



SILVERSTONE

Neighbourhood Plan

Foreword

The Silverstone Draft Neighbourhood Plan is alive and well and is continuing to move forward, albeit in a new and refreshed format. Covid, general illness and the restructuring of both the Parish Council and the Working Party are amongst the reasons there have been delays. Also, following the Regulation 14 consultation on the draft plan conducted in 2021, the Working Party collated and analysed the numerous responses alongside our professional colleagues from Kirkwells.

It became clear that, despite support for the aims of the previous plan, it was something which was unachievable – the plan being too long, ambitious, aspirational and reliant on funding which exceeded that which was available. To make it become a reality it was with professional advice (and a sad heart) that the Working Party made the decision to refer it back to the Parish Council with the recommendation that a simpler, policy-based plan was required. This would support the original unanimous wishes of the village to:

- Protect the ‘Green Heart
- Protect the Valley of Silverstone Brook

It is important, when reading this document to understand that it is not meant to (and cannot), prevent any future planning applications being made, and where deemed appropriate, approved. What it does seek to do is to identify what the people of Silverstone village see as those areas of the village which contribute most to the overall structure of the village as it is and as we as villagers would like it to continue to be. It also identifies those buildings in the village which through both their existence and current use contribute positively to the daily life of the village.

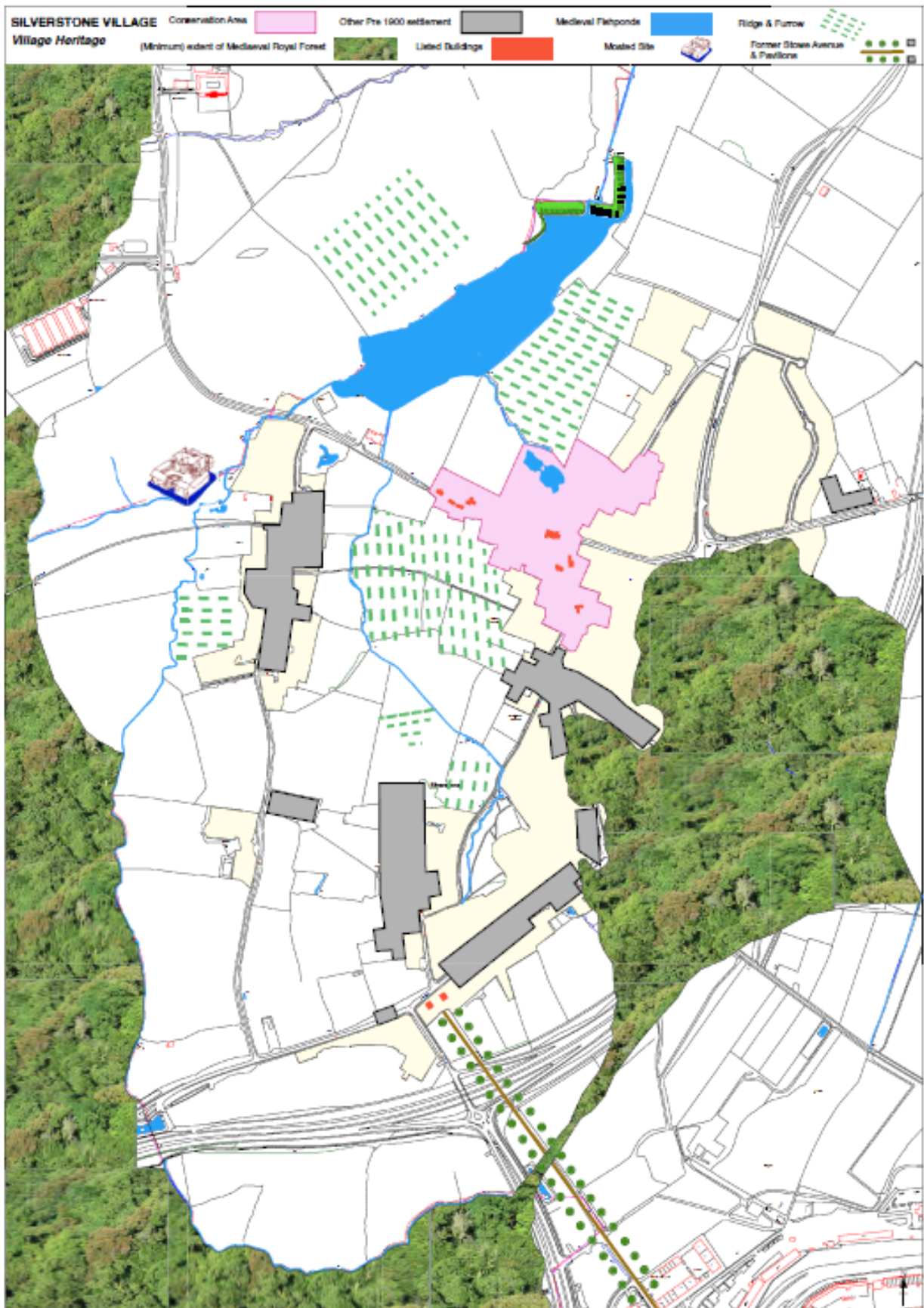
As the current Parish Council, it has fallen upon us to move the plan through to (subject to all the necessary approval) completion. But without the efforts of a vast number of people (too numerous to mention), this plan would not be as it is now, ready to become a document which supports how villagers view the way their community should develop. On behalf of both the current Parish Council and the residents of the village, we would like to say one big thank you, to you all.

On behalf of the Parish Council, we commend this revised Regulation 14 Consultation Draft of the Neighbourhood Plan and we encourage you to read and respond on the document through the Parish Council website – www.silverstone-village.co.uk.

Silverstone Neighbourhood Plan Working Party

Table of Contents

Foreword	2
Table of Contents	3
1.0 Background	6
2.0 Silverstone Spatial Portrait.....	8
3.0 Preparing the Plan.....	13
4.0 SWOT Analysis and Key Issues	15
5.0 Vision and Strategy.....	17
6.0 Planning Policy Context	19
7.0 Neighbourhood Plan Policies.....	21
8.0 How to Comment on this Document	32
9.0 Monitoring and Review	33
Maps	34
Map 1 Designated Area	34
Map 2 – Silverstone the “Green Heart”	35
Map 3 – Silverstone Conservation Area.....	36
Map 4 – South Northamptonshire Local Plan Part 2A Proposals Map	37
Map 5. Silverstone Village Heritage.....	39



.....	39
Appendix 1	40
Glossary	47

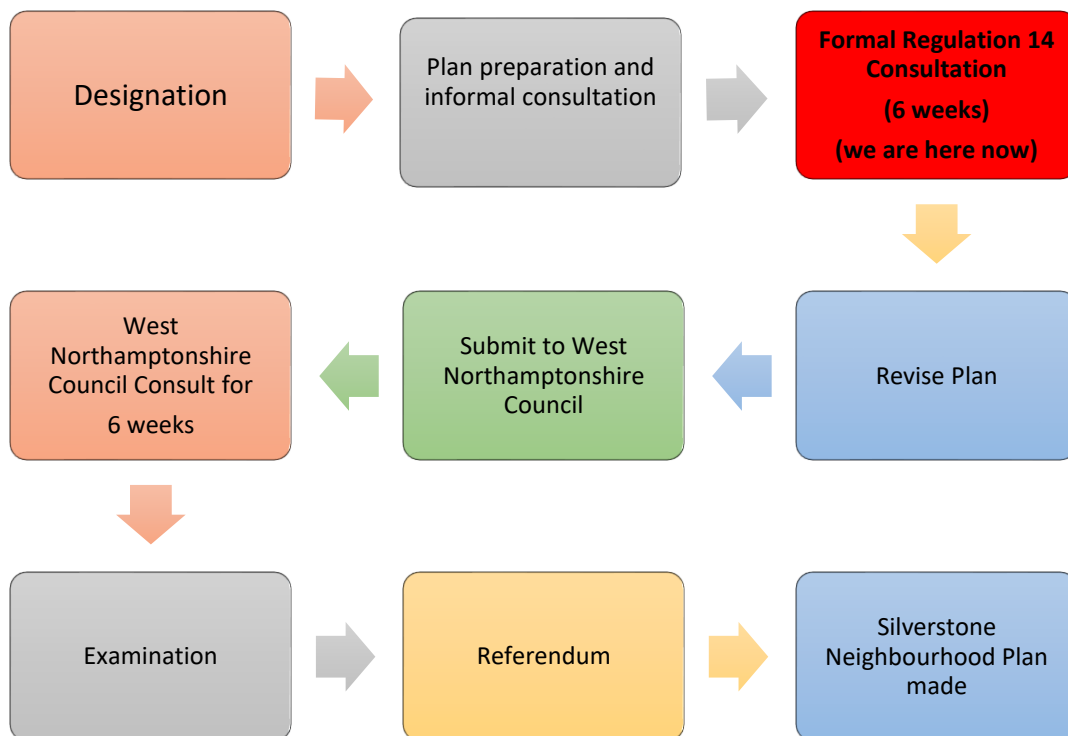
1.0 Background

- 1.1 The Localism Act 2011 gave Parish Councils the power to prepare a statutory neighbourhood development plan (NDP) to help guide development in their local area. Through this NDP, local people in Silverstone now have the opportunity to use this power to help shape new development in the area. This is because planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise.
- 1.2 The Silverstone NDP (SNDP) will sit alongside the West Northamptonshire Joint Core Strategy that was adopted on 15th December 2014 and the South Northamptonshire Part Local Plan Part 2 2011-2029¹ and other parts of the development plan for the area.

Neighbourhood Plan Process and Preparation

- 1.3 Silverstone Parish Council, as a qualifying body, believes the neighbourhood planning power is an important one for local people to use and decided to prepare an NDP for Silverstone parish. The Parish Council applied to the then South Northamptonshire Council (SNC) for the parish to be designated as a neighbourhood area in January 2016. The application for designation was approved by SNC on 12th April 2017. The designated Neighbourhood Area is shown on Map 1.
- 1.4 A Working Party comprising Parish Councillors and local residents was established to progress work on the plan. The steps in preparing a Neighbourhood Plan are set out in Figure 1 below.

Figure 1 Neighbourhood Plan Process



- 1.5 Work on the NDP builds on that that was undertaken to prepare the *Village Design Statement and Parish Plan 2017*. Preparation of this included a Parish Council

¹ <https://www.southnorthants.gov.uk/downloads/download/698/local-plan-part-2-adoption-documents>

questionnaire involving all households in the Parish in 2012 and a two day public exhibition in December 2016.

- 1.6 Section 3, Table 1 of this Draft Plan sets out the consultation and engagement work undertaken in developing this document.
- 1.7 The SNDP is now being published for the minimum six-week formal, Regulation 14 consultation **[consultation details to be inserted]**.

2.0 Silverstone Spatial Portrait

History

- 2.1 Silverstone is a village and civil parish in the new district of West Northamptonshire. The county border with Buckinghamshire passes through Silverstone Circuit, along the southern boundary of the parish. The village lies 6.5 kms (4 miles) south of Towcester and 13 kms (8 miles) north of Brackley. The larger towns nearby are Buckingham 13 kms (8 miles) Northampton 23 kms (14 miles), Milton Keynes 24 kms (15 miles) and Banbury 27 kms (17 miles). The A43 trunk route bypasses the village connecting to the M40 at Junction 10, and the Watling Street A5 at Towcester to the M1 at Junction 15a. Banbury and Junction 11 of the M40 are reached via the B4525 Welsh Lane.
- 2.2 Silverstone is unique among the villages of South Northamptonshire. The 1950 British Grand Prix at Silverstone was the first Formula One race ever held and, having one of the few remaining 'heritage' Formula One Circuits in the world, Silverstone is probably the most famous village in the world. Furthermore, it is the recognised epicentre of the 'Motorsport Valley' and the Silverstone brand carries significant value. It is also one of the best connected villages in Britain with direct access to a dual carriageway trunk road linking two motorways and the A5 trunk road. These factors, coupled with potential for growth in quality jobs in and around the Circuit, means that it has experienced considerable pressure for housing development.
- 2.3 Silverstone is a derivation of 'Silveston' this could be a corruption of Silva ton—meaning "wood hamlet". The village enjoys an outstanding natural and historic setting; it nestles within the 'Scarplands' of the 'Northamptonshire Uplands' which have been shaped by glaciation and water from the hard rocks of the Jurassic, Great and Inferior Oolite. Overlying the Jurassic limestones are Boulder Clay and Glacial Lake deposits, these include the "running sands" of Silverstone.
- 2.4 The uplands are the source of several major water courses including the River Great Ouse which rises just to the west of Bucknell Wood. The undulating topography of the village is quite marked and varies from some 100m - 140m (380' - 470') above Ordnance Datum.
- 2.5 Bronze Age and Roman remains have been found at Silverstone but the first reference to Silverstone as such was in 1086, when the Domesday Book recorded the early clearing of Whittlewood Forest. Silverstone comprised seven families inhabiting three estates. From that humble beginning, more than 900 years later Silverstone had in the 2011 Census a population of 2,176 living in 858 households.
- 2.6 Dominating the village to the west and endowing it with its special historic and cultural context, are the extensive remnants of the mediaeval royal hunting forest of 'Whittlewood'. The hunting forests of Northamptonshire were a great attraction for the Norman Kings of England. Northampton's central location made it a logical choice for administration and with its great Norman fortress it became a major royal town of the Plantagenets. The hunting forest was originally encircled by a protecting ring mound; the turnpike from Oxford to Northampton passed through it and common cattle and deer often strayed into the village. The Norman kings built a royal residence² in the

² The exact position of the well documented Residence is not recorded; however, the County Sites and Monuments Catalogue clearly points to this location. It would have been ideally sited at the confluence of the main Silverstone Brook with a tributary brook from the forest and just upstream of

village which must have been a substantial edifice: King Richard I (The Lionheart) entertained the King of Scotland here and in 1214 in the reign of John the King's Chancellor ordered two tuns of red wine to be delivered to the King's Silveston residence.

- 2.7 Archaeological remains from the mediaeval period include those of Luffield Abbey and the nearby chapel dedicated to Becket (now both within the confines of the Circuit, which has corners named after them). A moated site is located between the forest and West End (although in mediaeval times the extended forest may have been adjacent to the moat). It is shown on the 1900 Ordnance Survey map as a rectangular, moated site 100m by 40m. It is, doubtless, the location of the mediaeval Royal Residence. There are the remains of two fishponds. The largest of these was a hugely significant local feature; it would have been the largest man-made water body in the midlands (some 650m long). Its function was to provide fish, notably for Luffield Abbey and, no doubt, that of the Angevin and Plantagenet Kings (who also had a hunting lodge in the village). The remains of the dam which held back the grand pond remain in the valley north of the village, albeit breached in part. There are also indications of a mill race here. The manors of Silverstone ('Silveston Burnham') and Whittlebury were originally a single estate before the creation of the separate parishes; Luffield Priory and Burnham Abbey³ held their manorial courts. References in court documents from the 1440s refer to West End, Cattle End and Green Lane, testifying to the antiquity of these ancient thoroughfares in the village.
- 2.8 It is likely that the village's settlement pattern arises from two separate historic functions: i) 'Ribbon' development alongside the Oxford - Northampton highway, which originally would have followed the line of Green Lane and ii) nucleated development in West End, probably serving the royal residence. The earliest known map of the village, from circa 1600, shows this unusual *morphology*, a perimeter of highways encircle an extensive open area - possibly common land - and the built form, which follows the highways in part, encircles the central space. The densest development and greatest plot subdivision follow West End in this period. The plots here are very regular and clearly comprehensively planned, as opposed to piecemeal development elsewhere. They are, possibly, 'burgage plots' and their mediaeval surveyors have created contour-related land parcels in proportions of an acre. The current village core, Church Street and Cattle End are locations for the remaining housing. The upper reaches of High Street and Brackley Road are devoid of development in this period. A lane, which is now lost, is located between, and connecting, West End and Cattle End. The grand mediaeval fishpond had ceased to exist by this time.
- 2.9 A dramatic local development of the Georgian period was the laying out of Stowe Gardens by Richard Temple, First Viscount Cobham. This incorporated, as part of the overall Stowe Gardens Master Plan, an Avenue/Ride emanating, via Wolfe's Obelisk, from the north elevation of the Great House some 6 km to Silverstone village, where it terminated diagonally opposite Cattle End. Its Northern end is marked to this day by two contemporary Georgian Lodges.
- 2.10 The 1824 Map of Silverstone shows how the general pattern of development is largely unchanged from the 1600s, save for additional development along the upper High

the grand fishponds. No less than five Angevin and Plantagenet Kings of England are recorded to have used the Residence in the village (Henry I; Henry II; Richard I [Coeur-de-Lion 'Lionheart']; John I [of Magna Carta] and Henry III).

³ *In South Buckinghamshire. Founded by Richard of Cornwall, a brother of Edward III in 1265/6.*

Street and a corresponding contraction at the south of West End (where the lane has become 'sunken' by some 2.5m due to the action of traffic and rain over centuries). The map shows how the various clusters of village housing are elegantly linked by a dense network of footpaths across the central open area. It also shows how the northern termination of Stowe Avenue was celebrated by a landscape feature incorporating the two lodges.

- 2.11 During the 19th century the ancient village morphology remained stable. There was a significant densification of Cattle End during the period of 'High Victorian Farming' (up to 1870) and lesser development of High Street and Murswell Lane. The 1900 OS Map demonstrates the stability of the village form and highlights the wide array of footpaths which would have made village life 'joined up' and communal across the Green Heart of the village.
- 2.12 For centuries Silverstone's main industry was based on timber. At its height, Silverstone boasted 22 woodyards along with an active Forestry Commission base in Hazelborough Forest. Timber, sometimes from as far away as Wales, was used for furniture, planks, gates, pit props, hurdles and building products. The smaller branches were sold locally for firewood.
- 2.12 In the summer of 1948 the RAC and BRDC were looking for a venue to host the first post-World War II British Grand Prix. Silverstone airfield was chosen. Ex-RAF pilot, Jimmy Brown made a remarkable six month transformation of the airfield to a venue to receive an estimated one hundred thousand spectators hungry to see racing after the war. Jimmy continued the transformation and remained at the helm for 40 years. During the 1970s, Jimmy, wanting Silverstone village to profit from the circuit, encouraged village charities – this continues today and raises much needed funds.
- 2.13 During the post-war period, most of the area between the 1930s bypass and Green Lane-Little London has been infilled, doubling the size of the village. It is fair to say that this was not Britain's finest period in domestic house building; with the benefit of the passing years and hindsight we can now see that much is essentially of a utilitarian construction and lacks any sense of local distinctiveness or an urban design in harmony with the morphology of the ancient village. Further, during the 1960 - 1980 period design control in the village was weak.

Settlement Form

- 2.14 Silverstone parish contains four historic settlements – Silverstone, West End, Cattle End and Olney. The village confines defined in the South Northamptonshire Local Plan Part 2 (Map 3) shows two enclosed areas. The larger one to the east contains Silverstone, Olney and Cattle End and the smaller one to the west - West End. Maintaining clear separation of the four settlements is essential to maintain the character of the village.
- 2.15 Silverstone is the largest settlement and is the hub of the village, containing the church, chapel, shops and public house. Olney comprises the houses along the south side of Brackley Road between Dadford Road and Olney End House. Cattle End is a cul-de-sac approximately 400 metres long (although historically longer) running off Brackley Road near to its junction with Dadford Road.
- 2.16 Olney is separated from Silverstone only by Brackley Road and the site of a former timber yard to the east of Olney End House. Cattle End is separated from the main part of Silverstone by a green lane that leads to the High Street and adjacent Olney Meadow pocket park.

- 2.17 West End was probably mediaeval planned development along the route called West End. In the past there were public houses and timber yards along its length. Development of the timber yard sites has resulted in small infill housing developments such as Hazelwood and Monkwood. At the south end is West End Farm with a small industrial development.
- 2.18 The form of the village of Silverstone is special as it incorporates a very extensive, central green space, the 'Green Heart of the village' (Map 2) mentioned by numerous villagers at the Exhibitions in 2016 and 2017. This area is crossed by a network of public routes, some of which are Public Rights of Way. But it is not only its disposition which makes this central village feature so distinctive and precious to village life: the area is highly attractive and, for the most part, it has the aura of classic English parkland with a pastoral scene of isolated mature trees and majestic oaks following the meandering watercourse. It serves to separate the historic clusters of West End, Cattle End and Church Street but, by virtue of the rights of way, it unites them as a community, functioning as a meeting place. For these aesthetic and community reasons the space is much frequented and cherished by villagers.
- 2.19 Similarly, the valley of Silverstone Brook flowing roughly north south on the western side of the village's settlements is an essential corridor of open land that helps to define the setting of the village. The Brook is also a precious wildlife corridor; it is an important ecological and aesthetic resource. It incorporates three mediaeval remains along its course: the moated (royal) site, now adjacent to soaring oaks, fishponds and the former lakebed and dam of the mediaeval. The valley comprises the lush foreground to the important forest backcloth to the village, which is represented by Bucknell Wood and Hazelborough Wood, remnants of ancient Whittlewood.

Community and Business

- 2.20 Silverstone benefits from two places of worship with meeting rooms, a primary school, a recreational area with playing fields, two pocket parks, two play areas and a public house. There is also a doctors' surgery, a village shop with Post Office, a home furnishing shop, a vacant shop, and three repair garages. Other business premises include a care home, joinery and several design consultancies. In the parish, but away from the village centre, are a timber yard with a clothing shop, and other businesses (many motorsport-related).
- 2.21 St Michael's Church, in the village centre, is the parish church. Silverstone Methodist Chapel is off the High Street. Both church and chapel have meeting rooms, which are available to rent.
- 2.22 Silverstone CE Primary School is a new school located at the northern end of the village. It replaces a Community Infant school and a Church of England Junior School. The old Victorian/Edwardian school buildings have been retained and converted into modern dwellings.
- 2.23 The Silverstone Recreational Association on Church Street between the centre of Silverstone and West End comprises a Pavilion, changing facilities and playing field used by both football and cricket clubs. There are tennis courts on the far side of the pitch and there is a large and well-equipped play area between the road and pitch. There is off-road car parking. The hall is a venue for private functions, sports activities, stage events and social meetings.

- 2.24 Silverstone has a number of clubs and societies that meet in the village. These include Brownies, Scouts, Youth Club, amateur dramatics, an art group, a sewing group, dancing school, gardening club, Women's Institute and a Freemason's Lodge.
- 2.25 There are pocket parks at Olney Meadow with access from Graham Hill, and Brickle off West End. These are vested in the Parish Council and maintained with the aid of volunteers.
- 2.26 The play areas are on Church Street adjacent to the playing field and on Old Oak Drive. The Church Street play area is well equipped with play and other equipment suitable for children up to teenage. Old Oak Drive is for smaller children. These are maintained by the Parish Council. There is also a play area in the new Silverstone Leys development which it is anticipated the Parish Council will eventually adopt.
- 2.27 The White Horse is now the only public house in the village. There is now only one shop open in the village centre. This is a very comprehensive general store and newsagents, which took over the village's Post Office function in 2015.
- 2.28 The doctors' surgery and associated small dispensary is on a small, central site on Whittlebury Road. The location lacks suitable car parking.
- 2.29 In addition to the new Primary School the other educational establishments in the Parish are Silverstone Pre-School (located in the Methodist Chapel), Silverstone University Technical College and the National College for Motorsport, which are both adjacent to Silverstone Circuit. Silverstone Circuit and Silverstone Park are partly in the parish of Silverstone. Silverstone Circuit is owned and run by the British Racing Drivers' Club. Motor racing and other track activities take place all year round.
- 2.30 Silverstone Park is a commercial business area run by MEPC. This has a number of mainly motorsport-related retail businesses as well as some racing teams.
- 2.31 There are currently areas designated for allotments in the new Silverstone Leys development. When completed, it is anticipated that these will be transferred to the ownership of the Parish Council to be managed by an approved village allotment society
- 2.32 Also in Silverstone Parish are various farms and associated agricultural and rural enterprises.

3.0 Preparing the Plan

3.1 The SNDP has been prepared following an extensive series of consultation and engagement activities. These are summarised on Table 1.

Table 1. Silverstone NDP Key Dates and Activities

Key Date(s)	Event/Action
2011	Localism Act gives Parish Councils the power to prepare a Statutory Neighbourhood Development Plan or a Parish Plan/Village Design Statement
April 2012	Silverstone Parish Council makes decision to pursue a Parish Plan. Working Party constituted in advisory capacity.
2013	A comprehensive questionnaire was prepared, and hand delivered and collected from every residence in the Parish. Results were collated and formed the basis for the developing PP/VDS
2015	Following various changes to the Working Party and Parish Council, a newly re-constituted Working Party comprising Parish Councillors and members of the Silverstone Community continued to progress the plan.
June 2015	Silverstone Conservation Area designated by South Northants Council.
2 nd and 3 rd December 2016	An exhibition displayed the results of the PP/VDS and sought the views of the Parish on the Draft Parish Plan. Many recorded comments on the need to move this quickly to a Neighbourhood Plan following the Catch Yard decision to allow 220 homes on a site outside the village confines.
9 th January 2017	Parish Council formally adopted PP/VDS
13 th February 2017	Plan submitted to South Northants Council for adoption
19 th July 2017	PP/VDS adopted by SNC as a Supplementary Planning Document
13 th March 2017	Parish Council makes the decision to investigate production of NDP and a new working party is formed with comprehensive Terms of Reference. Also sought to seek the views of the community through a ballot of all households
12 th April 2017	Designation as a Neighbourhood Development Planning Area for the whole parish
April 2017	Explanatory leaflet and voting papers circulated to every household in the parish. Results: 566 voted in favour of developing an NDP; 56 were not in favour; 2 papers were spoiled. Work begins on Silverstone Neighbourhood Plan
From March 2017	Formal monthly meetings (open to members of the community) commence on the third Monday of each month with Minutes being displayed on the Silverstone Parish Website - www.silverstonevillage.org.uk Informal workshop initiated on the first Thursday of each month (if required)
Late October/Early November 2017	Exhibition showing results of work completed. Questionnaire to gauge feeling on key objectives of Neighbourhood Plan. 'Silverstone – the Movie' is revealed.

December 2017 – January 2018	Questionnaire analysed and collated and prepared for inclusion in February edition of village newsletter. Work commences on Sustainability Study followed by Focus Groups to test out final objectives and weighting of Sustainability factors.
February 2018	Results published in News and Views.
February 2018 onwards	All information and evidence collated and Working Party embark on writing the plan, preparing a comprehensive exhibition and a further questionnaire to elicit the views of the parish. Ongoing discussions take place between Working Party and local landowners.
April 2019	A comprehensive exhibition was mounted in Silverstone Church of England Primary School over ten days of the Easter Holidays and was attended by over 500 people. Nearly 500 people completed the questionnaire. The exhibition was widely advertised.
February 2020	Covid Pandemic began.
April 2021	Draft Plan approved by Silverstone Parish Council and preparations undertaken for Regulation 14 consultation – creation of dedicated website and requirements of Reg 14 consultation followed.
2nd April to end of May 2021	Regulation 14 goes live with a variety of methods to communicate to the Parish, consultation bodies and other interested parties.
June 2021	Work begins on collating results of Regulation 14.
April/May 2022	Membership of Parish Council and Working Party significantly changed.
April 2022	Working Party hand back to Parish Council for final decision on how to proceed. Decision to move to a more simplified version of the plan taken by Parish Council.
December 2022	Consultants (Kirkwells) commissioned to rewrite a policy-based, protective plan.
March 2023	Revised plan submitted to WP (which included 5 new PC members) for editing/updating.

4.0 SWOT Analysis and Key Issues

- 4.1 At the December 2016 public drop-in sessions and ‘open to the public’ Working Party meetings held on the third Monday of each month from April 2017, people were asked to identify Silverstone’s Strengths, Weaknesses, Opportunities and Threats.
- 4.2 A summation of the SWOT analysis completed across the Parish is set out in Table 2. Each statement is linked to specific comments as recorded in Appendix 1.

Table 2. Silverstone NDP SWOT Analysis

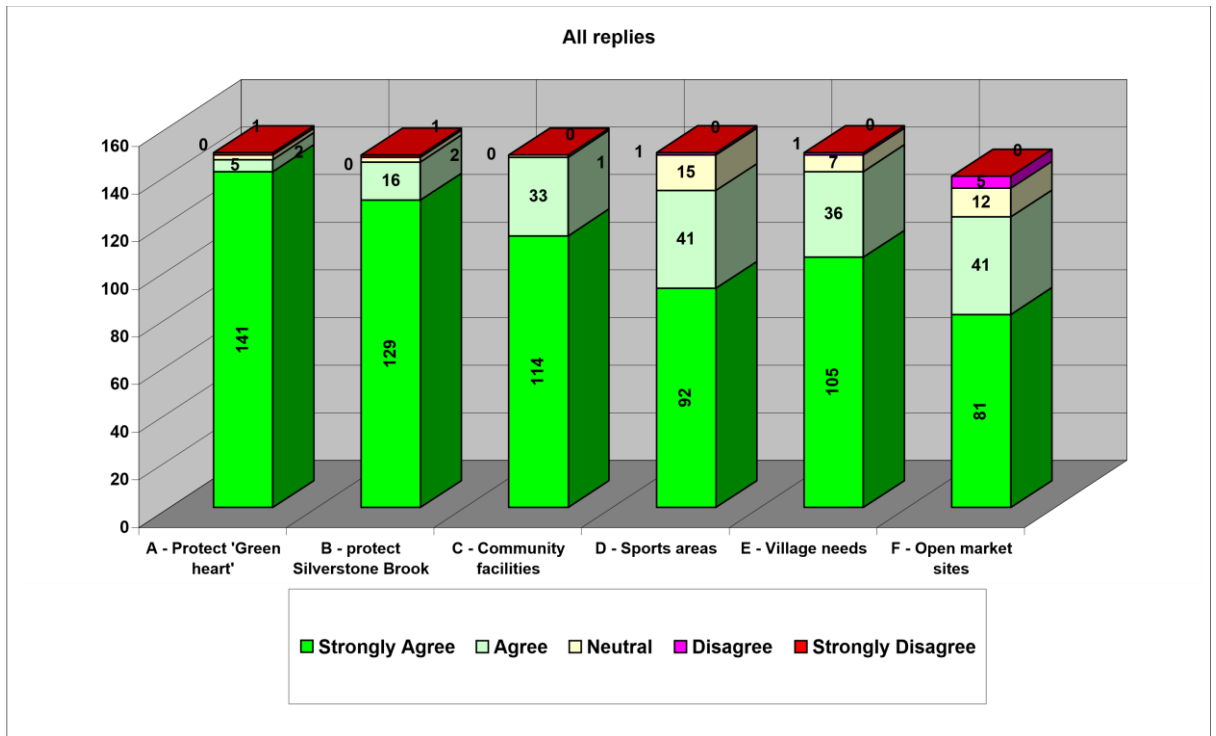
Strengths (S)	Weaknesses (W)
<ol style="list-style-type: none"> 1. World renowned motor racing venue and village 2. Heritage and history within village and close proximity 3. Good access to employment, local countryside and national parks and gardens 4. Natural setting 5. Community spirit 6. Ecology of surrounding countryside 7. Village morphology 	<ol style="list-style-type: none"> 1. Infill policy of past allowed for patchwork development - not always of good quality 2. Transport and traffic inadequacies and on-street car parking poor 3. Visual elements poorly designed (including proliferation of signage) 4. Poor pedestrian environment 5. Lack of ‘green’ planting 6. Housing – lack of affordable homes for young families/singles/older people
Opportunities (O)	Threats (T)
<ol style="list-style-type: none"> 1. Improvement of village amenities 2. Provision of appropriate housing to meet local needs 3. Traffic issues – improvement in traffic calming 4. Reduce signage and wire accumulation 5. Improve cycleways and pedestrian rights of way access to link the major parts of the village, surrounding countryside and circuit 6. Beautification and green planting 7. Improve access to ecological wildlife sites 8. Benefit from funding opportunities to create improved facilities/amenities 	<ol style="list-style-type: none"> 1. Lack of investment in recreation/ sport /medical facilities 2. Need to protect the ‘Green Heart’ and other important open spaces 3. Development pressure for housing 4. Traffic growth due to new housing 5. Low grade industrial development on inappropriate sites 6. Enlargement of Circuit employment may lead to pressure for more housing 7. Declining commercial interests – loss of shops/businesses in the village 8. Lack of housing choices e.g. size and type

- 4.3 From this SWOT analysis the following key issues have been identified for the SNDP to address:
- The need to protect and enhance Silverstone’s natural environment and built heritage
 - Maintaining and enhancing the rural setting and surrounding countryside
 - Retaining Silverstone village’s unique form and morphology, including the village’s “Green Heart”
 - Creating a framework to ensure new development is of good quality design
 - Preservation of the area’s open spaces and creation of new open spaces

- Protecting and improving the village’s key community and recreational facilities
- Reducing traffic congestion and improving infrastructure for all transport modes
- Maximising access to resources that will allow improvements to be made within the Silverstone neighbourhood area

4.4 The identification of these key issues is broadly supported from the Questionnaire Survey results (Figure 2).

Figure 2. Silverstone Neighbourhood Plan Questionnaire Survey Results



5.0 Vision and Strategy

Vision

5.1 On setting out on the journey to complete the SNDP, our Mission Statement was to:

“Increase the cohesion and sustainability of Silverstone as a community for all its residents and businesses and for those working in the parish. Through the empowerment of local people, to plan for the future housing, transport, environment, social and recreational needs for the whole community.”

5.2 It was also decided that the SNDP preparation process would be:

- **inclusive** - offering the opportunity to participate for everyone who lives and works in Silverstone or who owns property or and in Silverstone.
- **comprehensive** - identifying the important aspects of life in Silverstone so that we can plan for the future.
- **positive** - bringing forward proposals which will improve the quality of life in Silverstone.

5.3 The SNDP will help to address the key issues with the aim of achieving our Vision for Silverstone in 2029.

2029 Vision for Silverstone

In 2029 Silverstone will be a flourishing, cohesive, distinctive and prosperous community. Development will be of high quality design and new and existing facilities will be in place to meet the changing needs of each age group of the community.

Silverstone will have conserved and enhanced our natural and historic environments thereby retaining the village’s unique and distinctive built form, ecology and historical heritage.

Objectives

5.4 To deliver the Vision the following Objectives have been set for the SNDP. The objectives are not ranked in order of importance, seeking to achieve all of them is integral to delivering the 2029 Vision for Silverstone.

Silverstone Neighbourhood Development Plan
Objectives

Objective 1: To manage development so that it maintains the separate historical settlements of Silverstone village

Objective 2. To conserve and enhance the character of the Conservation Area and to protect designated and non-designated heritage assets

Objective 3. To ensure that the design and appearance of future development helps to maintain the rural identity and character of the village

Objective 4: To protect and enhance community facilities

Objective 5: To improve transport and accessibility

6.0 Planning Policy Context

6.1 Neighbourhood Development Plans must be consistent with national planning policies and advice: and be in general conformity with the strategic planning policies for the area. It is therefore important that as the SNDP is prepared, the emerging draft policies reflect this higher-level planning framework.

6.2 National planning policy is set out in the National Planning Policy Framework (NPPF)⁴ published in December 2023. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system performs an economic role, a social role and an environmental role.

6.3 The benefit of neighbourhood planning is set out in paragraph 29 of NPPF:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁶.”

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

6.4 Strategic planning policy is set out in several local development plan documents (DPD) as follows:

- West Northamptonshire Joint Core Strategy, adopted 2014
- Northamptonshire Minerals and Waste Local Plan, adopted 2017.⁵
- South Northamptonshire Local Plan Part 2 2011-2029, adopted July 2020

6.5 The West Northamptonshire Joint Core Strategy (WNJCS) was adopted in December 2014. The WNJCS sets out an overall vision setting out how the area and places within it should evolve, including the following:

“Our rural areas will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape. The countryside will support a diverse rural economy including leisure and tourism through its waterways, country houses, parks and woodlands.”

“Silverstone Circuit will continue to be at the pinnacle of international motor sport venues. It will foster high technology motor sport business at the forefront of technology with a motorsport cluster located nearby.”

The WNJCS also includes strategic objectives for the area focusing on key issues; a strategy for the delivery of these objectives; strategic planning policies (including a policy for Silverstone Circuit and a policy for the Rural Areas); and an explanation of how the delivery process will be monitored.

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf

⁵ Minerals and waste are not matters to be covered by an NDP.

- 6.6 The South Northamptonshire Local Plan Part 2 document sets planning policy for the former District, including a set of village confines for Silverstone. Policy SS1 identifies Silverstone as a Secondary Service Village (category A) “likely to be more suitable for limited development” within the village confines. Outside of the confines land is designated open countryside where development is more limited.

7.0 Neighbourhood Plan Policies

- 7.1 This section of the SNDP sets out the draft planning policies to guide development in the Parish of Silverstone up to 2029. The policies are defined below each SNDP Objective. Whilst the policies are divided between the Objectives the policies of the plan should and will be read as a whole.

Objective 1: To manage development so that it maintains the separate historical settlements of Silverstone village

Policy SNDP1 – Conserving village form

Development outside the three Silverstone village confines will only be supported where it is consistent with Policy R1 of the West Northamptonshire Joint Core Strategy and the relevant policies of the South Northamptonshire Local Plan Part 2 and where it:

- a) Preserves the Green Heart (shown on the Policies Map) by retaining its openness;
- b) Does not result in the coalescence of the separate village confines of Silverstone village, Cattle End and West End;
- c) It conserves known and potential features of historic and archaeological value in accordance with guidance in the NPPF; and
- d) Preserves Silverstone Brook Valley Corridor (north and south), shown on the Policies Map, emphasising its historical importance in the development of the village

Background/Justification

- 7.2 Silverstone parish contains four historic settlements – Silverstone, West End, Cattle End and Olney. Silverstone is the largest settlement and is the hub of the village, containing the church, chapel, shops and public house. Olney comprises the houses along the south side of Brackley Road between Dadford Road and Olney End House. Cattle End is a cul-de-sac approximately 400 metres long (although historically longer) running off Brackley Road near to its junction with Dadford Road. Olney is separated from Silverstone only by Brackley Road and the site of a former timber yard to the East of Olney End House. Cattle End is separated from the main part of Silverstone by a green lane that leads to the High Street and adjacent Olney Meadow pocket park. West End was probably mediaeval planned development along the route called West End. In the past there were public houses and timber yards along its length. Development of the timber yard sites has resulted in small infill housing developments such as Hazelwood and Monkswood.
- 7.3 In Local Plan Part 2 (LPP2) Silverstone is classed as a Secondary Service Village, suitable for limited development. Given the separate elements of the village's structure described in paragraph 7.1 this limited development is to be focussed within three separate village confines defined in LPP2 (Map 3 of this document) of Silverstone, Cattle End and West End.
- 7.4 The SNDP does not seek to replace or duplicate this strategic planning policy. Policy SNDP1 seeks to identify additional criteria that will be used through the development management process (e.g. when planning applications are considered) so that the three separate areas of the village retain their physical separation. Key to achieving this will be to retain the "Green Heart" of the village that is bounded by Church Street to the north, Silverstone village to the east, Cattle End to the South and West End to the west as open land. Development in this area will lead to the loss of open land and erode the distinct, historic form of the village. This "Green Heart" is also an area Special Landscape value as defined in Local Plan Part 2.

- 7.5 The Green Heart is identified as a strategic open space in the adopted *Silverstone Village Design Statement*. This document recognises the form of the village of Silverstone is special as it this extensive, central green space, a form that has endured for quite possibly a thousand years. The area is crossed by a tight network of public routes, also of great antiquity. The area is highly attractive and, for the most part, it has the character of classic English parkland creating a pastoral setting of isolated mature trees, some majestic oaks, following the meandering watercourse. The Green Heart serves to separate the historic clusters of West End, Cattle End and Church Street but, by virtue of the rights of way, it unites them as a community, functioning as a *de facto* peripatetic meeting place. For these aesthetic and community reasons the space is much frequented and cherished by villagers. Hence, any development in this area should not lead to openness or lead to any loss of separation between the three village confine boundaries. This protected area is shown on the Policies Map.
- 7.6 Silverstone Brook flowing roughly north south to the west of the village's settlements was also identified as strategic open spaces, in the *Village Design Statement*. The valley of the Silverstone Brook is a precious wildlife corridor; it is an important ecological and aesthetic resource. It incorporates three mediaeval remains along its course: the moated (royal) site, now adjacent to soaring oaks, fish ponds and the former lake bed and dam of the mediaeval fishery (ancient monuments, albeit not scheduled as yet). The valley comprises the lush foreground to the important forest backcloth to the village which is represented by Bucknell Wood and Hazelborough Wood, remnants of ancient Whittlewood. This area is also identified on the Policies Map. Development will be managed in this area using Policy SNDP1.
- 7.7 The historic development of the area has left a lasting legacy within the landscape and one which has the potential to offer more in our understanding of past life in the area. Map 5 taken from the *Village Design Statement* shows the boundary of some key archaeological assets, many related to the medieval heritage of the area, such as ridge and furrow, fishponds and potential for further understanding of the royal residence in the area. Any new development should be sympathetic to this known and potential heritage and conserve this where it is known and allow for survey, recording and conservation where assets are likely to be present.

Objective 2. To conserve and enhance the character of the Conservation Area and to protect designated and non-designated heritage assets

Policy SNDP2 – Development within Silverstone Conservation Area

All new development within and affecting the setting of Silverstone Conservation Area (Map 3) will be expected to maintain and where possible enhance the positive attributes of the Conservation Area and its setting. Development proposals will be supported where they:

- (a) Maintain the historic pattern of development by respecting the village's historic plan form set around a central civic space;
- (b) Sympathetically retain and re-use other significant buildings as defined in the *Silverstone Conservation Area Appraisal* (Map 3);
- (c) Preserve historic detail of the built environment and materials and, where possible, reinstate architectural details of buildings;
- (d) Integrate sympathetically with their surroundings and respond positively to the village's historic vernacular both in design and scale;
- (e) Are designed to reinforce a sense of enclosure and use design features and materials that help to create a sense of unity;
- (f) Reinforce local identity by using traditional materials such as limestone, slate and timber for windows and doors;
- (g) Retain open spaces, mature trees, hedgerows and grass verges, narrow routes, banks and footpaths;
- (h) Introduce landscaping and planting of native tree species;
- (i) Improve the public realm by reducing urban street signage, street furniture and overhead wiring and when such features have to be replaced, they use sympathetic alternatives more appropriate to a rural setting; and
- (j) Where below ground works and investigations are required suitable archaeological investigations are undertaken and recorded.

Background/Justification

- 7.7 The Silverstone Conservation Area was designated in June 2015 (Map 3). The reason for this designation is to preserve or enhance the special character of the area. The designation means that there is greater control over development for example:
- in the Conservation Area most demolition requires permission and is likely to be resisted if the building makes a positive contribution to the area;
 - some minor works to houses which would normally be permitted development, such as dormer windows, extensions, external cladding, alterations to the roof require planning permission; and
 - generally, higher standards of design apply within the Conservation Area for new buildings and alterations to existing buildings.
- 7.8 The key characteristics of Silverstone Conservation Area are summarised below, for a detailed map see Map 3 of this document:

- A distinctive plan form set around a central square and crossroads;
- Vernacular scale properties;
- A sense of enclosure;
- Standardised materials and design features which help to create a sense of unity;
- The use of locally sourced limestone;
- A predominance of simple uncluttered slate roofs;
- Mature vegetation; and
- An informal rural quality with narrow routes, grass verges, banks and limited footpaths contributing to the area's significance.

7.9 The *Conservation Area Appraisal and Management Plan* identifies the following issues:

- Encourage the preservation of surviving historic detail and materials.
- Encourage the reinstatement of appropriate architectural details in buildings considered to be of significance to the character and appearance of the conservation area. The use of Article 4 Directions may help to achieve this.
- Promote the sympathetic management of open space within the conservation area, including verges and to work with the highway authorities and other statutory undertakers to enhance the qualities of the area.
- Promote the retention of all vegetation which contributes to the significance of the conservation area and develop opportunities for the appropriate planting of new trees in order to ensure the continued existence of mature trees in the future.

7.10 To help implement some of these commitments Policy SNDP2 will be used.

Policy SNDP3 – Development affecting non-designated heritage assets

Where development is proposed the non-designated heritage assets listed below (and shown on the Policies Map and Map3) should be conserved in a manner according to their significance.

1. The 17th Century cottage cluster in West End comprising 51, 66, 68 and 70
2. The moated site north of Blackmires Lane West End and the associated rectilinear feature
3. The former lakebed;
4. The breached Norman dam;
5. Evidence of ridge and furrow;
6. Former clay extraction site (“Brickle” in West End);
7. Methodist Chapel;
8. Church Hall;
9. selected boundary walls (as identified on Map 3)

Background/Justification

- 7.11 As well as the Conservation Area and Listed Buildings, that already have statutory protection through existing legislation, the Neighbourhood Development Plan area includes several other buildings and structures that have heritage value. In “planning speak” these are termed “non-designated heritage assets”. These assets are links and reminders of the area’s long and varied history. For example, there are assets linked to the area’s royal and agricultural history. National planning policy is set so that heritage assets should be conserved in accordance with their significance. Policy SNDP3 identifies the neighbourhood area’s non-designated heritage assets and when subject to planning applications such assets will be conserved in a manner appropriate to their significance.
- 7.12 The non-designated heritage assets have been identified by the Working party using a variety of sources, including the Conservation Area Appraisal, work on the VDS (Map 5) and more detailed surveys and studies. Policy SNDP3 lists a number of non-designated heritage assets that illustrate the area’s long and rich history from medieval through to more recent times.

Objective 3: To ensure that the design and appearance of future development helps to maintain the rural identity and character of the village

Policy SNDP4 – Design

All new development will be expected to respond positively to the key attributes of the neighbourhood area and the key local design features of Silverstone village (this does not necessarily preclude contemporary approaches of the highest standards of design). Development that is not well-designed will not be supported. To ensure good design is achieved, development proposals should demonstrate how the Silverstone Village Design Statement and SNC Design Guide have been used to inform and influence any development proposals.

Background/Justification

- 7.13 The historic core of Silverstone village, roughly the area covered by the Conservation Area (Map 3), has in common with many Northamptonshire villages a parish church, farmhouses and cottages. Most of these are built in the predominant original building material – limestone. Unfortunately, much of the more recent development in Silverstone, indeed the County, has failed to take appropriate account of its context. Poor choice of materials and standardised suburban design solutions have eroded the distinctive character of Silverstone village. Policy SNDP4 seeks to encourage better design and to provide the Village Design Statement with development plan backing. This policy should be also read in conjunction with the South Northamptonshire Design Guide.
- 7.14 By setting this local policy the Silverstone NDP is helping to meet one of the key aims of national planning policy, that of “good design”, a principle that is seen as being indivisible from good planning. Planning policies and decisions should ensure that developments:
- Respond to local character and history and reflect the identity of local surroundings and materials; and
 - Are visually attractive as a result of good architecture and appropriate landscaping.
- 7.15 Any Design and Access Statements should fully demonstrate how applicants have adhered to the *Silverstone Village Design Statement* and the *South Northamptonshire Council Design Guide*. Applicants should also consider the future management and maintenance of development, whether that be by individual homeowners or for larger development through the use of management companies or by transfer to appropriate bodies with financial measures to ensure such bodies are resourced to undertake such management.
- 7.16 The South Northamptonshire Design Guide seeks to ensure that all new development in the area is designed and built to a high standard, an appropriate scale and both protects and reinforces the distinctive character of the local area. The Design Guide should be used in conjunction with the policies contained in the SNDP and other development plan documents in designing planning proposals.

- 7.17 In seeking to achieve good design it can often be the small details that result in a development achieving or failing to achieve this objective. This can be the result of a single poor choice, for example the wrong brick colour, or use of the wrong window shape. In these days of mass production and standardised house types the temptation to produce a “could be anywhere” solution is strong. But such solutions fail to undertake a proper analysis of local context. In doing this, such an approach is not in line with national planning policy which states that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.” (NPPF para. 139).
- 7.18 Policy SNDP4 does not seek to stifle innovation or produce pastiche copies of the past. Innovation and contemporary design are encouraged, but here, as with all new development, applicants and their architects should draw on the past to inform their proposals to ensure that new development is in keeping and harmonises with that of the past. Further advice on this issue is included in the Village Design Statement.

Objective 4: To protect and enhance community facilities

Policy SNDP5 –Community Facilities

The community facilities listed as follows and shown on the Policies Map will be protected in accordance with Local Plan Part 2 Policy INF2: Community Facilities.

SNDP5/1 - The White Horse Public House
 SNDP5/2 - The Methodist Chapel
 SNDP5/3 - St Michael's Church
 SNDP5/4 - Doctor's surgery
 SNDP5/5 – Silverstone CE Primary School
 SNDP5/6 – Silverstone Recreation Association
 SNDP5/7 – Old Oak Play Area
 SNDP5/8 - Allotment Area
 SNDP5/9 - Silverstone Leys Play Area
 SNDP5/10 – Green Lane

Proposals for the improvement of the existing community facilities will be supported when they would not have a significant adverse impact on residential amenity and when they are in accordance with other development plan policies and the policies of the SNDP.

Background/Justification

- 7.19 The community facilities in Silverstone will be protected and, where possible, enhanced to ensure that the social groups continue to grow and thrive and to maintain vitality within the village. Silverstone also has several key sport and recreation facilities; including the SRA. The Brickle open space is already protected through the South Northamptonshire Local Plan Part 2 so there is no need to protect in separately in the SNDP/
- 7.20 Local Plan Part 2 includes Policy INF2: Community Facilities. It is not considered necessary to replace or duplicate this existing development plan policy the SNDP defers to this policy but seeks to identify those facilities in Silverstone to which Policy INF2 will apply. This approach is in general conformity with the development plan for the area.
- 7.21 National planning policy supports the approach in Policy SNDP5. Planning policies should “*plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*” (NPPF, paragraph 97a).and “*guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs*” (NPPF, paragraph 97c).

Policy SNDP6 – Village Shop

The Village Shop and Post Office (shown on the Policies Map) will be protected for retail use as defined in section F.2 of the Use Classes Order.

Planning permission for change of use or redevelopment will not be supported, notwithstanding permitted changes within the F.2 Use Class, unless equivalent alternative provision is provided elsewhere in Silverstone village.

Background/Justification

- 7.22 Silverstone’s Village Shop and Post Office are essential community uses. Policy INF2 of Local Plan Part 2 does not protect such uses. This means that they are in danger of being lost to the community through change of use. To prevent this Policy SNDP6 of these uses under Class F.2 “Local Community” of the Use Classes Order. Such shops are defined as:

“(a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:

- (i) the shop’s premises cover an area not more than 280 metres square, and
- (ii) there is no other such facility within 1000 metre radius of the shop’s location,”

Changes of use are permitted within the F.2 Class to meeting place for the principal use of the local community, outdoor and indoor sport.

Objective 5: To improve transport and accessibility

Parish Council Supporting Actions - Traffic Management and Transport Improvements

Proposals to improve road safety and traffic management throughout the Parish will be fully supported. These include:

- Improved provision for walking and cycling throughout the Parish particularly through the extension of the Public Rights of Way network into the forest and the construction of new cycleways.
- Safety of cycle and walking routes by improving maintenance and sensitive use of lighting;
- Creating quality cycleway links to Silverstone Park and the new school
- Improvements to air quality and noise issues in housing areas adjacent to key transport routes
- Management of traffic to avoid rat-running. In particular, seeking to create all-movement junctions on the two A43 junctions in partnership with Highways England;
- Smart management of parking;
- Management of traffic routes, through sensitive and aesthetically pleasing traffic calming in accordance with shared space principles;
- Addressing various traffic management and access issues in Little London; and
- Partnership working with local schools, children and parents to promote walking, cycling and other non-car travel modes to and from schools, so as to encourage healthy lifestyles and to reduce traffic congestion in the village.
- The Parish will work alongside WNC on its local cycling and walking infrastructure plan to link Silverstone Village with both the circuit and other local communities

Background/Justification

7.23 From the consultations on the SNDP a number of traffic and transport issues have been raised:

- Too much commuting out of the village
- Poor public transport
- Through traffic
- A poor pedestrian environment
- Parked vehicles in the historic core of the village
- Too much signage
- Danger of speeding traffic on village roads but particularly the A413

7.24 Many of the issues identified are directly related to planning matters, therefore, this section of the SNDP includes a set of Parish Council Supporting Actions – activity that will be pursued with other agencies and partners to i

8.0 How to Comment on this Document

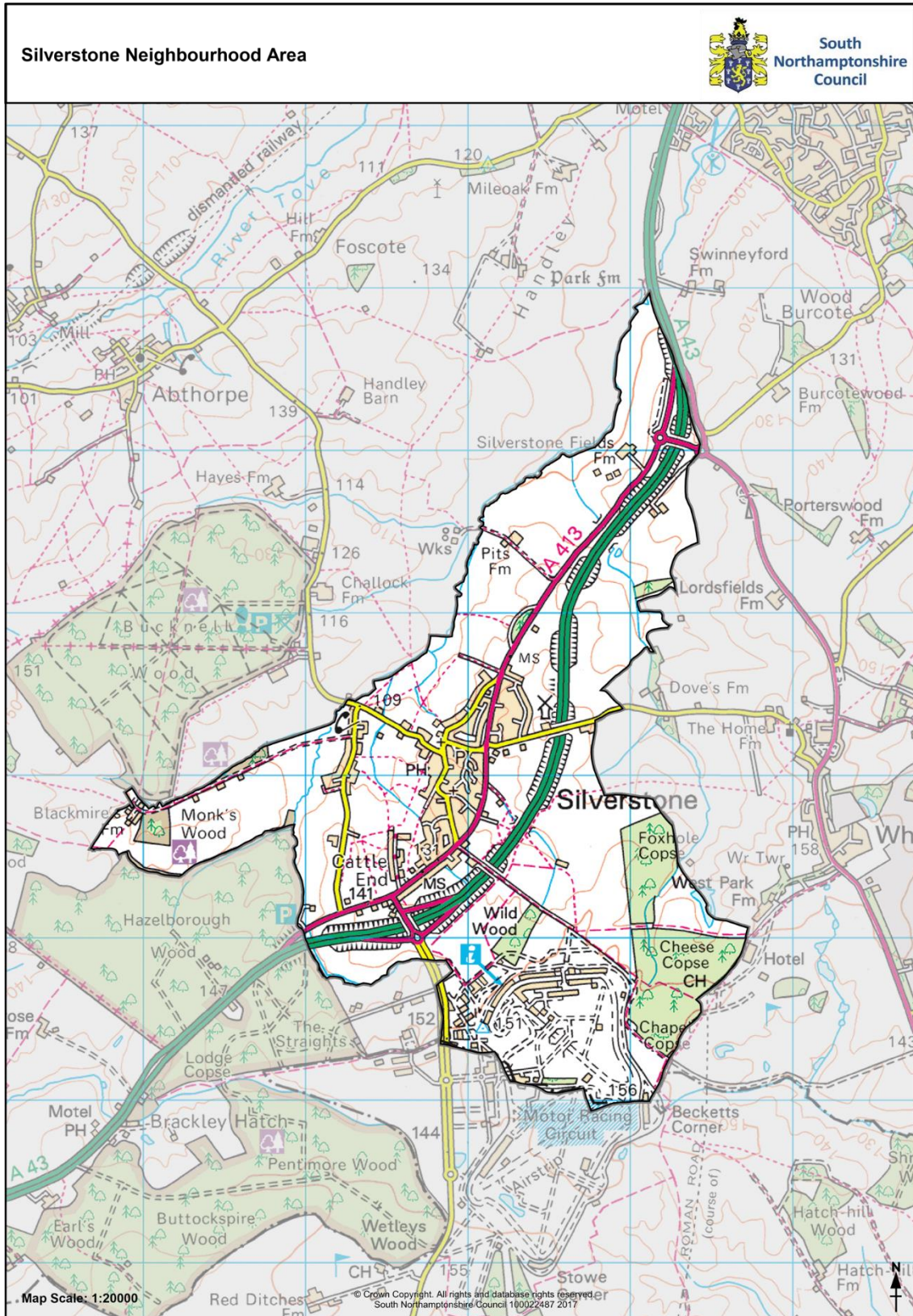
- 8.1 The Draft Silverstone Neighbourhood Development Plan is being published for informal consultation between **[insert dates]**.
- 8.2 Copies of the Draft Plan can be accessed in the following ways:
[insert]
- 8.3 Comments on the Draft Plan must be made in writing by **[insert]**
- 8.4 Following receipt of comments, and the Parish Council will assess the comments made and decide if any changes need to be made to the plan. This revised plan will then be put back out for six weeks of formal consultation later in 2023.

9.0 Monitoring and Review

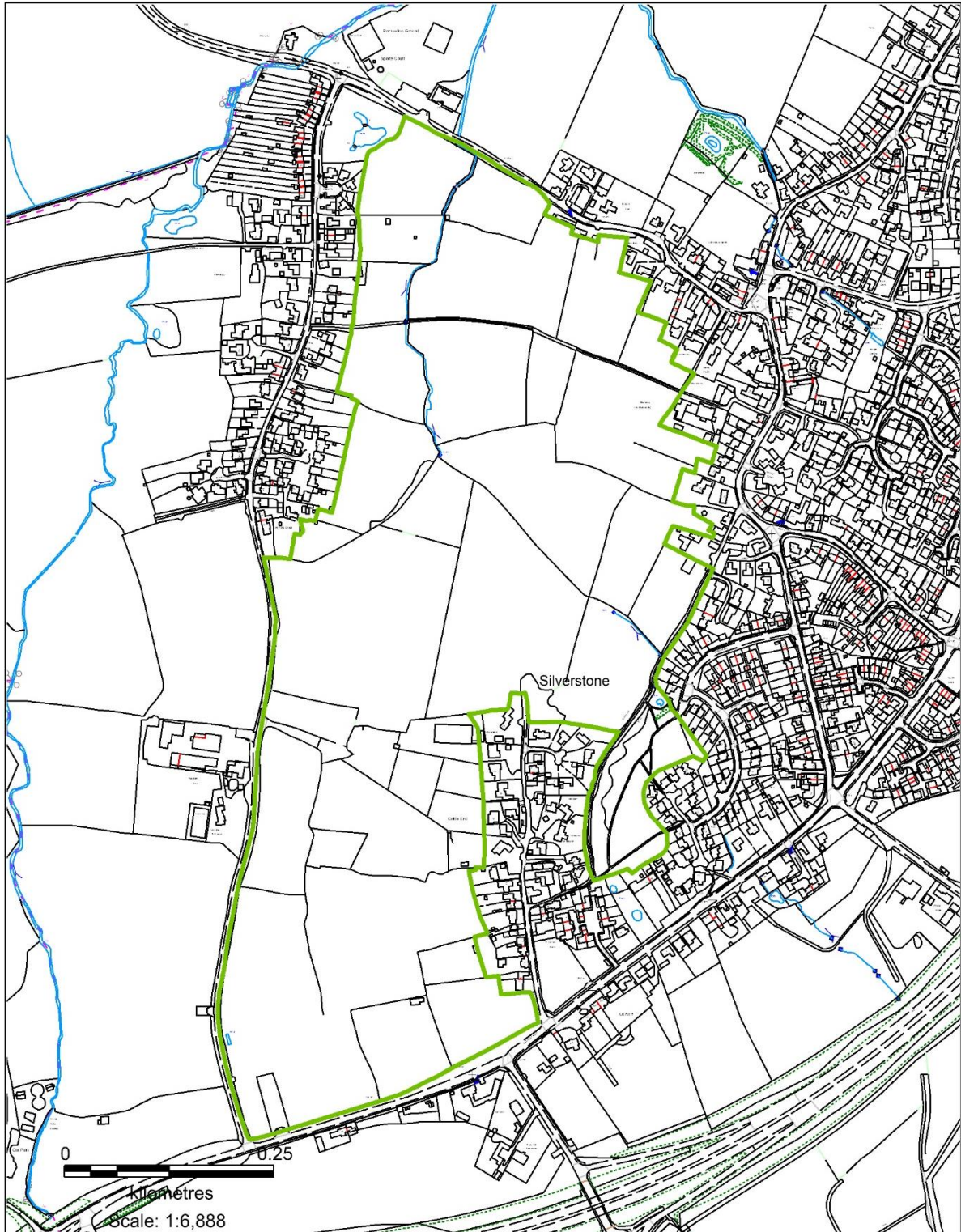
- 9.1 Neighbourhood Development Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the Neighbourhood Development Plan on an annual basis.
- 9.2 Where the need for change is identified the Parish Council will work with WNC to produce updates and amendments where necessary.
- 9.3 Should significant sections of the Neighbourhood Development Plan become out of date the Parish Council will look to review the whole document by producing a revised Neighbourhood Development Plan following the neighbourhood development planning procedure.

Maps

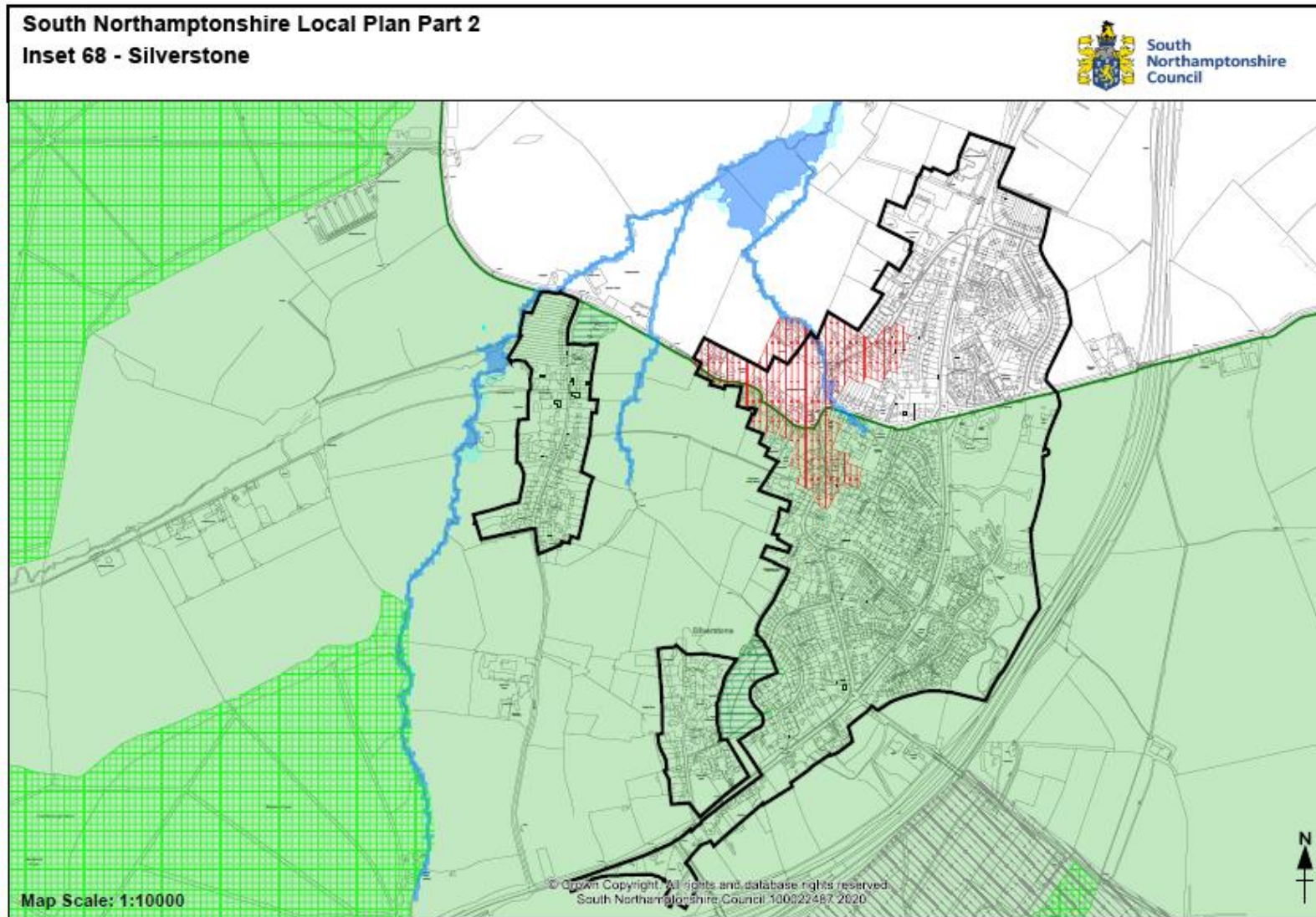
Map 1 Designated Area



Map 2 – Silverstone the “Green Heart” (© Crown copyright [and database rights] 2024 OS 0100055940 on behalf of Silverstone Parish Council 0000819842)












Map 4 – South Northamptonshire Local Plan Part 2A Proposals Map (Source: West Northamptonshire Council)



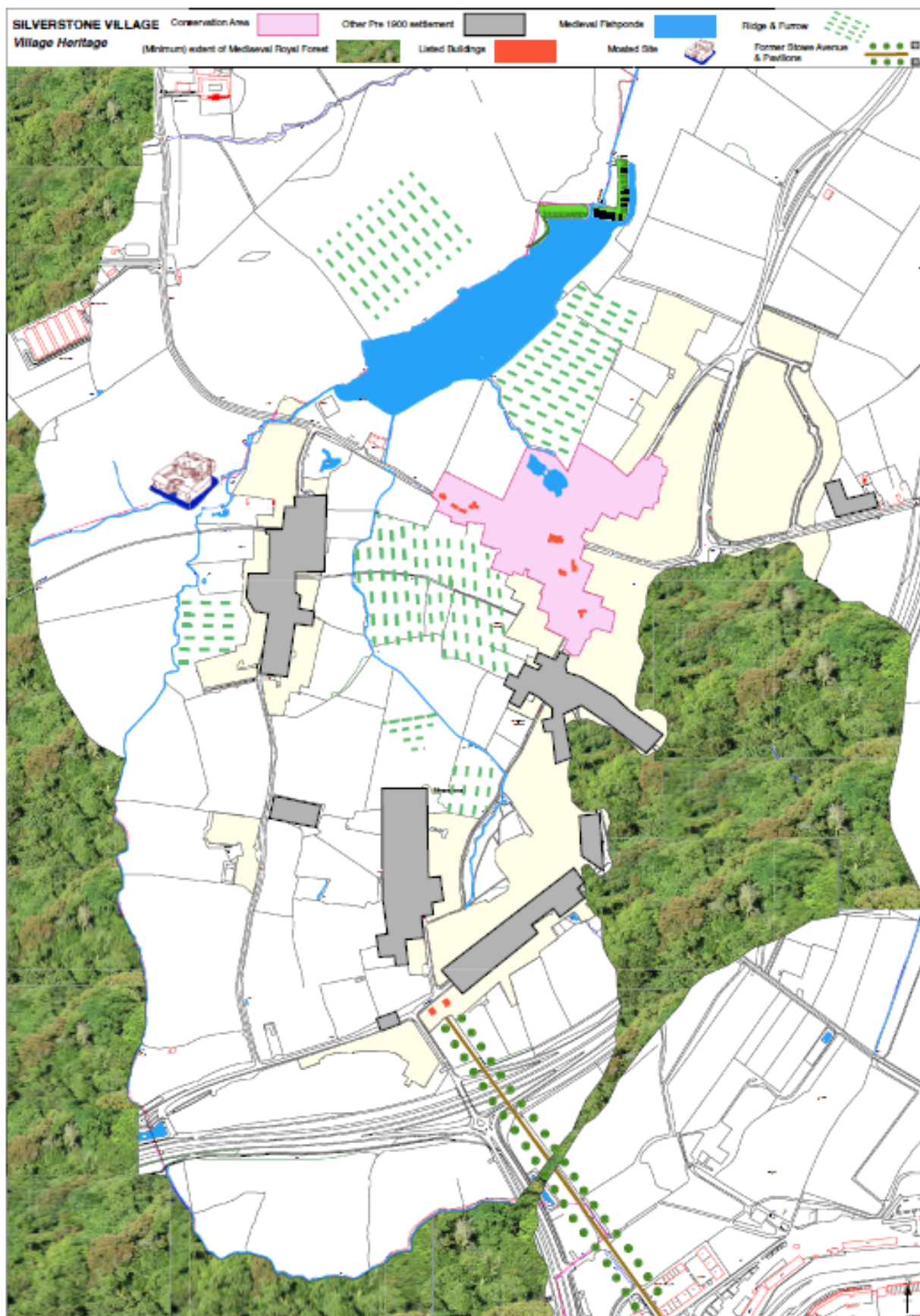
South Northamptonshire Local Plan Part 2 - Key

-  Flood Zone 3
-  Flood Zone 2
-  Registered Park and Garden
-  Scheduled Ancient Monuments
-  Settlement Confines
-  Conservation Areas
-  Local Wildlife Sites
-  SSSI
-  Special Landscape Areas
-  Green Infrastructure Corridors
-  Local Green Spaces
-  Employment Allocations
-  Highway Safeguarding Route
-  Registered Battlefield
-  District Boundary
-  Retail Frontage
-  Town Centre Boundary
-  Nene Valley Nature Improvement Area

WNJCS:

-  Northampton Special Protection Area
-  Northampton Special Protection Area (within SNC)
-  Northampton Special Protection Area (Buffer Zone - 3km)
-  Northampton Related Development Area boundary
-  Sustainable Urban Extension
-  Silverstone Circuit
-  Towcester Racecourse
-  M1 (J16) Employment Proposal
-  HS2 Safeguarding Route

Map 5. Silverstone Village Heritage (Source: Silverstone Parish Council)



Appendix 1



SILVERSTONE
Neighbourhood Plan

EXPOSITION QUESTIONNAIRE OCTOBER 2017

The Silverstone Neighbourhood Plan Working Group has carefully considered the major “structural” issues affecting the future of the village and makes the following recommendations for strategies to be incorporated in our new Neighbourhood Plan.

If you are unclear about any of these matters please speak with a member of the exposition team who will try and help clarify our strategies. Please indicate below your feelings on the propositions suggested

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
A. That the green area bounded by Olney/Cattle End; West End; Church Street and High Street (“The Green Heart of the Village”) be protected from any future built development	141	5	2	0	1
B. That the valley corridor(s) of the Silverstone Brook and other wildlife corridors be identified in plans and given similar protection	159	16	2	0	1
C. That site(s) be identified in plans in a sustainable location(s) for future village community facilities such as a meeting place/village hall; health and retail facilities.	114	33	1	0	0
D. That sites be identified for future allotments and formal sports areas	92	41	15	1	0
E. Similarly, site(s) be earmarked in sustainable location(s) for	105	36	7	1	0

future housing arising strictly from the needs of village residents (e.g. housing association rental/shared ownership; sheltered housing for our elderly; affordable housing, say, for younger village people)

- F.** That site(s) be identified in plans for a finite number of “open market” homes for sale, and/or self-build plots, on the basis that permission would be forthcoming only if a significant proportion of profits from associated land sales would go towards the funding of the village facilities outlined above.
- | | | | | |
|-----------|-----------|-----------|----------|----------|
| 81 | 41 | 12 | 5 | 0 |
|-----------|-----------|-----------|----------|----------|

The following list of individual statements collected during consultations support and have been used to compile the summary SWOT Analysis in Table 1 of the NDP. Each statement is followed by a reference back to Table 1 e.g. (S1) = Strength 1; (T10) Threat 10 etc.

Strengths

- One of the most famous villages in the world. (S1)
- Superb accessibility to strategic national highway routes and the whole of Britain (S3)
- Outstanding natural setting (S4)
- Close relationship with world "heritage" motor racing circuit (S2)
- Dispersed built form with long interface and relationship with open countryside (S7)
- A mediaeval heritage at the very heart of English, royal history (S2)
- Excellent access to major centres of employment and retailing (S3)
- A wealth of historic buildings (S2)
- A world class primary school facility (S8)
- Extensive public forest within walking distance (S4)
- A close and friendly community (S5)
- A dense network of public footpaths within the Parish (S3)
- The village institution which is Croft's store (S5)
- Our small health facility and its staff (S5)
- A historic village centre replete with pub dating from 1659 (S2)
- Playing fields on a level site (S4)
- Numerous areas of ecological interest within the Parish (S6)
- An excellent hinterland of attractive countryside, historic villages and parks/gardens (S3)

Weaknesses

- Too much commuting out of the village (W2)
- Consequently, for many the village is just a dormitory settlement (W2)
- Appalling public transport (W2)
- Very poor quality 20th Century development (W1)
- Consequently, parts of this famous village have a very mediocre appearance (W3)
- Most public facilities buildings in the village are life-expired (W1)

- The village is plagued by through traffic: generated by movements between outlying villages and the Circuit/bad design of A43 slip road geometry/wannabe racing drivers visiting the Circuit. Consequently, a generally poor pedestrian and cycling environment (W2)
- The inevitable sea of parked vehicles in the tight historic centre of the village (W2)
- Generally poor public realm – (the spaces around and between buildings including streets, squares and parks) (W3)
- A plague of signage (W3)
- A power and telephone wirescape which severely detracts from the overall environment (W3)
- Piecemeal, shoddy and poorly conceived industrial development within and adjacent to the settlement (W1)
- Paucity of recent tree planting within the village (W5)
- Lack of other professional services, e.g., Vet (W6)
- Prohibitive cost of basic housing for young village families (W7)
- Danger of speeding traffic on village roads but particularly A413 (W2)

Threats

- Development of open land e.g. attempt to gain approval for housing on Church Street (T2)
- Lack of choice in commercial premises (T10)
- Lack of significant investment in sports and recreational facilities (T1)
- Medical facilities not capable of expansion on present site and extremely poor parking provision (T1)
- An increasing elderly population living in larger houses with little opportunity to downsize (T11)
- Too many cars parking on pavements causing issues for children, mothers and the elderly (T5)
- Lack of facilities for the teens ((T1)
- Sustainability of Church/ Chapel (T12)
- The attractions of our sub regional accessibility and large-scale job growth at the Circuit could support the argument for unwelcome large scale housing development in the Parish (T9)
- Changes to Government policy on housing requiring local authorities to substantially increase allocations in the district ((T9)
- Concomitant reduction in the five-year land supply (T11)
- Through traffic growth in the village could increase exponentially if the Circuit expands as per the masterplans (MEPC/BRDC) (T3)

- The "hope value" of agricultural land in and around the village actually prevents land being acquired at a reasonable price for the improvement of public, village facilities (e.g., playing fields, health care, retail, meeting place/"forum"), none of which could be expected to yield a significant land value compared with residential development (T4)
- Long term, Silverstone becomes a suburb of an extended Towcester (T6)
- Piecemeal, low grade industrial development is allowed to blight the environment in and around the settlement (T8)
- "Horsiculture" replaces traditional agriculture in and around the village as the CAP is replaced and traditional agriculture become less and less viable, resulting in a wholesale degradation of the historic landscape.
- The existing unattractive wirescape of the village is simply augmented in the future by technological change (T7)
- The appetite of the authorities for signage to attempt to solve every perceived problem faced by the village simply increases rather than decreases. This would blight the village even further (T7)
- The old fashioned and discredited approaches employed by insensitive highway and traffic engineers to modify driver behaviour are allowed to continue and, hence, to undermine and possibly destroy the rustic charm of our village (T5)
- The Government's recent description of the "broken housing market" will, no doubt, be the start of a move for yet more housing allocations in the countryside (T4)
- The NPPF (National Planning Policy Framework) encourages sustainable development and the close relationship between housing and job locations (T9)

Opportunities

- Improve existing village amenities – e.g. construction of a new, high quality village hall on a new site, in a more appropriate location (O1)
- Provide more houses specifically for the elderly who wish to downsize (O2)
- Provide more affordable homes for the second generation of the Parish (O2)
- Create facilities for the teens (O9)
- Control the pace of emerging developments (O9)
- Encourage more participation in the life of the village e.g., Clubs, events, associations by providing appropriate accommodation for their activities (O9)
- The availability of relatively "unconstrained" land in sustainable locations in the Parish for new village facilities (O3)
- The identification in the NP of the appropriate land use for all current "open land" in the Parish would kill all land speculation and facilitate the acquisition of sites for village needs and ecological enhancement (O3)
- The village is plagued by traffic issues. It would be highly appropriate if this most famous village, with its motoring focus, could be chosen as a Northamptonshire

test bed for the new, environmentally sensitive and aesthetically pleasing principles of traffic calming which are now gaining traction throughout the UK (and are well-established on the continent) (O4)

- Reduce/remove most of the pointless signage in the village and, accordingly, enhance the local environment (O5)
- Design and develop a subsidiary village focus to complement the historic core (O6)
- Develop this centre in a sustainable location, designed with contemporary and super green principles in mind (O6)
- Introduce an attractive new village space/focal point, with adequate parking and amenity component as a centrepiece for such a community focus (O6)
- Introduce a system of cycleways, segregated wherever possible, to link the new school, new centre, residential areas, and Circuit employment (O7)
- Introduce all-movement junctions on the A43 (vital to preclude traffic chaos in the village) (O4)
- Massive scope for village beautification including new specimen tree planting and screening of eyesores (O8)
- Expansion of SRA playing fields e.g. segregated cricket field and club; more football pitches (O3)
- Conversion and wholesale upgrading of SRA building to function as a high quality, sports- only, facility (O1)
- Provide housing to meet only recognized local needs (and not those of speculators) and to cross subsidize new village facilities (O2)
- Introduce a whole system of ecological/nature conservation sites developed on a "joined-up" ecology principle where sites could be linked along wildlife corridors by new rights of way (O10)
- Enhance public rights of way linkages to Whittlewood forest and Stowe gardens etc. (O7)
- Use the status and processes of the NP as a vehicle for major funding for community building projects: via planning gain; CIL; CLT; legal Agreements with landowners; local employer sponsorship; Lottery funding, gift aid etc. (O11)
- Make Silverstone a "green" village with all new buildings to exceed Building Regulation specifications for energy consumption (O9)
- Create facilities for our elderly folk to meet and socialize (O9)
- The dispersed nature of housing in the village offers a precedent for a new discrete/separate "quarter" (such as West End or Cattle End) to be created e.g., "Grafton End"; "Brook End" etc. (O9)
- The NP allows the village to formally designate site(s) for much needed, new community facilities (O9)

- The development of the new school introduces a new dynamic and "geography" into the fabric of the village (O9)
- Both Circuit owners (BRDC and MEPC) have long term Master Plans in place for the development of their estates. There is a logic/opportunity for the Parish to have a similar long term physical vision (O9)

Glossary

The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning terminology and should not be used as a source for statutory definitions.

Accessibility: The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

Affordable Housing: Housing that is provided to eligible households at a price/ rent below the market rate, whose housing needs are not met by the market. It includes socially rented, affordable rented and intermediate housing.

Ancient Woodlands: These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi natural and ancient replanted woodlands. They are irreplaceable habitats.

Biodiversity: The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Brownfield Land: See definition for Previously Developed Land.

Community Infrastructure Levy (C.I.L): This allows Local Authorities to raise funds from developers undertaking new building projects in their area. This is used to fund a wide range of infrastructure (i.e. transport schemes, schools, etc.) that are needed to support the development of their area.

Connectivity: The linkages that exist between key locations.

Developer Contributions: Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

Development Plan Document (DPD): These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example a Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Policies Map which may be varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.

Dwelling: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

Economic Development: Development, including those within the B Use Classes, public and community uses, and main town centre uses (but excluding housing development).

Environment Agency: This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision making process in order to promote sustainable development.

Evidence Base: The information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

Greenfield Land: Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Infrastructure Delivery Plan (IDP): The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2029. The document will be subject to monitoring and regular review.

Lifetime Homes: The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. This standard is widely used in planning policies and forms part of the Code for Sustainable Homes.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies and other planning policies which under the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Localism Act: This is an Act of Parliament that changes the powers of local government in England. The Act includes provisions for local government finance, town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects.

Mixed Use (or Mixed Use Development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Mode: The type of transport being used for a journey.

National Planning Policy Framework (NPPF): This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Northamptonshire Biodiversity Action Plan (BAP): Lists the most threatened habitats and species in the county, and sets out targets for action to aid their recovery.

Physical Infrastructure: Includes existing and future development required to support utilities, transport and waste management.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration.

Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

Public Realm: Areas available for everyone to use, including streets, squares and parks.

Section 106 Agreement/ Contribution: Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Social Infrastructure: Includes education, healthcare, sports facilities, cultural and community facilities.

Strategic Environment Assessment: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Strategic Housing Land Availability Assessment (SHLAA): A technical document which assesses the amount and nature of land which could be made available for housing development. It is part of the evidence base that will inform the plan making process.

Supplementary Planning Document (SPD): Provides additional guidance on matters covered by a DPD/ Local Plan. They will be an important consideration in determining planning applications.

Sustainable Development: Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

Topography: The gradient and variations in height within a landscape.

Viability Appraisal: An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

SILVERSTONE

Neighbourhood Plan