and bridleways. Loss of such environmental elements in recent years through intensive farming should be remedied where possible
- c) Restoration of pasture should be encouraged, as should riverside habitats and ponds where natterjack toads have been found
- d) Archaeological, historical, and scientific sites should be protected. Apart from the legal requirement to protect these sites, Sites of Scientific Interest (SSSIs), Listed Buildings, and Tree Preservation Orders (TPOs), any development in the vicinity of these should not be allowed to detract from the quality of the visual environment or endanger the historical or scientific value of such sites. Historic countryside and agricultural features, such as ridge and furrow fields, should be preserved. Archaeological sites along the line of the brook are to be protected
- e) Every effort should be made to preserve the important lichens found on stonework in the village, especially in the churchyard. Gravestones should not be cleaned or treated in a way which damages lichen.

#### 3.2.3.4 Green Spaces (please refer to centrefold map)

- a) The entrances to the villages should be preserved as green spaces to maintain Syresham's rural appeal
- b) Open spaces are very important for any village. Syresham does not have a Village Green and therefore open spaces should be protected for future generations. The map on the centre pages highlights the important green spaces which should be protected.



The Brook

#### 3.2.3.5 New developments

- a) In general, the design of roads in new developments should serve the layout, not determine it. The needs of pedestrians and cyclists should be given priority over the needs of drivers
- b) Where development provides new or affects existing footpaths, the design and layout should reflect the rural character and sense of space

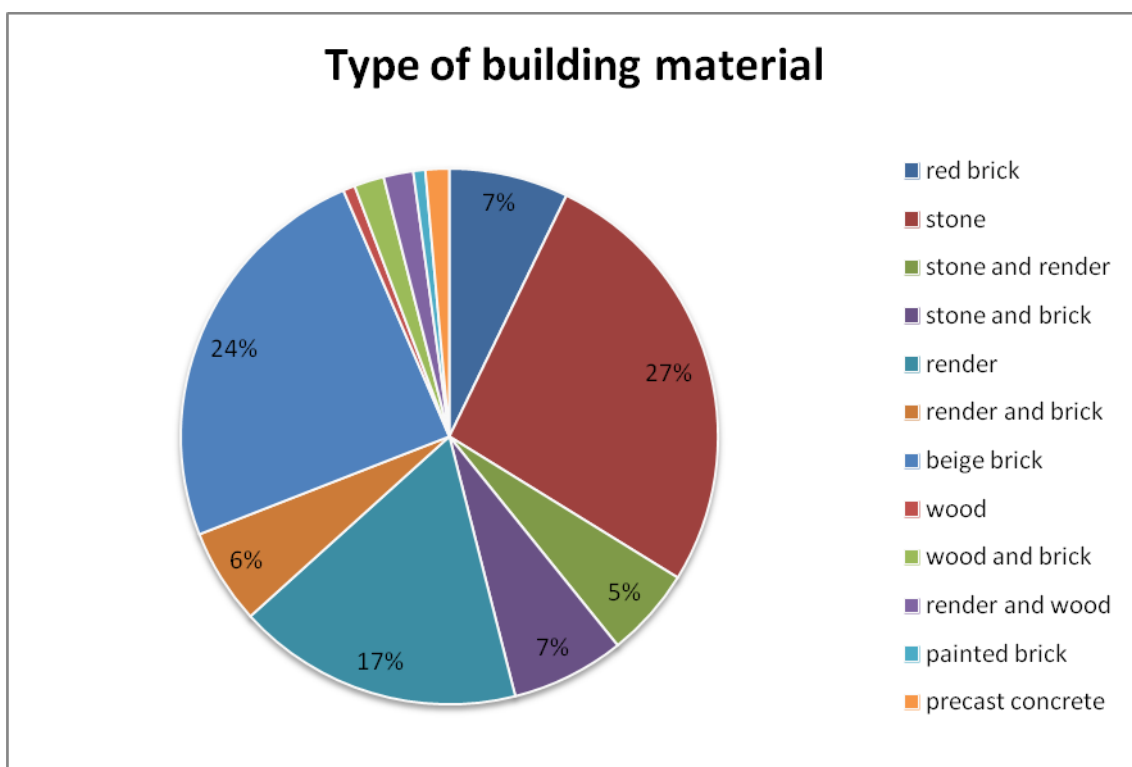
- c) Any new building development should include a suitable landscaping scheme to be planted in the first appropriate season and arrangements made for its future maintenance. Where possible landscaped open spaces should be included in the design
- d) Street furniture, e.g. signage, street name plates, seating, guard railings, litter bins and shelters must be agreed with the Parish Council and accord with any design standards approved by the Parish Council. Whenever reasonable, the Highway Authority should consult the Parish Council when it is proposed to provide new traffic signs or replace existing ones.

### 3.3 HOUSING STOCK AND BUILDING MATERIALS

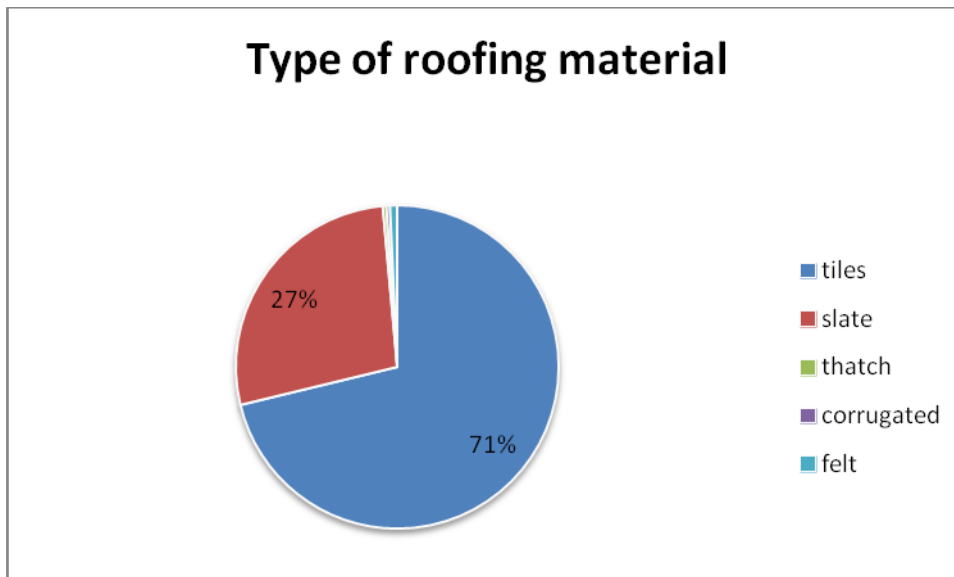
An initial impression on entering the village is one of an attractive mix of different styles of housing blending in with the colours created by the typical local stone of Jurassic origin – the limestone familiar in the Cotswold areas not far distant. Syresham has 14 Listed Buildings [Grade II], including The Priory, Manor Farm, Old College Farmhouse, and St James’ Church. Vine Cottage was once the occasional resting place for travelling animal drovers en route from Wales to the Midlands and London. Home Close Farm, Home Farm and The Gatehouse [a building that belies its true age] as well as the Kings Head Inn and the one remaining thatched roof residence in the village at the corner of High Street and Abbey Road, contribute to a rich stock of typical Northamptonshire buildings.

#### 3.3.1 2012 SURVEY OF THE VILLAGE

Syresham Village has 278 properties, within the defined development area as shown on the map, page 12. These buildings are constructed of several different types of materials including stone, brick and render. The following charts show the relative percentages of each type of material.



Roofing materials throughout, with the single exception of a thatched house on the corner of Abbey Road and High Street and a corrugated roof in Malt Lane, are either black slate or of tiles. The Village Hall roof is felted.



### 3.3.2 BUILDING GUIDELINES

Where planning permission is required, the following guidelines should be followed:

#### 3.3.2.1 Development layout and design

Future developments must respect and be sympathetic to the character and standards of the older parts of the village; they must have design coherence not only within the development but also with adjoining buildings whilst avoiding bland uniformity

- a) New housing should use building depths, heights and massing which reflect the traditional housing
- b) Alterations to the building line should be made only with consideration to resulting spatial effect and in accord with planning directives
- c) If more than 5 houses are to be built within a new scheme, the developer should work with the Parish Council to obtain approval of the design prior to the planning application being submitted
- d) If more than 5 houses are to be built within the new scheme, the developer should ensure that generic plans used by the developer in other villages are not used. The plans must be specific to Syresham
- e) If more than 5 houses are to be built within a new scheme, an 'estate feel' must be avoided. The development should become part of the village, not a separate entity



Example of new building in Broad Street

### 3.3.2.2 Construction materials (stone, stone and render, brick)

- a) House walls should be constructed in honey coloured brickwork or honey coloured limestone to complement adjoining properties
- b) Red brick should not be the first building choice. Where red brick is proposed, it should be used with discretion to ensure that it does not become a dominant feature
- c) Render colours need to be in keeping with the immediate locality and other materials used in the property

### 3.3.2.3 Roofing

- a) Syresham's roofscapes should be respected. Dormer windows and roof-lights (or skylights) should not be inserted into prominent roofscapes, especially when visible from a public way. Where such windows and/or roof-lights are inserted, it is preferable that they be in a position where they will have the least adverse impact possible and that their scale and number should be carefully related to the building in question. The effect of dormer windows and roof-lights at night should be taken into account to avoid increased light pollution and the overlooking of other properties. 'Conservation roof-lights' should be used to minimise adverse effects
- b) Roofs should have a pitch of over 45 degrees with simple treatments to verges and eaves. Roofing materials should be blue or grey slates, brown or brindle clay tiles
- c) Ridge tiles should be the same colour as the main tiles and should be plain not pantiles
- d) Red tiles should not be the first building choice. Where red tiles are proposed, they should be used with discretion to ensure that the roof does not become a dominant feature
- e) Where possible, houses should be built with chimneys integral to the wall and not "bolted on" an outside wall, and should be set on the ridge line
- f) Solar panels where possible should merge with existing roofing materials
- g) Flat roofs should not be approved on new builds



### 3.3.2.4 Alterations and extensions

- a) Alterations and extensions to existing buildings should be sympathetic to existing materials
- b) Windows in new buildings and replacement windows in existing buildings should respect the form of traditional window designs. Wooden windows will generally be favoured. Where UPVC or modern equivalent windows are proposed, either as new work or as replacement windows, they should retain the traditional form and be an appropriate and matching colour retaining the character of the building and nearby properties
- c) In older houses, replacement windows and doors should respect the original design and materials, and preferably follow a pattern appropriate to the period of the house
- d) For new building work in Syresham, a traditional approach to window design and materials employed will fit in best with the village, unless a contemporary solution can be justified as contributing to the character of the village
- e) New build garages should not obscure house fronts, blocks of garages and flat roofs should be avoided



Example of period cottage in Bell Lane

### 3.3.2.5 Off street parking

- a) Two off street parking spaces are to be planned for every new build; garaging should be included where there is space

### 3.3.2.6 Enclosure

- a) Hedging, walling, railings or fencing in a style and colour sympathetic to adjoining dwellings should enclose front gardens



Example of a period house in High Street

#### 3.3.2.7 Waste disposal and drainage

Any new development should adhere to the requirements of environmental legislation, particularly the Water Framework Directive. Two principle requirements of this Directive are that activities must not lead to a deterioration of the water environment and opportunities should be taken to improve river status where possible. Developers should liaise with Anglian Water Services at the earliest opportunity to ensure any proposed new developments connecting into the foul sewer are carefully planned and do not add to existing problems.

Inappropriate development in areas of flood risk should be avoided at all costs and new developments should not increase flood risk to third party land or property. Sustainable Drainage Systems (SuDS) should be recognised as an opportunity (for both new and re-development sites) to reduce the risk of flooding, to improve and protect water quality and to improve habitat and amenity. Examples may include soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

#### 3.3.2.8 Water efficiency

Any new development should support initiatives aimed at reducing water use. Greywater recycling has the potential to reduce water consumption in an average household by up to 35% and should be considered.

### **3.4 AFFORDABLE HOUSING**

The Interim Affordable Housing Policy was adopted by SNC in February 2013 and sets out South Northamptonshire Council's position on affordable housing in advance of the adoption of the Joint Core Strategy, anticipated in 2014. This Interim Policy is used to inform the position of SNC in negotiations regarding Affordable Housing Provision.

A Housing Needs Survey was conducted in February 2013 to establish whether there is a need for affordable housing in Syresham Parish and if so the extent of that need. The results of the survey are summarized below:

- 47% of respondents to the survey are in favour of some form of affordable housing provision for local people
- Main concerns identified are "New site will not be in keeping with the village" and "Poor public transport"
- Five households have been assessed as having a housing need, for the following housing types:
  - 2 x 1 bed flat
  - 2 x 2 bed house
  - 1 x 2/3 bed house
- Two of these households have been identified eligible for affordable housing under the Council's Allocation Policy 2012:
  - 2 x 2 bed houses (1 for rent, 1 shared ownership)
- In addition, a number of households have been identified as having a potential demand for market housing in the village

#### **3.4.1 AFFORDABLE HOUSING GUIDELINES**

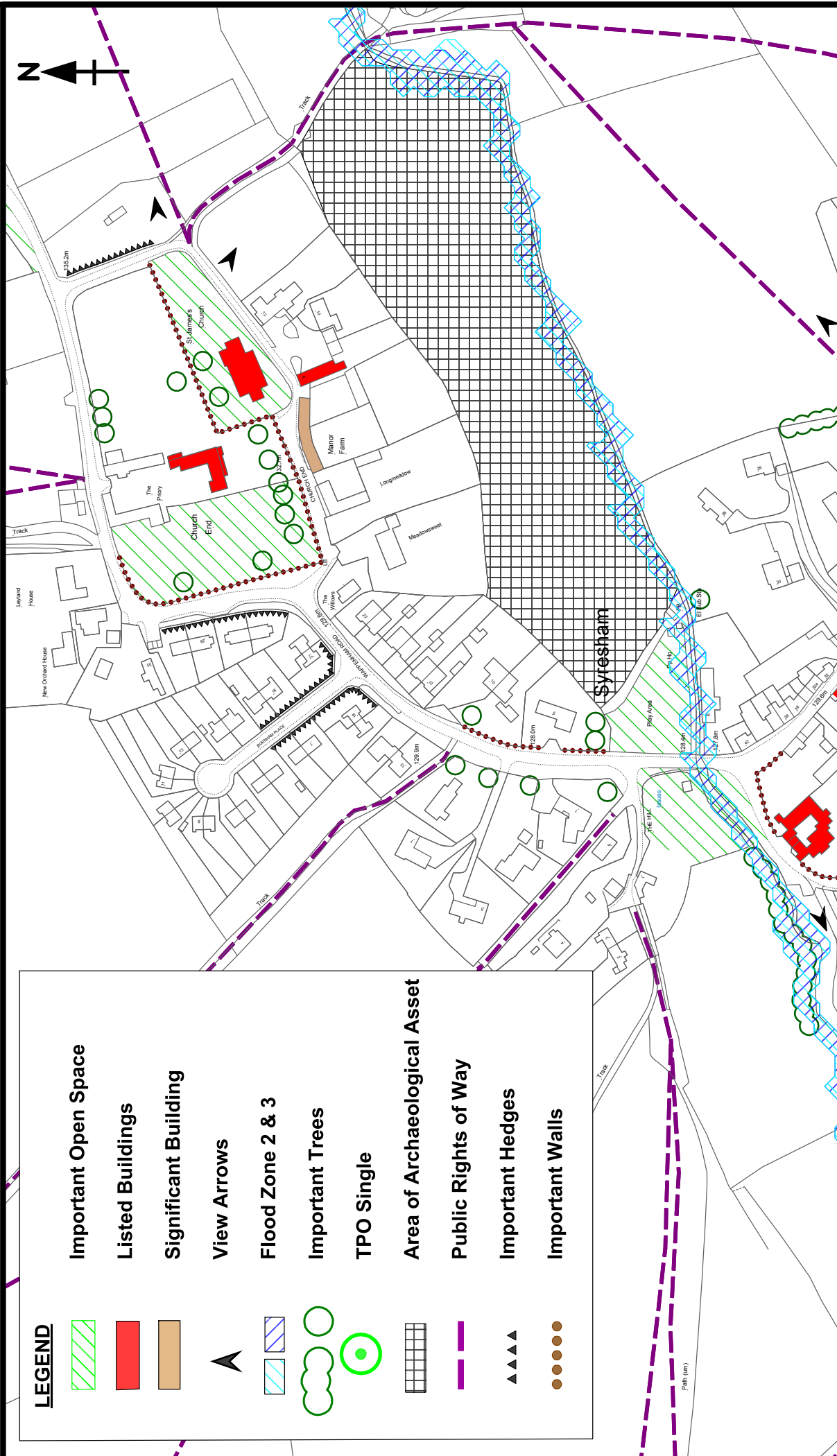
Based on the Interim Affordable Housing Policy, the following guidelines should be observed.

- a) Developers should submit high quality schemes in terms of layout, size and sustainability
- b) There should be no noticeable difference in market housing and affordable housing external appearance

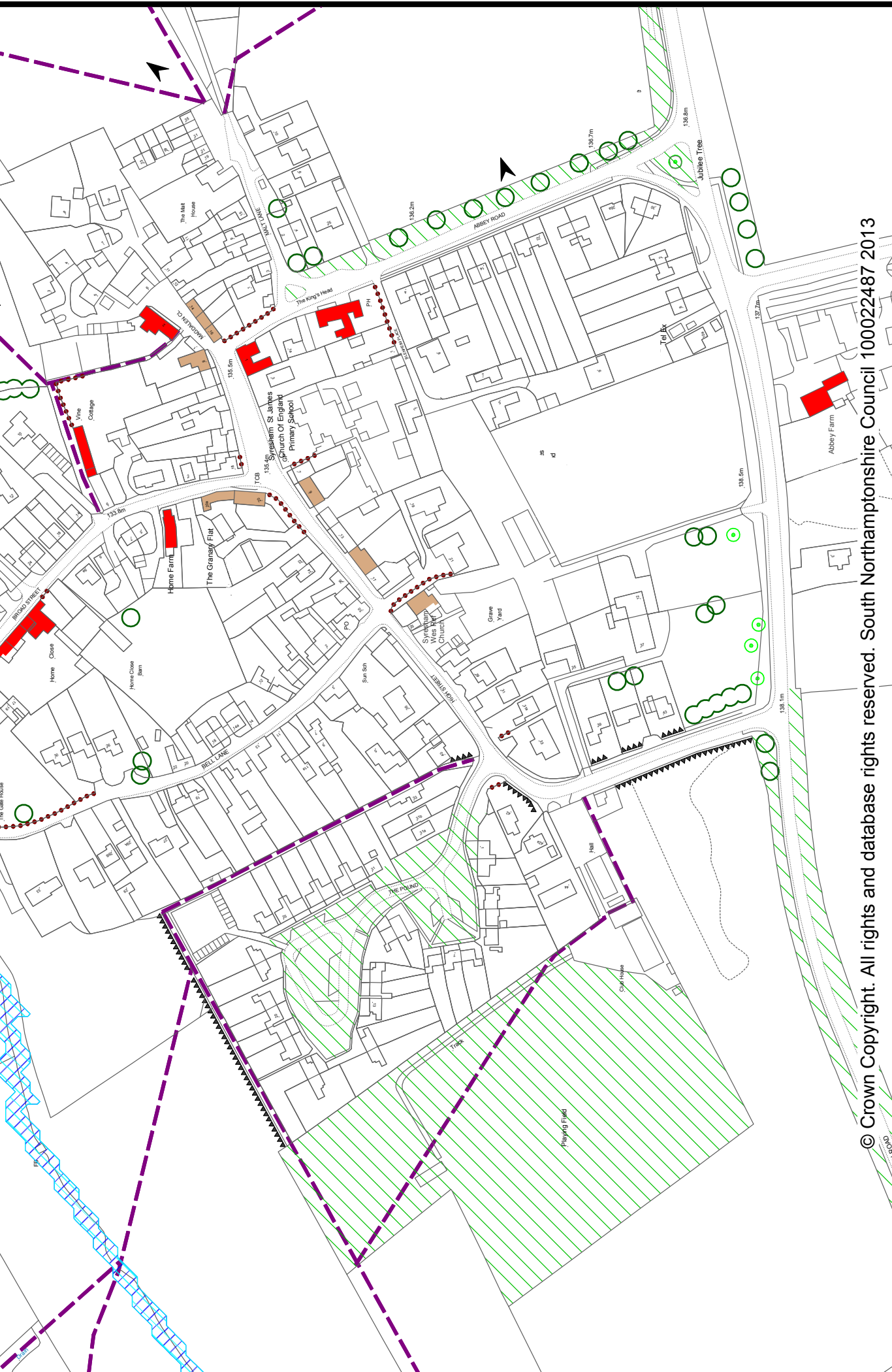


**South  
Northamptonshire  
Council**

# Syresham Village Design Statement



LEGEND	
	Important Open Space
	Listed Buildings
	Significant Building
	View Arrows
	Flood Zone 2 & 3
	Important Trees
	TPO Single
	Area of Archaeological Asset
	Public Rights of Way
	Important Hedges
	Important Walls



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Map Scale: 1:3500

## **3.5 ECONOMY AND ECONOMIC GUIDELINES**

### **3.5.1 ECONOMY**

The second half of the twentieth century saw the most significant changes in the village community and its economy. Syresham moved from being a largely woodland and farming community to one where agriculture, whilst still a key aspect of life, is a greatly reduced source of employment. The woodland too in surrounding areas has reduced both in size and in influence on the community, being now more of a recreational facility.

Most villagers now work outside the immediate vicinity, many of whom commute some distance. As a result the village has perhaps more than its fair share of motor cars and other vehicles. Quiet lanes, where once pedestrians could wander at will, are now lined with parked vehicles and access is sometimes difficult. At times parked vehicles create obstacles to the regular bus service and other larger delivery vehicles passing through the village. This is especially so at the sharp narrow corner of Abbey Road and High Street.

The local farms that remain in operation are now much larger concerns than would have been the case in previous decades. Despite this their employment opportunities have reduced. Agriculture however remains an important focus for the village.

There are a number of small local enterprises, employing villagers as well as those from further afield. Some farm buildings are given over to light industry, and other forms of employment. Brackley and Silverstone Circuit provide some employment, and many residents commute to larger urban areas, including London and in the Midlands.

The village Pub and Restaurant along with the Village Hall and Sports & Social Club provide social and support facilities as well as opportunity for relaxation and enjoyment. The Post Office and General Store serves a very important need for the villagers. (See NPPF paragraph 70 and refer to SNC Economic Development Strategy 2012).

### **3.5.2 ECONOMIC GUIDELINES**

- a) It is important to retain Syresham's character as a working village offering where possible a variety of employment
- b) Businesses established in the village should be 'good neighbours' – not adversely affecting the community with unreasonable working hours, pollution of any kind, or generating unreasonable volumes or types of traffic and noise
- c) Should new commercial development take place, the buildings should be of high quality, sympathetic with local building styles, of low visual impact and sites should be enhanced by planting of native trees, hedgerows and shrubs
- d) Older buildings may be usefully and sympathetically converted to an alternative use where appropriate
- e) High speed broadband should be encouraged as this would help businesses within the parish (based on NPPF paragraph 42).

### **3.6 FINAL COMMENT**

It is hoped that by producing these development guidelines, Syresham will continue to thrive and will be protected from unwanted, inappropriate developments, small or large. Change is inevitable and should be welcomed. By producing this VDS, it is the hope of Syresham Parish Council that we can manage the change and retain the character of Syresham for generations to come.

# 4 PARISH PLAN

This section includes results from the 2003 Parish Plan (FAIS 5 objectives) and actions to be taken resulting from the 2012 VDS questionnaire: these are found in Appendix 2



#### 4.1 PARISH PLAN UPDATE ON IDENTIFIED ACTIONS FROM 2003

Actions	Tasks	Lead	Outcomes
Identify where future housing ought to be sited and seek to obtain higher local authority agreement	Review FAIS 5 results & comments (&) revise existing local plan with SNC to achieve controlled growth	Syresham Parish Council	We are in the process of identifying where future housing should be sited. Up until now new housing has been infill only. See appendix 1b of this document.
Produce a Village Design Statement	Consult with SNC and form a local group to produce doc.	Syresham Parish Council	See section 3 of this document.
Re-affirm Syresham's future developments include Affordable housing	Ensure the requirement is incorporated in the village design statement	Syresham Parish Council	Surveys have been carried out on affordable housing and this continues to be monitored. See section 3.4 of this document.
Explain and publicise the concept and eligibility rules for affordable housing	Produce "Definition & Rules" statement for publication in the Syresham Times	Syresham Parish Council	Ongoing, see section 3.4 of this document.
To select the most viable site, produce a design and a business plan for a new community hall for Syresham	Finalise location, draw up a design brief, commission architects, secure funding	Syresham Parish Council, Village Hall Committee, FAIS 5, SS&SC	Plans to rebuild the village hall as a millennium project did not, for various reasons, reach fruition. The Village Hall Management Committee, with the support of the Parish Council, has instead worked to improve the condition of the hall and made several improvements to comply with modern day requirements of a public building. However, the project to build a new hall has been shelved rather than abandoned and the Parish Council will apply for planning permission at the appropriate time.

Fundraising and building new community hall	Approach local and national agencies and funds providers. Promote village fundraising. Select builder	Syresham Parish Council lead Village Hall Committee et al	See above
Provide a business opportunity site	Incorporate a business area in the new hall plan	Village Hall Committee, Architect, FAIS 5	Parish Council will consider at the appropriate time
Identify skills & community related needs that will create employment opportunities	Produce a Parish employment appraisal & a register of local skills	FAIS 5, Syresham Parish Council, Village Hall Committee	Some work has already been done on identifying local businesses and people working from home within the village. A register of local and specialist skills has been put together and published in the Parish Council's Emergency Plan. The Parish Council will continue to support local village amenities, such as the shop/post office and the pub in order to ensure that these facilities are maintained.
To improve protection to villagers from speeding cars	Persuade Highways and County Authorities to introduce new speed reduction measures	Syresham Parish Council, FAIS 5	<p>This issue continues to be monitored by the Parish Council by liaising with the local Police and Highways Authorities.</p> <p>Suggestions were made in the recent questionnaire that the speed limit on the old A43 (now Main Road) should be reduced to 30 m.p.h. and that the area of the High Street between the shop and the school should have a 20 m.p.h. speed restriction. This will be investigated.</p> <p>There was also concern that vehicles, including</p>

			agricultural vehicles, are travelling too quickly through the village and out of the village, and speed humps were suggested on the Wappenham Road exit. This will also be investigated.
Connect Crowfield & Syresham by a bike path	Form a “ginger” group to promote and fundraise	Syresham Parish Council, FAIS 5	Correspondence between SNC and Parish Council occurred, however no finance was available
Control parking in areas where congestion or road safety requires it	Conduct a parked cars audit & obtain County and Highways Agency advice & involvement	FAIS 5, Syresham Parish Council, Highways, SNC	<p>The Parish Council is working towards the control of parking in areas where congestion occurs or road safety requires it. Discussions have been held with the appropriate authority to restrict parking at the corner of the High Street and Abbey Road and to improve the triangle opposite the Kings Head.</p> <p>Comments were made in the recent questionnaire that more parking is required in The Pound and that there should be restrictions on roadside parking in Broad Street in order to allow an easy flow of traffic and the unhindered and safe passage of agricultural vehicles. These comments will be discussed with the appropriate authorities.</p>
<b>For seniors:</b> Improve the voluntary car schemes image	Liase with Brackley and Towcester car schemes and ensure awareness by all	FAIS 5	A car scheme for elderly residents had been established by TADD and SNVB and details are published by the Parish Council on the notice board, the web site and in the Syresham Times.
Improve the Parish involvement	Create a voluntary “senior	Syresham Parish Council	Covered by other organisations in the village

with and commitment to our elderly	guardian team” – every senior citizen has an assigned village mentor		
<b>For youngsters:</b> An event to kick-start an initiative for village youth	To publicise & convene a “Forum for Youth Action” – brainstorm session	FAIS 5, Syresham Parish Council, Schools	Covered by village organisations
Explore provision of more sports facilities	Build working relationships with the SS&SC to add facilities	Syresham Parish Council, SS&SC	Parish Council will continue to maintain and enhance the play facilities in the Swingfield and to work with the Sports and Social Club to provide more facilities for older children in the village.
To find and create a village Pocket Park	To include consideration of the need in all planning & development applications	Syresham Parish Council	A Pocket Park has been established close to Kings Hill Farm in the old A43 lay-by. The land acquired by the Parish Council provides a very popular walk for village residents. A keen committee and volunteers keep it in good order and new schemes are in the pipeline.
To promote a History Society and create an archive store	Appoint an Historian, publicise the activity. Support a launch event. Promote monthly meetings. Seek a grant	Syresham Parish Council, History Society	Successful History Society programmes have been running for several years now with visiting speakers, outside visits and visitors as well as social events and exhibitions. The historical records of the village are in the process of being archived.  Other ventures including a Gardening Club have been set up and a Computer Club ran for a period of time.

<p>To improve and modernise the street infrastructure</p>	<p>Identify costs of decabbling and renewing roads and pavements with utility &amp; highways agencies &amp; investigate grant funding opportunities</p>	<p>Syresham Parish Council, ACRE, SNC, CPRE et al</p>	<p>Parish Council continues to liaise with the appropriate authorities to ensure that roads and pavements are repaired and renewed when necessary.</p> <p>In the recent questionnaire criticism was made of temporary road repairs. The Parish Council is aware of this and continues to emphasise this point to the appropriate authorities.</p> <p>The comment was also made that some pavement surfaces are unsuitable for the disabled. The Parish Council will investigate this.</p> <p>The Parish Council continues to monitor the quality and amount of signage within the village.</p> <p>In the recent questionnaire comments were made regarding the use of hand painted signs for business purposes and the amount of unnecessary and 'nonsensical' signage in certain parts of the village. The Parish Council will take these comments into consideration.</p>
<p>To improve communications with the Police</p>	<p>To instigate a quarterly liaison &amp; briefing meeting with the police with residents present</p>	<p>Syresham Parish Council</p>	<p>Communications with the Police have been greatly improved with regular visits by the Community Support Team, who also give a report at the Annual Parish Meeting</p>

Improve Syresham's recycling facilities	Investigate & promote household collections with SNC	Syresham Parish Council, FAIS 5	SNC have improved their own recycling scheme and the village is active in this. The village still also retains its own recycling bins sited in the Village Hall car park. The Parish Council organize regular litter picks around the village
Eliminate dog fouling	Form a "poo task force" to actively campaign for hygiene awareness & owner responsibility	Syresham Parish Council, FAIS 5	<p>The Parish Council has already provided three dog litter bins in areas used by dog walkers.</p> <p>The recent questionnaire suggested a need for more dog litter bins.</p> <p>The Parish Council will continue to pay for the regular emptying of the bins and to encourage dog walkers to use them.</p> <p>The Parish Council will continue to tackle the problem of dog fouling by reminding dog owners of their responsibilities and of the consequences should they fail to clean up after their pets.</p>
Make Syresham energy aware	Promote energy saving initiatives	Energy Save agency	<p>The Parish Council continues to ensure that village street light are run as economically as possible and that they are maintained in good order.</p> <p>The recent questionnaire suggested the use of energy saving lights such as LED. The Parish Council will take this suggestion into consideration.</p>

Promote pride in the community	Foster “pride” activities eg clean up days, garden & scarerow festival	Village Hall Committee, other organisations	<p>The Parish Council will continue to arrange regular litterpicks and maintain the flower boxes at the entrances to the village and the flower beds at the Jubilee Tree and the Village Hall.</p> <p>The village will continue to enter the Best Northamptonshire Village Competition in which it has proved extremely successful in recent years.</p>
Have an official village website and notice board	Appoint local webmaster, purchase domain name, define editorial policy & oversee	Syresham Parish Council, FAIS 5	<p>The Parish Council will continue to finance, maintain and upgrade the village website <a href="http://www.syreshamvillage.com">www.syreshamvillage.com</a> and to encourage more use of it by village residents.</p> <p>The recent questionnaire suggested that the website promotes events more than it does so at present, that it provides more information on village organisations and improves the photo gallery with more photographs. The Parish Council will take these comments into consideration.</p>

To allow the Parish Council to further update the Parish Plan, a questionnaire was sent to every household in the parish shown in Appendix 1a. The results are summarised in Appendix 1b.

Appendix 2 collates the comments collected from both the questionnaire responses and from members of the parish attending the Open Day.

Appendix 3 outlines the futures actions to be taken by the Parish Council as a result of the questionnaire responses.

Appendix 4 is the summary of the Village Design Statement Guidelines.



## Appendix 1a

### PARISH PLAN UPDATE AND VILLAGE DESIGN STATEMENT QUESTIONNAIRE

In May 2012 the following questionnaire was distributed to all households as the first part of a wide consultation process, designed to ensure that all residents have the opportunity to give their views.

<b>ABOUT YOU</b>				
Please enter the number of people in your household in each age:				
Under 5	.....	5-11	.....	11-18
18-24	.....	25-44	.....	45-59
60-75	.....	Over 75	.....	
How long have you lived in Syresham? .....				

*Please ensure that your whole household has the opportunity to contribute to the answers and comments.*

<b>TRAFFIC AND PARKING</b>		Yes	No
1	Is there sufficient parking provision in the parish?		
2	Do you have your own motor vehicle?		
3	If yes, how many?		
4	Do you have off road parking or access to a garage?		
5	Should all new homes have a minimum off-road parking for 2 vehicles?		
6	Would you like to see the speed limits reduced to 20mph within built up areas of the parish?		
7	Would you like to see more traffic calming measures on the old A43?		
8	Would you like to see dedicated cycle pathways in the parish e.g. Syresham-Crowfield?		

<b>PUBLIC TRANSPORT</b>		Yes	No
9	Do you use the local Public Transport services?		
10	Are you satisfied with the current public transport provision?		
11	Would you like to see other routes introduced? – <i>give suggestions overleaf</i>		

<b>INFRASTRUCTURE</b>		Yes	No
12	Are you satisfied with the present state of roads in the parish?		
13	Are you satisfied with the present state of pavements in the parish?		
14	Are you satisfied with the present state of marked footpaths in the parish?		
15	Do you think there should be more information and detail about marked footpaths in the parish?		
16	Do you think more needs to be done to protect against flooding in the parish?		
17	Do you think that the present surface water drainage systems are fit for purpose?		
18	Do you think that the current sewage disposal systems are adequate for the present settlement size?		

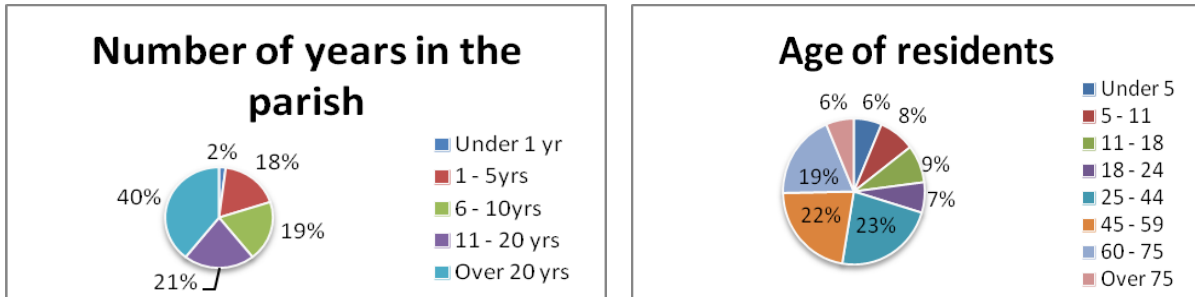
<b>HOUSING</b>		Yes	No
19	Do we need more affordable housing in the parish?		
20	Do we need more private housing in the parish?		
21	Should there be more commercial or business development in the parish?		
22	If your answer in 19, 20 or 21 is YES, where do you suggest this should take place?		
23	If your answer in 19, 20 or 21 is NO but a small housing development is imposed on us by the SNC local planning authority, where should it be?		
24	Do you live in: housing association property		
	privately rented property		
	owner occupied property?		
25	Should new buildings be predominantly in materials similar to those in existing use?		
26	Is there a predominant building material you would like to see? e.g Brick, stone, render, etc		

<b>ENVIRONMENT</b>		Yes	No
27	Does the parish have enough litter bins?		
28	Does the parish have enough Dog Waste bins?		
29	Do you think it is important to retain trees and hedgerows?		
30	Are green spaces important?		
31	Do you believe that the parish street-lighting should be improved?		
32	Would you agree that switching off some street lights would be an acceptable practice to save energy and cut costs?		
33	Would you like to see community led energy saving projects in the parish? <i>If yes, please add suggestions below</i>		
34	Do you think that signage in and around the parish is appropriate?		

<b>COMMUNITY FACILITIES</b>		Yes	No
35	Would you wish to see greater encouragement of visitors to the Parish?		
36	Are there sufficient recreational areas within the Parish?		
37	Do you read "The Syresham Times" magazine?		
38	Do you find "The Syresham Times" magazine is of interest and covers relevant topics?		
39	Do you visit the Syreshamvillage.com website?		
40	Is there anything you would like to see added to the website? <i>Please suggest below</i>		

## Appendix 1b

The following is a summary of the results from the questionnaire sent to all households within Syresham Parish in June. 67% of households responded, compared to 82% in 2003. An Open Day was held in July 2013 which, disappointingly, only had a maximum of 50 attendees.

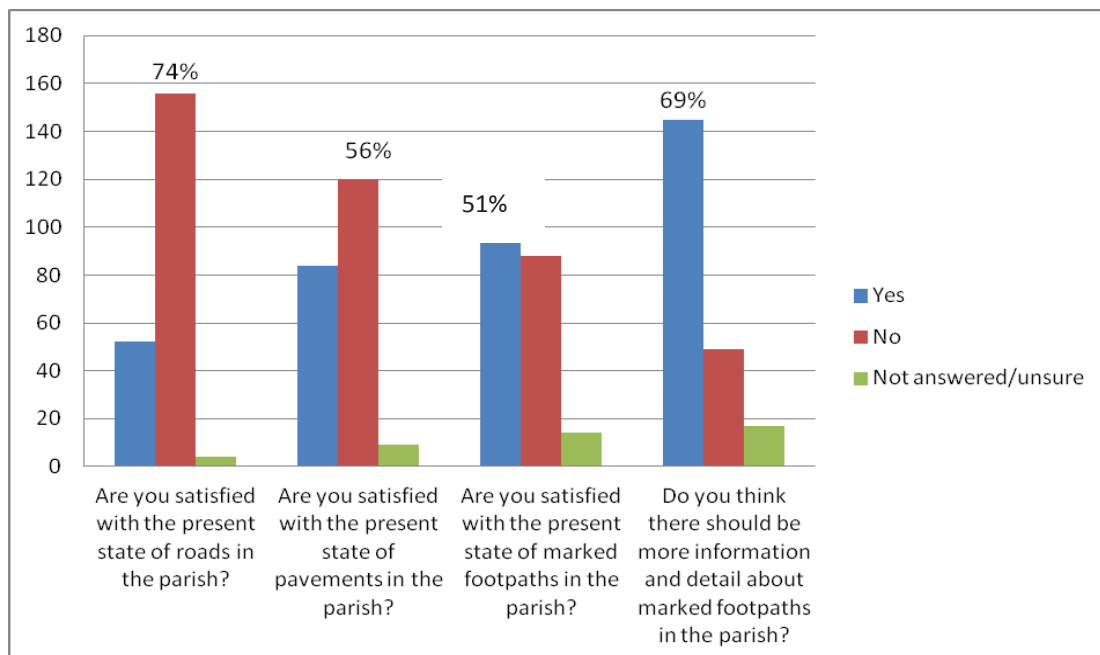


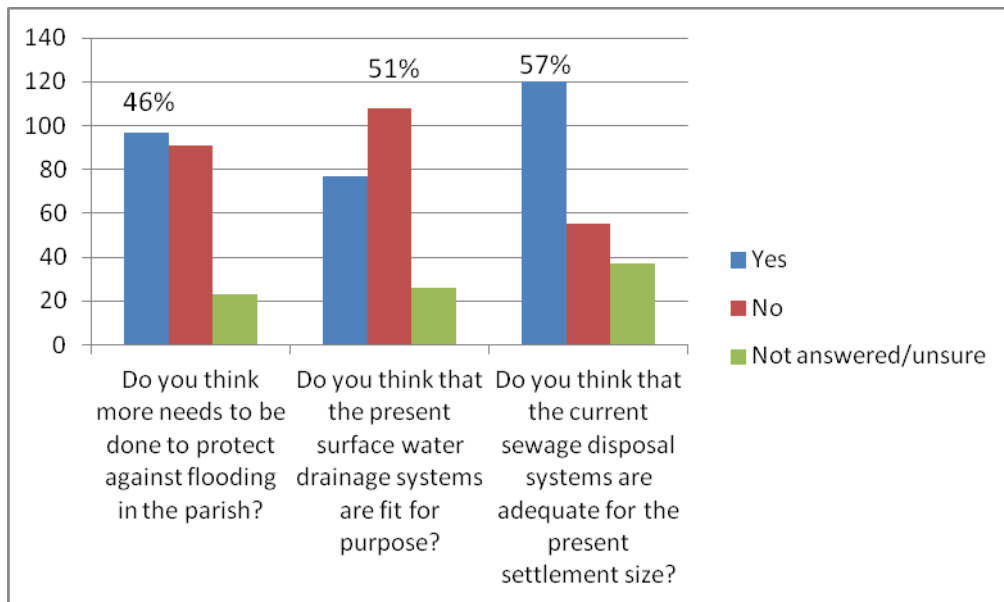
The majority of people, 61%, have lived in the parish over 10 years! 23% of the respondents are under 18, 52% are between 18 and 60 and 25% are over 60.

**Traffic and parking** – 53% of those who responded felt there was sufficient parking in the parish, possibly explained by 86% of respondents having access to off road parking. 70% of the responses wanted to see 20mph in areas of the village, but only 34% wanted traffic calming measures on the old A43. 74% of respondents wanted dedicated cycle paths around the parish.

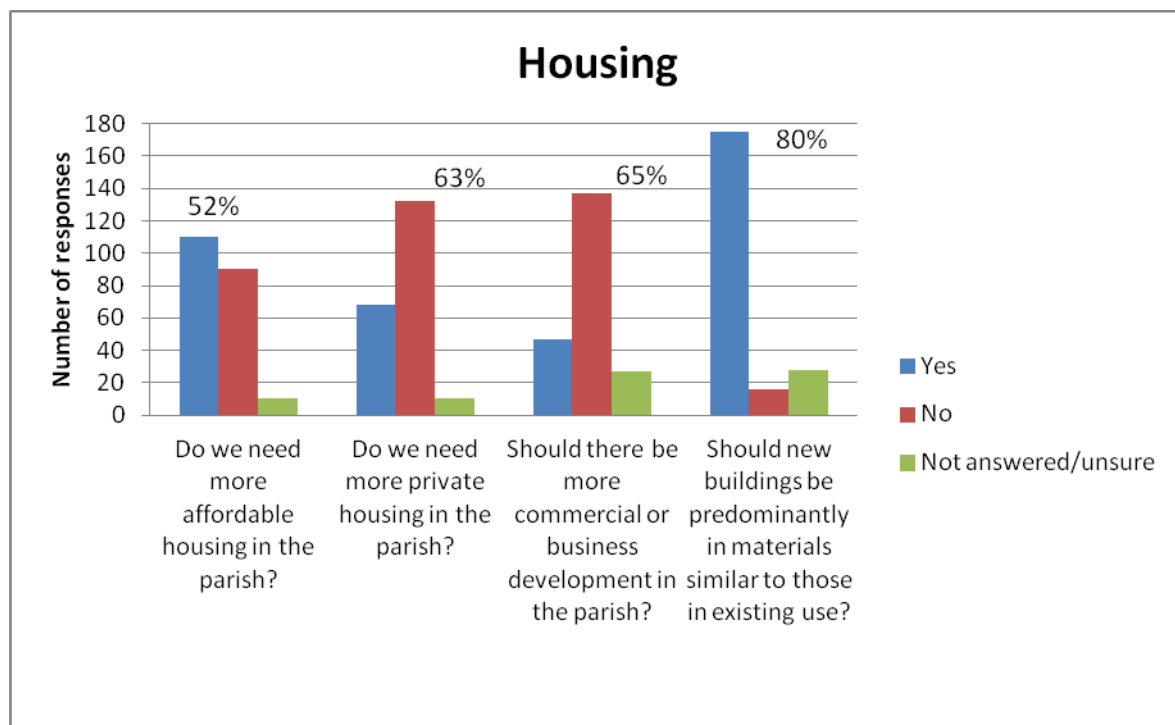
**Public transport** – 84% of respondents do not use public transport, however 26% would like to see new routes introduced.

**Infrastructure** – The following graphs show the results from the Infrastructure section of the questionnaire, (all graphs show the number of responses on the vertical axis):



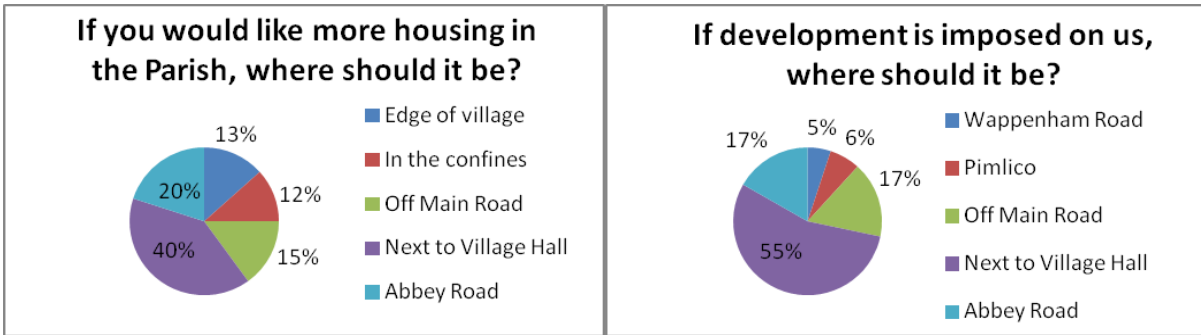


**Housing** –It can be seen from the graph below that only 52% feel affordable housing is needed, whilst 43% felt it is not required. More interestingly, only 32% of the households who responded felt that more private housing is needed. In 2003, 83% were in favour of affordable housing in the village.



If we were to group the answers to the affordable and private housing questions above, 42% of the responders feel more housing is necessary, whilst 53% do not want further housing in the parish.

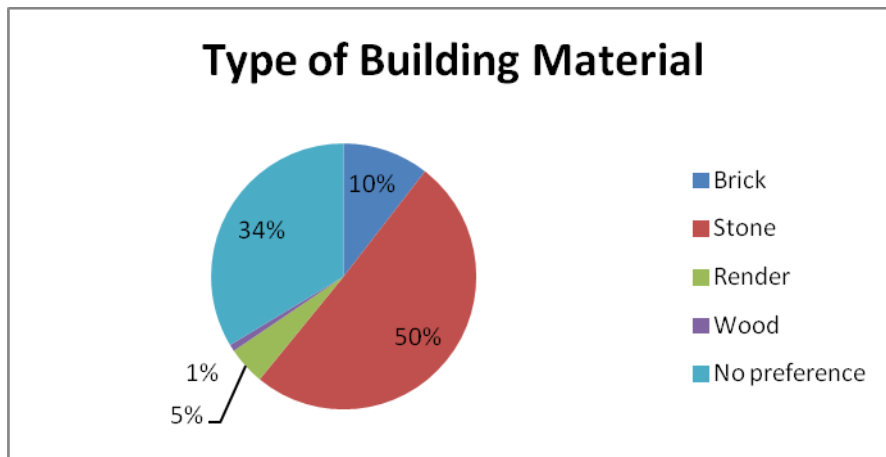
The pie chart on the left represents the comments from the questionnaire based on where development should take place if you answered Yes to Q19, 20 or 21.



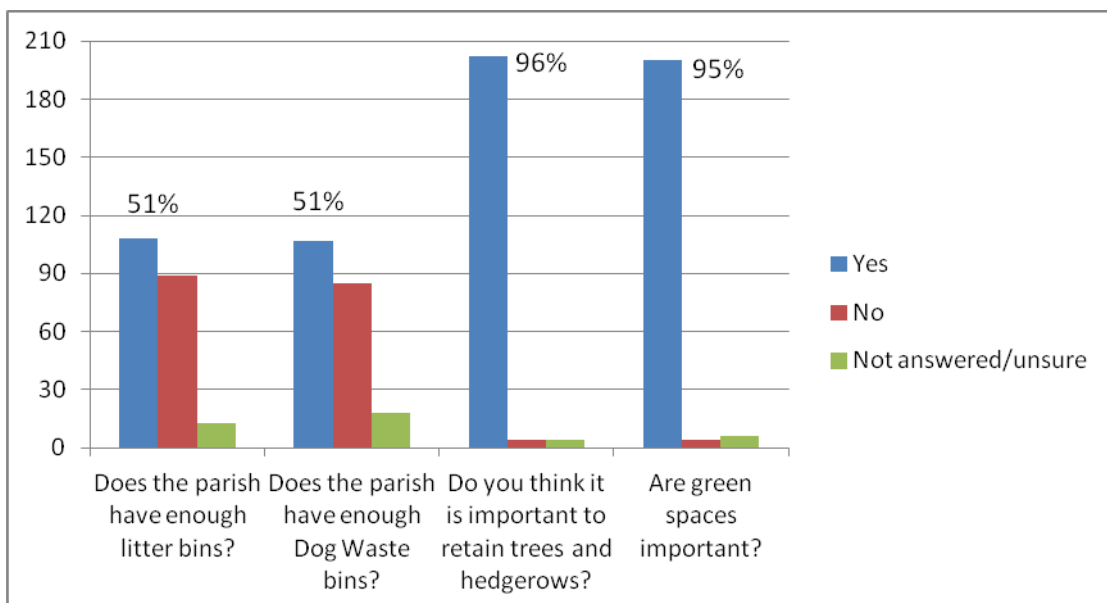
The pie chart on the right represents the comments from the questionnaire based on where a small development should be if it were imposed on us:

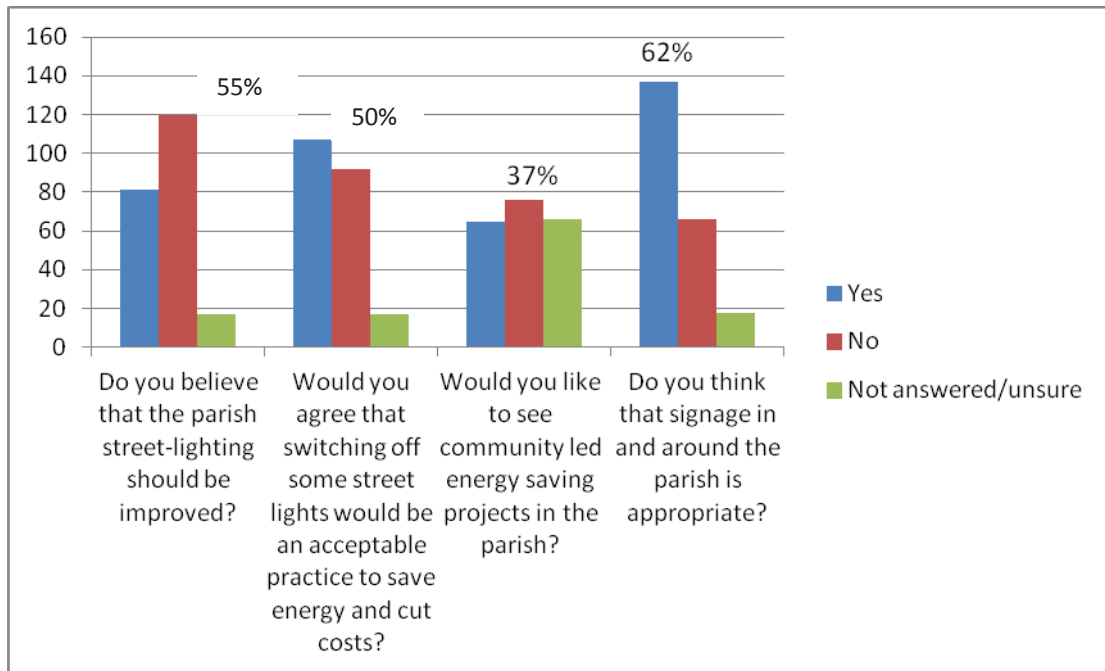
Overwhelmingly, the land by the Village Hall is the preferred option for any new development.

The pie chart below shows what type of building material is preferred in new builds:

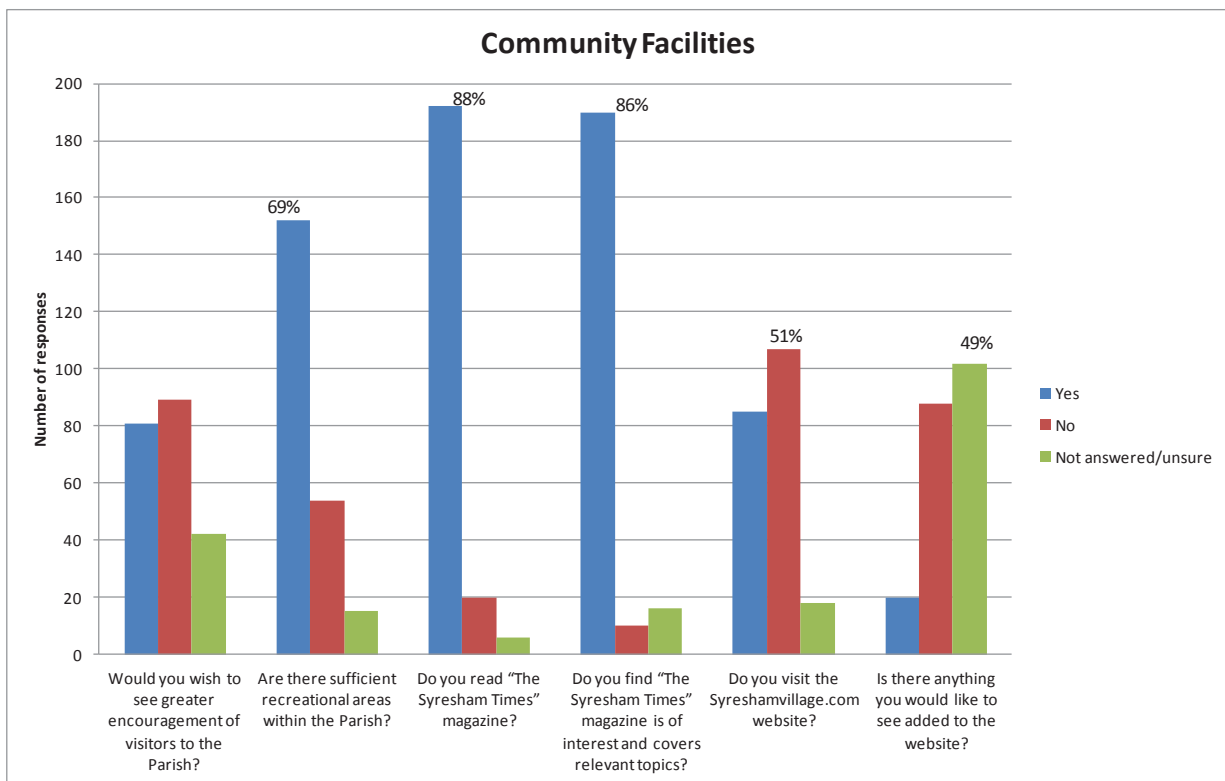


**Environment –**





**Community facilities –**



## Appendix 2

### VDS summary of comments from questionnaire

#### Parking:

Parking is seen as a general issue in several areas in the village: High Street and Abbey Road corner, The Pound, the top of Bell Lane and Broad Street.

#### Public Transport:

More frequent buses with new services to Buckingham and Banbury would be appreciated; also a direct service from Syresham to Towcester was requested which is now running.

#### Infrastructure:

Drains and odours coming from them were recorded by several people.

Road surfaces and potholes were a concern, as were some pavements (although specifics were not recorded).

Road drains on Main Road get blocked regularly.

#### Environment:

Street lighting to be made greener and no additional lights to be added, perhaps switch lights off between 1 and 5am.

Communal solar panels and wind turbines would be good, although one comment did say no wind turbines and another said no to both suggestions but would support a communal ground source heat pump.

Gas supply in the village would be good.

Community LPG buying syndicate.

More dog waste bins as fouling is still a problem.

Stiles need work as they are not maintained and are not dog friendly.

Cycle path to Whitfield, or cycle and footpath to Brackley

Some footpaths are overgrown; trees in the village should be trimmed by their owners so they do not cause problems.

#### Community Facilities:

Recreational area for older children to play, maybe skate ramp, football net or basketball hoop.

Perhaps more benches around the village.

More climbing structures, slides, swing rope etc in the park as the present ones are limited.

Website:

Promotion of events in the parish, more detail on each event, links to relevant websites, and more info on clubs

Pages on For Sale adverts, freecycle, local services

Back PDFs of the Syresham Times

More user generated content

More up to date

Routes of local footpaths (x3)

More photos



### Appendix 3

The following is a summary of the action points from the questionnaire results to be completed by the Parish Council:

#### 1) PUBLIC TRANSPORT

The last few years have seen a change in the public transport system serving the village which has not been to the benefit of the users. The Parish Council will strive to ensure that the village continues to be served by public transport and to encourage village residents to use it.

The recent questionnaire suggested the introduction of more frequent services to Brackley and the introduction of other routes, namely Buckingham and Banbury. An early morning bus to Banbury could provide a link to airport buses.

The Parish Council will investigate joining with other local Parish Councils in order to promote new routes. The Parish Council will promote the use of the South Northants Volunteer Bureau minibus and other local volunteer schemes.

#### 2) SILVERSTONE

The Parish Council liaises with Silverstone Circuit regarding the proposed development and how it may affect the village.

The Parish Council works with Silverstone Circuit regarding Grand Prix traffic flow and parking issues within the village.

#### 3) PUBLIC FOOTPATHS AND CYCLE PATHS

The Parish Council has an appointed footpath warden who walks the paths regularly and reports back to the Parish Council.

Comments on the recent questionnaire stated that work is needed on the stiles and they are not dog friendly.

The Parish Council will continue to ensure that the paths do not become overgrown and that any repair or maintenance work is carried out.

The questionnaire also suggested cycle paths to Whitfield and Brackley. The Parish Council will investigate the viability of these.

#### 4) THE ENVIRONMENT

There is already a bulk-buying scheme in operation within the village for the purchase of central heating oil. The Parish Council will work towards the improvement and extension of this and other such schemes that might be relevant to the village.

Other energy saving schemes were suggested in the recent questionnaire:-

- Communal solar panels on public building such as the Village Hall, the Church, the School.
- A Solar farm in a field on the outskirts of the village
- Communal wind turbines
- Ground source heat pump

The Parish Council will consider these suggestions in due course.

## 5) FLOODING AND DRAINAGE

In view of changing weather patterns and the resultant spells of heavy rain which have caused severe flooding in low-lying areas of the village in recent years, the Parish Council has already been liaising closely with the appropriate authorities to encourage the clearance of drains and ditches and to ensure the free flow of the stream. This will continue in order to improve the possible flooding situation.

The recent questionnaire identified the need for the Parish Council to try to gain a clearer understanding of the role and the responsibilities of the Environment Agency.

The questionnaire also commented on the general state of the drains in the village and the odours emanating from them. Blocked drains and sewage blockages continue to pose a problem for some residents.

The Parish Council has already identified the cause of some of the odour problems in certain parts of the village and will continue to monitor the situation. However, many of the blockage problems result from the fact that the system of drains within the village is very old. The Parish Council will liaise with Anglian Water to work towards the improvement of this situation and to ensure that any future development within the village takes the present state of the drainage and sewage situation into consideration.

Sustainable Drainage Systems (SUDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS should be recognised as an opportunity (for both new and re-development sites) to reduce the risk of flooding, to improve and protect water quality and to improve habitat and amenity. Examples may include soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

The Parish Council will work towards the general enhancement of the infrastructure in the village.

## Appendix 4

The guidelines below are a summary of all guidelines from the Village Design Statement.

### VILLAGE DEVELOPMENT GUIDELINES

- a) Respect the established building pattern
- b) Protect open spaces and views (for example, view from Abbey Road and view from Wappenham Road to the Jubilee Tree)
- c) Preserve existing open spaces and potential new open spaces protected to maintain the rural character of the village
- d) Ensure future development respects and complements the importance and variety of garden types in Syresham
- e) Any extension of the village boundaries, confines or envelope should be considered only where it could be shown to be of benefit to the village, most notably by providing: affordable housing, local employment of a kind appropriate to the village, or other facilities which conform to these design principles
- f) Future housing development should take into account the social structure of the village, that is, its population, its size and the need for a mix of different size houses. The balance between market value and “affordable” houses should be acceptable to village opinion - and priority given to affordable housing. Development should relate to village needs as expressed in these design principles including the need for more *local* employment
- g) Street scene drawings of new developments should be submitted by architects to show how they fit in with their immediate surroundings in realistic scale and perspective
- h) In preserving the character of Syresham, new building works should be of traditional form and employing traditional material, except in the case where well-designed contemporary building can be shown to contribute visually to the village
- i) New housing should be in groups or clusters, using garages and boundary treatments to create a sense of enclosure and community whilst avoiding isolation from the rest of the village
- j) The dominant building material in use is stone often supported with similarly coloured brick or rendered surface. Roofing is generally slate or dark coloured tiles. There are some buildings constructed in red brick, but most modern additions to the housing stock have largely kept to the local materials and styles.

### COMMUNITY GUIDELINES

- a) The community facilities in Syresham (the village Pub and Restaurant, the Village Hall, Sports & Social Club, the Post Office and General Store) should be preserved and enhanced to ensure that the social groups continue to grow and thrive and to maintain vitality within the village.
- b) Any new community facility, e.g. a new and improved village hall, should be sympathetic to the existing character of the village with sufficient parking spaces, ease of access and respect for any neighbouring or surrounding buildings

- c) Any additions to current community buildings should preserve the essential character of the present buildings by using matching or complementary building materials.

## **LANDSCAPE GUIDELINES**

### **Trees**

- a) Planting of native species to retain landscape character and to benefit wildlife within the village. Local native broadleaf trees include Elm, Horse Chestnut and English Oak
- b) Mature trees should be retained where possible, and tree roots should be protected by fencing during building work
- c) Abbey Road and the old A43 at the junction with High Street have avenues of trees bordering adjacent farmland. The replacement of diseased or uprooted trees along these routes will help to maintain the visual impact
- d) Tree preservation orders exist for 7 trees along Main Road of which 5 remain, and may be considered for the 6 trees along Abbey Road and other trees of maturity around the village - this would require confirmation of ownership (see centre page map)

### **Hedges**

- e) Existing hedges should be retained where possible to form boundaries
- f) Local hedgerow species should be encouraged rather than fast-growing evergreens. Local species include Blackthorn, Hawthorn, Crab Apple, Holly, Elm, Field Maple, Hazel, Beech and Ash
- g) Hedge heights should be approximately 2 metres maximum in the interests of highway safety and good neighbourly relations
- h) Hedge-laying is a traditional local skill and should be encouraged as it provides local work and leads to healthier hedges

### **Wildlife, flora and fauna**

- i) The needs of local wildlife are the concern of everyone. Developers, landowners and householders should be encouraged to protect existing wildlife environments and help create new habitats in the form of copses, hedgerows, ditches and ponds and open spaces of rough grassland. [Advice is available from Northamptonshire Wildlife Trust.]
- j) Every effort should be made to preserve the character of the countryside around Syresham and protect its flora and fauna, its trees, its hedgerows, its footpaths and bridleways. Loss of such environmental elements in recent years through intensive farming should be remedied where possible
- k) Restoration of pasture should be encouraged, as should riverside habitats and ponds where natterjack toads have been found
- l) Archaeological, historical, and scientific sites should be protected. Apart from the legal requirement to protect these sites, Sites of Scientific Interest (SSSIs), Listed Buildings, and Tree Preservation Orders (TPOs), any development in the vicinity of these should not be allowed to detract from the quality of the visual environment or endanger the historical or scientific value of such sites. Historic countryside and agricultural features, such as ridge and furrow fields, should be preserved. Archaeological sites along the line of the brook are to be protected

- m) Every effort should be made to preserve the important lichens found on stonework in the village, especially in the churchyard. Gravestones should not be cleaned or treated in a way which damages lichens

### **Green Spaces**

- n) The entrances to the villages should be preserved as green spaces to maintain Syresham's rural appeal
- o) Open spaces are very important for any village. Syresham does not have a Village Green and therefore open spaces should be protected for future generations. The map on the centre pages highlights the important green spaces which should be protected.

### **New Developments**

- p) In general, the design of roads in new developments should serve the layout, not determine it. The needs of pedestrians and cyclists should be given priority over the needs of drivers
- q) Where development provides new or affects existing footpaths, the design and layout should reflect the rural character and sense of space
- r) Any new building development should include a suitable landscaping scheme to be planted in the first appropriate season and arrangements made for its future maintenance. Where possible landscaped open spaces should be included in the design
- s) Street furniture, e.g. signage, street name plates, seating, guard railings, litter bins and shelters must be agreed with the Parish Council and accord with any design standards approved by the Parish Council. Whenever reasonable, the Highway Authority should consult the Parish Council when it is proposed to provide new traffic signs or replace existing ones.

## **BUILDING GUIDELINES**

### **Development layout and design**

Future developments must respect and be sympathetic to the character and standards of the older parts of the village; they must have design coherence not only within the development but also with adjoining buildings whilst avoiding bland uniformity

- a) New housing should use building depths, heights and massing which reflect the traditional housing
- b) Alterations to the building line should be made only with consideration to resulting spatial effect and in accord with planning directives
- c) If more than 5 houses are to be built within a new scheme, the developer should work with the Parish Council to obtain approval of the design prior to the planning application being submitted
- d) If more than 5 houses are to be built within the new scheme, the developer should ensure that generic plans used by the developer in other villages are not used. The plans must be specific to Syresham
- e) If more than 5 houses are to be built within a new scheme, an estate feel must be avoided. The development should become part of the village, not a separate entity

### **Construction materials (stone, stone and render, brick)**

- f) House walls should be constructed in honey coloured brickwork or honey coloured limestone to complement adjoining properties
- g) Red brick should not be the first building choice. Where red brick is proposed, it should be used with discretion to ensure that it does not become a dominant feature
- h) Render colours need to be in keeping with the immediate locality and other materials used in the property

### **Roofing**

- i) Syresham's roofscapes should be respected. Dormer windows and roof-lights (or skylights) should not be inserted into prominent roofscapes, especially when visible from a public way. Where such windows and/or roof-lights are inserted, it is preferable that they be in a position where they will have the least adverse impact possible and that their scale and number should be carefully related to the building in question. The effect of dormer windows and roof-lights at night should be taken into account to avoid increased light pollution and the overlooking of other properties. 'Conservation roof-lights' should be used to minimise adverse effects
- j) Roofs should have a pitch of over 60 degrees with simple treatments to verges and eaves. Roofing materials should be blue or grey slates, brown or brindle clay tiles
- k) Ridge tiles should be the same colour as the main tiles and should be plain not pantiles
- l) Red tiles should not be the first building choice. Where red tiles are proposed, they should be used with discretion to ensure that the roof does not become a dominant feature
- m) Where possible, houses should be built with chimneys integral to the wall and not "bolted on" an outside wall, and should be set on the ridge line
- n) Solar panels where possible should merge with existing roofing materials
- o) Flat roofs should not be approved on new builds

### **Alterations and extensions**

- p) Alterations and extensions to existing buildings should be sympathetic to existing materials
- q) Windows in new buildings and replacement windows in existing buildings should respect the form of traditional window designs. Wooden windows will generally be favoured. Where UPVC or modern equivalent windows are proposed, either as new work or as replacement windows, they should retain the traditional form and be an appropriate and matching colour retaining the character of the building and nearby properties
- r) In older houses, replacement windows and doors should respect the original design and materials, and preferably follow a pattern appropriate to the period of the house
- s) For new building work in Syresham, a traditional approach to window design and materials employed will fit in best with the village, unless a contemporary solution can be justified as contributing to the character of the village
- t) New build garages should not obscure house fronts, blocks of garages and flat roofs should be avoided

### **Off street parking**

- u) Two off street parking spaces are to be planned for every new build; garaging should be included where there is space

### **Enclosure**

- v) Hedging, walling, railings or fencing in a style and colour sympathetic to adjoining dwellings should enclose front gardens

### **AFFORDABLE HOUSING GUIDELINES**

Based on the Interim Affordable Housing Policy, the following guidelines should be observed.

- a) Developers should submit high quality schemes in terms of layout, size and sustainability
- b) There should be no noticeable difference in market housing and affordable housing external appearance

### **ECONOMIC GUIDELINES**

- a) It is important to retain Syresham's character as a working village offering where possible a variety of employment
- b) Businesses established in the village should be 'good neighbours' – not adversely affecting the community with unreasonable working hours, pollution of any kind, or generating unreasonable volumes or types of traffic and noise
- c) Should new commercial development take place, the buildings should be of high quality, sympathetic with local building styles, of low visual impact and sites should be enhanced by planting of native trees, hedgerows and shrubs
- d) Older buildings may be usefully and sympathetically converted to an alternative use where appropriate
- e) High speed broadband should be encouraged as this would help businesses within the parish (based on NPPF paragraph 42).



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## **ACKNOWLEDGEMENTS.....**

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