



Gayton Neighbourhood Development Plan, Call for Sites & Housing Needs Survey

12th September 2026



Introductions



Carl Hamilton

Gayton Parish Council Chairperson



Roger Clarke

Gayton Parish Councillor



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Action with Communities in Rural England (ACRE)

Part 1

The Gayton Neighbourhood Development Plan



About the Gayton Neighbourhood Development Plan (GNDP)

- Following the parish meeting held in 2025, a questionnaire was distributed to every household in the village.
- We received 161 responses, providing valuable feedback from residents about the future of Gayton. The results of this survey have formed the foundation of the GNDP.
- Using this evidence, the GNDP team has been developing the Plan around a guiding principle:



Protect and support our rural community to ensure it thrives and remains vital through prudent development planning.



Key Issues identified in the Gayton Neighbourhood Development Plan

- Work has now progressed on identifying the key issues facing the parish and developing policies to address them. These include:



1. Village Amenities & Facilities



2. Future Housing Growth



3. Local Business Interest



4. Rural Economy & Farm Diversification



5. Recreation & Open Spaces



6. Road Safety & Infrastructure



7. Wildlife Conservation



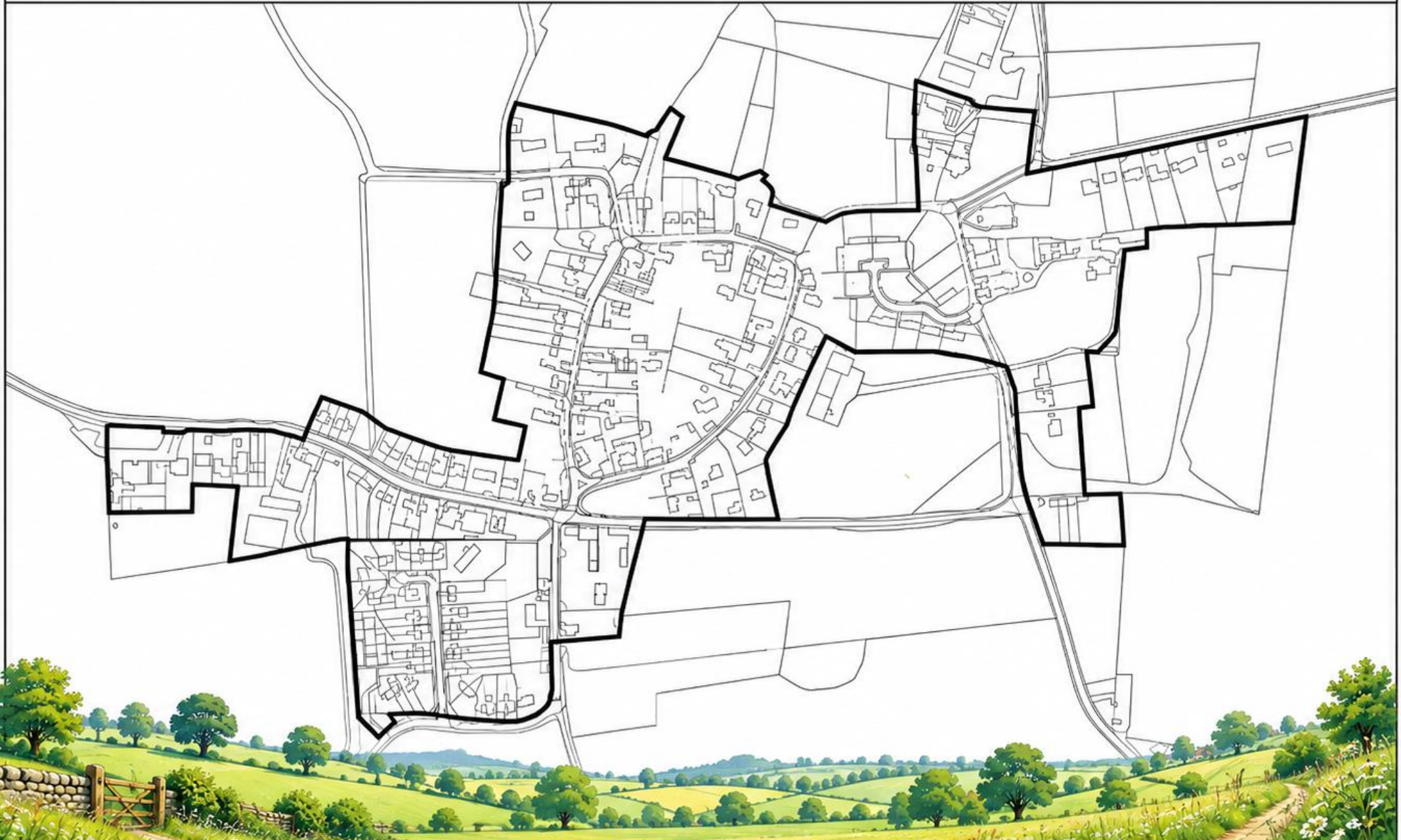
8. Renewable Energy



9. Farming & Local Food Production

- A substantial draft of the Plan has now been produced, bringing together evidence, parish characteristics, planning policy context and emerging policy areas.





1. Village Amenities & Facilities (Leandra)



Survey Summary

The survey results highlighted a strong demand for local retail, with many residents requesting a general store or farm shop. Feedback also strongly supported a new village hall featuring a community café, shop, and post office. Additionally, residents requested upgraded park amenities, better play areas for children, a deli-style café, inclusive sports facilities, and broader arts and culture initiatives.

GNDP Policy: Village Amenities & Facilities



1.1 Village Hall

Develop a plan to replace the village hall, either through a community-led fundraising project or a commercial development, to provide a suitable venue for celebrations, meetings and other events. This should include an exhibition space to encourage local artists and crafters to meet and display their work and could include a general store/café.



1.2 Sports Facilities

Support the development of sports facilities for adults and older children, especially if opportunities arise through local landowners. The Parish Council would back planning applications in suitable locations.



1.3 Public House

Support any reasonable scheme that would ensure that Gayton's last pub stays open.



2. Future Housing Growth (Roger)



Survey Summary

As part of our initial survey in 2025 many residents advocate for modest growth, emphasising affordable housing for young families and retirees rather than high-cost developments. However, WNC have mandated us to arrange a more in-depth housing study.

GNDP Policy: Future Housing Growth



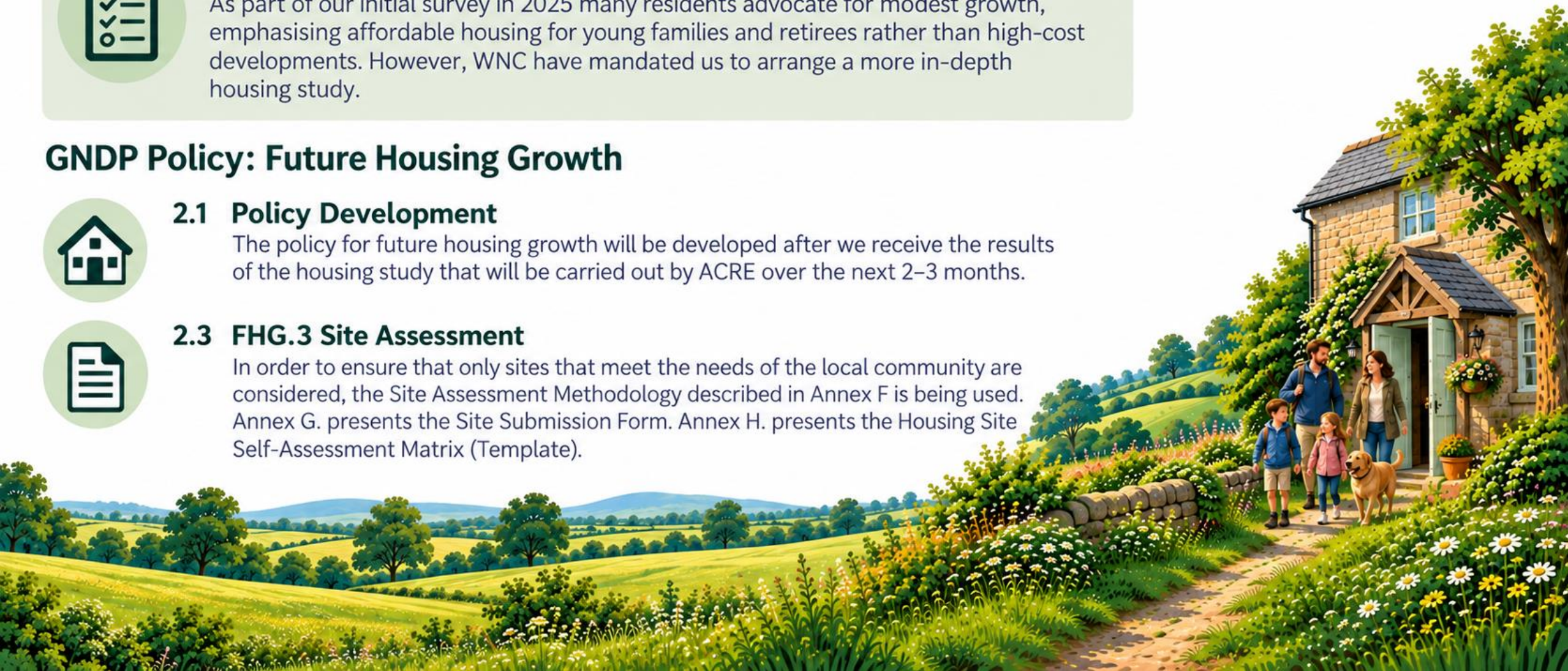
2.1 Policy Development

The policy for future housing growth will be developed after we receive the results of the housing study that will be carried out by ACRE over the next 2–3 months.



2.3 FHG.3 Site Assessment

In order to ensure that only sites that meet the needs of the local community are considered, the Site Assessment Methodology described in Annex F is being used. Annex G. presents the Site Submission Form. Annex H. presents the Housing Site Self-Assessment Matrix (Template).



3. Local Business Interest (David)



Survey Summary

Some respondents show interest in relocating businesses to Gayton if appropriate facilities (such as co-working spaces or a café with Wi-Fi) were available.

GNDP Policy: Local Business Interest



3.1 Micro & Small Businesses

Micro business development (10 or fewer employees) will be encouraged, and Small business development (11-49 employees) will be considered where they require modest sized buildings and the impact on the village infrastructure and visual impact is minimised.



3.2 Repurposing

The re-purposing of existing agricultural buildings for conversion to offices, studios and such-like will be supported as long as the conversion is in keeping with related premises.



3.3 Medium & Large Businesses

Medium and large-scale developments of offices, workshops, storage units and such-like will not be supported.



4. Rural Economy & Farm Diversification (Roger)



Survey Summary

Support exists for a farm shop selling local produce, but there are concerns about business expansion potentially increasing traffic and industrialisation.

GNDP Policy: Rural Economy & Farm Diversification



4.1 Farm Diversification

Any Farm Diversification will depend upon the plans of local landowners and farmers. This will be a policy that will be developed once we receive feedback from the call-for-sites.



5. Recreation & Open Spaces (Carl)



Survey Summary

Residents favour maintaining footpaths and outdoor spaces, potentially expanding the Millennium Spinney into a wildflower meadow and improving play areas.

GNDP Policy: Recreation and Open Spaces



5.1 Millennium Spinney

Approach the landowner with the idea of expanding the Millennium Spinney by adding a wildflower meadow.



5.2 Allotments

Engage with the Church to secure the future of Gayton Allotments with a 25-year lease.



5.3 Playing Fields

Look for opportunities to have a new playing field or upgrade the existing one.



5.4 Village Green

Explore opportunities to have a village green, as part of any future housing development.



5.5 Footpaths

Continue to support and encourage the volunteers who keep our footpaths and green areas open and attractive.



6. Road Safety & Infrastructure (Carl)



Survey Summary

Concerns include narrow or overgrown footpaths, speeding vehicles, parking issues, and the need for better maintenance.

GNDP Policy: Road Safety & Infrastructure



6.1 Traffic Speed and Road Safety

Proposals that contribute to reduced vehicle speeds and improved road safety within the village will be supported. The Parish Council will continue to pursue a village wide 20mph speed limit, with a 30mph limit on Blisworth Road.



6.2 Parking Provision

New residential development must provide a minimum of two off street parking spaces per dwelling. Proposals that reduce on street parking pressure or enable the formalisation of parking in appropriate locations will be supported, provided they do not harm the character of the area.



6.3 Street Lighting

Improvements to street lighting will be supported where they enhance safety and accessibility, are energy-efficient, and respect the rural character of the village. A survey of existing provision will be undertaken to inform future funding bids.



7. Wildlife Conservation (Carl)



Survey Summary

Ideas include extending the Millennium Spinney, creating wildlife corridors, planting wildflowers, and encouraging sustainable farming practices.

GNDP Policy: Wildlife Conservation



7.1 Biodiversity Protection and Enhancement

Development proposals must conserve and enhance biodiversity, protect priority habitats and features (including veteran trees and hedgerows), and support habitat management and enhancement within public open spaces such as the Millennium Spinney and the Allotment.



7.2 Biodiversity Net Gain in New Development

All qualifying development must deliver a minimum 10% biodiversity net gain, in accordance with national legislation and guidance. Proposals should incorporate on site biodiversity enhancements, including integrated nesting and roosting features for birds and bats, and boundary treatments that facilitate wildlife movement.



7.3 Community Led Nature Recovery

The Parish Council will support the appointment of a Biodiversity Champion to promote local nature recovery initiatives, coordinate volunteer engagement, and support evidence gathering and monitoring, including biodiversity surveys.



7.4 Ecological Connectivity

Development and land management proposals should protect, enhance, and where possible create ecological corridors to improve habitat connectivity, including hedgerows and the disused railway line between Britain Cottages and the Pocket Park.



7.5 Species and Habitat Priorities

Conservation and enhancement measures should give particular regard to locally important species, including bats, birds, and pollinators, and to habitats identified within the LNRS as priorities for restoration or enhancement.



8. Renewable Energy (Roger)



Survey Summary

Opinions on solar and wind farms are divided, with many preferring solar panels on warehouses rather than using agricultural land.

GNDP Policy: Renewable Energy (RE)



8.1 Large Scale Development

The NDP does not support the large-scale development of solar farms in the Parish without carrying out a full consultation with the villagers.



8.2 Small Scale Development

The NDP will look favourably on smaller, better sited developments including solar on house roofs and other buildings.



9. Farming & Local Food Production (Roger)



Survey Summary

Interest in strengthening community ties with local farmers through farm shops, markets, and opportunities to buy locally grown produce.

GNDP Policy: Farming & Local Food Production (FLFP)



9.1 Diversification

The NDP will support WNC's policy of diversification and alternative uses of farm buildings.

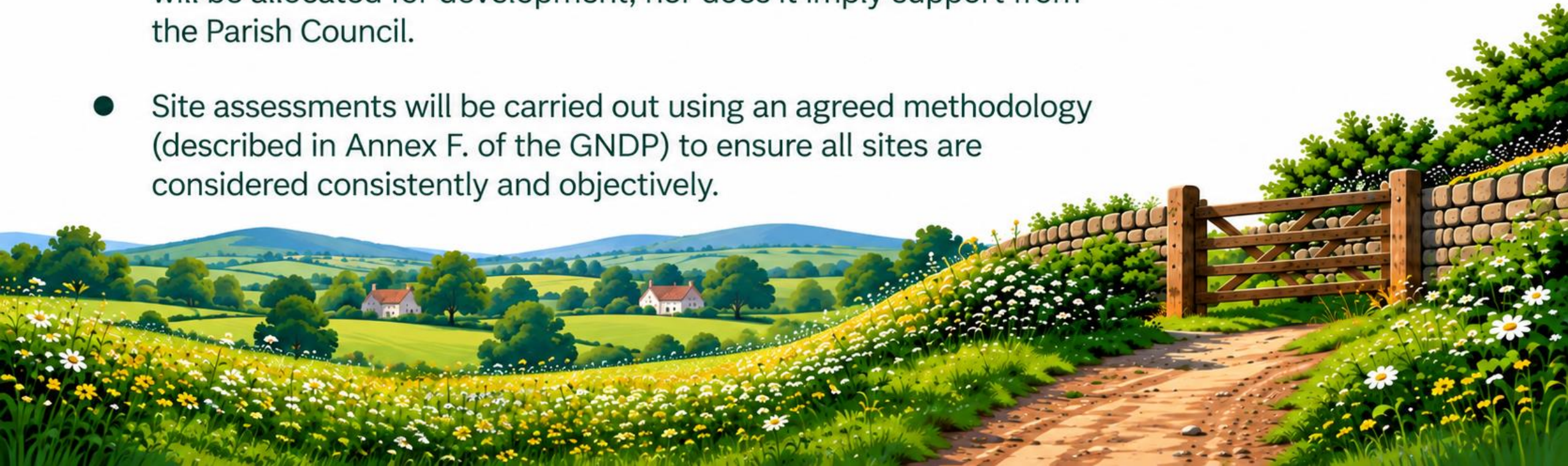


Part 2 Call for Sites (Carl)



Call for Sites: Current Work

- The Steering Group is undertaking a “Call for Sites” exercise beginning on 1st October 2026.
- This is an evidence-gathering process that identifies land that landowners may wish to promote for future development.
- It is important to stress that submission of a site does not mean it will be allocated for development, nor does it imply support from the Parish Council.
- Site assessments will be carried out using an agreed methodology (described in Annex F. of the GNDP) to ensure all sites are considered consistently and objectively.



Call for Sites: Who is Eligible?

- For the purposes of this exercise, a landowner means anyone with sufficient space to develop their property.
- **All residents** will therefore be asked whether they wish to put forward any land or property for consideration.



Part 3 Housing Needs Survey (Roger)

To be presented by Lesley Harper, Rural Housing Enabler, Northants ACRE



Action with Communities in Rural England (ACRE)

- ACRE are approved by the West Northampton Council (WNC)
- ACRE will carry out and analyse a housing needs survey for Gayton Parish
- Lesley Harper, Rural Housing Enabler, will be representing ACRE and will now explain more fully the need and reason for this



GNDP: What Happens Next?

- The next phase of work will involve:
 - Completing site assessments and considering policy options.
 - A village meeting in the village hall on the 24th October (time TBC) – Mr Henry Spurrier wishes to address residents, and we will give updates on the Call for Sites.
 - Completing the Call for sites and analysing the results.
 - Refining the draft Plan and supporting evidence, including consideration of the findings from the ACRE Housing Needs Survey.
 - Further engagement with residents and local stakeholders, the draft NDP will be placed on the Gayton PC website immediately following this meeting. Residents are encouraged to comment by letter and email.



Thank you!

- The Parish Council would like to thank everyone who has contributed to the process so far.
- The strong response to the survey and continued community involvement are helping to ensure that the NDP genuinely reflects local views and aspirations.
- We will continue to keep residents informed as the project progresses.

