
16 - BARNWELL

1. INTRODUCTION AND HISTORY

- 1.1 This Strategy Statement considers the history and issues of particular relevance to Barnwell and must be read in conjunction with the general policies and proposals.
- 1.2 Barnwell is situated on the A605, approximately 2½ miles south of Oundle. Barnwell was recorded as Bernewelle in the Domesday Book and was divided into two Parishes, All Saints and St Andrews. The chancel of All Saints stands on a rise beside the lower end of Main Street. The rest of the Church was demolished in 1825 after falling into a bad state of repair. The Manor House, was built in the late 16th & 17th Centuries for the Montagu family. The Manor House has undergone alterations in the 18th, 19th and 20th Centuries, the most recent being internal remodelling by Sir Albert Richardson. One of the key features of Barnwell is Barnwell Brook. The village has been formed along its course, producing a linear settlement pattern. This area is known as Barnwell All Saints. The northern part of Barnwell is known as Barnwell Saint Andrew incorporating Barnwell Castle and Barnwell Manor. A Conservation Area is located in the northern part of the village which includes the Castle grounds, an adjoining paddock and road side spinneys.
- 1.3 There are 35 entries on the statutory list of buildings of special architectural or historic interest, 24 are within the Conservation Area. The site of the Manor House and gardens, west of All Saints and Barnwell Castle and the present Manor House are Scheduled Ancient Monuments. The gardens of both the former Manor House and present Manor House are included on the Register of Parks and Gardens of Special Historic Interest.
- 1.4 In 1991 the population of Barnwell Parish was 390, with a dwelling stock of 148, of which 12 were owned by the District Council. The mid 1995 estimates are a population of 397 and a dwelling stock of 151.
- 1.5 The village is served by mains drainage, primary school, general store, and post office and a public house. A new village hall has recently been constructed.

2. DEVELOPMENT STRATEGY

- 2.1 The general form and character of the village is such that it is considered unable to accommodate significant development without affecting that character, or the village setting. Barnwell is therefore categorised as a Restricted Infill settlement in policy H10.
- 2.2 Land is not allocated for housing or employment on the Inset Proposals Map and development will not be permitted on the areas designated as Important Open Land. During the Plan period some new housing may be permitted. This will need to be within the confines of the village and must satisfy the criteria set out in policy H12. Schemes for affordable housing may be allowed beyond the confines of the village, provided the criteria set out in policy H16 are satisfied. Planning permission has already been given for the construction of four starter homes as part of a scheme on land to the east of the Church, and for 10 starter homes in Well Lane.
- 2.3 Small scale business, general industrial and tourism developments located within the confines of the village may be permitted, provided the criteria set out in policy EMP11 are satisfied. Small workshops have been provided by the Barnwell Estate, on a site just outside the village. These provide considerable rural employment opportunities. The provision of recreation and community facilities will be supported by the District Council, within the terms of policy RL1.
- 2.4 The existing Conservation Area boundary is shown on the Inset Proposals Map. Development within this area will need to have regard to policies EN12 to EN14, EN16, EN17 and EN19. The boundary may be modified in the future.